



CITY OF DALLAS

CITY PLAN COMMISSION
Thursday, June 25, 2009
AGENDA

BRIEFINGS:	5ES	11:30 a.m.
PUBLIC HEARING	Council Chambers	1:30 p.m.

*The City Plan Commission may be briefed on the agenda if it becomes necessary.

Theresa O'Donnell, Director
David Cossum, Assistant Director of Current Planning
Megan Wimer, Principal Planner

BRIEFINGS:

DCA089-016 Consideration of amendments to Chapter 51A, the Dallas Development Code, to amend regulations pertaining to outside storage and screening requirements.

David Cossum, Assistant Director, Development Services

Subdivision Docket
Zoning Docket

ACTION ITEMS:

Subdivision Docket

Planner: Michael Grace

Consent Agenda - Preliminary Plats

(1) **S089-099**
(CC District 5)
(Rodgers)

An application to create a 2.13 acre lot out of a tract of land in City Block J/6237 located on the west side of Buckner Blvd. north of Lake June Rd. also known as 1401 and 1423 S. Buckner Blvd.

Owner: The Three Star Group, L.L.C.

Surveyor: Doug Connally & Associates

Application Filed: May 27, 2009

Zoning: PD-366 (Sub area 2)

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

- (2) **S089-101**
(CC District 1)
(Prothro)
- An application to replat all of Lots 1 thru 8 and Lots 13 thru 20 in City Block 169/3228 into two 1.7860 acre lots located at the intersection of Tenth St. and Tyler St., northeast corner.
Owner: Grace Temple Baptist Church
Surveyor: JDJR Engineers & Consultants
Application Filed: May 29, 2009
Zoning: MF-2(A) (SUP 1388)
Staff Recommendation: **Approval**, subject to the conditions listed in the docket.
- (3) **S089-102**
(CC District 12)
(Wolfish)
- An application to create a 1.934 acre Shared Access Development containing three lots ranging in size from 25,647.72 sq. ft. to 30,808.16 sq. ft. in City Block 1/8757 located on Pauma Valley Cir.
Owner: John Skelton/Mckamy Development Co.
Surveyor: Votex Surveying
Application Filed: June 2, 2009
Zoning: R-1/2 AC(A)
Staff Recommendation: **Approval**, subject to the conditions listed in the docket.

Residential Replats

- (4) **S089-100**
(CC District 9)
(Weiss)
- An application to replat 4.882 acres and relocate lot lines between Lots 1, 3 and 4 in City Block A/2979 also known as 8, 10 and 12 Nonesuch Rd. and generally located at the intersection of Nonesuch Rd. and Westlake Ave., northeast corner.
Owner: Richard E. & Anne W. Cree; William P. & Tracy H. Laird and Mark E. & Patricia Lovvorn
Surveyor: David Petree
Application Filed: May 27, 2009
Zoning: R-7.5 AC(A)
Staff Recommendation: **Approval**, subject to the conditions listed in the docket.
- (5) **S089-103**
(CC District 13)
(Ekblad)
- An application to replat 1.08 acres and relocate the existing common lot line 7.5' to the south between the remainders of Lots 2 and 11 in City Block 13/5492 and extend a 15' utility easement across Lot 2 located at 6027 Aberdeen Ave.
Owner: Larry & Dianne Goldstein
Surveyor: Peiser Surveying
Application Filed: June 2, 2009
Zoning: R-10(A)
Staff Recommendation: **Approval**, subject to the conditions listed in the docket.

Street Name Change Request

Planner: Carolyn Horner

NC089-003
(CC District 10)
(Lueder)

An application to change the name of Jerry Street, between Vanguard Way and Stults Road to "Vanguard Way".

Application Filed: May 11, 2009

Staff Recommendation: **Approval**

Zoning Cases – Under Advisement

1. **Z089-135(WE)**
(Warren Ellis)
(CC District 14)
(Emmons)

An application for an amendment to create two tracts within Planned Development District No. 183 for MU-3 Mixed Use District uses on the southeast corner of North Haskell Avenue and North Central Expressway.

Staff Recommendation: **Approval**, subject to a development plan, landscape plan, streetscape tree plan and conditions.

Applicant: Dallas CPT Fee Owner, L.P.

Representative: James R. Schnurr

U/A From: April 16, 2009 and May 7, 2009

2. **Z089-196(WE)**
(Warren Ellis)
(CC District 8)
(Lavallaisaa)

An application for a CS Commercial Service District on property zoned an R-7.5(A) Single Family District and a Specific Use Permit for commercial motor vehicle parking on property zoned a CS-D-1 Commercial Service District with a D-1 Dry Liquor Control Overlay and an R-7.5(A) Single Family District on the north side of C.F. Hawn Freeway, east of Silverado Drive.

Staff Recommendation: **Approval** of a CS Commercial Service District with retention of the D-1 Dry Liquor Control Overlay and **approval** of a Specific Use Permit for a three year time period with eligibility for automatic renewals for additional three year time periods, subject to a revised site plan and conditions.

Applicant: Galindo Trucking Company

Representative: Ramon Aranda

U/A From: June 11, 2009

Zoning Cases – Individual

3. **Z089-217(MAW)**
(Megan Wimer)
(CC District 7)
(Bagley)

An application for an R-5(A) Single Family Subdistrict on property zoned an NC Neighborhood Commercial Subdistrict within Planned Development District No. 595, the South Dallas/Fair Park Special Purpose District on the southeast side of Pine Street, east of Leonard Avenue.

Staff Recommendation: **Approval**

Applicant/ Representative: Vernita J. Johnson

- 4 **Z089-188(MAW)**
(Megan Wimer)
(CC District 3)
(Gary)
- An application for a Specific Use Permit for a mini-warehouse use on property zoned a CR Community Retail District on the north side of Mountain Creek Parkway, west of Clark Road.
Staff Recommendation: **Approval** for a two-year period with eligibility for automatic renewal for one three-year period, subject to a site plan and conditions.
Applicant/ Representative: David Balour
5. **Z089-192(RB)**
(Richard Brown)
(CC District 14)
(Emmons)
- An application for an amendment to and renewal of Specific Use Permit No. 1525 for an Alcoholic beverage establishment limited to a Bar, lounge or tavern and a Commercial amusement (inside) limited to a Class A Dance hall on property zoned a CR-MD-1 Community Retail District with a Modified Delta Overlay, at the northeast corner of Greenville Avenue and Lewis Street.
Staff Recommendation: **Denial**
Applicant: Lower Greenville Avenue Trust-James G. Vetter, Jr., Trustee; and, Susan B. Reese; Owners
Representative: Roger Albright

Other Matters

Minutes: June 11, 2009

Adjournment

CITY PLAN COMMISSION PUBLIC COMMITTEE MEETINGS

Thursday, July 16, 2009

ZONING ORDINANCE ADVISORY COMMITTEE (ZOAC) MEETING - Thursday, July 16, 2009, City Hall, 1500 Marilla Street, in 5ES, at TBD.

SUBDIVISION REVIEW COMMITTEE (SRC) - Thursday, July 16, 2009, City Hall, 1500 Marilla Street, in Dallas City Council Chambers, at TBD.

CPC TRANSPORTATION COMMITTEE - Thursday, July 16, 2009, City Hall, 1500 Marilla Street, at TBD.

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]