



CITY OF DALLAS

CITY PLAN COMMISSION
Thursday, July 15, 2010
AGENDA

BRIEFINGS/TRAINING:	6ES	10:30 a.m.
PUBLIC HEARING	6ES	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/TRAINING:

Subdivision Docket
Zoning Docket

The following items may be discussed during the briefing session or following the public hearing.

Proposed Local Option Election – John Rogers and David Cossum
Handicapped Group Dwelling Units – Leif Sandberg and John Rogers
Article X – Phil Erwin
Delta Credits for Parking – Jennifer Hiromoto
Conceptual and Development Plans – David Cossum

ACTION ITEMS:

Subdivision Docket

Planner: Paul Nelson

Consent Agenda - Preliminary Plats

(1) **S090-113**
(CC District 7)

An application to replat all of Lots 2 thru 12 in City Block E/868, all of Lots 1 thru 9 and Lots 13 thru 18 in City Block 1/866, three tracts of land in City Block 867, one tract of land in City Block 2/866, part of abandoned Myrtle Street and part of abandoned Cranfill Street into one 9.6743 acre lot on Logan Street at Harrison Street, north corner.

Applicant/Owner: Atmos Energy Corporation

Surveyor: Cornerstone Surveying, Inc.

Application Filed: June 21, 2010

Zoning: PD 595 (RS-1)

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

Miscellaneous Docket

- M090-038**
Richard Brown
(CC District 12)
- Minor amendment to the site plan and landscape plan for Planned Development District No. 106 for a Fire station and R-10 Single Family District Uses on the southeast corner of Frankford Road and Hillcrest Road.
Staff Recommendation: **Approval**
Applicant: City of Dallas Fire Rescue
Representative: Robert Schoenewe
- M090-039**
Richard Brown
(CC District 10)
- Minor amendment to the development plan and landscape plan for Planned Development District No. 194 for a Fire station and R-7.5 Single Family District Uses on the northwest line of Greenville Avenue, north of Boundbrook Avenue.
Staff Recommendation: **Approval**
Applicant: City of Dallas
Representative: Robert Schoenewe
- M090-041**
Richard Brown
(CC District 9)
- Minor amendment to the development plan and landscape plan for Planned Development District No. 251 for a Private school for the instruction of learning of disabled students and R-7.5(A) Single Family District Uses on the north corner of Lake Highlands Drive and Tiffany Way.
Staff Recommendation: **Approval**
Applicant: Dallas Academy
Representative: Dallas Cothrum
- M090-042**
Richard Brown
(CC District 7)
- Minor amendment to the development plan for Planned Development District No. 642 for a Public school other than an open-enrollment charter school and R-7.5(A) Single Family District Uses on property bounded by Hollis Avenue, Lawnview Avenue, and Scyene Road.
Staff Recommendation: **Approval**
Applicant: Dallas Independent School District
Representative: Karl Crawley
- M090-043**
Richard Brown
(CC District 2)
- Minor amendment to the development plan for Planned development District No. 698 for a Public school other than an open-enrollment charter school and MF-2(A) Multifamily District Uses on the west corner of Capitol Avenue and Carroll Avenue.
Staff Recommendation: **Approval**
Applicant: Dallas Independent School District
Representative: Karl Crawley

D090-005 Development plan for Planned Development No. 625,
Olga Torres Holyoak Subdistrict 3, on the south line of Crouch Road, west of
(CC District 8) Lancaster Road.
Staff Recommendation: **Approval**
Applicant: 261 C. W. Springs LTD
Representative: MASTERPLAN – Karl Crawley

Certificates of Appropriateness for Signs

Downtown Sign District:

1005245002 An application for the relocation of a kiosk 10 feet tall, with a
Carolyn Horner concrete pad base measuring 5 feet in diameter to the
(CC District 2) southwest corner of Lamar Street and Young Street, at 401 S.
Lamar Street.
Applicant: Scott Reynolds of Reynolds Outdoor Media
Staff Recommendation: **Approval**
SSDAC Recommendation: **Approval**

1005245003 An application for the relocation of a kiosk 10 feet tall, with a
Carolyn Horner concrete pad base measuring 5 feet in diameter to the
(CC District 14) northeast corner of Wood Street and St. Paul Street at 1900
Jackson Street.
Applicant: Scott Reynolds of Reynolds Outdoor Media
Staff Recommendation: **Approval**
SSDAC Recommendation: **Approval**

1005245006 An application for the relocation of a kiosk 10 feet tall, with a
Carolyn Horner concrete pad base measuring 5 feet in diameter to Ross
(CC District 14) Avenue between Routh Street and Leonard Street at 2512
Ross Avenue.
Applicant: Scott Reynolds of Reynolds Outdoor Media
Staff Recommendation: **Approval**
SSDAC Recommendation: **Approval**

Thoroughfare Plan Amendments

Bellevue Street from Austin Street to Ervay Street

Tanya Brooks
(CC District 2)

An amendment to the City of Dallas Thoroughfare Plan to: (1) Change the dimensional classification of Bellevue Street from Lamar Street to Akard Street from a four lane undivided roadway (M-4-U) within 60 feet of right-of-way to special two lane undivided roadway (SPCL-2-U) within 60 feet of right-of-way and 36 feet of pavement; (2) Add Bellevue Street from Austin Street to Lamar Street, a special two lane undivided roadway (SPCL-2-U) within 60 feet of the right-of-way and 36 feet of pavement; and (3) Add Bellevue Street from Akard Street to Ervay Street, a special two lane undivided roadway (SPCL-2-U) within 60 feet of right-of-way and 36 feet of pavement.

Staff Recommendation: **Approval**

CPC Transportation Committee Recommendation: **Approval**

Unnamed FN# Connector Road between Frankford Road and George Bush Tollway

Tanya Brooks
(CC District 12)

An amendment to the City of Dallas Thoroughfare Plan to change the dimensional classification of Unnamed FN3, a four lane undivided collector (S-4-U) within 60 feet of right-of-way between Frankford Road and the George Bush Tollway to a special two lane undivided collector (SPCL-2-U) within 50 feet of right-of-way and 26 to 36 feet of pavement.

Staff Recommendation: **Approval**

CPC Transportation Committee Recommendation: **Approval**

CBD Street Conversion from One-Way to Two-Way Traffic Operations

Tanya Brooks
(CC District 2)

An amendment to the City of Dallas' CBD Street and Vehicular Circulation Plan to change the following streets from one-way to two-way traffic operations: (1) Akard Street from Pacific Street to Elm Street, from a 3 lane southbound operation to 2 lane southbound and 1 lane northbound operation; (2) Akard Street from Elm Street to Commerce Street, from a 2 lane southbound operation to 1 lane northbound and 1 lane southbound operation; (3) Federal Street from Field to Ervay, from a 2 lane eastbound operation to a 1 lane eastbound and 1 lane westbound operation; (4) Field Street from Elm Street to Wood Street, from a 3 lane northbound operation to 2 lane northbound and 1 lane southbound operation; (5) Patterson Street from Filed Street to Akard Street, from a 2 lane westbound operation to 1 lane westbound and 1 lane eastbound operation.

Staff Recommendation: **Approval**

CPC Transportation Committee Recommendation: **Approval**

Zoning Cases – Consent

1. **Z090-133(RB)**
Richard Brown
(CC District 7)
An application for an MU-2 Mixed Use District Uses on property zoned an MF-2(A) Multifamily District and an IR Industrial Research District with deed restrictions volunteered by the applicant that prohibit certain uses as well as provide for specific development standards on property within the northeast and southeast quadrants of Kiest Boulevard and Southerland Avenue.
Staff Recommendation: **Approval**, subject to deed restrictions volunteered by the applicant.
Applicant: Joe Cavagnaro
Representative: Matthew Cragun

2. **Z090-179(WE)**
Warren Ellis
(CC District 13)
An application for an amendment to Planned Development District No. 803 and a renewal of Specific Use Permit No. 1262 for a private school on property zoned Planned Development District No. 803, on the northwest corner of Midway Road and Rosa Road.
Staff Recommendation: **Approval** of an amendment to Planned Development No. 803, subject to the conditions and **approval** of Specific Use Permit No. 1262 for a private school for a five-year period with eligibility for automatic renewals for additional five-year periods, subject to conditions.
Applicant: Oak Hill Academy
Representative: Winstead P.C., Kirk Williams/Tommy Mann

Zoning Cases - Under Advisement

3. **Z090-151(WE)**
Warren Ellis
(CC District 8)
An application for an amendment to Specific Use Permit No. 1401 for an Industrial (outside) use for a concrete batch plant on property zoned an IR Industrial Research District and an A(A) Agricultural District on the east side of Dowdy Ferry Road, North of I-20.
Staff Recommendation: **Approval** for a ten-year time period with eligibility for automatic renewals for additional ten-year periods, subject to a revised site plan and conditions.
Applicant: PLES Investments LL
Representative: Gary Reeder
U/A From: July 1, 2010

4. **Z067-284(RB)**
Richard Brown
(CC District 14)
- An application for a Planned Development District for MU-3 Mixed Uses on property zoned an MU-3 Mixed Use District on the northeast corner of North Central Expressway and Twin Sixties Drive.
- Staff Recommendation: **Approval**, subject to a conceptual plan, a Zone 1B development plan, a Zone 2A development plan, a Zone 3 development plan, and staff's recommended conditions.
- Applicant: Prescott Realty Group
Representative: Suzan Kedron
U/A From: April 15, 2010 and July 1, 2010
5. **Z090-170(OTH)**
Olga Torres Holyoak
(CC District 2)
- An application to renew Specific Use Permit No. 1410 for a restaurant with drive-in or drive-through on property zoned a CA-1(A)SP Central Area District and Secondary Pedestrian Overlay on the southwest corner of Commerce Street and Griffin Street.
- Staff Recommendation: **Approval** for a ten-year period with eligibility for automatic renewals for additional ten-year periods, subject to a site plan and conditions.
- Applicant: Rick Mathews, McDonalds Corporation
Representative: Cameron Slown, Adams Engineering
U/A From: July 1, 2010

Zoning Cases - Individual

6. **Z090-190(MG)**
Michael Grace
(CC District 1)
- 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 on the northeast corner of South Ravinia Drive and Wright Street.
- Staff Recommendation: **Approval**, subject to a development plan and conditions.
- Applicant: Dallas Independent School District
Representative: MASTERPLAN – Karl Crawley

Other Matters

Amendment to 2010 City Plan Commission Calendar

Minutes: July 1, 2010

Adjournment

CITY PLAN COMMISSION PUBLIC COMMITTEE MEETINGS

Tuesday, July 13, 2010

SPECIAL SIGN DISTRICT ADVISORY COMMITTEE (SSDAC) MEETING – Tuesday, July 13, 2010, at 2:00 p.m., City Hall, 1500 Marilla Street, in Conference Room 6ES to discuss the following: 1) **1006145005** - An application for a Certificate of Appropriateness by Scott Reynolds of Reynolds Outdoor Media for the relocation of an existing kiosk from Main Street, between Field Street and Griffin Street, to 1601 Bryan Street. 2) **1006145007** - An application for a Certificate of Appropriateness by Scott Reynolds of Reynolds Outdoor Media for the relocation of an existing kiosk from Commerce Street, between Field Street and Griffin Street, to 505 North Akard Street. 3) **1006171001** - An application for a Certificate of Appropriateness by Sue Butler of Starlite Sign for an upper projecting attached sign, located at 1520 Elm Street. 4) **DCA090-008** - Consideration of amendments to Article VII, "Sign Regulations," of Chapter 51A, "Dallas Development Code," to allow the replacement of detached non-premise signs (billboards) with new signs utilizing digital display technology.

Thursday, July 15, 2010

ZONING ORDINANCE COMMITTEE (ZOC) MEETING - Thursday, July 15, 2010, City Hall, 1500 Marilla Street, in 6ES, at 9:00 a.m., to consider (1) Consideration of amendments to Parking regulations.

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]