



CITY OF DALLAS

CITY PLAN COMMISSION
Thursday, February 4, 2010
AGENDA

BRIEFINGS:	5ES	11:00 a.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: Michael Grace

Consent Agenda - Preliminary Plats

(1) **S090-042**
(CC District 2)

An application to replat Lots 1 thru 8 in City Block 33/48, an abandoned portion of Austin Street, and Lots 1, 2, 7, 8 and part of 6 in City Block 18/41, also known as 710 and 800 Main Street, into one 1.8021 acre lot.

Applicant/Owner: Dallas Main L.P.

Surveyor: W R (Bob) Lee

Application Filed: January 14, 2010

Zoning: CA-1(A)

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

- (2) **S090-043**
(CC District 10) An application to replat Lot 1A in City Block C/8069, also known as 9220 Skillman Street, into a 1.0519 acre lot and a 4.2995 acre lot located at the intersection of Skillman Street and Adleta Boulevard, southwest corner.
Applicant/Owner: Key Sites, Inc./Skillman Commons, LLC
Surveyor: David R. Petree
Application Filed: January 15, 2010
Zoning: MU-2
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket
- (3) **S090-044**
(CC District 12) An application to create one 18.640 acre lot out of a tract of land in City Block 8761 fronting on the southline of President George Bush Turnpike (Highway 190) east of Pear Ridge Road.
Applicant/Owner: City of Dallas
Surveyor: Pacheco Koch Consulting Eng.
Application Filed: January 15, 2010
Zoning: LI
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket
- (4) **S090-045**
(CC District 8) An application to create a 28.5650 acre lot out of two tracts of land in City Block 8535 located at the intersection of Dowdy Ferry Road and Interstate 20, northwest corner.
Applicant/Owner: City of Dallas
Surveyor: Nathan D. Maier Consulting Engineers, Inc.
Application Filed: January 15, 2010
Zoning: A(A)
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket

Residential Replat

- (5) **S090-040**
(CC District 8) An application to replat 16.2992 acres containing Lot 1 of the Bishop College School Site in City Block 6/8294, Lot 2 in City Block 6/8292 and two tracts of land in City Blocks 8292 and 8294, also known as 6501 Sebring Drive into one lot located at the intersection of Sebring Drive and Tioga Street, southwest corner.
Applicant/Owner: Dallas Independent School District
Surveyor: Nathan D. Maier Consulting Engineers, Inc.
Application Filed: January 12, 2010
Date Notices Sent: January 18, 2010
Zoning: R-5(A)
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket

Miscellaneous Docket

- M089-050**
Richard Brown
(CC District 3)
- Minor amendment to the development plan for Planned Development District No. 179 for I-1 Industrial District Uses on the north line of Via San Antonio, west of Calumet Boulevard.
Staff Recommendation: **Approval**
Applicant: Radio Systems, Inc.
Representative: Peter Kavanagh
- W090-004**
Neva Dean
(CC District 8)
- A waiver of the two-year waiting period in order to submit an application for an amendment to Specific Use Permit No. 1477 to allow the addition of an auditorium on the north side of red bird Lane, between Westmoreland Road and Watership Lane.
Staff Recommendation: **Denial**
Representative: Rev. A.W. Brown

Zoning Cases – Consent

1. **Z089-251(MAW)**
Neva Dean
(CC District 14)
- An application for a Planned Development Subdistrict for O-2 Office District 2 uses on property zoned an O-2 Office District within Planned Development District 193, the Oak Lawn Special Purpose District on the southeast corner of McKinnon Street and Randall Street.
Staff Recommendation: **Approval**, subject to a development plan and conditions.
Applicant: Windsor at Trianon LP
Representative: Robert Baldwin
2. **Z090-127(WE)**
Warren Ellis
(CC District 1)
- An application for an amendment to Specific Use Permit No. 1388 for an open enrollment charter school on property zoned an MF-2(A) Multifamily District, on the northeast corner of 10th Street and Tyler Street.
Staff Recommendation: **Approval** for a five-year period with eligibility for automatic renewals for additional five-year periods, subject to a revised site plan and revised conditions.
Applicant: School of Liberal Arts & Science
Representative: Peter Kavanagh, Zone System

Zoning Cases – Individual

3. **Z089-260(MAW)**
Neva Dean
(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: Walter Huerta & Augustor Huerta
Representative: Jimmy Schnurr

4. **Z090-131(WE)**
Warren Ellis
(CC District 13)
An application for a Specific Use Permit for a Community service center on property zoned an MF-1(A) Multifamily District on the west corner of Holly Hill Drive and Pineland Drive.
Staff Recommendation: **Approval** for a five-year period with eligibility for automatic renewal for one additional five-year period, subject to a site plan and staff's recommended conditions.
Applicant: Dallas County Health & Human Services
Representative: Dr. Zachary Thompson, Director
5. **Z090-125(WE)**
Warren Ellis
(CC District 2)
An application for a Specific Use Permit for an alcoholic beverage establishment use for a bar, lounge, or tavern and a commercial amusement (inside) on property zoned a CS Commercial Service District on the southwest line of Carroll Avenue, northwest of Willow Street.
Staff Recommendation: **Denial**
Applicant: Troy T. Gonzalez
Representative: Marleen Mar
6. **Z089-254(RB)**
Richard Brown
(CC District 3)
An application for an amendment to the conditions for the Subdistrict 4A and 4B portions of Planned Development District No. 714, the West Commerce Street/Ft. Worth Avenue Special Purpose District, an area generally bounded by both sides of Ft. Worth Avenue between Bahama Drive and Colorado Boulevard.
Staff Recommendation: **Approval**, subject to staff's recommended conditions.
Applicant: LaReunion Towncenter, LLC, Fairways at La Reunion, LLC; Owners
Representative: Karl Crawley
7. **Z089-259(OTH)**
Olga Torres Holyoak
(CC District 8)
An application for an MF-1(A) Multifamily District on property zoned a TH-2(A) Townhouse District on the east side of Westmoreland Road, south of Redbird Lane.
Staff Recommendation: **Denial**
Applicant: Westmoreland Investment Associates, Ltd.
Representative: James R. Shnurr

Other Matters

Minutes: January 21, 2010

Adjournment

CITY PLAN COMMISSION PUBLIC COMMITTEE MEETINGS

Thursday, February 4, 2010

ZONING ORDINANCE COMMITTEE (ZOC) MEETING - Thursday, February 4, 2010, City Hall, 1500 Marilla Street, in 5ES, at 9:00 a.m., to consider (1) **DCA090-003** – Consideration of amending the Dallas City Code to create a use category for community gardens; (2) **DCA090-004** – Consideration of amending the Dallas City Code to amend Handicapped parking requirements to mirror State requirements; and (3) **DCA090-005** – Consideration of amending the Dallas City Code to create a new use for alternative financial institutions.

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]