



CITY OF DALLAS

CITY PLAN COMMISSION
Thursday, August 21, 2008
AGENDA

BRIEFINGS:	5ES	10:30 a.m.
PUBLIC HEARING	Council Chambers	1:30 p.m. – 3:30 p.m.
	6ES	4:00 p.m. to end of meeting

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

Theresa O'Donnell, Director
David Cossum, Assistant Director of Current Planning
Olga Torres Holyoak, Principal Planner

BRIEFINGS:

Discussion of Codification of Chapter 51

David Cossum, Assistant Director of Development Services

Subdivision Docket

Zoning Docket

ACTION ITEMS:

Subdivision Docket

Planner: Michael Grace

Consent Agenda - Preliminary Plats

- (1) **S078-240**
(CC District 2)
(Strater)

An application to create one lot out of a 1.9088 acre tract of land in Block 5249 located at 7818 Garland Rd. near the intersection of Garland Rd. and Winsted Dr.

Owner: Golden-King Properties

Surveyor: SCI Survey Consultants

Application Filed: July 24, 2008

Zoning: CR

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

- (2) **S078-241**
(CC District 9)
(Weiss)
- An application to plat a 1.195 acre tract of land into a Shared Access Development containing a common area and four lots ranging in size from 9,332 sq. ft. to 11,913 sq. ft. in Block 7485 located at the intersection of E. Lake Highlands Dr. and Northcliff Dr., southwest corner.
Owner: Thomas Welker
Surveyor: Shields & Lee Surveyors
Application Filed: July 30, 2008
Zoning: R-7.5 (A)
Staff Recommendation: **Approval**, subject to the conditions listed in the docket.
- (3) **S078-243**
(CC District 10)
(Lueder)
- An application to plat a 7.19 acre tract of land into four lots ranging in size from 0.82 acres to 3.29 acres in Block 8042 located on the north side of Kingsley Rd., west of the intersection of Jupiter Rd. and Kingsley Rd.
Owner: Pramukhraj Enterprises, LLC
Surveyor: Peiser Surveying Co.
Application Filed: July 30, 2008
Zoning: IR
Staff Recommendation: **Approval**, subject to the conditions listed in the docket.

Residential Replats:

- (4) **S078-242**
(CC District 13)
(Ekblad)
- An application to replat parts of Lots 2 and 3 of Sunnybrook Estates, also known as 5151 and 5139 Seneca Dr. into a 1.009 acre lot and a 1.329 acre lot in City Block 5/5578 located on Seneca Dr. west of Inwood Rd.
Owner: Lester A. Levy Jr.
Surveyor: Analytical Surveys
Application Filed: July 30, 2008
Zoning: R-1 AC(A)
Staff Recommendation: **Approval**, subject to the conditions listed in the docket.

Residential Replats – Under Advisement:

- S078-237**
(CC District 14)
(Emmons)
- An application to replat Lots 4 and 5 in Shannon Estates, in City Block 2/4915, for the purpose of creating 4, 0.459 acre lots, at 6721 and 6811 Inwood Road
Applicant/Owner: Carry Hartman and Martin Dale
Surveyor: Analytical Surveys, Inc.
Application Filed: July 22, 2008
Zoning: R-10(A)
Staff Recommendation: **Denial**
U/A From: August 14, 2008

Miscellaneous Docket

D078-022
Frank Dominguez
(CC District 13)
(Ekblad)

Development plan for Planned Development District No. 504 for a private school or church on the southeast corner of Midway Road and Northaven Road.
Staff Recommendation: **Approval**

W078-016
Neva Dean
(CC District 14)
(Emmons)

A waiver of the two-year waiting period in order to submit an application for a Planned Development Subdistrict on property zoned an HC Heavy Commercial Subdistrict within Planned Development District No. 193, the Oak Lawn Special Purpose District on the southeast corner of Maple-Routh Connection and McKinney Avenue.
Staff Recommendation: **Approval**

Zoning Cases – Consent

1. **Z078-251(MAW)**
(Megan Wimer)
(CC District 2)
(Strater)

An application for a Specific Use Permit for a financial institution with drive-in window on property zoned Subdistrict B-2 in Planned Development District 749, the Baylor University Medical Center Special Purpose District and an LO-3 Limited Office District on the north corner Crutcher Street and Hill Avenue.
Staff Recommendation: **Approval** for a ten-year period with automatic renewal for additional ten-year periods, subject to a site plan and conditions.
Applicant: Duke Realty, Inc
Representative: Duncan Fulton

2. **Z078-205(WE)**
(Warren Ellis)
(CC District 11)
(Buehler)

An application for a Specific Use Permit for a business school and a restaurant without a drive-in or drive through service on property zoned an NO(A) Neighborhood Office District on the north side of Lyndon B. Johnson Freeway, at Abrams Road.
Staff Recommendation: **Approval** for a five-year period with eligibility for automatic renewals for additional ten-year periods, subject to a site plan and staff's recommended conditions
Applicant: Northcreek Business Park, Ltd
Representative: Jackson Walker, W. Dahlstrom

3. **Z078-261(OTH)**
(Olga Torres-Holyoak)
(CC District 3)
(Gary)

An application for a Specific Use Permit for an extended stay hotel or motel on property zoned an IM Industrial Manufacturing District on the southeast corner of Cockrell Hill Road and La Reunion Parkway
Staff Recommendation: **Approval** for a ten-year period with eligibility for automatic renewals for additional ten-year periods, subject to a site plan and conditions.
Applicant: Amer Patel
Representative: Mahbub Dewan

Zoning - Under Advisement

4. **Z067-298(JH)**
Jennifer Hiromoto
(CC District 2)
(Strater)
- An application for a Planned Development District for mixed uses on property zoned an IM Industrial Manufacturing District and a CS Commercial Service District in an area generally bounded by Cadiz Street, Industrial Boulevard, Rock Island Street, and the Union Pacific Railroad.
Staff Recommendation: **Denial**
Applicant: JPI Partners, LLC
Representative: Jonathan Vinson
Bus Tour Date: June 12, 2008
U/A From: July 10, 2008
- A. **Z078-242(OTH)**
(Olga Torres Holyoak)
(CC District 2)
(Strater)
- An application for a Planned Development District for mixed-uses on property zoned an IR Industrial Research District on the northeast side of Redfield Street, and the northwest side of Butler Street. The parcels at the corner of Butler Street and Redfield Street are not included in the request
Staff Recommendation: **Approval**, of an MU-2 Mixed Use District in lieu of a Planned Development District.
Applicant/ Representative: Michael R. Coker Company, Audra Beckley
U/A From: August 14, 2008

Individual Cases

5. **Z078-246 (WE)**
(Warren Ellis)
(CC District 13)
(Ekblad)
- An application for a Planned Development District for a private school and the termination of Specific Use Permit No. 1262 for a private school on property zoned an R-10(A) Single Family District with Specific Use Permit No. 1262 on a portion on the northwest corner of Midway Road and Rosa Road with consideration being given to an amendment to, and expansion of, Specific Use Permit 1262.
Staff Recommendation: **Approval** of an amendment to, and expansion of, Specific Use Permit No. 1262 for a private school for a five-year period with eligibility for automatic renewals for additional five-year periods, subject to a site plan and conditions in lieu of a Planned Development District
Applicant: Oak Hill Academy
Representative: Winstead P.C., Kirk Williams

6. **Z078-262(OTH)**
(Olga Torres Holyoak)
(CC District 14)
(Emmons)
- An application to renew Specific Use Permit No. 1683 for an alcoholic beverage establishment for a bar, lounge, or tavern use and a commercial amusement (inside) use limited to a Class A dance hall on property within Planned Development District No. 619 for Mixed Uses on the northeast corner of Main Street and Field Street
Staff Recommendation: **Approval** for a two-year period, subject to a site plan and conditions.
Applicant: Thoth-Dallas, LLC
Representative: Roger Albright
7. **Z078-235(MAW)**
(Megan Wimer)
(CC District 7)
(Bagley)
- An application for a Specific Use Permit for a Commercial amusement (inside) limited to a bingo parlor on property zoned a CR Community Retail District on the south side of Oates Drive, between Rustown Drive and Maverick Avenue.
Staff Recommendation: **Approval** for a two-year period, subject to a site plan and staff's recommended conditions.
Applicant: Legendary Investment Corporation
Representative: Peter Kavanaugh

Other Matters

CPC Committee Appointments and Reports

Minutes: August 14, 2008

Adjournment

CITY PLAN COMMISSION PUBLIC COMMITTEE MEETINGS

Tuesday, August 21, 2008

ZONING ORDINANCE ADVISORY COMMITTEE (ZOAC) MEETING - Thursday, August 21, 2008, at 9:00 a.m., City Hall, 1500 Marilla Street, in Room 5ES to consider (1) **DCA 078-019** - Consideration of amendments to Chapter 51A, the Dallas Development Code, to amend regulations pertaining to appeals of Landmark Commission decisions and (2) **DCA 078-016** - Consideration of amendments to Chapter 51A, the Dallas Development Code, to amend regulations pertaining to outside storage.

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]