



CITY OF DALLAS
CITY PLAN COMMISSION
Thursday, June 7, 2012
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 Items:

(1) **S112-123**
(CC District 10)

An application to replat a 7.25 acre tract of land containing all of Bock C/8130 into one 1.26 acre lot and one 7.25 acre lot located at the northwest corner of Skillman Street and Walnut Hill Lane.

Applicant/Owner: Dunhill Partners / Kingsley Square Dunhill Ltd.

Surveyor: Texas Heritage Surveying, LLC

Application Filed: May 7, 2012

Zoning: CR

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

- (2) **S112-124**
(CC District 2) An application to replat a 1.7045 acre tract of land containing all of Lots 6 through 15 and part of Lot 45 in City Block 21/7890 into one 1.7045 acre lot located at 161 Riveredge Drive.
Applicant/ Owner: La Zona Verde, LLC
Surveyor: Raymond L. Goodson, Jr. Inc.
Application Filed: May 7, 2012
Zoning: PD 621, Subdistrict 1A
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
- (3) **S112-125**
(CC District 4) An application to create a 1.069 acre lot from a tract of land in City Block 6206 on property located on Norvell Drive at 3424 Buckner Boulevard, southeast corner.
Applicant/ Owner: Abdul Alzouvi
Surveyor: Salcedo Group
Application Filed: May 8, 2012
Zoning: PD 366 Subarea 6
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
- (4) **S112-126**
(CC District 8) An application to create a 0.9667 acre lot from a tract of land in City Block 6265 on property located at 7810 and 7812 Great Trinity Forest Way.
Applicant/Owner: Samuel Cecil Mitchell
Surveyor: Miller Surveying
Application Filed: May 8, 2012
Zoning: RR
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
- (5) **S112-128**
(CC District 14) An application to replat a 4.1160 acre tract of land into a 26 lot Shared Access Development in City Block 2/2703 on property located on Shadyside Lane between Lindsley Avenue and Vivian Avenue.
Applicant/ Owner: Megatel Homes / DHA Development, LLC
Surveyor: Spiars Engineering, Inc.
Application Filed: May 9, 2012
Zoning: CD 6, Tract II A
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.

Building Line Removal:

- (6) **S112-127**
(CC District 14)
- An application to replat a 3.7436 acre tract of land containing all of City Block 2/2703 into 28 lots and to remove the existing 30 foot platted building line on East Grand Avenue at Shadyside Lane between Lindsley Avenue and East Grand Avenue.
- Applicant/ Owner: Megatel Homes / DHA Development, LLC
Surveyor: Spiars Engineering, Inc.
Application Filed: May 9, 2012
Zoning: CD 6, Tract IIA
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.

Miscellaneous Docket

- D112-006**
Neva Dean
(CC District 14)
- An application for a development plan for Planned Development District No. 799 on Amesbury Drive, between the west side of Milton Street and East Lovers Lane.
- Staff Recommendation: **Approval**

- D112-007**
Neva Dean
(CC District 2)
- An application for a development plan for Planned Development District No. 862 on the west side of Maple Avenue, at the terminus of Butler Street.
- Staff Recommendation: **Approval**

- W112-014**
Carrie Gordon
(CC District 2, 14)
- An application for a waiver of the two-year waiting period to allow for the submittal of an application to amend the Downtown Special Provision Sign District to allow placement of videoboards on buildings with lodging uses and parking structures within the Retail Core on property bounded by Jackson Street, Lamar Street, Pacific Street, and Cesar Chavez Boulevard.
- Staff Recommendation: **Denial**

Certificates of Appropriateness for Signs

- 1203191071**
Carrie Gordon
(CC District 14)
- An application for a Certificate of Appropriateness by John Eitson of Austin Commercial, LP for a 20 square foot detached monument sign at 1014 Main Street (Griffin Street, west elevation).
- Applicant: John Eitson of Austin Commercial, LP
Staff Recommendation: **Approval**
SSDAC Recommendation: **Approval**

Zoning Cases – Consent

1. **Z112-201(RB)** Item #1 was withdrawn and will not be heard by CPC

2. **Z112-207(RB)**
Richard Brown
(CC District 5)

An application for a Specific Use Permit for a Machinery, heavy equipment, or truck sales and service use on property within the Subdistrict 3 portion of Planned Development District No. 533, the C. F. Hawn Special Purpose District No. 1 on the northeast line of C. F. Hawn Freeway, southeast of Lake June Road.

Staff Recommendation: **Approval** for a five-year period with eligibility for automatic renewals for additional five-year periods, subject to a site plan and conditions.

Applicant: Hector Hernandez
Representative: Elias Rodriguez

3. **Z112-212(RB)**
Richard Brown
(CC District 5)

An application to amend the development plan and conditions for Planned Development District No. 103 for Church Uses on the east line of Pastor Bailey Drive, north of Camp Wisdom Road.

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

Applicant: Concord Missionary Baptist Church
Representative: John Blacker

4. **Z112-222(RB)**
Richard Brown
(CC District 2)

An application for the renewal of Specific Use Permit No. 1765 for a Recycling buy-back center use on property zoned an IM Industrial Manufacturing District on the northwest line of Hickory Street, east of Malcolm X Boulevard.

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

Applicant/Representative: Rafael Jamaica

5. **Z112-223(RB)**
Richard Brown
(CC District 2)

An application for an amendment to and expansion of the Tract 1 portion of Planned Development District No. 486 for a Community service center and CH Clustered Housing District Uses on property zoned a CH Clustered Housing District and Planned Development District No. 486 in an area generally bounded by Bank Street, Gurley Avenue, Carroll Avenue, and Parry Avenue.

Staff Recommendation: **Approval**, subject to a conceptual plan, Tract 1 development plan and conditions.

Applicant: Jubilee Park Community Center Corporation
Representative: Brad Shipman

6. **Z112-205(MW)**
Megan Wimer
(CC District 5)
- A City Plan Commission authorized hearing to determine proper zoning on property zoned a CR-D-1 Community Retail District with a D-1 Liquor Control Overlay and Specific Use Permit No. 1940 for the sale of alcoholic beverages in conjunction with a general merchandise or food store less than 3,500 square feet with consideration given to providing for automatic renewal for Specific Use Permit No. 1940, on the southwest corner of Bruton Road and Masters Drive.
Staff Recommendation: **Approval** for a two-year period with eligibility for automatic renewals for additional five-year periods, subject to conditions.
7. **Z101-371(WE)**
Warren Ellis
(CC District 2)
- An application for a Specific Use Permit for a bar, lounge, or tavern on property zoned Planned Development District No. 296, the Deep Ellum/Near East Side Special Purpose District on the north side of Elm Street, between Malcolm X Boulevard and Crowds Street.
Staff Recommendation: **Approval** for a three-year period, subject to a site plan and conditions.
Applicant: Frank Edwards
Representative: John Hamilton

Zoning Cases – Under Advisement

8. **Z112-197(WE)**
Warren Ellis
(CC District 4)
- An application for a D-1 Liquor Control Overlay and a Specific Use Permit for the sale of alcoholic beverages in conjunction with a general merchandise or food store less than 3,500 square feet on property zoned a CS-D Commercial Service District with a D Liquor Control Overlay on the north line of Bruton Road, between Jim Miller Road and Mack Lane.
Staff Recommendation: **Approval** of a D-1 Liquor Control Overlay and **approval** of a Specific Use Permit for a two-year period with eligibility for automatic renewals for additional five-year periods, subject to a site plan and conditions.
Applicant: Mehdi Rezaeizadeh
Representative: Audra Buckley
U/A From: May 3, 2012 and May 17, 2012.
9. **Z112-206(JH)**
Jennifer Hiromoto
(CC District 2)
- An application for a Specific Use Permit for a bar, lounge, or tavern and commercial amusement (inside) for a dance hall use on property zoned Planned Development District No. 269, Tract A, on the southwest corner of Elm Street and North Crowds Street.
Staff Recommendation: **Approval** for a one-year period, subject to a site plan and staff conditions.
Representative: Chuck Hixson
U/A From: May 17, 2012.

10. **Z101-271(MG)**
Neva Dean
(CC District 4)
- An application for a Specific Use Permit for the sale of alcoholic beverages in conjunction with a general merchandise or food store use less than 3,500 square feet on property zoned an RR-D-1 Regional Retail District with a D-1 Liquor Control Overlay on the southwest corner of East R. L. Thornton Freeway and North Jim Miller Road.
Staff Recommendation: **Approval** for a two-year period with eligibility for automatic renewals for additional five-year periods, subject to a site plan and conditions.
Applicant: Racetrac Petroleum, Inc
Representative: Masterplan - Santos Martinez
U/A From: September 15, 2011, December 1, 2011 and February 16, 2012.
11. **Z112-191(MW)**
Megan Wimer
(CC District 1)
- An application for a Specific Use Permit for a convenience store with drive-through on property zoned a CR Community Retail District on the south side of West Clarendon Drive, west of Hampton Road.
Staff Recommendation: **Denial**
Applicant: Woo J. Seo, President, CSS Creative Enterprises, LLC
Representative: Tailim Song Law Firm
U/A From: May 17, 2012.
12. **Z112-211(MW)**
Megan Wimer
(CC District 6)
- An application for a Specific Use Permit for an open-enrollment charter school on property zoned a Light Mixed Use Subdistrict in Planned Development District No. 631, the West Davis Special Purpose District with deed restrictions and an R-7.5(A) Single Family District on the southwest corner of West Davis Street and North Dwight Avenue.
Staff Recommendation: **Approval** for a five-year period with eligibility for automatic renewals for additional five-year periods, subject to a site plan, traffic management plan and conditions.
Applicant: Honors Academy
Representative: Peter Kavanagh
U/A From: May 17, 2012.

Zoning Cases – Individual

13. **Z112-217(MW)**
Megan Wimer
(CC District 14)
- An application for a Specific Use Permit for a restaurant with drive-in or drive-through service on property zoned a GR General Retail Subdistrict in Planned Development District No. 193, the Oak Lawn Special Purpose District, on the northeast side of Lemmon Avenue, southeast of Throckmorton Street.
Staff Recommendation: **Denial**
Applicant: Taco Bell of America c/o Icon Engineering
Representative: Robert Baldwin

14. **Z112-208(WE)**
Warren Ellis
(CC District 8)
- An application for an NO(A) Neighborhood Office District on property zoned an R-7.5(A) Single Family District with deed restrictions volunteered by the applicant on the northeast corner of St. Augustine Road and Cushing Drive.
Staff Recommendation: **Denial**
Applicant: Betty & Chung Hsu
Representative: Betty Hsu
15. **Z112-214(WE)**
Warren Ellis
(CC District 7)
- An application for a Planned Development District for a public school other than an open-enrollment charter school and MF-2(A) Multifamily Subdistrict uses on property zoned an MF-2(A) Multifamily Subdistrict, an NC Neighborhood Commercial Subdistrict and an CC Community Commercial Subdistrict within Planned Development District No. 595, the South Dallas/Fair Park Special Purpose District on the north side of Grand Avenue, between South Good Latimer Expressway and South Malcolm X Boulevard.
Staff Recommendation: **Approval**, subject to a revised development plan, landscape plan, traffic management plan and conditions.
Applicant: Dallas Independent School District
Representative: MASTERPLAN - Karl Crawley

Authorization of Hearings

Expand Planned Development District No. 730

Donna Moorman
(CC District 7)

Consideration of a public hearing to decide whether to authorize a public hearing to determine the proper zoning on property zoned Planned Development District No. 730, and an R-5(A) Single Family Subdistrict and an NC Neighborhood Commercial Subdistrict with deed restrictions within Planned Development District No. 595, the South Dallas/Fair Park Special Purpose District, with consideration being given to expanding Planned Development District No. 730, generally on both sides of Bexar Street, between Brigham Lane and C.F. Hawn Freeway, and generally bounded by Harding Street, Macon Street, Stark Avenue, and Hooper Street on the southwest and Macon Street, Stark Avenue, and Hooper Street on the east including the lot on the northeast corner of Brigham Lane and Harding Street. This is a hearing to consider the request to authorize the hearing and not the rezoning of property at this time.

Other Matters

Minutes: May 17, 2012

Adjournment

CITY PLAN COMMISSION PUBLIC COMMITTEE MEETINGS

Thursday, June 7, 2012

SUBDIVISION REVIEW COMMITTEE (SRC) MEETING - Thursday, June 7, 2012, City Hall, 1500 Marilla Street, in the Council Chambers, at 10:30 a.m., to consider (1) **NC112-001** – Application to change the name of La Prada Drive (east) between John West Road on the south and La Prada Drive on the north to “Deansgate Lane”.

SPECIAL SIGN DISTRICT ADVISORY COMMITTEE (SSDAC) MEETING – Tuesday, June 12, 2012, City Hall, 1500 Marilla Street.

Note: The official Special Sign District Advisory Committee Agenda will be posted in the City Secretary's Office and City Website at www.ci.dallas.tx.us/cso/boardcal.shtml. Please review the official agenda for location and time.

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]