



CITY OF DALLAS

CITY PLAN COMMISSION
Thursday, January 15, 2009
AGENDA

BRIEFINGS:	5ES	11:00 a.m.
PUBLIC HEARING	Council Chambers	1:30 p.m.

*The City Plan Commission may be briefed on the agenda if it becomes necessary.

Theresa O'Donnell, Director
David Cossum, Assistant Director of Current Planning
Warren Ellis, Principal Planner

BRIEFINGS:

Planned Development Districts

David Cossum, Assistant Director, Development Services

SPSD089-001 - Consideration of amendments to the Downtown Special Provision Sign District to renew the 'Supergraphic' provisions and consider amending the existing provisions to allow for additional wallscape style signs downtown

David Cossum, Assistant Director, Development Services

Subdivision Docket

Zoning Docket

ACTION ITEMS:

Subdivision Docket

Planner: Carolyn Horner

Consent Agenda - Preliminary Plats

- (1) **S089-042**
(CC District 2)
(Vacant)

An application to replat Lot 1, Block 109 of the First Presbyterian Annex Addition, three unplatted tracts, and a Street and Alley Abandonment, in City Blocks 109 and 117, into one 2.758 acre lot, on Harwood Street between Wood Street and Young Street.

Applicant/Owner: First Presbyterian Church of Dallas

Surveyor: Brockette-Davis-Drake

Application Filed: December 23, 2008

Zoning: CA-1(A) and PD 357, Sub. 9

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

Residential Replats

- (2) **S089-041**
(CC District 13)
(Ekblad)
- An application to replat Lots 9 and 10 in City Block 5/5498 of Pemberton Addition No. 3 into one 0.6 acre lot fronting 150.11 ft. on the north line of Pemberton Dr., beginning at a point approximately 160 ft. west of the west line of Tibbs St.
Applicant/Owner: Bill Callis
Surveyor: Kistenmacher Engineering
Application Filed: December 23, 2008
Zoning: R-16(A)
Staff Recommendation: **Denial**

Miscellaneous Docket

- M089-002**
Richard Brown
(CC District 2)
(Vacant)
- Minor amendment to the Tract 1A development/landscape plan for Planned Development District No. 486 on the west corner of Bank Street and Gurley Avenue.
Staff Recommendation: **Approval**

- M089-009**
Richard Brown
(CC District 13)
(Ekblad)
- Minor amendment to the development/landscape plan for Planned Development District No. 531 for a Community service center and MF-2(SAH) District Uses on north side Ridgcrest Road, west of Eastridge Drive.
Staff Recommendation: **Approval**

- D089-001**
Frank Dominguez
(CC District 2)
(Vacant)
- Development plan for Planned Development District No. 486 in an area bound by Bank Street, Gurley Avenue, Carroll Avenue, and Parry Avenue.
Staff Recommendation: **Approval**

Miscellaneous Docket – Under Advisement

- D089-006**
Frank Dominguez
(CC District 9)
(Weiss)
- Development plan for Planned Development District No. 742 on the northwest corner of Skillman Avenue and Northwest Highway.
Staff Recommendation: **Approval**
U/A From: January 8, 2009

Zoning Cases – Individual

1. **Z089-129(RB)**
Richard Brown
(CC District 12)
(Wolfish)
An application for a Specific Use Permit for Local Utilities on property zoned an MF-1(A) Multifamily District with Specific Use Permit No. 1 for Apartment-2 Uses limited to a Community club, private school, and apartments on the northwest corner of Belt Line Road and Spring Creek Road.
Staff Recommendation: **Approval** for a permanent time period, subject to a site plan and conditions.
Applicant: Time Warner Cable
Representative: Brian Hobbs

2. **Z078-276(WE)**
Warren Ellis
(CC District 14)
(Emmons)
An application for a Planned Development Subdistrict for mixed uses on property zoned a HC Heavy Commercial Subdistrict and Planned Development District No. 64 within Planned Development District No. 193, the Oak Lawn Special Purpose District, in an area generally bounded by the Maple-Routh Connection, McKinney Avenue, Pearl Street and Thomas Avenue with consideration being given to an amendment to, and expansion of, Planned Development Subdistrict No. 64.
Staff Recommendation: **Approval** of an amendment to, and expansion of Planned Development Subdistrict No. 64 for mixed uses, subject to a revised conceptual plan and staff's recommended conditions.
Applicant: AmREIT Uptown Dallas, L.P. and AmREIT Uptown Dallas, G.P., LLC
Representative: MASTERPLAN, Willie Cothrum

Other Matters

ZOAC Annual Report

Minutes: January 8, 2009

Adjournment

CITY PLAN COMMISSION PUBLIC COMMITTEE MEETINGS

Tuesday, January 13, 2009

SPECIAL SIGN DISTRICT ADVISORY COMMITTEE (SSDAC) MEETING - Tuesday, January 13, 2009, at 9:00 a.m., City Hall, 1500 Marilla Street, in Conference Room 5DN, to consider **SPSD089-001** – Consideration of amendments to Chapter 51A, the Dallas Development Code, to amend regulations pertaining to the Downtown Special Provision Sign District to allow super graphics and wallsapes.

Thursday, January 15, 2009

ZONING ORDINANCE ADVISORY COMMITTEE (ZOAC) MEETING - Thursday, January 15, 2009, at 9:00 a.m., City Hall, 1500 Marilla Street, in 5ES, to consider 1) **SPSD089-001** - Consideration of amendments to the Downtown Special Provision Sign District to renew the ‘Supergraphic’ provisions and consider amending the existing provisions to allow for additional wallscape style signs downtown and 2) **DCA 078-016** - Consideration of amendments to Chapter 51A, the Dallas Development Code, to amend regulations pertaining to outside storage and screening requirement.

Thursday, January 15, 2009

SUBDIVISION REVIEW COMMITTEE (SRC) MEETING - Thursday, January 15, 2009, at 10:15 a.m., City Hall, 1500 Marilla Street, Council Chambers, to consider (1) **S089-041** - An application to replat Lots 9 and 10 in City Block 5/5498 of Pemberton Addition No. 3 into one 0.6 acre lot fronting 150.11 ft. on the north line of Pemberton Drive, beginning at a point approximately 160 ft. west of the west line of Tibbs Street.

Tuesday, February 3, 2009

JOINT CPC TRINITY RIVER AD HOC COMMITTEE & URBAN DESIGN ADVISORY COMMITTEE (UDAC) – Tuesday, February 3, 2009, at 6:30 PM, Methodist Hospital, northwest corner of W. Colorado Boulevard and N. Bishop Avenue, in the Hitt Auditorium to discuss potential zoning changes in the Oak Cliff Gateway Study Area.

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]