



CITY OF DALLAS

CITY PLAN COMMISSION
Thursday, November 5, 2009
AGENDA

BRIEFINGS:	5ES	11:00 a.m.
PUBLIC HEARING	Council Chambers	1:30 p.m.

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

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

BRIEFINGS:

Proposed amendments to Chapter 12A of the Dallas City Code to: (1) provide registration, reporting, recordkeeping, and other requirements for lobbyists appearing before the city; and (2) establish lobbyist registration fees; Chapter 15A of the Dallas City Code to restrict the time in which campaign contributions may be made to city council members by applicant's in zoning matters; and Section 7 of the City Council Rules of Procedures to require certain main motions on zoning cases to be seconded three times, with each second made by a different council member.

Tammy Palomino, Assistant City Attorney
Theresa O'Donnell, Director, Sustainable Development and Construction

Subdivision Docket
Zoning Docket

ACTION ITEMS:

Subdivision Docket Planner: Michael Grace

- (1) **S090-006**
(CC District 4) An application to create a 9.72 acre lot from a tract of land located in City Block 6118 on Prichard Lane at Scyene Road, southwest corner
Applicant/Owner: Nova Charter School
Surveyor: Peiser Surveying Company
Application Filed: October 9, 2009
Zoning: R-7.5(A)
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket

- (2) **S090-009**
(CC District 10)
- An application to replat a 20.476 acre tract of land containing all of Lots 2A and 2B located in City Block A/7748 into one 4.331 acre lot, one 6.900 acre lot, one 3.786 acre lot and one 5.459 acre lot on North Central Expressway north of Forest Lane
- Applicant/Owner: Forest Park Realty Partners III, LP
Surveyor: Wier and Associates, Inc.
Application Filed: October 13, 2009
Zoning: MU-3
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket

Residential Replat

- (3) **S090-005**
(CC District 8)
- An application to replat a 0.470 acre tract of land containing all of Lot 27 into one 7,500 square foot lot and one 13,000 square foot lot located in City Block D/7587 between Beckley View Avenue and Winterset Avenue, south of Beckley Meade Avenue
- Applicant/Owner: Jose L. Tello
Surveyor: Piburn and Partners, LLC
Application Filed: October 9, 2009
Zoning: R-7.5(A)
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket

Certificates of Appropriateness for Signs

Downtown Sign District:

- 0910025002**
Kyra Blackston
(CC District 14)
- An application for the installation of a marquee sign at the northeast corner of the building at 601 N. Akard Street.
- Applicant: Brad Pilkington
Staff Recommendation: **Approval**, subject to conditions
SSDAC Recommendation: **Approval**

Miscellaneous Docket

- M089-049**
Richard Brown
(CC District 8)
- Minor Amendment to the site plan for Specific Use Permit No. 666 for a College on the northwest quadrant of Bonnie View Road and Wintergreen Road.
- Staff Recommendation: **Approval**

Zoning Cases – Consent

1. **Z089-269(RB)**
(Richard Brown)
(CC District 6)
An application for a Specific Use Permit for an Industrial (outside) not potentially incompatible use for a Concrete batch plant on property zoned an IR Industrial Research District on the north line of Commerce Street, west of Sylvan Avenue.
Staff Recommendation: **Approval** for a five-year period, subject to a site and landscape plan and conditions.
Applicant: Dionicio Martinez, Owner
Representative: Ramon Aranda

2. **Z089-272(WE)**
(Warren Ellis)
(CC District 6)
An application for an IR Industrial Research District on property zoned an MU-3 Mixed Use District on the west line of Denton Drive, north of Lyndon B. Johnson (I-635) Freeway.
Staff Recommendation: **Approval**
Applicant: Public Storage
Representative: Calvert & Company Architects - Richard Calvert

3. **Z089-234(MAW)**
(Neva Dean)
(CC District 10)
An application to amend and expand Planned Development District No. 779 for mixed uses on property zoned a CR Community Retail District with Specific Use Permit No. 1479 for a tower/antenna for cellular communication on a portion and Planned Development District No. 779 on the northwest corner of Shoreview Road and Ferndale Road.
Staff Recommendation: **Approval**, subject to a conceptual plan and conditions.
Applicant: Shoreview Viola LLC
Representative: MASTERPLAN, Santos Martinez

Zoning Cases – Individual

4. **Z089-250(RB)**
(Richard Brown)
(CC District 9)
An application for an RR Regional Retail District on property zoned a CR Community Retail District on the east line of Walling Lane, south of Skillman Street, and an application for a Specific Use Permit for an Animal shelter or clinic with outside runs, subject to deed restrictions volunteered by the applicant on the east line of Walling Lane, south of Skillman Street.
Staff Recommendation: **Denial**
Applicant: Dallas Petroplex, LLC
Representative: Joe Wilmoth

5. **Z089-266(RB)**
(Richard Brown)
(CC District 14)
- An application for a Specific Use Permit for a Bar, lounge, or tavern on property zoned Planned Development District No. 269, the Deep Ellum/Near East Side Special Purpose District on the southwest corner of Elm Street and Good Latimer Expressway.
- Staff Recommendation: **Approval** for a two-year period, subject to a site plan and staff's recommended conditions
- Applicant: Buck Naked Justin, LLC; Justin R. Nelson-President, Brandon Tyson Buck-Secretary
- Representative: Audra Buckley

Land Use Plan – Under Advisement

- David Whitley
- A public hearing to amend the forwardDallas! Comprehensive Plan and the Trinity River Corridor Comprehensive Land Use Plan to incorporate amendments to the Oak Cliff Gateway Land Use Opportunity Plan on property generally bounded by Interstate 30 to the north, the east levee of the Trinity River to the northeast, Interstate 35 to the east and south, and properties along Zang Boulevard and Beckley Avenue to the west, including properties near the southwest corner of Beckley Avenue and Colorado Boulevard and properties near the southwest corner of Beckley Avenue and Interstate 30.
- Trinity River Corridor Ad Hoc Committee Recommendation & Urban Design Advisory Committee: **Approval**
- U/A From: October 22, 2009

Other Matters

Minutes: October 22, 2009

Adjournment

CITY PLAN COMMISSION PUBLIC COMMITTEE MEETINGS

Thursday, November 5, 2009

ZONING ORDINANCE ADVISORY COMMITTEE (ZOAC) MEETING - Thursday, November 5, 2009, City Hall, 1500 Marilla Street, in 5ES, at 9:00 a.m., to consider (1) **DCA089-003** - Consideration and action regarding Conceptual Plans, Site Plans, and Development Plans; and (2) **DCA010-001** - Consideration and action regarding an amendment to Chapter 51A-4.221, Sexually Oriented Business (SOB) section, to bring into conformance with Chapter 41A SOB regulations.

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]