



CITY OF DALLAS

CITY PLAN COMMISSION
Thursday, December 3, 2009
AGENDA

BRIEFINGS:	5ES	10:30 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 CityDesign Studio
David Whitley

Subdivision Docket
Zoning Docket

ACTION ITEMS:

Subdivision Docket Planner: Paul Nelson

Consent Agenda - Preliminary Plats

- (1) **S090-016**
(CC District 13) An application to create a 0.942 acre lot from two tracts of land located in City Block 5469 on 6006 – 6014 Woodland Drive at Preston Road, southwest corner
Applicant/Owner: Mark and Jolene Masur
Surveyor: Analytical Surveys, Inc.
Application Filed: November 9, 2009
Zoning: R-10(A), NSO No. 7
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket

- (2) **S090-017**
(CC District 4) An application to create an 8.034 acre lot from a tract of land located in City Block 4617 on 3031 S. Beckley Avenue and also bounded by Corning Street, Toluca Street, and McVey Avenue
Applicant/Owner: Dallas Independent School District
Surveyor: Pacheco Koch Consulting Engineers
Application Filed: November 9, 2009
Zoning: R-7.5(A)
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket
- (3) **S090-020**
(CC District 6) An application to create one 10.617 acre lot and one 0.657 acre lot from an 11.450 acre tract of land in City Block 5775 and located at 9461 Webb Chapel Road northwest of Northwest Highway
Applicant/Owner: David Claassen
Surveyor: Kimley-Horn and Associates, Inc.
Application Filed: November 12, 2009
Zoning: CR
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket

Residential Replat

- (4) **S090-019**
(CC District 5) An application to replat a 1.722 acre tract of land containing all of Lots 46, 47, 48 and 49 in City Block 6351 into one lot on 342 Freddie Street located at the east corner of Freddie Street and Birch Street
Applicant/Owner: Iglesia Bautista Omega
Surveyor: Maddox Surveying
Application Filed: November 10, 2009
Zoning: R-7.5(A)
Staff Recommendation: **Denial**

Miscellaneous Docket

- M090-005**
Richard Brown
(CC District 12) Minor amendment to the Tract C-1 development plan and landscape plan for Planned Development District No. 173 for Single family, Office, Retail, and Park Uses on the east line of Hillcrest Road, south of State Highway 190.
Staff Recommendation: **Approval**
- M090-006**
Richard Brown
(CC District 14) Minor amendment to the site plan for Specific Use Permit No. 1274 for a Child-care facility and Private school on the southeast corner of Mockingbird Lane and Norris Street.
Staff Recommendation: **Approval**

W090-001
Neva Dean
(CC District 3)

A waiver of the two-year waiting period in order to submit an application for an amendment to Planned Development District No. 811 to clarify certain regulations and add property to the Planned Development District in an area generally bounded by Interstate 30, Westmoreland Road, Fort Worth Avenue and Pinnacle Park Boulevard
Staff Recommendation: **Approval**

Zoning Cases – Consent

1. **Z089-270(RB)**
(Richard Brown)
(CC District 1)

An application for a Specific Use Permit for a Medical clinic on property within the Tract 1A 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: **Approval** for a five-year period, subject to a site plan and conditions.

Applicant: The Reynolds Company

Representative: Rob Baldwin

2. **Z089-279(RB)**
(Richard Brown)
(CC District 7)

An application for renewal of Specific Use Permit No. 1691 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 southwest line of Exposition Avenue, east of Ash Lane.

Staff Recommendation: **Approval** for a two-year period, subject to a site plan and conditions.

Applicant/ Representative: Timothy L. Austin

3. **Z089-285(WE)**
(Warren Ellis)
(CC District 4)

An application for a Planned Development District for a public school other than an open-enrollment charter school and R-7-5(A) Single Family District uses on property zoned an R-7.5(A) Single Family District in an area bounded by Beckley Avenue, W. Corning Avenue, Toluca Avenue and W. McVey Avenue.

Staff Recommendation: **Approval**, subject to a revised development plan and conditions.

Applicant: Dallas Independent School District

Representative: Karl Crawley - Masterplan

4. **Z089-206(MAW)**
(Neva Dean)
(CC District 8)

An application for a Specific Use Permit for vehicle display, sales and service on property zoned Planned Development District No. 534, the C.F. Hawn Special Purpose District No. 2 with a D-1 Liquor Control Overlay on the south side of C.F. Hawn Freeway, west of Cliffview Drive.

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/ Representative: Arturo Graciano, Owner

Zoning Cases – Individual

5. **Z089-277(RB)**
(Richard Brown)
(CC District 8)
An application for CR Community Retail District on property zoned an R-10(A) Single Family District, on a parcel with frontage on both the south line of IH 20 and the north line of Rylie Crest Road, west of Seagoville Road.
Staff Recommendation: **Denial**
Applicant/ Representative: Charles Parnian

6. **Z090-106(RB)**
(Richard Brown)
(CC District 2)
An application for a Specific Use Permit for a Dance hall on property zoned a GR General Retail Subdistrict within Planned Development District No. 193, the Oak Lawn Special Purpose District on the west corner of Wycliff Avenue and Brown Street.
Staff Recommendation: **Approval** for a two-year period, subject to a site plan and staff's recommended conditions.
Applicant: Charlie/Howard, Inc.
Representative: David Hill

7. **Z089-264(KB)**
(Krya Blackston)
(CC District 14)
An application for a Specific Use Permit for installation of a non-premise district activity video board on a property zoned Planned Development District 619 in an area generally bounded by Elm Street, Akard Street, Main Street and Stone Place.
Staff Recommendation: **Approval** for a five-year periods, subject to a site plan and conditions.
SDAC recommendation: **Approval** for a five-year periods, subject to a site plan and conditions.
Applicant: Reynolds Outdoor Media
Representative: William Cothrum, Masterplan

8. **Z089-284(CG)**
(Carrie Gordon)
(CC District 13)
An application for a Neighborhood Stabilization Overlay (NSO) on property zoned an R-7.5(A) Single Family District in an area generally bounded by the centerline of the alleys north and south of Desco Drive, between Hillcrest Road on the east and Edgemere Street on the west.
Staff Recommendation: **Approval**
Applicant: Jackson Heights No. 4 Neighborhood

9. **Z089-204(DC)**
(David Cossum)
(CC District 4)
A City Plan Commission authorized hearing on property zoned a portion of Subarea No. 1 and a portion of Subarea No. 2 within Planned Development District No. 366, the Buckner Special Purpose District with consideration being given to creating a new Subarea within Planned Development District No. 366 on the east side of Buckner Boulevard between Military Parkway and Ricardo Drive.
Staff Recommendation: **Approval**, subject to staff's conditions.

Development Code Amendment

DCA090-001
(David Cossum) Consideration of amendments to Chapter 51A, the Dallas Development Code, to amend Section 51A-4.221; amending the definition of “adult cabaret” and adding a new definition for “adult cabaret entertainment” to make those definitions in 51A identical to the definitions in Chapter 41A.
Staff Recommendation: **Approval**
ZOC Recommendation: **Approval**

Landmark Appeal

Mark Doty
(CC District 14) An appeal of the Landmark Commission decision to deny a Certificate of Appropriateness CA089-496(TC) to install an artificial lawn at 5510 Worth Street.
Staff Recommendation: **Denial**

Other Matters

Minutes: November 19, 2009

Adjournment

CITY PLAN COMMISSION PUBLIC COMMITTEE MEETINGS

Thursday, December 3, 2009

ZONING ORDINANCE COMMITTEE (ZOC) MEETING - Thursday, December 3, 2009, City Hall, 1500 Marilla Street, in 5ES, at 8:30 a.m., to consider (1) **DCA089-003** - Consideration of amendments to Chapter 51A, the Dallas Development Code, to amend regulations pertaining to Conceptual, Development, and Site 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]