



CITY OF DALLAS

CITY PLAN COMMISSION
Thursday, November 4, 2010
AGENDA

| | | |
|----------------|------------------|------------|
| BRIEFINGS: | 5ES | 12:00 p.m. |
| PUBLIC HEARING | Council Chambers | 1:30 p.m. |

*The City Plan Commission may be briefed on any item on the agenda if it becomes necessary.

Theresa O'Donnell, Director
David Cossum, Assistant Director of Current Planning

BRIEFINGS:

Subdivision Docket
Zoning Docket

ACTION ITEMS:

Subdivision Docket

Planner: Paul Nelson

Consent Items:

(1) **S101-003**
(CC District 14)

An application to replat an 8.557 acre tract of land into one 3.903 acre lot, one 3.720 acre lot and one 0.934 acre lot on land containing part of City Blocks 261, 1/262, 2/262, 266 and 316, Lots 9 and 10 in City Block 2/262, Lots 14 thru 17 in City Block 1/262 of the Burks Subdivision; Lots 1 thru 5, 7 thru 9 and part of Lots 6 and 10 in City Block 261 and part of portions of Jack Evans Street, Hawkins Street and Salina Alley to be abandoned, on property bounded by Ross Avenue, Routh Street, Federal Street, Crockett Street and Leonard Street.

Applicant/Owner: Spire Development Holdings, LLC

Surveyor: Pacheco Koch

Application Filed: October 14, 2010

Zoning: CA-1(A)

Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.

- (2) **S101-005**
(CC District 2)
- An application to replat a 12.47 acre tract of land containing all of Lot 1A in City Block A/1007, part of Lots 1 thru 5 and all of Lots 6 thru 10 in City Block 32/1505, and Lots 12 and 13 of Clifton Addition, a portion of Reagan Street to be abandoned, and a 20 foot alley to be abandoned. The property is bordered by Oak Lawn Avenue, Maple Avenue and Dallas North Tollway.
- Applicant/Owner: Crow Holdings
Surveyor: Brockette Davis Drake, Inc.
Application Filed: October 15, 2010
Zoning: PD 193(GR), PD 262
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.

Individual Items:

- (3) **S101-001**
(CC District 13)
- An application to replat a 0.771 acre tract of land containing all of Lots 5 and 6 in City Block 1/6995 of Melshire Estates 5th Installment Subdivision. The property fronts 240 feet on 12303 – 12309 Quincy Lane at Williamstown Road.
- Applicant/Owner: Jennifer Johnson
Surveyor: Analytical Surveys , Inc.
Application Filed: October 12, 2010
Date Notices Sent: October 15, 2010
Zoning: R-16(A)
Staff Recommendation: **Denial**
- (4) **S101-002**
(CC District 1)
- An application to replat a 0.681 acre tract of land containing all of Lots 2 and 3 into one lot in City Block 38/3358 of the Miller & Stemmons Addition fronting approximately 150 feet on 1206 Cedar Hill Avenue beginning at a point 74 feet northeast of Wickford Street.
- Applicant/Owner: Sue McBrayer
Surveyor: Coombs Land Surveying
Application Filed: October 12, 2010
Date Notices Sent: October 15, 2010
Zoning: PD 160, Tract 1B
Staff Recommendation: **Denial**

(5) **S101-004**
(CC District 1)

An application to create one 11.205 acre lot from a 13.400 acre tract of land in City Block 8013; on property bounded by 2727 Knoxville Street, Larkhill Drive, Forrestal Drive and Wyoming Street.

Owner: Dallas Independent School District

Surveyor: Jaster-Quintanilla Dallas, LLP

Application Filed: October 14, 2010

Zoning: R-7.5(A)

Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.

Certificate of Appropriateness for Sign

Downtown Sign District:

1010015018
Carolyn Horner
(CC District 14)

An application for a Certificate of Appropriateness for the installation of a 9 square foot monument sign at 500 N. Akard Street.

Applicant: Michael R. Coker

Staff Recommendation: **Approval**

SSDAC Recommendation: **Approval**

Miscellaneous Docket

M090-056
Richard Brown
(CC District 8)

Minor amendment to the development plan for Planned Development District No. 678 for a Public school other than an open-enrollment charter school and R-7.5(A) Single Family District Uses on the northwest corner of Willoughby Boulevard and IH 20.

Staff Recommendation: **Approval**

Applicant: Dallas Independent School District

Representative: Karl Crawley

Zoning Cases – Consent

1. **Z090-141(RB)**
Richard Brown
(CC District 6)
An application for an IM Industrial Manufacturing District for the northeastern portion of the site zoned an IR Industrial Research District and a Specific Use Permit for a Metal salvage facility on property zoned an IM Industrial Manufacturing District and an IR Industrial Research District (that portion being requested for rezoning to an IM Industrial Manufacturing District), on the north and west lines of Tantor Road, south of Rhome Street.
Staff Recommendation: **Approval** of an IM Industrial Manufacturing District on that portion of the site zoned an IR Industrial Research District, and **approval** of a Specific Use Permit for a Metal salvage facility for a five-year period, with eligibility for automatic renewal for additional five-year periods, subject to a site plan and conditions.
Applicant: Venture Metals-Preston Dargan, President
Representative: Robert Reeves

2. **Z090-248(MG)**
Michael Grace
(CC District 12)
An application for a LI Light Industrial District with deed restrictions volunteered by the applicant on property zoned an NO(A) Neighborhood Office District on the northwest corner of Waterview Parkway and Cullum Street.
Staff Recommendation: **Approval**, subject to deed restrictions volunteered by the applicant.
Applicant: Eclipse Electronic Systems, Inc.
Representative: Jackson Walker, L.L.P./Bill Dahlstrom

Zoning Cases – Individual

3. **Z090-123(RB)**
Richard Brown
(CC District 6)
An application for a Planned Development District for certain Industrial Uses on property zoned both as part of Planned Development District No. 406, the Ledbetter/Eagle Ford Special Purpose District, and an IR Industrial Research District; a Specific Use Permit for a Metal salvage facility, and termination of Specific Use Permit No. 1709 and Specific Use Permit No. 1734, both permitting a Metal salvage facility in an area generally bounded by Ruder Street, Progressive Drive and Chippewa Drive.
Staff Recommendation: **Approval** of a Planned Development District, subject to conditions; **approval** of a Specific Use Permit for a Metal salvage facility for a five-year period with eligibility for automatic renewal for additional five-year periods, subject to a site plan and conditions; and **approval** of the termination of Specific Use Permit No. 1709 and Specific Use Permit No. 1734.
Applicant: Lone Star Foxhall; Shaizad Shroff –Sole Officer
Representative: Santos Martinez

Development Code Amendment

DCA101-001
David Cossum

Consideration of amendments to Chapter 51, Chapter 51A and Chapter 51P, the Dallas Development Code, to change the name of Development Services to Sustainable Development and Construction; name the managing director of the Office of Environmental Quality as the director over municipal setting designations; and including the Department of Trinity Watershed Management in the municipal setting designation process.

Staff Recommendation: **Approval**

ZOC Recommendation: **Approval**

DCA101-002
David Cossum

Consideration of amendments to Chapter 51 and Chapter 51A, the Dallas Development Code providing that the Geographic Information System (GIS) shall be the official zoning map of the city; deleting airport flight overlay districts; and providing that height is restricted according to FAA regulations.

Staff Recommendation: **Approval**

ZOC Recommendation: **Approval**

Other Matters

Minutes: October 21, 2010

Adjournment

CITY PLAN COMMISSION PUBLIC COMMITTEE MEETINGS

Thursday, November 4, 2010

ZONING ORDINANCE COMMITTEE (ZOC) MEETING - Thursday, November 4, 2010, City Hall, 1500 Marilla Street, in 5ES, at 9:00 a.m., to consider (1) **DCA090-003** - Consideration of amending the Dallas Development Code to provide appropriate standards for community gardens.

EXECUTIVE SESSION NOTICE

The Commission may hold a closed executive session regarding any item on this agenda when:

1. seeking the advice of its attorney about pending or contemplated litigation, settlement offers, or any matter in which the duty of the attorney to the Commission/Board under the Texas Disciplinary Rules of Professional Conduct of the State Bar of Texas clearly conflicts with the Texas Open Meetings Act. [Tex, Govt. Code §551.071]
2. deliberating the purchase, exchange, lease, or value of real property if deliberation in an open meeting would have a detrimental effect on the position of the city in negotiations with a third person. [Tex. Govt. Code §551.072]
3. deliberating a negotiated contract for a prospective gift or donation to the city if deliberation in an open meeting would have a detrimental effect on the position of the city in negotiations with a third person. [Tex. Govt. Code §551.073]
4. deliberating the appointment, employment, evaluation, reassignment, duties, discipline, or dismissal of a public officer or employee; or to hear a complaint or charge against an officer or employee unless the officer or employee who is the subject of the deliberation or hearing requests a public hearing. [Tex. Govt. Code §551.074]
5. deliberating the deployment, or specific occasions for implementation, of security personnel or devices. [Tex. Govt. Code §551.076]
6. discussing or deliberating commercial or financial information that the city has received from a business prospect that the city seeks to have locate, stay or expand in or near the city and with which the city is conducting economic development negotiations; or deliberating the offer of a financial or other incentive to a business prospect. [Tex Govt. Code §551.086]