



CITY OF DALLAS

CITY PLAN COMMISSION
Thursday, December 18, 2008
AGENDA

BRIEFINGS:	5ES	10:30 a.m.
PUBLIC HEARING	Council Chambers	1:30 p.m.

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

Theresa O'Donnell, Director
David Cossum, Assistant Director of Current Planning
Olga Torres Holyoak, Principal Planner

BRIEFINGS:

Subdivision Docket
Zoning Docket

ACTION ITEMS:

Subdivision Docket

Planner: Carolyn Horner

Consent Agenda - Preliminary Plats

(1) **S078-136R**
(CC District 11)
(Buehler)

An application to create five lots ranging in size from 2.69 acres to 3.74 acres in size from a 14.68 acre tract of land in City Block 8217, on Keller Springs Road, west of Preston Road.

Applicant/Owner: Keller Springs Estates, Ltd.

Surveyor: Viewtech, Inc.

Application Filed: November 24, 2008

Zoning: R-1(A)

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

- (2) **S089-032**
(CC District 2)
(Vacant)
- An application to replat Lot 6A, of the Womack Industrial Two Addition, in City Block A/6060, and two unplatted tracts into one 3.198 acre lot, northeast corner of Record Crossing Road and Wyche Boulevard.
Applicant/Owner: Ben E. Keith Company
Surveyor: Halff Associates, Inc.
Application Filed: November 21, 2008
Zoning: MU-3, IR and IM
Staff Recommendation: **Approval**, subject to the conditions listed in the docket
- (3) **S089-034**
(CC District 13)
(Ekblad)
- An application to create one 7.2327 acre lot from a tract of land in City Block 6138, located on 7915 Greenville Avenue, north of Meadow Lane.
Applicant/Owner: Royal Oaks Country Club, Inc.
Surveyor: Raymond L. Goodson Jr., Inc.
Application Filed: November 24, 2008
Zoning: PD 790
Staff Recommendation: **Approval**, subject to the conditions listed in the docket
- (4) **S089-035**
(CC District 4)
(Davis)
- An application to replat Lots 1-4 of the Beckley Heights Addition, in City Block 2/6634, into one 0.720 acre lot and one 1.64 acre lot, located at the northwest corner of Interstate I35E and Laureland Road.
Applicant/Owner: Ghala Petroleum
Surveyor: Griffith Surveying
Application Filed: November 25, 2008
Zoning: RR
Staff Recommendation: **Approval**, subject to the conditions listed in the docket

Residential Replats

- (5) **S089-031**
(CC District 7)
(Bagley)
- An application to replat part of Lots 3 and 4 of the W.H. Jones Addition, in City Block C/2401, and Lots 8 – 11, of the Margaret C. Foreman's Addition, City Block 2398, to create one lot.
Applicant/Owner: True Vine Missionary Baptist Church
Surveyor: Doug Connally & Associates
Application Filed: November 19, 2008
Zoning: PD 595 (R-5(A))
Staff Recommendation: **Approval**, subject to the conditions listed in the docket

- (6) **S089-033**
(CC District 13)
(Ekblad)
- An application to replat Lots 9 and 10 in City Block 5/5498 of Pemberton Addition No. 3 into one 0.6 acre lot fronting 150.11 ft. on the north line of Pemberton Dr., beginning at a point approximately 160 ft. west of the west line of Tibbs St.
Applicant/Owner: Bill Callis
Surveyor: Kistenmacher Engineering
Application Filed: November 25, 2008
Zoning: R-16
Staff Recommendation: **Denial**

Miscellaneous Docket

- M089-005**
Richard Brown
(CC District 13)
(Ekblad)
- Minor amendment to the development plan and landscape plan for Planned Development District No. 353 for a Private School and Single Family Residential Uses on the northwest corner of Inwood Road and Willow Lane.
Staff Recommendation: **Approval**

- M089-006**
Richard Brown
(CC District 7)
(Bagley)
- Minor amendment to the development plan and landscape plan for Planned Development District No. 490 for a Private school on the southeast corner of Ferguson Road and Peavy Road.
Staff Recommendation: **Approval**

- M089-007**
Richard Brown
(CC District 14)
(Emmons)
- Minor amendment to the development plan for Planned Development District No. 334 for HC Heavy Commercial Subdistrict Uses as provided for in Planned Development District No. 193, the Oak Lawn Special Purpose District, on the east line of Cedar Springs Road, between Pearl Street and Olive Street.
Staff Recommendation: **Approval**

- W089-002**
Neva Dean
(CC District 11)
(Buehler)
- A waiver of the two-year waiting period in order to submit an application for an amendment to Planned Development District No. 711 for RR Regional Retail District Uses and multifamily Uses on the southeast corner of Arapaho Road and Prestonwood Boulevard.
Staff Recommendation: **Denial**

Zoning Cases – Consent

1. **Z078-245(JH)**
(Jennifer Hiromoto)
(CC District 14)
(Emmons)
An application to amend Planned Development Subdistrict No. 51 for a public school other than open enrollment charter school and MF-2 Multiple-Family Subdistrict uses with Historic Overlay No. H/124, within Planned Development District No. 193, Oak Lawn Special Purpose District, on the northeast side of Gilbert Avenue between by Prescott Avenue and Hershel Avenue.
Staff Recommendation: **Approval**, subject to site plan and conditions.
Applicant: DISD
Representative: Karl Crawley, Masterplan

2. **Z078-249(MAW)**
(Megan Wimer)
(CC District 8)
(Lavallaisaa)
An application to amend Specific Use Permit No. 1477 for an open enrollment charter school on property zoned an IR Industrial Research District on the on the north side of Red Bird Lane, between Westmoreland Road and Watership Lane.
Staff Recommendation: **Approval** for a ten-year period with eligibility for automatic renewal for additional ten-year periods; subject to a site plan, traffic management plan and conditions.
Applicant: Reverend Armond Brown
Representative: Edward F. Cummings

3. **Z089-109(MAW)**
(Megan Wimer)
(CC District 11)
(Buehler)
An application to amend Planned Development District No. 44 to create a new Tract IIIA to allow for medical clinic or ambulatory surgical center and business school uses, on the east side of Greenville Avenue; south of Amberton Parkway.
Staff Recommendation: **Approval**, subject to a development plan, landscape plan and conditions.
Applicant: Q NORTHPOINT, L.P.
Representative: Jonathan Vinson, Jackson Walker, LLP

Zoning Cases – Under Advisement

4. **Z078-301(MAW)**
(Megan Wimer)
(CC District 2)
(Vacant)
- An application to create a new subarea for GR-D-1 General Retail District uses with a D-1 Liquor Control Overlay within Planned Development District No. 134 and a Specific Use Permit for the sale and service of alcoholic beverages in conjunction with a restaurant on property within Subarea B for GR-D General Retail District uses with a D Liquor Control Overlay within Planned Development District No. 134 on the southwest corner of Beacon Street and Lindsley Avenue.
Staff Recommendation: **Approval** of a new subarea for GR-D-1 General Retail District uses with a D-1 Liquor Control Overlay within Planned Development District No. 134 and **approval** of the Specific Use Permit for a three-year period, with eligibility for automatic renewal for additional three-year periods, subject to a site plan and conditions.
Applicant: Jose L. Cano
Representative: Elsa Towar
U/A From: November 20, 2008
5. **Z078-303(OTH)**
(Olga Torres Holyoak)
(CC District 2)
(Vacant)
- An application for a Specific Use Permit for an animal shelter or clinic with outside run on property zoned an IR Industrial Research District on the north corner of Cedar Springs Road, and Timber Lane, northwest of Inwood Boulevard.
Staff Recommendation: **Approval** for a five-year period with eligibility for automatic renewals for additional five-year periods, subject to a site plan and staff's conditions.
Applicant: BarkingHoundvillage, LLC
Representative: Tommy Mann
U/A From: November 6, 2008 and November 20, 2008
6. **Z078-248(WE)**
(Warren Ellis)
(CC District 3)
(Gary)
- An application to create a new Subdistrict within the north zone of Subdistrict B within Planned Development District No. 521 for mixed uses and a Specific Use Permit for gas drilling, east of Mountain Creek Parkway, north of Interstate 20 (Lyndon B. Johnson Freeway).
Staff Recommendation: **Approval** of a new Subdistrict, within Subdistrict B, subject to a conceptual plan and conditions and **approval** of a Specific Use Permit for gas drilling for a ten year period with eligibility for automatic renewal of additional ten-year periods, subject to a site/operation plan for drilling, a site/operation plan for production, a reclamation plan, and staff's recommended conditions
Applicant: Dale Resources
Representative: MASTERPLAN, Dallas Cothrum
U/A From: December 4, 2008

7. **Z078-313(WE)**
(Warren Ellis)
(CC District 3)
(Gary)
- An application for a Specific Use Permit for gas drilling within the north zone of Subdistrict B within Planned Development District No. 521 for mixed uses, east of Mountain Creek Parkway, north of Interstate 20 (Lyndon B. Johnson Freeway).
Staff Recommendation: **Approval** for a ten-year period with eligibility for automatic renewal of additional ten-year periods, subject to a site/operation plan for drilling, a site/operation plan for production, a reclamation plan, and staff's recommended conditions.
Applicant: Dale Resources
Representative: MASTERPLAN, Dallas Cothrum
U/A From: December 4, 2008

Zoning Cases – Individual

8. **Z089-104(WE)**
(Warren Ellis)
(CC District 14)
(Emmons)
- An application for the creation of a new Subdistrict within Planned Development District No. 619 for mixed uses on property generally bounded by Commerce Street, Browder Street, Jackson Street and Field Street.
Staff Recommendation: **Approval**, subject to staff's recommended conditions.
Applicant: AT&T
Representative: Masterplan
9. **Z089-113(OTH)**
(Olga Torres Holyoak)
(CC District 7)
(Bagley)
- An application to amend Planned Development District No. 605 to allow for additional height and additional uses on the southwest corner of Buckner Boulevard and Samuell Boulevard.
Staff Recommendation: **Approval**, subject to a conceptual plan and conditions with retention of the D-1 Liquor Control Overlay
Applicant: NorthPoint Properties
Representative: Robert Baldwin
10. **Z089-114(OTH)**
(Olga Torres Holyoak)
(CC District 7)
(Bagley)
- An application for a Specific Use Permit for an alcoholic beverage establishment limited to a bar, lounge, or tavern and the commercial amusement (inside) limited to a Class A dance hall on property zoned RS-MU regional Service Mixed Uses Subdistrict within Planned Development District No. 595, the South Dallas/Fair Park Special Purpose District, on the east side of South Lamar Street, between Starks Avenue and Haven Street, west of Central Expressway.
Staff Recommendation: **Denial**
Applicant/ Representative: Augustine Ekuke

11. **Z078-268(JH)**
(Jennifer Hiromoto)
(CC District 5)
(Rodgers)
- An application to amend Specific Use Permit No. 1357 for a private school on property zoned an R-7.5(A) Single Family District on the northwest corner of Bruton Road and McCutcheon Lane.
- Staff Recommendation: **Approval** for a ten-year period with eligibility for automatic renewal for additional ten-year periods, subject to a site plan, traffic management plan and staff recommended conditions
- Applicant: Rylie Family Faith Academies, Inc.
- Representative: Karl Crawley, Masterplan
12. **Z078-271(JH)**
(Jennifer Hiromoto)
(CC District 5)
(Rodgers)
- An application for a Specific Use Permit for an Open-enrollment Charter School on property zoned an R-7.5(A) Single Family District, on the northwest corner of Bohannon Drive and Holcomb Road.
- Staff Recommendation: **Approval** for a ten-year period with eligibility for automatic renewal of additional ten-year periods, subject to a site plan, traffic management plan and staff recommended conditions.
- Applicant: Rylie Family Faith Academies, Inc.
- Representative: Karl Crawley, Masterplan

Other Matters

Minutes: December 11, 2008

Adjournment

CITY PLAN COMMISSION PUBLIC COMMITTEE MEETINGS

Thursday, December 11, 2008

ZONING ORDINANCE ADVISORY COMMITTEE (ZOAC) MEETING - Thursday, December 11, 2008, at 9:00 a.m., City Hall, 1500 Marilla Street, in 5ES, to consider Downtown Special Sign District Supergraphics and Wallscales.

Thursday, December 18, 2008

SUBDIVISION REVIEW COMMITTEE (SRC) - Thursday, December 18, 2008, at 9:00 a.m., City Hall, 1500 Marilla Street, in the Council Chambers, to consider (1) **NC078-004** - An application to change the name of Shepherds Road between Forest Lane and Stults Road to "Robert E. Price Drive", (2) **NC089-001** - An application to change the name of Beechwood Avenue between Burns Avenue and Keats Drive to "Pathfinder Drive", and (3) **NC089-002** - An application to change the name of Missouri Avenue between S. Llewellyn Avenue and Interstate 35E to "Llewellyn Court".

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]