



CITY OF DALLAS

CITY PLAN COMMISSION
Thursday, February 8, 2007
AGENDA

BUS TOUR:	See attachment	1:30 p.m.
BRIEFINGS:	5ES	Following bus tour
PUBLIC HEARING	Council Chambers	6:00 p.m.

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

Theresa O'Donnell, Director
David Cossum, Assistant Director of Current Planning
Richard Brown, Principal Planner

BRIEFINGS:

Subdivision Docket
Zoning Docket

Forward Dallas! Implementation Code Amendment Process
Peer Chacko

CPC Trinity River Ad Hoc Committee report

ACTION ITEMS:

Subdivision Docket

Planner: Paul Nelson

Consent Agenda - Preliminary Plats

(1) **S067-083**
(District 3)

An application to replat a 4.9440 acre tract of land containing part of Lots 6, and 7, and all of Lots 13, 14 and 15 in City Block B/6044 into one 4.990 acre lot on Red Bird Lane and Mozart Avenue between Cockrell Hill Road and Blue Bird Avenue

Applicant: Don Valk

Surveyor: Davis Land Surveying Co., Inc.

Application Filed: January 12, 2007

Zoning: IR, FP(IR)

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

- (2) **S067-085**
(District 2) An application to create a 4.3127 acre lot from a tract of land in City Block 3/791 on 629 Peak Street
Applicant: East Dallas Christian Church
Surveyor: Kadleck & Associates
Application Filed: January 16, 2007
Zoning: PDD 98
Staff Recommendation: **Approval**, subject to the conditions listed in the docket
- (3) **S067-086**
(District 5) An application to replat part of Lot 2 in City Block A/6049 into one 0.770 acre lot and one 0.550 acre lot from a 1.32 acre tract of land on Ledbetter Drive east of S. Hampton Road
Applicant: First Nationwide Postal
Surveyor: CEI Engineering
Application Filed: January 16, 2007
Zoning: RR
Staff Recommendation: **Approval**, subject to the conditions listed in the docket
- (4) **S067-087**
(District 2) An application to create one, 9.1322 acre lot from all of Lots 4, 5, and 8 and in City Block A/5708 on Denton Drive between Inwood Road, Maple Avenue, and Butler Street.
Applicant: Dallas Area Rapid Transit
Surveyor: AZ&B
Application Filed: January 16, 2007
Zoning: IR, CS
Staff Recommendation: **Approval**, subject to the conditions listed in the docket
- (5) **S067-088**
(District 14) An application to replat a 0.17 acre tract of land containing part of Lot 8 in City Block A/1998 into one 3,423 sq. ft. lot, and one 3,827 sq. ft. lot on 5815 Hubert Street at Hudson Street, northwest corner
Applicant: Epic Homes
Surveyor: Cuzzo Land Surveying
Application Filed: January 16, 2007
Zoning: MF-2(A)
Staff Recommendation: **Approval**, subject to the conditions listed in the docket

Individual Items – Residential Replat

- (6) **S067-084**
(District 10) An application to replat all of Lots 8 and 9 in City Block H/5446 into one 0.418 acre lot on 8516 Thunderbird Lane
Applicant: Mitchell and Gail Perry
Surveyor: Analytical Surveys, Inc.
Application Filed: January 16, 2007
Zoning: R-7.5(A)
Staff Recommendation: **Approval**, subject to the conditions listed in the docket

Miscellaneous Docket

- M067-014**
Richard Brown
(CC District 12) Minor amendment to the landscape plan for Planned Development District No. 1550, for a Medical clinic or ambulatory surgical center and an in-patient rehabilitation facility on the west line of North Central Expressway, north of Park Lane
Staff Recommendation: **Approval**

- M067-015**
Richard Brown
(CC District 12) Minor amendment to the development plan for Planned Development District No. 722, for a Single family uses and Private streets on the west line of Preston Road, north of Frankford Road
Staff Recommendation: **Approval**

Miscellaneous Docket – Under Advisement

- M067-004**
Richard Brown
(CC District 2) Minor amendment to the development plan for Planned Development District No. 582, the Victory Planned Development District in an area generally bounded by property north of Hi Line Drive, the M.K.&T. Railroad to the east, Continental Avenue to the south, and Stemmons Freeway to the west
Staff Recommendation: **Approval**
U/A From: January 4, 2007 and January 25, 2007

Zoning Cases – Individual

1. **Z056-227 (RB)**
Richard Brown
(CC District 10)
An application for a Specific Use Permit for Private streets on property zoned an R-7.5(A) Single Family District, on the east line of Audelia Road, south of Shadow Way.
Staff Recommendation: **Approval** for a permanent time period, subject to a site plan and conditions.
Applicant: MA Creekside, LP, Owner; Sole Partners-John Marlin and Deborah Thomas
Representative: Mardy Brown
Bus Tour Date: May 11, 2006
U/A From: Reconsideration on November 9, 2006

Other Matters

CPC Calendar – Evening Meetings

Minutes: February 1, 2007

Adjournment

CITY PLAN COMMISSION PUBLIC COMMITTEE MEETINGS

Tuesday, February 6, 2007

CPC Trinity River Ad Hoc Committee Meeting - Tuesday, February 6, 2007 at 7:00 PM, at Santa Maria del Carmen Community Center, 2900 Vilbig Street, to discuss implementation of the Trinity River Comprehensive Land Use Plan for the La Bajada/Los Altos land use opportunity 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]