



CITY OF DALLAS

CITY PLAN COMMISSION
Thursday, December 17, 2009
AGENDA

BRIEFINGS:	5ES	11:00 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:

Subdivision Docket
Zoning Docket

ACTION ITEMS:

Subdivision Docket Planner: Paul Nelson

Consent Agenda - Preliminary Plats

- (1) **S090-024** An application to replat a 2.00 acre lot containing Lot 45A in
 (CC District 2) City Block 2340 into one 0.69 acre lot and one 1.31 acre lot
 on 3209 Cedarplaza Lane
 Applicant/Owner: Cedar Plaza Townhomes, LLC
 Surveyor: C.B.G. Surveying, Inc.
 Application Filed: November 23, 2009
 Zoning: PD 193(MF-2)
 Staff Recommendation: **Approval**, subject to compliance with
 the conditions listed in the docket

- (2) **S090-026** An application to create a 26.301 acre lot from a tract of land
 (CC District 3) in City Block 8710 located on the south line of Kiest
 Boulevard, between Merrifield Road and Spur 408
 Applicant/Owner: Merrifield Properties, LLC and E.W.
 Merrifield
 Surveyor: JBI Partners, Inc.
 Application Filed: November 24, 2009
 Zoning: PD 585 Subdistrict 2, A(A)
 Staff Recommendation: **Approval**, subject to compliance with
 the conditions listed in the docket

Residential Replat

- (3) **S090-021**
(CC District 9)
- An application to replat a 0.3917 acre tract of land containing Lots 27, 28 and 29 in City Block A/5248 into one 7,500.05 square foot lot and one 9,562.32 square foot lot on 8718, 8722 and 8802 Eustis Avenue, southwest of Old Gate Lane
Applicant/Owner: Sustainable House, LLC
Surveyor: Davis Land Surveying Company, Inc.
Application Filed: November 18, 2009
Date Notices Sent: November 20, 2009
Zoning: R-7.5(A)
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket
- (4) **S090-022**
(CC District 14)
- An application to replat Lot 1A in City Block 5/4911 and Lots 7 and part of 8 in City Block 3/4911, and a portion of Robin Road to be abandoned into one 2.375 acre lot. The request also is for the removal of the platted 4 foot building line along the south line of University Boulevard, a 12 foot platted building line along the north line of Wateka Drive, and a 12 foot building line along the east line of existing Robin Road
Applicant/Owner: Randall's Food and Drugs, LP/Felicia A. Zimmer
Surveyor: Pacheco Koch Consulting Engineers
Application Filed: November 19, 2009
Date Notices Sent: November 24, 2009
Zoning: PD 129, R-7.5(A)
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket
- (5) **S090-027**
(CC District 14)
- An application to replat all of Lots 7 and 8 in City Block B/2776 into one 0.47 acre lot, on 6347 Tremont Street at Brookside Drive, west corner
Applicant/Owner: Langford Keith, III and Julie Keith
Surveyor: C.B.G. Surveying, Inc.
Application Filed: November 24, 2009
Date Notices Sent: November 30, 2009
Zoning: R-10(A)
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket

Miscellaneous Docket

W090-002
Neva Dean
(CC District 2)

A waiver of the two-year waiting period in order to submit an application for an amendment to Planned Development District No. 486 to add property to the Planned Development District, make changes to the Planned Development District conditions, and provide a development plan for the new property in an area generally bounded by Bank Street, Gurley Avenue, Carroll Avenue, and Parry Avenue.
Staff Recommendation: **Approval**

M090-002
Richard Brown
(CC District 1)

Minor amendment to the development plan for Planned Development District No. 645 for a Public school other than an open-enrollment charter school and R-7.5(A) Single Family District Uses on the west line of Edgefield Avenue between Clarendon Drive and Nolte Street.
Staff Recommendation: **Approval**

Zoning Cases – Consent

1. **Z090-104(RB)**
Richard Brown
(CC District 7)
 2. **Z089-155(OTH)**
Olga Torres Holyoak
(CC District 5)
 3. **Z089-261(MAW)**
Olga Torres Holyoak
(CC District 2)
- An application for an amendment to Planned Development District No. 166 for a College, Private school, Multiple-family residential uses, and the Establishment for the care of alcoholic, narcotic, or psychiatric patients, on the west side of La Prada Drive, south of Blythe Drive.
Staff Recommendation: **Approval**, subject to an Area 1 development plan/Area 2 conceptual plan and conditions, and approval of rescinding the existing development plan
Applicant: Nexus Recovery Center; Owner
Representative: Don Farmer
- An application to terminate existing deed restrictions on property zoned an MF-2(A) Multifamily District on the east corner of Ledbetter Drive and Haas Drive.
Staff Recommendation: **Approval**
Applicant: Sylvia Hendrix
- An application for an MU-3 Mixed Use District on property zoned an IR Industrial Research District on the north side of Harry Hines Boulevard, west of Lofland Street.
Staff Recommendation: **Approval**
Applicant: LAZ LA II Harry Hines Lot LP c/o David Leman
Representative: Robert Baldwin, Baldwin and Associates

Zoning Cases – Under Advisement

4. **Z089-236(WE)**
(Warren Ellis)
(CC District 9)
- 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**, subject to a conceptual plan and conditions.
- Applicant: D.R. Horton – Texas, Ltd.
- Representative: JBI Partners, Inc., Jeff Miles
- U/A From: October 15, 2009

Zoning Cases – Individual

5. **Z090-102(WE)**
Warren Ellis
(CC District 8)
- An application for a Planned Development District for a public school other than an open-enrollment charter school and R-5(A) Single Family District uses on property zoned an R-5(A) Single Family District and a CH Clustered Housing District on the south line of Camp Wisdom Road, between Houston School Road and Lancaster Road.
- Staff Recommendation: **Approval**, subject to a development plan and staff's recommended conditions.
- Applicant: Dallas Independent School District
- Representative: MASTERPLAN - Karl Crawley
6. **Z090-110(WE)**
Warren Ellis
(CC District 2)
- An application to renew Specific Use Permit No. 1601 for commercial amusement (inside) limited to a Class A dance hall on property zoned a CS Commercial Service District, at the west corner of East Grand Avenue and St. Mary Avenue.
- Staff Recommendation: **Approval** for a three year period, subject to a revised site plan and staff's conditions.
- Applicant/ Representative: Jaime Tamayo
7. **Z090-113(WE)**
Warren Ellis
(CC District 3)
- An application for an IM Industrial Manufacturing District with deed restrictions volunteered by the applicant on property zoned an IR Industrial Research District on the east side of Duncanville Road, south of Kiest Boulevard.
- Staff Recommendation: **Denial**
- Applicant: J.A.M. Interest LC
- Representative: MASTERPLAN - Dallas Cothrum

8. **Z078-236(RB)**
Richard Brown
(CC District 2)
- An application for a Planned Development District for certain Mixed Uses on property zoned an MF-1(A) Multifamily District, an MF-2(A) Multifamily District, a TH-3(A) Townhouse District, and a CR Community Retail District on property generally bounded by Bennett Avenue, Manett Street, and Fitzhugh Avenue.
- Staff Recommendation: **Approval**, subject to a conceptual plan and staff's recommended conditions.
- Applicant: Len Mac Development
- Representative: Rob Baldwin

Special Provision Sign District Amendment

- SPSD090-001**
(David Cossum)
- Consideration of amendments to the Downtown Special Provision Sign District to allow for one midlevel premise sign for every 100 feet in building height in an area generally bounded by Woodall Rogers to the north, Interstate 45/US 75 to the east, Interstate 30/R.L. Thornton to the south and Interstate 35/Stemmons Freeway to the west.
- Staff Recommendation: **Approval**
- SSDAC Recommendation: **Approval**

Other Matters

Minutes: December 3, 2009

Adjournment

CITY PLAN COMMISSION PUBLIC COMMITTEE MEETINGS

Thursday, December 17, 2009

ZONING ORDINANCE COMMITTEE (ZOC) MEETING - Thursday, December 17, 2009, City Hall, 1500 Marilla Street, in 5ES, at 9:00 a.m., to consider (1) DCA 089-003 - 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]