

CITY PLAN COMMISSION Thursday, February 2, 2006 AGENDA

BRIEFINGS: PUBLIC HEARING 5ES Council Chambers 11:30 a.m. 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 Warren Ellis, Principal Planner

EXECUTIVE SESSION "City of Dallas v. Beazer Homes Texas L.P., Cause No. 04-12777-G, regarding Mountain Creek Lake Installment Nos. 1 and 2 (City case files S012-072R1 and S034-186R1)."

BRIEFINGS:

Subdivision Docket Zoning Docket

ACTION ITEMS:

Subdivision Docket

Planner: George Campbell

Consent Agenda - Preliminary Plats

(1) S056-108
 (District 13)
 (Ekblad)
 An application to plat a 2.11 acre tract of land in Block 7292 into one lot on Meadow Road, east of N. Central Expressway.
 Applicant: Meadow Professional Partnership, L.P.
 Application Filed: January 4, 2006
 Zoning: MU-3 (SAH)
 Staff Recommendation: Approval, subject to the conditions listed in the docket

(2) S056-111

 (District 2)
 (Strater)
 An application to replat lot 10 and part of lot 11, Block 1982
 into one, 0.3 acre lot on Bell Street, west of Greenville
 Avenue.
 Applicant: Dale Lefebvre
 Application Filed: January 9, 2006
 Zoning: CR
 Staff Recommendation: Approval, subject to the conditions listed in the docket

Individual Items – Residential Replats

(3) S034-186R1 (District 3) (Gary)	An application to revise a previously approved preliminary plat (S034-186R) by removing condition 19 which requires "an avigation easement and release for the airspace over any property within the 65Ldn of Naval Air Station Dallas" for a 140 lot residential subdivision on Hardy Road north of Highway 303 <u>Applicant</u> : Beazer Homes Texas, L.P. <u>Application Filed</u> : January 10, 2006 <u>Zoning</u> : R-5 (A) <u>Staff Recommendation</u> : Denial
(4) S056-110	An application to replat part of lot 3, Block 1453 into 3 lots at

(A) **Sub-110** (District 7) (Bagley) An application to replat part of lot 3, Block 1453 into 3 lots at the west corner of Rowan Avenue and Upshur Street. <u>Applicant</u>: Xavier Chapa <u>Application Filed</u>: January 5, 2006 <u>Zoning</u>: R-5 (A) <u>Notices Mailed</u>: January 17, 2006 <u>Staff Recommendation</u>: Approval, subject to the conditions listed in the docket.

Miscellaneous Docket

M056-018 Richard Brown (CC District 8)	A minor amendment for the site plan to provide for an alternate location for Specific Use Permit No. 1332 for a Private-club bar, on the north corner of Westmoreland Road and Gannon
(Brandon)	Lane. <u>Staff Recommendation</u> : Approval

Zoning Cases - Consent

- 1. Z045-269(RB) A City Plan Commission authorized hearing to consider proper **Richard Brown** zoning on property zoned a TH-3 Townhouse Subdistrict within (CC District 2) Planned Development District No. 193, the Oak Lawn Special (Strater) Purpose District, with consideration being given to the granting of a residential subdistrict comprised of uses and development standards found in the R-5 through R-16 Single Family Residential Subdistricts within PDD No. 193 in an area generally bounded by Inwood Road, Rawlins Street, Hedgerow Drive, Cedar Springs Road, Carlson Drive, and Vandelia Street Staff Recommendation: Approval, of a Planned Development Subdistrict for single family uses, subject to conditions Bus Tour Date: January 12, 2006
- 2. Z056-142(RB) An application for an IR Industrial Research District and a **Richard Brown** Specific Use Permit for an Industrial (outside) not potentially (CC District 4) incompatible use for a Concrete batch plant on property zoned a CS Commercial Service District, with a Dry Liquor Control (Marshall) Overlay on a portion of the site on the east line of South Central Expressway, south of Bateman Avenue Staff Recommendation: Approval of an IR Industrial Research District with the retention of the Dry Liquor Control Overlay on the respective portion of the site and approval of a Specific Use Permit for an Industrial (outside) not potentially compatible for a Concrete batch plant for a five-year period, subject to a site plan and conditions Applicant: Lattimore Materials, LP Representative: John V. Lattimore, Jr.
- 3. <u>Z056-154 (WE)</u> Warren Ellis (CC District 12) (Burnham)
 An application for a TH-3(A) Townhouse District on property zoned an R-10(A) Single Family District on the west line of Davenport Road, south of Stedman Drive <u>Staff Recommendation</u>: <u>Approval</u>, subject to deed restrictions volunteered by the applicant. <u>Applicant</u>: Ted Reeder, Inc. <u>Representative</u>: Bart Reeder

Zoning Cases – Under Advisement

4. <u>Z056-137(WE)</u> Warren Ellis (CC District 12) (Burnham)
An application for a Specific Use Permit for a Tower/antenna for cellular communication on property zoned a CR Community Retail District on the northeast corner of Arapaho Road and Meadowcreek Drive.
<u>Staff Recommendation</u>: <u>Approval</u> for a ten-year period with automatic renewals for additional ten-year periods, subject to a revised site plan and staff's recommended conditions <u>Applicant</u>: T-Mobile <u>Representative</u>: Dave Kirk <u>U/A From</u>: January 5, 2006 and January 12, 2006

Zoning Cases - Individual

5. **Z056-156(RB)** An application for a Planned Development District for TH-1(A) Richard Brown Townhouse District Uses and Private streets on property (CC District 10) zoned an R-7.5(A) Single Family District, located on the east line of Audelia Road, south of Shadow Way with consideration (Avery) being given to the granting of an R-5(A) Single Family District and the granting of a Specific Use Permit for Private streets Staff Recommendation: Approval of an R-5(A) Single Family District and approval of a Specific Use Permit for Private streets for a permanent time period, subject to a site plan and conditions, in lieu of the applicant's request for a Planned Development District for TH-1(A) Townhouse District Uses and Private streets Applicant: Marlin Atlantis Representative: Mardy Brown

6. <u>Z056-114(WE)</u> Warren Ellis (CC District 14) (Emmons)	An application for a Planned Development Subdistrict for HC Heavy Commercial Subdistrict uses on property zoned an HC Heavy Commercial Subdistrict within Planned Development District No. 193, the Oak Lawn Special Purpose District, bounded by McKinney Avenue, Olive Street, Woodall Rodgers Freeway, and Harwood Street <u>Staff Recommendation</u> : Denial <u>Applicant</u> : Lincoln Property Company Commercial, Inc., a Texas Corporation <u>Representative</u> : Jackson Walker Pue Tour Date: Nevember 2, 2005
	Bus Tour Date: November 3, 2005

7. <u>Z056-148(WE)</u>	An application for a CS Commercial Service District on
Warren Ellis	property zoned a CR Community Retail District on the
(CC District 6)	southeast corner of Bernal Drive and Iroquois Drive.
(Miranda)	Staff Recommendation: Denial
	Applicant: Armando Artiga
	Representative: Ricky Dominise

Other Matters

Minutes: January 26, 2006

<u>Adjournment</u>

CITY PLAN COMMISSION PUBLIC COMMITTEE MEETINGS

Thursday, February 2, 2006

ZONING ORDINANCE ADVISORY COMMITTEE (ZOAC): City Hall, Council Briefing Room - 5ES, 9:30 a.m.

SUBDIVISION REVIEW COMMITTEE (SRC): Meeting in the City Council Chambers at 10:30 A.M. to consider Item (3), S034-186R1.

EXECUTIVE SESSION NOTICE

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

- 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 negations 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 negations with a third person. [Tex. Govt. Code §551.073]
- 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]