



CITY OF DALLAS

CITY PLAN COMMISSION
Thursday, April 1, 2010
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: Michael Grace

Consent Agenda - Preliminary Plats

(1) **S090-067**
(CC District 12)

An application to create a 0.884 acre lot, a 1.521 acre lot and a 1.687 acre lot out of a tract of land in City Block 8763 located at the intersection of Sandestine Drive and Spyglass Drive fronting along the west line of Spyglass Drive and the east line of the Dallas North Tollway.

Applicant/Owner: Jani-King International, Inc.

Surveyor: Winkelmann & Associates, Inc.

Application Filed: March 9, 2010

Zoning: LO-1

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

- (2) **S090-69**
(CC District 14)
- An application to replat 2.5517 acres containing Lots 1 thru 8 and 10 thru 17 in City Block 4/975 into one lot located at the intersection of Blackburn-Haskell Connection and Noble Avenue, southwest corner.
Applicant/Owner: Blackburn Central Holdings, L.P.
Surveyor: Brockette/Davis/Drake, Inc.
Application Filed: March 11, 2010
Zoning: PD-305 (Sub district D-3)
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket
- (3) **S090-070**
(CC District 14)
- An application to replat 3.08 acres containing part of Lot 1 in City Block A/977 into one 2.9811 acre lot and one 0.1024 acre Common area located at the intersection of Blackburn-Haskell Connection and McKinney Avenue, southwest corner.
Applicant/Owner: Blackburn Central Holdings, L.P.
Surveyor: Brockette/Davis/Drake, Inc.
Application Filed: March 11, 2010
Zoning: PD-305 (Sub district D-2)
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket
- (4) **S090-071**
(CC District 14)
- An application to replat 5.8695 acres containing part of Lot 1A in City Blocks 1/639 and 2/639 into a 2.6005 acre lot, a 2.8788 acre lot and right-of-way connecting Cityplace West Boulevard and Lemmon Avenue East located at the intersection of U.S. Hwy. 75 (Central Expressway) and Lemmon Avenue East, northwest corner.
Applicant/Owner: Blackburn Central Holdings, L.P.
Surveyor: Brockette/Davis/Drake, Inc.
Application Filed: March 11, 2010
Zoning: PD-375 (Tract 1, Sub district A)
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket
- (5) **S090-072**
(CC District 14)
- An application to replat 2.5169 acres containing part of Lot 1A in City Block 3/639 into one lot located at the intersection of U.S. Hwy. 75 (Central Expressway) and Cityplace West Boulevard, northwest corner.
Applicant/Owner: Blackburn Central Holdings, L.P.
Surveyor: Brockette/Davis/Drake, Inc.
Application Filed: March 11, 2010
Zoning: PD-375 (Tract 1, Sub district B)
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket

- (6) **S090-073**
(CC District 6)
- An application to replat 2.1124 acres containing a tract of land and all of Lot 2 in City Block A/8380 into one lot located at 11221 Tantor Road.
- Applicant/Owner: Green Roof Recycling, LLC
Surveyor: Raymond L. Goodson, Jr., Inc.
Application Filed: March 12, 2010
Zoning: IR & IM
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket

Residential Replat

- (7) **S090-066**
(CC District 5)
- An application to replat all of Lots 5A, and lots 1 thru 7 in City Block 30/4328 of Bellevue Addition; Lot 39A in City Block 4326 of Chan B. Patel Subdivision; all of Lot 1 in City Block A/4326 of Urban League Addition; all of Lot 17A in City Block 28/4323; and tracts of land in City Blocks 4326 and 4328 into four lots ranging in size from 0.562 acres to 3.943 acres located along the east and west sides of Denley Drive, south of Ann Arbor Drive.
- Applicant/Owner: City Wide Community Dev. Corp., Dallas Urban League and Lisbon Cemetery Association
Surveyor: Kimley-Horn and Associates, Inc.
Application Filed: February 26, 2010
Date Notices Sent: March 12, 2010
Zoning: CR & R-7.5
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket

Authorization of Hearing

- David Cossum
(CC Districts 5 & 8)
- A public hearing to decide whether to authorize a public hearing to consider a street name change of Loop 12 between Bonnieview Road and Interstate 45 to "Great Trinity Forest Boulevard". This is a hearing to consider the request to authorize the hearing for a street name change and not the actual street name change at this time.

Miscellaneous Docket

- M090-008**
Richard Brown
(CC District 7)
- Minor amendment to Tract 1A development plan for Planned Development District No. 369 for certain nonresidential uses on the southeast line of second avenue, southeast of Southern Pacific Railroad right-of-way.
- Staff Recommendation: **Approval**
Applicant: C. J. Morgan
Representative: Thomas Yakoob

- M090-012**
Richard Brown
(CC District 7)
- Minor amendment to the development plan for Planned Development District No. 638 for a Public school and R-7.5(A) Single Family District Uses in an area bounded by Toland Street, Jim Miller Road, Military Parkway, and Wilkes Avenue.
Staff Recommendation: **Approval**
Applicant: Dallas Independent School District
Representative: Karl Crawley
- M090-015**
Richard Brown
(CC District 2)
- Minor amendment to the development for Planned Development District No. 582, the Victory Planned Development District on the west line of Houston Street, between Olive Street and Museum Way
Staff Recommendation: **Approval**
Applicant: Anland Block C, L.P.
Representative: Robert Reeves
- M090-016**
Richard Brown
(CC District 2)
- Minor amendment to the development plan for Planned Development District No. 582, the Victory Planned Development District on the west corner of Houston Street and Olive Street.
Staff Recommendation: **Approval**
Applicant: Victory Plaza Building, L.P.
Representative: Robert Reeves
- M090-017**
Richard Brown
(CC District 2 &14)
- Minor amendment to the development plan for Planned Development District No. 582, the Victory Planned Development District on the southwest corner of Houston Street and Lamar Street.
Staff Recommendation: **Approval**
Applicant: Block J, L.P.
Representative: Robert Reeves
- M090-018**
Richard Brown
(CC District 2)
- Minor amendment to the development plan for Planned Development District No. 582, the Victory Planned Development District on the northwest corner of Victory Avenue and Lamar Street.
Staff Recommendation: **Approval**
Applicant: Block L. Retail, L.P.
Representative: Robert Reeves
- M090-019**
Richard Brown
(CC District 2)
- Minor amendment to the development plan for Planned Development District No. 582, the Victory Planned Development District on the west line of Houston Street, between Museum Way and Lamar Street.
Staff Recommendation: **Approval**
Applicant: Blocks F & H Retail, L.P.
Representative: Robert Reeves

- M090-020**
Richard Brown
(CC District 2)
- Minor amendment to the development plan for Planned Development District No. 582, the Victory Planned Development District on the north corner of Houston Street and Olive Street.
Staff Recommendation: **Approval**
Applicant: Victory Retail I, L.P.
Representative: Robert Reeves
- M090-021**
Richard Brown
(CC District 13)
- Minor amendment to the development plan for Planned Development District No. 633 for a Public school and R-10(A) Single Family District Uses on the east line of Northaven Road, between Marcus Drive and Dennis Road.
Staff Recommendation: **Approval**
Applicant: Dallas Independent School District
Representative: Karl Crawley
- Z078-309(RB)**
Richard Brown
(CC District 6)
- An extension of the six-month period between the City Plan Commission recommendation and City Council consideration of a zoning request on an application for a Specific Use Permit for Gas drilling and production on property zoned an A(A) Agricultural District and Specific Use Permit No. 517 for a Commercial radio station and transmitting towers on the south line of Sanders Loop, east of Belt Line Road.
Staff Recommendation: **Approval**
Applicant: Chief Oil & Gas
Representative: Dallas Cothrum

Zoning Cases – Consent

1. **Z090-135(WE)**
Warren Ellis
(CC District 13)

An application for an amendment to, and an expansion of, Planned Development District No. 314, the Preston Center Special Purpose District on property zoned an MF-1(A) Multifamily District on the southeast corner of Weldon Howell Parkway and Douglas Avenue.
Staff Recommendation: **Approval**, subject to conditions.
Applicant: Roman Catholic Diocese Dallas
Representative: Neil Richards Group - James A Riley, P.E.

2. **Z090-152(RB)**
Richard Brown
(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 line of Tempest Drive, north of Prater Street.
Staff Recommendation: **Approval**
Applicant/Representative: Bernie L. Jones, Owner

3. **Z090-161(JA)**
Jim Anderson
(CC District 14)
- An application for an Historic District Overlay on property zoned Planned Development District No. 298, Subarea 11, the Bryan Area Special Purpose District on the southwest corner of Swiss Avenue and Texas Street.
- Staff Recommendation: **Approval**, subject to preservation criteria.
- Landmark Commission Recommendation: **Approval**, subject to preservation criteria.
- Applicant/Representative: Marti Van Kleck

Zoning Cases - Under Advisement

4. **Z090-101(WE)**
Warren Ellis
(CC District 11)
- An application for a Planned Development District for mixed uses on property zoned a CR Community Retail District on the northeast corner of the North Dallas Tollway and Arapaho Road.
- Staff Recommendation: **Approval** of a Planned Development District for mixed uses, subject to a conceptual plan and conditions.
- Applicant: SA-OMAX 2007, L.P.
- Representative: Robert Baldwin
- U/A From: January 7, 2010; January 21, 2010 and February 18, 2010; March 4, 2010 and March 18, 2010.

Zoning Cases – Individual

5. **Z090-129(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 a private recreation center, club or area and CH Clustered Housing District uses on property zoned a CH Clustered Housing District on the south corner of JJ Lemmon Road and Langdon Road.
- Staff Recommendation: **Approval**, subject to revised development plans and conditions.
- Applicant: Dallas Independent School District
- Representative: MASTERPLAN – Karl Crawley
6. **Z090-138(WE)**
Warren Ellis
(CC District 13)
- An application for an amendment to Planned Development District No. 639 for a Public school other than an open-enrollment charter school and R-10(A) Single Family District uses in an area generally bounded by Merrell Road, Pensive Drive, Altman Drive and Goodyear Drive.
- Staff Recommendation: **Approval**, subject to revised development plan and conditions.
- Applicant: Dallas Independent School District
- Representative: MASTERPLAN – Karl Crawley

7. **Z090-105(RB)**
Richard Brown
(CC District 5)
- An application for a Planned Development District for a Public school and R-7.5(A) Single Family District Uses on property zoned an R-7.5(A) Single Family District on property generally bounded by both sides of Palisade Drive, Prairie Creek Road, Tonawanda Drive, and Greendale Drive.
Staff Recommendation: **Approval**, subject to a development plan, traffic management plan, and conditions.
Applicant: Dallas Independent School District, Owner
Representative: Karl Crawley

Development Code Amendments – Under Advisement

- DCA089-003**
David Cossum
- Consideration of amendments to Chapter 51A, the Dallas Development Code, to amend Section 51A-4.702; amending requirements for development plans and conceptual plans for planned development districts and procedures for minor amendments.
Staff Recommendation: **Approval**
ZOC Recommendation: **Pending**
U/A From: February 18, 2010; March 4, 2010 and March 18, 2010

Road Hump Appeal

- Kerry Elder
(CC District 13)
- Consideration of an appeal regarding the eligibility of Crestline Avenue between Ridge Road and Walnut Hill Lane for the City's Road Hump Program.
Dept. of Public Works and Transportation Recommendation:
No objection

Other Matters

City Plan Commission FY2008-09 Annual Report

Minutes: March 18, 2010

Adjournment

CITY PLAN COMMISSION PUBLIC COMMITTEE MEETINGS

Thursday, April 1, 2010

ZONING ORDINANCE COMMITTEE (ZOC) MEETING - Thursday, April 1, 2010, City Hall, 1500 Marilla Street, in 5ES, at 9:00 a.m., to consider (1) **DCA089-003**-Consideration of amendments to Chapter 51A, the Dallas Development Code, to amend Section 51A-4.702; amending requirements for development plans and conceptual plans for planned development districts and procedures for minor amendments, (2) **DCA090-003**-Consideration of amending the Dallas Development Code to create a new use for alternative financial institutions and (3) **Briefing** - Determination of maximum height under the Dallas Development Code.

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]