



CITY OF DALLAS

CITY PLAN COMMISSION
Thursday, August 5, 2010
AGENDA

BRIEFINGS:	6ES	11:00 a.m.
PUBLIC HEARING	6ES	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:

Code Amendment on Digital Billboards -
David Cossum, Assistant Director of Current Planning

Subdivision Docket
Zoning Docket

ACTION ITEMS:

Subdivision Docket Planner: Paul Nelson

Consent Agenda - Preliminary Plats

- (1) S090-116 (District 3) An application to replat a 1.496 acre tract of land in Lot 3 of City Block 6956 into one 0.733 acre lot, one 0.450 acre lot, and one 0.313 acre lot at 3525 W. Ledbetter Drive and Willow Crest Lane, east of Westmoreland Road
Applicant/Owner: Texas Tire and Wheel, LLC
Surveyor: CBG Surveying, Inc.
Application Filed: July 8, 2010
Zoning: CR
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket

- (2) S090-117 (District 2) An application to replat part of Lot 2 and all of Lots 3, 4 and 5 in City Block 2/2058 into one 0.735 acre lot on 4104, 4108, 4114 and 4118 Maple Avenue between Knight Street and Throckmorton Street
Applicant/Owner: Ashmore & Ashmore Properties, Inc.
Surveyor: CBG Surveying, Inc.

Application Filed: July 8, 2010

Zoning: PD 193 (GR)

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

(3) S090-121
(District 14)

An application to replat part of Lot 4 and all of Lots 5 and 6 in City Block 9/604 and unplatted land in City Blocks A/630 and C/630 into one 1.648 acre lot on Washington Avenue at Munger Avenue, west corner

Applicant/Owner: Dallas Housing Authority

Surveyor: Pacheco Koch Consulting Engineers

Application Filed: July 13, 2010

Zoning: MF-2(A)

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

(4) S090-122
(District 2)

An application to replat a 0.631 acre tract of land being all of Lot 19 in City Block D/2371 into one 0.124 acre lot, one 0.150 acre lot, and one 0.357 acre lot on property located on 2316 Stutz Drive between Maple Avenue and Forest Park Road

Applicant/Owner: Sealex Investments, Ltd.

Surveyor: CBG Surveying, Inc.

Application Filed: July 14, 2010

Zoning: MU-2

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

(5) S090-123
(District 2)

An application to replat a 0.49878 acre tract of land containing all of Lots 1, 2 and 3 in City Block 1/1975 into one lot on Belmont Avenue at Henderson Avenue, east corner

Applicant/Owner: Phoenix Property Company

Surveyor: Ferguson-Deere Inc.

Application Filed: July 16, 2010

Zoning: Pd 462, Subdistrict 3

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

INDIVIDUAL ITEMS:

(6) S090-126
(District 13)

An application to create an 11.2705 acre lot in City Block 6461 on property bounded by Altman Drive, Dundee Drive, Merrell Road and Goodyear Drive

Applicant/Owner: Dallas Independent School District

Surveyor: Jaster-Quintanilla Dallas, LLP

Application Filed: July 21, 2010

Zoning: PD 639

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

- (7) S089-098R1
(District 2)
- An application to delete condition 15 which requires a 15 foot by 15 foot corner clip at Record Crossing Road and Wyche Blvd. and to replat all of Lot 1C, part of Lots 6, 7, 12 and 13 in City Block B/7919 into one 13.648 acre lot located at the intersection of Hinton St. and Wyche Blvd., southwest corner
Applicant/Owner: Ben E. Keith Company
Surveyor: Benchmark Group
Application Filed: July 15, 2010
Zoning: IR, IM
Staff Recommendation: **Approval** subject to compliance with conditions listed in the docket, but denial of removal of condition 15

Street Name Change

- (1) NC 090-003
(Districts 5, 8)
- An application to change the name of Houston School Road between between E. Ledbetter Dr. on the north and Wheatland Rd. on the south. The new street name would be University Hills Blvd.
Applicant: City of Dallas
Application Filed: April 21, 2010
Staff Recommendation: Approval

Miscellaneous Docket

- M090-040**
Richard Brown
(CC District 7)
- Minor amendment to development plan and landscape plan for Planned Development District No. 730 for certain Mixed Uses, on the southeast corner of Bexar Street and Macon Street.
Staff Recommendation: **Approval**
Applicant: Kaminski Holdings
Representative: Bruce Kaminski

- M090-044**
Richard Brown
(CC District 2)
- Minor amendment to the Tract 1B development plan for Planned Development District No. 486, on the north corner of Bank Street and Gurley Avenue.
Staff Recommendation: **Approval**
Applicant: Jubilee Park Community Center Corporation
Representative: Dan Finnell

- M090-046**
Richard Brown
(CC District 10)
- Minor amendment to the Tract D development plan and landscape plan for Planned Development District No. 379 for certain Mixed Uses in the southeast quadrant of Forest Lane and Forest Central Drive
Staff Recommendation: **Approval**
Applicant: Pavilion Development
Representative: Angel Robinson

D090-008 Development plan in Subdistrict D-1, Tract 1 within Planned
Olga Torres-Holyoak Development District No. 468 generally bound by Zang
(CC District 3) Boulevard, East Oakenwald Street, and Plowman Avenue
Staff Recommendation: **Approval**
Applicant: Zang Triangle, LLC
Representative: John R. Ausburn, Lang Partners

Certificates of Appropriateness for Signs

Downtown Sign District:

1006145005 An application for the relocation of a kiosk from Main Street
Carolyn Horner between Field Street and Griffin Street to 1601 Bryan Street.
(CC District 14) Applicant: Scott Reynolds of Reynolds Outdoor Media
Staff Recommendation: **Approval**
SSDAC Recommendation: **Approval**

1006145007 An application for the relocation of a kiosk from Commerce
Carolyn Horner Street between Field Street and Griffin to 505 N. Akard Street.
(CC District 14) Applicant: Scott Reynolds of Reynolds Outdoor Media
Staff Recommendation: **Approval**
SSDAC Recommendation: **Approval**

Zoning Cases – Consent

1. **Z089-265(OTH)** An application to renew and amend Specific Use Permit No.
Olga Torres Holyaok 1570 for an open-enrollment charter school on Tract 1 and a
(CC District 1) private recreation center, club, or area on Tract 2 on property
zoned an RR Regional Retail District with Historic Overlay No.
90 and an MF-2(A)-D Multifamily District with a Dry Liquor
Control Overlay on the northwest corner of Jefferson Boulevard
and Marsalis Avenue.
Staff Recommendation: **Approval**, for a five-year period with
eligibility for automatic renewal for additional five-year periods,
subject to a site plan and conditions.
Applicant: Oak Cliff Methodist Church
Representative: Peter Kavanagh, Zone Systems, Inc.
2. **Z090-188(MG)** An application for a Specific Use Permit for a childcare facility
Michael Grace use on property zoned an R-7.5(A) Single Family District
(CC District 8) generally on the southwest corner of East Camp Wisdom Road
and Houston School Road.
Staff Recommendation: **Approval** for a five-year period with
eligibility for automatic renewal for additional five-year periods,
subject to a site plan and conditions.
Applicant: The Ranch – Conerstone Christian Learning Center
Representative: Vern Lemon

Zoning Cases - Individual

3. **Z090-205(MG)**
Michael Grace
(CC District 8)
An application for a Specific Use Permit for an open enrollment charter school use on property zoned a CR Community Retail District and a CR-D-1 Community Retail District with a Dry Liquor Control Overlay on the southwest corner of Lake June Road and Masters Drive.
Staff Recommendation: **Approval** for a five-year period with eligibility for automatic renewal for additional five-year periods, subject to a site plan and conditions.
Applicant: America Can! (Texans Can)
Representative: Karl Crawley, MASTERPLAN

4. **Z090-197(MG)**
Michael Grace
(CC District 1)
An application for an amendment to and expansion of Planned Development District No. 682 for a public school other than an open enrollment charter school and MF-2(A) Multifamily District uses on property zoned PDD No. 682 and an MF-2(A) Multifamily District Northwest side East 9th Street between Beckley Avenue and Patton Avenue and the southeast side of East 9th Street between Storey Street and Crawford Street
Staff Recommendation: **Approval**, subject to conditions and development plan
Applicant: Dallas Independent School District
Representative: MASTERPLAN – Karl Crawley

5. **Z090-142(RB)**
Richard Brown
(CC District 5)
An application for the creation of a new Subdistrict (Subdistrict 5A) and a Specific Use Permit for a Vehicle storage lot and a Vehicle display, sales, and service use on property within the Subdistrict 5 portion of Planned Development District No. 533, the C. F. Hawn Special Purpose District No. 1, on the northeast line of CF Hawn Freeway, northwest of Lovejoy Drive
Staff Recommendation: **Hold under advisement to August 19, 2010**
Applicant: Ruth Hunsinger
Representative: Ramon Aranda

6. **Z090-163(RB)**
Richard Brown
(CC District 8)
An application for an MH(A) Manufactured Home District with deed restrictions volunteered by the applicant on property zoned an A(A) Agricultural District on the southwest line of Lasater Road, south of Lawson Road.
Staff Recommendation: **Approval**, subject to deed restrictions volunteered by the applicant.
Applicant: Estate of Virgil Booher, Victory Mobile Home Park, GP, Booher Corporation
Representative: Kirk R. Williams

7. **Z090-164(RB)**
Richard Brown
(CC District 8)
- An application for a CR Community Retail District on property zoned an A(A) Agricultural District on the southwest line of Lasater Road, south of Lawson Road.
Staff Recommendation: **Approval**
Applicant: Victory Mobile Home Park, LP
Representative: Kirk R. Williams

Authorization of Hearings

- (CC District 2 & 14)
- A public hearing to decide whether to authorize a public hearing to determine proper zoning on property zoned a CR Community Retail District with a Dry Liquor Control Overlay on a portion, Specific Use Permit No. 1289 for a bar, lounge, or tavern on a portion, Specific Use Permit No. 1544 for a tower/antenna for cellular communication on a portion, and deed restrictions on a portion; an MC-1 Multiple Commercial District with a Dry Liquor Control Overlay on a portion; and an LO-1 Limited Office District On both sides of Greenville Avenue generally bounded by Belmont Avenue on the north, Hope Street on the east, Bryan Street on the south, Henderson Avenue on the southwest, Ross Avenue on the southwest, and Summit Avenue on the west with consideration given to a Planned Development District to require a specific use permit for late-hours establishments. This is a hearing to consider the request to authorize the hearing and not on the rezoning of property at this time.

- (CC District 2)
- A public hearing to decide whether to authorize a public hearing to determine proper zoning on property zoned a CR Community Retail District On the south side of Belmont Avenue, west of Greenville Avenue with consideration given to zoning to permit Townhouse District uses and standards. This is a hearing to consider the request to authorize the hearing and not on the rezoning of property at this time.

Other Matters

Minutes: July 15, 2010

Adjournment

CITY PLAN COMMISSION PUBLIC COMMITTEE MEETINGS

Thursday, August 5, 2010

ZONING ORDINANCE COMMITTEE (ZOC) MEETING - Thursday, August 5, 2010, City Hall, 1500 Marilla Street, in 6ES, at 9:00 a.m., (1) Consideration of amendments to Parking regulations and (2) Consideration of amending the Dallas Development Code to delete the provision exempting a public or private school use from payment of Specific Use Permit application fees

Tuesday, August 10, 2010

SPECIAL SIGN DISTRICT ADVISORY COMMITTEE (SSDAC) MEETING – Tuesday, August 10, 2010, at 2:00 p.m., City Hall, 1500 Marilla Street, in Conference Room 5BN to discuss the installation of a 20 square foot flat detached illuminated sign at 2101 Cedar Springs, in the Uptown Special Provision Sign District, by Curt Roland of Industrial Design & Production.

Tuesday, August 10, 2010

ARTS DISTRICT SIGN REVIEW COMMITTEE MEETING – Tuesday, August 10, 2010, at 2:15 p.m., City Hall, 1500 Marilla Street, in Conference Room 5BN to discuss the special sign district regulations on property regulated by the Arts District Special Provision Sign District with consideration being given to amending the district to provide for regulations governing signs related to cultural institutions housing performing or visual arts organizations.

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]