



CITY OF DALLAS

CITY PLAN COMMISSION
Thursday, June 17, 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 Floodway System Update

Dorcy Clark, Chief Planner, Sustainable Development and Construction

Subdivision Docket

Zoning Docket

ACTION ITEMS:

Subdivision Docket

Planner: Paul Nelson

Consent Agenda - Preliminary Plats

(1) **S090-109**
(CC District 10)

An application to replat a 13.375 acre tract of land containing all of Lot 7 in City Block A/7319 into one 0.805 acre lot and one 12.570 acre lot on 11682 Forest Central Drive at Forest Lane

Owner: Home Depot U.S.A., Inc.

Surveyor: Arthur Surveying

Application Filed: May 27, 2010

Zoning: PD 379

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

Residential Replats

- (2) **S090-106**
(CC District 7)
- An application to replat a 1.771 acre tract of land containing all of Lots 18 and 19 in City Block B/7040 of the Forest Meade Addition to revise the existing lot line between the 2 lots on the southeast line of 8174 & 8176 Barbaree Blvd., northeast of Highland Road
Owner/Applicant: Cheryl Hickock, Jennifer Judin, Helen Vogel
Surveyor: Spry Surveyors
Application Filed: May 20, 2010
Zoning: R-1/2(A)
Date Notices Sent: 15 notices sent on May 24, 2010
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
- (3) **S090-108**
(CC District 10)
- An application to replat a 0.215 acre tract of land containing all of Lot 11 in City Block E/7477 of the White Rock North, Second Installment Addition to reduce the existing front building line from 35 feet to 33 feet and fronting 72 feet on the southwest line of 9640 Shoreview Road, southeast of Shadydale Lane
Applicant/Owner: Jeff Gulczynski and Jennifer Bennett
Surveyor: Rhodes Surveying
Application Filed: May 25, 2010
Zoning: R-7.5(A)
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket

Miscellaneous Docket

- W090-007**
David Cossum
(CC District 1)
- A waiver of the two-year waiting period in order to submit an application for an amendment to Specific Use Permit No. 1789 to delete the condition requiring 13 parking spaces within the Tract IA portion of Planned Development District No. 316, the Jefferson Area Special Purpose District on the northwest corner of Jefferson Boulevard and Madison Street.
Staff Recommendation: **Denial**
- M090-030**
Richard Brown
(CC District 12)
- Minor amendment to the development plan and landscape plan for Planned Development District No. 753 for certain Nonresidential Uses on the east line of Preston Road between Arapaho Road and Keller Springs Road.
Staff Recommendation: **Approval**
Applicant: Prescott Interests, Ltd
Representative: MASTERPLAN - Ed Simons

Zoning Cases – Consent

1. **Z090-173(RB)**
Richard Brown
(CC District 10)
An application for an amendment to the Tract I portion of Planned Development District No. 536 for a Transit passenger station or transfer center and certain Mixed Uses on the northeast line of LBJ Freeway, between Skillman Street and Miller Road.
Staff Recommendation: **Approval**, subject to a development plan and conditions.
Applicant: Dallas Area Rapid Transit; Owner
Representative: Dave Powyszynski

2. **Z090-176(RB)**
Richard Brown
(CC District 6)
An application for an amendment to Specific Use Permit No. 1663 for a Transit passenger station or transfer center on property zoned an IR Industrial Research District, on the northeast corner of Denton Drive and Walnut Hill Lane.
Staff Recommendation: **Approval**, subject to a site plan and conditions.
Applicant: Dallas Area Rapid Transit; Owner
Representative: Allan Zreet

3. **Z090-196(OTH)**
Olga Torres Holyoak
(CC District 12)
An application to amend and renew Specific Use Permit No. 1724 for an Animal clinic without outside run, limited to boarding and grooming, on property zoned Tract 6A within Planned Development District No. 170, on the west line of Preston Road, south of Lloyd Drive.
Staff Recommendation: **Approval** for a three-year period with eligibility for automatic renewal for additional three-year periods.
Applicant/ Representative: Scott Craig

4. **Z090-166(WE)**
Warren Ellis
(CC District 3)
An application for a Specific Use Permit for Industrial (inside) potentially incompatible use on property zoned an IM Industrial Manufacturing District on the west line of Weir Street, south of Singleton Boulevard.
Staff Recommendation: **Approval** for a two-year period with eligibility for automatic renewal for additional two year periods, subject to a site plan and conditions.
Applicant: Peter S. Kim
Representative: Robert E. McKenzie

5. **Z090-172(WE)**
Warren Ellis
(CC District 6)
- An application for a Specific Use Permit for an Alcoholic Beverage Establishment use for a bar, lounge, or tavern and a commercial amusement (inside) for a billiard hall on property zoned a CS Commercial Service District on the north side of Lombardy Lane, between Abernathy Avenue and Brockbank Drive.
- Staff Recommendation: **Approval** for a three-year period with eligibility for automatic renewals for additional three year periods, subject to a site plan and conditions.
- Applicant: David Luna
Representative: Pamela Craig

Zoning Cases – Individual

6. **Z090-140(RB)**
Richard Brown
(CC District 2)
- An application for the renewal of Specific Use Permit No. 1765 for a Recycling buy-back center use on property zoned an IM Industrial Manufacturing District on the northwest line of Hickory Street, east of Malcolm X Boulevard.
- Staff Recommendation: **Approval** for a one-year period, subject to a site plan and conditions.
- Applicant: Henrietta & Rafael Jamaica
Representative: Rodolfo Jamaica
7. **Z090-178(MG)**
Michael Grace
(CC District 12)
- An application for a Specific Use Permit for Tower/antenna for cellular communication on property zoned an MC-1 Multiple Commercial District on the south side of McCallum Boulevard, east of Preston Road.
- Staff Recommendation: **Approval** for a ten-year period with eligibility for automatic renewal for additional ten-year periods, subject to a revised site plan and staff's recommended conditions.
- Applicant: Lovell Family LTD (Robert Lovell)
Representative: Michael R. Coker Company - Audra Buckley

Other Matters

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

Minutes: June 3, 2010

Adjournment

CITY PLAN COMMISSION PUBLIC COMMITTEE MEETINGS

Tuesday, June 15, 2010

SPECIAL SIGN DISTRICT ADVISORY COMMITTEE (SSDAC) MEETING – Tuesday, June 15, 2010, at 2:00 p.m., City Hall, 1500 Marilla Street, in Conference Room 6ES to discuss the following: 1) **1005245002** - An application for a Certificate of Appropriateness by Scott Reynolds of Reynolds Outdoor Media for the relocation of an existing kiosk from the southwest corner of Lamar St. and Young St., to the northwest corner of Lamar St. and Young St, 2) **1005245003** - An application for a Certificate of Appropriateness by Scott Reynolds of Reynolds Outdoor Media for the relocation of an existing kiosk from Lamar St. near Young St., to the northeast corner of Wood St. and St. Paul St, 3) **1005245006** - An application for a Certificate of Appropriateness by Scott Reynolds of Reynolds Outdoor Media for the relocation of an existing kiosk from the northwest corner of Routh St. and San Jacinto St., to Ross Ave. between Leonard St. and Routh St, 4) **DCA090-008** - Consideration of amendments to Article VII, "Sign Regulations," of Chapter 51A, "Dallas Development Code," to allow the replacement of detached non-premise signs (billboards) with new signs utilizing digital display technology, and 5) Consideration of amendments to Chapter 51A, the Dallas Development Code, to amend regulations pertaining to the Downtown Special Provision Sign District.

Thursday, June 17, 2010

ZONING ORDINANCE COMMITTEE (ZOC) MEETING - Thursday, June 17, 2010, City Hall, 1500 Marilla Street, in 5ES, at 9:00 a.m., to consider (1) Consideration Parking regulation amendments and zoning Ordinance work program.

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]