



CITY OF DALLAS

CITY PLAN COMMISSION
Thursday, March 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:

Dallas CityDesign Studio
David Whitley and Brent Brown

Z090-103(DC) An application to amend and expand Planned Development District No. 741 for mixed uses on property zoned Planned Development District No. 741 and an A(A) Agricultural District with Specific Use Permit No. 3 for a power plant on a portion of the property and with Specific Use Permit No. 517 for commercial radio transmitting station and towers on a portion of the property, north of Hackberry Lane and east of Belt Line Road.

David Cossum, Assistant Director, Sustainable Development and Construction Department

Zoning Website Tutorial
Neva Dean

Subdivision Docket
Zoning Docket

ACTION ITEMS:

Subdivision Docket Planner: Michael Grace

Consent Agenda - Preliminary Plats

- (1) **S090-057**
(CC District 14) An application to create a 7.8496 acre lot out of a tract of land in City Block 5185 located at the intersection of N. Central Expressway and SMU Blvd., southeast corner.
Applicant/Owner: Southern Methodist University
Surveyor: Raymond L. Goodson, Jr., Inc.
Application Filed: February 3, 2010
Zoning: MU-3
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.

- (2) **S090-060**
(CC District 3) An application to create one 9.00 acre lot out of a tract of land in City Block A/8712 located at the intersection of Spur 408 and Grady Niblo Rd., northeast corner.
Applicant/Owner: John Wiley Price
Surveyor: ViewTech Inc.
Application Filed: February 9, 2010
Zoning: MF-1(A)
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
- (3) **S090-061**
(CC District 4) An application to create a 1.25 acre lot out of a tract of land in City Block B/8472 located in the 7800 block of R.L. Thornton Frwy. (Interstate 30).
Applicant/Owner: Carlos Cuellar, LLC
Surveyor: Davis Land Surveying Co., Inc.
Application Filed: February 10, 2010
Zoning: RR (D-1)
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket

Residential Replat

- (4) **S090-056**
(CC District 2) An application to replat 0.878 acres containing Lots 6A, 7A and 8A of the Replat of Lots 6, 7, 8 and 9 Carroll Avenue Addition in City Block 1402 to dedicate 5,614 sq. ft. of right-of-way and create one 0.749 acre lot located at the intersection of Bank Ave. and Gurley Ave., southwest corner.
Applicant/Owner: Jubilee Park and Community Center Corp.
Surveyor: Kadleck & Associates
Application Filed: February 3, 2010
Date Notices Sent: February 15, 2010
Zoning: PD-486 and CH
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.

Miscellaneous Docket

- D090-004**
Olga Torres Holyoak
(CC District 2) Development plan for Planned Development Subdistrict No. 87, within Planned Development District No. 193, the Oak Lawn Special Purpose District, on the west corner of Field Street and Broom Street.
Staff Recommendation: **Approval**
Applicant: Museum of Nature and Science
Representative: Duncan T. Fulton

Zoning Cases – Consent

1. **Z089-278(RB)**
Richard Brown
(CC District 8)
An application for a Planned Development District for a Public school other than an open-enrollment charter school and R-7.5(A) Single Family District Uses on property zoned an R-7.5(A) Single Family District with deed restrictions providing for maximum density, structure height, and access provisions on the south line of Teagarden Road, west of Haymarket Road.
Staff Recommendation: **Approval**, subject to a development plan, traffic management plan, and conditions.
Applicant: Dallas I.S.D.
Representative: Karl Crawley

2. **Z089-281(RB)**
Richard Brown
(CC District 5)
An application for a Planned Development District for a Public school and R-7.5(A) Single Family District Uses on property zoned an R-7.5(A) Single Family District with Specific Use Permit No. 173 for the Veteran's Hospital on the northeast line of Lancaster Avenue, north of 52nd Street.
Staff Recommendation: **Approval**, subject to a development and landscape plan, traffic management plan, and conditions.
Applicant: Dallas I.S.D.
Representative: Karl Crawley

3. **Z089-213(WE)**
Warren Ellis
(CC District 2)
An application for a Specific Use Permit for a commercial parking lot on property zoned Planned Development District No. 269, the Deep Ellum/Near East Side Special Purpose District on the southeast corner of Elm Street and Second Avenue.
Staff Recommendation: **Approval** for a five-year time period, with eligibility for automatic renewals for additional five-year periods, subject to site plan and conditions.
Applicant: Westdale Properties America, Inc.
Representative: Adam Langford

Zoning Cases - Under Advisement

4. **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
U/A From: February 4, 2010

Zoning Cases – Individual

5. **Z089-262(RB)**
Richard Brown
(CC District 10)
- An application for an amendment to the conditions for Planned Development District No. 758, on both sides of Walnut Hill Lane, east of Skillman Avenue.
Staff Recommendation: **Approval**, subject to a conceptual plan, development plans for infrastructure improvements, and staff's recommended conditions.
Applicant: PC LH Land Partners, LP; Owner
Representative: Karl Crawley

Development Code Amendments – Under Advisement

- DCA089-003**
David Cossum
- Consideration of amendments to Chapter 51A, the Dallas Development Code, to amend Section 51A-4.702; amending requirements for development plans and conceptual plans for planned development districts.
Staff Recommendation: **Approval**
ZOC Recommendation: **Approval**
U/A From: February 18, 2010

Other Matters

Consideration of appointments to the following CPC Committees:
Trinity River Corridor Committee (TRC)
(List of committee members available with CPC Coordinator)

Minutes: February 18, 2010

Adjournment

CITY PLAN COMMISSION PUBLIC COMMITTEE MEETINGS

Thursday, March 4, 2010

ZONING ORDINANCE COMMITTEE (ZOC) MEETING - Thursday, March 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 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]