



CITY OF DALLAS

CITY PLAN COMMISSION
Thursday, October 15, 2009
AGENDA

BRIEFINGS:	5ES	11:00 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

BRIEFINGS:

Subdivision Docket
Zoning Docket

ACTION ITEMS:

Subdivision Docket Planner: Paul Nelson

Consent Agenda - Preliminary Plats

- (1) **S089-141**
(CC District 2)
- An application to replat a 4.657 acre lot from a tract of land containing part of Lot 1A, City Block D/836 located in the Victory Marketing Center Addition; all of Lots 5 thru 8 in City Block 377 and all of Lots 9 and 10 Block 378 in the A.A. Johnson Addition; part of Lots 12, 13, 15 and all of Lot 14 in City Block 300 of the C.H. Alexander Addition; part of abandoned Binford Street, Summer Street and River Street, and part of an abandoned 14 foot alley dividing Lots 6 and 7 in City Block 377; and part of abandoned Wesley Alley on Broom Street at Field Street, west corner
- Applicant/Owner: Dallas Museum of Natural History Association; Museum of Nature and Science
- Surveyor: Halff and Associates
- Application Filed: September 22, 2009
- Zoning: PD 193 (PDS 87)
- Staff Recommendation: **Approval**, subject to the conditions listed in the docket

- (2) **S089-143**
(CC District 5)
- An application to create a 7.812 acre lot from a tract of land located in City Block 4893 on S. Lancaster Road north of Loop 12
- Applicant/Owner: Dallas Independent School District
Surveyor: Salcedo Group, Inc.
Application Filed: September 22, 2009
Zoning: R-7.5(A)
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket

Residential Replats

- (3) **S089-137**
(CC District 6)
- An application to replat an 8.064 acre tract of land to create one lot located within City Block 6144 and containing part of Brownwood Park on Walnut Hill Lane between Webb Chapel Road on the west and Bowman Boulevard on the east.
- Applicant/Owner: City of Dallas Parks and Recreation
Surveyor: Pacheco Koch
Application Filed: September 16, 2009
Zoning: R-10(A)
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket
- (4) **S089-138**
(CC District 3)
- An application to replat a 0.418 acre tract of land containing Lots 177F and 177G located in City Block 1/6949 into one lot on 4428 and 4432 Barstow Boulevard on the south line of Barstow Boulevard beginning at a point 358.87 feet west of the west line of S. Cockrell Hill Road
- Applicant/Owner: Efrain Sanchez; Michael Robinson
Surveyor: Xavier Chapa
Application Filed: September 16, 2009
Zoning: R-7.5(A)
Staff Recommendation: **Denial**; however, if approved subject to compliance with the conditions listed in the docket
- (5) **S089-140**
(CC District 14)
- An application to replat a 0.11 acre tract of land containing all of Lot 6 located in the Turtle Creek Circle 2 Addition and a portion of common area into one lot in City Block A/995 on 2830 Park Bridge Court
- Applicant/Owner: Michael & Wendy Jenkins
Surveyor: Doug Connally & Associates
Application Filed: September 21, 2009
Zoning: PDD 193(TH-3)
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket

Miscellaneous Docket

M089-043
Richard Brown
(CC District 10)
Minor amendment to the site plan and landscape plan for Specific Use Permit No. 740 for a Private school on the northwest corner of Walnut Hill Lane and White Rock Trail.
Staff Recommendation: **Approval**

M089-045
Richard Brown
(CC District 12)
Minor amendment to the development plan and landscape plan for Specific Use Permit No. 838 on the northwest corner of Frankford Road and Gibbons Drive.
Staff Recommendation: **Approval**

M089-047
Richard Brown
(CC District 6)
Minor amendment to the Tract IV development plan for Planned Development District No. 278 for Office and Related Uses on the terminus of Pegasus Park Drive, north of Irving Boulevard.
Staff Recommendation: **Approval**

Zoning Cases – Consent

1. **Z089-253(RB)**
(Richard Brown)
(CC District 13)
An application for a Planned Development District for a Private school, Child-care facility, and R-1ac(A) Single Family District Use on property zoned an R-1ac(A) Single Family District on the north line of Northwest Highway, between Inwood Road and Meadowbrook Drive.
Staff Recommendation: **Approval**, subject to a development plan, traffic management plan, and conditions.
Applicant: Lovers Lane Methodist Church, Owner
Representative: Kirk R. Williams

2. **Z089-267(RB)**
(Richard Brown)
(CC District 14)
An application for a Specific Use Permit for a Medical clinic on property within the Tract 1a portion of Planned Development District No. 225, H/25, the State Thomas Special Purpose District, on the northwest line of Thomas Avenue, north of Fairmount Avenue.
Staff Recommendation: **Approval** for a three-year period, subject to a site plan and conditions.
Applicant: Yolanda Lawson
Representative: Myron E. Mims

3. **Z089-268(OTH)**
(Olga Torres Holyoak)
(CC District 8)
An application to renew Specific Use Permit No. 1566 for a vehicle display, sales and service use on property within Subdistrict 2 of Planned Development District No. 535, the C.F. Hawn Special Purpose District No. 3 on the south side of C.F. Hawn Freeway, between Prairie Creek Road and S. St. Augustine Road.
Staff Recommendation: **Approval** for a three-year period with eligibility for automatic renewal for additional three-year periods, subject to a site plan and conditions.
Applicant: Brandon Birmingham
Representative: Maira Birmingham

4. **Z089-275(OTH)**
(Olga Torres Holyoak)
(CC District 2)
An application to amend Specific Use Permit No. 1767 for an alcohol beverage establishment for a bar, lounge, or tavern on property zoned Planned Development District No. 269 the Deep Ellum/Near East Side Special Purpose District, on the north side of Commerce Street, east of Good Latimer Expressway.
Staff Recommendation: **Approval**, subject to conditions
Applicant/Representative: Roland Young

5. **Z089-249(MAW)**
(Neva Dean)
(CC District 8)
An application for an R-7.5(A) Single Family District on property zoned an A(A) Agricultural District on the east side of Prater Road, south of LBJ Freeway.
Staff Recommendation: **Approval**
Applicant: Samuel Galvan

6. **Z089-255(WE)**
(Warren Ellis)
(CC District 9)
An application for a Specific Use Permit for a private school on property zoned an R-7.5(A) Single Family District on the southwest corner of Gus Thomasson Road and Shiloh Road.
Staff Recommendation: **Approval** for a five-year time period with eligibility for automatic renewals for additional five-year periods, subject to a revised site plan, landscape plan and conditions.
Applicant/ Representative: Araceli Martinez

7. **Z089-256(WE)**
(Warren Ellis)
(CC District 10)
An application for a Specific Use Permit for a private recreation center, club, or area on property zoned an NO(A) Neighborhood Office District on the west line of White Rock Trail, north of Walnut Hill Lane.
Staff Recommendation: **Approval** for a five-year time period with eligibility for automatic renewals for additional five-year time periods, subject to a site plan, landscape plan and conditions.
Applicant: Mary F. Adams, Trustee of the White Rock North Schools
Representative: Lawrence A. Crates & Associates & Bryan M. Burger, P.E.

8. **Z089-258(WE)**
(Warren Ellis)
(CC District 9)
- An application for an amendment to Planned Development District No. 781 for MF-2(A) Multifamily District uses and a Specific Use Permit for office/medical clinic uses on the northeast line of Emerald Isle, north of Garland Road.
Staff Recommendation: **Approval** of the amendment to Planned Development District No. 781 and **approval** of a Specific Use Permit for a five-year period, subject to a site plan and conditions.
Applicant: Emerald isle Development, LLC
Representative: JBS Solutions, LLC – Peyman Horri
9. **Z089-243(WE)**
(Warren Ellis)
(CC District 8)
- An application for a Specific Use Permit for a commercial amusement (inside) for a Class A dance hall and an alcoholic beverage establishment for a private-club bar on property zoned a CR Community Retail District on the north side of W. Camp Wisdom Road, west of Del Rey Drive.
Staff Recommendation: **Approval** for a two-year time period, subject to a site plan and conditions.
Applicant: Plazzio Event, Inc.
Representative: Roger Albright

Zoning Cases – Individual

10. **Z089-236(WE)**
(Warren Ellis)
(CC District)
- An application for a Planned Development District for residential uses on property zoned an A(A) Agricultural District, on the north side of Barnes Bridge Road, east of Bobtown Road.
Staff Recommendation: **Approval** of a Planned Development District for residential uses, subject to a revised conceptual plan and staff's recommended conditions.
Applicant: D.R. Horton – Texas, Ltd.
Representative: JBI Partners, Inc., Jeff Miles
11. **Z089-244(WE)**
(Warren Ellis)
(CC District 6)
- An application for a Specific Use Permit for gas drilling and production within Tract 1 of Planned Development District No. 741 for MU-3 Mixed Use District uses and an A(A) Agricultural District and deed restrictions volunteered by the applicant, east of Belt Line Road, north of Hackberry Road.
Staff Recommendation: **Approval** for a ten-year period with eligibility for automatic renewal of additional ten-year periods, subject to a site/operation plan for drilling, a site/operation plan for production, and staff's recommended conditions and **approval** of the deed restrictions volunteered by the applicant.
Applicant: Chief Oil & Gas
Representative: MASTERPLAN, Dallas Cothrum

Development Code Amendments

DCA078-014 Consideration of an amendment to Chapter 51A, Section 3.102(a) Creation; membership; appointment, the Dallas Development Code, to amend regulations pertaining to Board of Adjustment Panel Size.

Staff Recommendation: **Approval**
ZOAC Recommendation: **Approval**

DCA089-002 Consideration of an amendment to Chapter 51A, Section 51A-4.501, the Dallas Development Code, allowing demolition of historic structures pursuant to a court order; allowing the fire marshal to summarily abate hazards; and re-numbering certain subsections of Section 51A-4.501.

Staff Recommendation: **Approval**
ZOAC Recommendation: **Approval**

Other Matters

CPC Calendar

Minutes: September 24, 2009

Adjournment

CITY PLAN COMMISSION PUBLIC COMMITTEE MEETINGS

Thursday, October 15, 2009

ZONING ORDINANCE ADVISORY COMMITTEE (ZOAC) MEETING - Thursday, October 15, 2009, City Hall, 1500 Marilla Street, in 5ES, at 9:00 a.m., to consider (1) **DCA 089-003** - Consideration and action on Conceptual Plans.

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]