



CITY OF DALLAS

CITY PLAN COMMISSION
Thursday, March 18, 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:

Zoning Website Tutorial
Neva Dean

Subdivision Docket
Zoning Docket

ACTION ITEMS:

Subdivision Docket Planner: Paul Nelson

Consent Agenda - Preliminary Plats

- (1) **S090-062**
(CC District 3)
- An application to replat part of Lots 12 and 13 of Block 17 of Weisenberger's Garden of Eden Addition; part of Lots 21, 22, 23, 24, 25, 26, 27, 28 and 29 of Block C of Homestead Terrace Addition and part of Abandoned and vacated Harry's Road and part of Abandoned and Vacated Weisenberger Road both vacated and abandoned by Dallas County Commissioners' Court Order 17498 creating one 1.495 acre lot on Canada Drive west of Hampton Road
Applicant/Owner: Dallas Housing Authority
Surveyor: Pacheco Koch
Application Filed: February 18, 2010
Zoning: PD 508, Tract 5 (LO-1 uses)
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket

- (2) **S090-064**
(CC District 8) An application to create one 10.042 acre lot from a tract of land in City Block 6629 located on E. Camp Wisdom Road at Houston School Road, southwest corner
Applicant/Owner: Cornerstone Christian Learning Center, Inc.
Surveyor: Surveying Associates
Application Filed: February 24, 2010
Zoning: R-7.5(A)
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket

Residential Replat

- (3) **S090-063**
(CC District 4) An application to replat a 0.848 acre tract of land containing part of Lot 17, and all of Lot 17A in City Block 28/4323 and a tract of land in City Block 28/4323 into one lot located on 1739, 1741 and 1747 East Ann Arbor Drive at Denley Drive, west corner
Owner: Christian Holy Temple Church
Surveyor: McSurveying, Inc.
Application Filed: February 22, 2010
Zoning: TH-3(A)
Date Notices Sent: 23 notices sent on February, 23, 2010
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.

Miscellaneous Docket – Under Advisement

- M090-009**
Richard Brown
(CC District 14) Minor amendment to the development/landscape plan for Planned Development Subdistrict No. 10 for Retail uses and a Library, art gallery, or museum in an area generally bounded by Cedar Springs Road, Douglas Street, Hall Street, and Knight Street.
Staff Recommendation: **Approval**
Applicant/Representative: Maria Bonilla
U/A From: January 21, 2010

Zoning Cases - Under Advisement

1. **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
U/A From: February 4, 2010

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 Independent School District
Representative: Karl Crawley
U/A From: March 4, 2010
3. **Z090-101(WE)**
Warren Ellis
(CC District 11)
- An application for a Planned Development District for mixed uses on property zoned a CR Community Retail District on the northeast corner of the North Dallas Tollway and Arapaho Road.
Staff Recommendation: **Approval** of a Planned Development District for mixed uses, subject to a conceptual plan and conditions.
Applicant: SA-OMAX 2007, L.P.
Representative: Robert Baldwin
U/A From: January 7, 2010; January 21, 2010 and February 18, 2010 and March 4, 2010

Zoning Cases – Individual

4. **Z090-120(WE)**
Warren Ellis
(CC District 4)
- 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 in an area generally bounded by Chariot Drive, Wimbelton Way, Forney Road and Lomax Drive.
Staff Recommendation: **Approval**, subject to a revised development plan, landscape plans and conditions.
Applicant: Dallas Independent School District (see attached list of Board Members)
Representative: MASTERPLAN - Karl Crawley
5. **Z089-231(WE)**
Warren Ellis
(CC District 2)
- An application for a Planned Development Subdistrict for MF-2 Multiple Family Subdistrict uses, on property zoned an MF-2 Multifamily Subdistrict within Planned Development District No. 193, the Oak Lawn Special Purpose District on both sides of Hudnell Street between Cedar Springs Road and Rawlins Street.
Staff Recommendation: **Approval**, subject to a revised conceptual plan and conditions.
Applicant: The HUB Apartment Ltd.
Representative: MASTERPLAN – Karl Crawley

6. **Z089-238(RB)**
Richard Brown
(CC District 12)
- An application for renewal of and amendment to Specific Use Permit No. 1682 for an Alcoholic beverage establishment for a Private club-bar on property zoned a CR Community Retail District at the southeast corner of Midway Road and Frankford Road.
- Staff Recommendation: **Approval** for a three-year period, subject to a site plan and conditions.
- Applicant: Beer Girls, LLC
- Representative: Bill Muenchinger
7. **Z090-132(RB)**
Richard Brown
(CC District 7)
- An application for an MU-3 Mixed Use District on property zoned an IR Industrial Research District with deed restrictions volunteered by the applicant on the northeast and southeast quadrants of Kiest Boulevard and Southerland Avenue
- Staff Recommendation: **Approval**, subject to deed restrictions volunteered by the applicant.
- Applicant: Joe Cavagnaro
- Representative: Matthew Cragun
8. **Z090-103(DC)**
David Cossum
(CC District 6)
- An application to amend and expand Planned Development District No. 741 for mixed uses on property zoned Planned Development District No. 741, Planned Development No. 387 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 Road, east of Belt Line Road.
- Staff Recommendation: **Approval** of amendments to and expansion of Planned Development District No. 741, subject to conditions and conceptual plan, with retention of Specific Use Permit No. 3, and Specific Use Permit No. 517.
- Applicant: Coppell Independent School District, Crow-Billingsley 635 Beltline, Ltd., Cypress Waters Land A. Ltd., Cypress Waters Land B. Ltd., Trammell Crow Company NO. 43, LTD & (See attached List of Partners)
- Representative: Kirk Williams, Winstead PC

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 and procedures for minor amendments.
- Staff Recommendation: **Approval**
- ZOC Recommendation: **Pending**
- U/A From: February 18, 2010 and March 4, 2010

Other Matters

City Plan Commission FY2008-09 Annual Report

Minutes: March 4, 2010

Adjournment

CITY PLAN COMMISSION PUBLIC COMMITTEE MEETINGS

Thursday, March 18, 2010

ZONING ORDINANCE COMMITTEE (ZOC) MEETING - Thursday, March 18, 2010, City Hall, 1500 Marilla Street, in 5ES, at 9:00 a.m., to consider (1) **DCA089-003**- 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 and procedures for minor amendments and (2) Briefing on building height requirements

SUBDIVISION REVIEW COMMITTEE (SRC) - Thursday, March 18, 2010, City Hall, 1500 Marilla Street, in the Council Chambers, at 10:00 a.m., to consider (1) **NC090-002** – Application to change the name of Loop 12 between I-45 and US 175 to “Great Trinity Forest Way”.

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]