



CITY OF DALLAS

CITY PLAN COMMISSION
Thursday, March 26, 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:

Platting Overview

David Cossum, Assistant Director, Development Services

Subdivision Docket

Zoning Docket

ACTION ITEMS:

Subdivision Docket

Planner: Michael Grace

Consent Agenda - Preliminary Plats

- (1) **S089-066**
(CC District 3)
(Gary)

An application to create a 22.073 acre lot out of a tract of land in City Block 8598 generally located on the north side of W. Camp Wisdom Rd. at the intersection of W. Camp Wisdom Rd. and Timberbrook Ln.

Applicant/Owner: Pioneer Bible Translators, Inc.

Surveyor: Keeton Surveying Co.

Application Filed: February 25, 2009

Zoning: LO-1

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

- (2) **S089-067**
(CC District 13)
(Ekblad)
An application to create a 4.28 acre lot out of a tract of land in City Block C/6154 located at the intersection of Midway Rd. and Royal Ln., southwest corner.
Owner: Providence Presbyterian Church
Surveyor: Doug Connally & Assoc.
Application Filed: March 1, 2009
Zoning: R-16(A)
Staff Recommendation: **Approval**, subject to the conditions listed in the docket
- (3) **S089-068**
(CC District 11)
(Buehler)
An application to create a 0.3238 acre lot out of the remainder of Lot 2 in City Block A/8420 generally located near the intersection of LBJ Freeway and Forest Ln.
Owner: Gatwick Ventures, LLC
Surveyor: Webb Surveying, Inc.
Application Filed: March 2, 2009
Zoning: CR(SUP 1504 for mini-warehouse)
Staff Recommendation: **Approval**, subject to the conditions listed in the docket
- (4) **S089-070**
(CC District 4)
(Davis)
An application to replat 100.7 acres containing multiple lots and tracts into one lot generally located at the intersection of Central Expressway and Linfield Rd., northeast corner.
Owner: Union Pacific Railroad
Surveyor: Halff Associates
Application Filed: March 3, 2009
Zoning: CS, IM (SUP 1715), IR, & MH(A)
Staff Recommendation: **Approval**, subject to the conditions listed in the docket
- (5) **S089-071**
(CC District 7)
(Bagley)
An application to replat Lot 1A in City Block B/2628 into a 0.96 acre lot and a 4.061 acre lot located at the intersection of Dolphin Rd. and Mingo St., southwest corner.
Owner: Carleton Residential Properties, LP
Surveyor: Ronald D. Smith, Surveyors, Inc.
Application Filed: March 3, 2009
Zoning: MF-2(A)
Staff Recommendation: **Approval**, subject to the conditions listed in the docket

- (6) **S089-072**
(CC District 14)
(Emmons)
- An application to replat 0.384 acre containing Lots 31A and 31B in City Block 5/642 into an 8 lot Shared Access Area Development ranging in size from 1,137 sq. ft. to 1,938 sq. ft. located at the intersection of Haskell Ave. and San Jacinto St., southwest corner.
Owner: KDN, LLC
Surveyor: Global Land Surveying, Inc.
Application Filed: March 4, 2009
Zoning: PD-298 (Sub area 8)
Staff Recommendation: **Approval**, subject to the conditions listed in the docket

Miscellaneous Docket

- M089-020**
Richard Brown
(CC District 13)
(Ekblad)
- Minor amendment to the development plan and landscape plan for Planned Development District No. 783 for MU-2 Mixed Use District Uses on the northeast corner of Greenville Avenue and Walnut Hill Lane.

Staff Recommendation: **Approval**

- M089-021**
Richard Brown
(CC District 14)
(Emmons)
- Minor amendment to the site plan for Specific Use Permit No. 840 for a Hospital on the north corner of Lemmon Avenue and the abandoned portion of Howell Street.

Staff Recommendation: **Approval**

- Z078-248(WE)**
Warren Ellis
(CC District 3)
(Gary)
- Deed restrictions and conditions submitted in conjunction with an application for a new Subdistrict within Subdistrict B in the north zone within Planned Development District No. 521 for mixed uses and a Specific Use Permit for gas drilling, east of Mountain Creek Parkway, north of Interstate 20 (Lyndon B. Johnson Freeway).

Staff Recommendation: **Approval** of conditions and **approval** of deed restrictions volunteered by the applicant.

- Z078-313(WE)**
Warren Ellis
(CC District 3)
(Gary)
- Deed restrictions and conditions submitted in conjunction with an application for a Specific Use Permit for gas drilling within Subdistrict B in the north zone within Planned Development District No. 521 for mixed uses, east of Mountain Creek Parkway, north of Interstate 20 (Lyndon B. Johnson Freeway).

Staff Recommendation: **Approval** of conditions and **approval** of deed restrictions volunteered by the applicant.

- D089-009**
Neva Dean
(CC District 10)
(Lueder)
- Development plan for Planned Development District No. 775 on the west side of Lullwater Drive, north of Northwest Highway.

Staff Recommendation: **Approval**

W089-005
Neva Dean
(CC District 3)
(Gary)

A waiver of the two-year waiting period in order to submit an application for an amendment to Specific Use Permit No. 1739 on the south side of Camp Wisdom Road, west of Eagle Ford Drive.
Staff Recommendation: **Denial**

Certificates of Appropriateness for Signs

Uptown Sign District:

090225105
Kyra Blackston
(District 14)
(Emmons)

An application for the installation of a 72 square foot flat attached premise sign on the western building elevation containing the words "Wells Fargo" at 2222 McKinney Avenue.
Applicant: Jimmie Wauford - [Williow Creek Signs, Inc.](#)
Staff Recommendation: **Approval**
SSDAC Recommendation: **Approval**

Zoning Cases – Consent

1. [Z089-139\(MAW\)](#)
(Megan Wimer)
(CC District 3)
(Gary)
 2. [Z089-140\(MAW\)](#)
(Megan Wimer)
(CC District 7)
(Bagley)
- An application for an NO(A) Neighborhood Office District and termination of a portion of Specific Use Permit No. 159 for a library use on property zoned an R-7.5(A) Single Family District on the south side of West Illinois Avenue, east of Hampton Road.
Staff Recommendation: **Approval**
Applicant: Patricia R. Gorman
Representative: Anselmo Montemayor
- An application to amend the deed restrictions on property zoned an RR Regional Retail District on the north side of Chenault Street between Buckner Boulevard and Dilido Avenue.
Staff Recommendation: **Approval**
Applicant: Darryl Quigley
Representative: Mari Bailey, Michael R. Coker Company

Zoning Cases – Under Advisement

3. **Z078-309(RB)**
(Richard Brown)
(CC District 6)
(Lozano)
- 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** for a ten-year period with eligibility for automatic renewal of additional ten-year periods, subject to a site plan for existing conditions, a site/operation plan for drilling, a site/operation plan for production, and staff's recommended conditions, subject to deed restrictions volunteered by the abutting property owner.
- Applicant: Chief Oil & Gas
Representative: Dallas Cothrum
U/A From: December 11, 2008; January 8, 2009; February 12, 2009 and March 5, 2009
4. **Z078-312(WE)**
(Warren Ellis)
(CC District 6)
(Lozano)
- An application for the renewal of Specific Use Permit No. 1609 for potentially incompatible industrial uses with outside storage on property zoned an IM Industrial Manufacturing District, on the west side of Spangler Road, between Ryan Road and Walnut Hill Lane.
- Staff Recommendation: **Approval** for a two-year period, subject to a site plan and staff's recommended conditions.
- Applicant: Weir Brothers Partners LLC
Representative: Dan Garrigan
U/A From: March 5, 2009

Zoning Cases – Individual

5. **Z089-122(WE)**
(Warren Ellis)
(CC District 8)
(Lavallaisaa)
- An application for an expansion of, and amendment to, Planned Development District No. 757 for an open enrollment charter school and R-5(A) Single Family District uses on property zoned Planned Development District No. 757 an A(A) Agricultural District, and an R-7.5(A) Single Family District on the north side of Wheatland Road between Mask Drive and Houston School Road.
- Staff Recommendation: **Denial**
- Applicant: Gateway Charter School
Representative: Masterplan – Santos Martinez

Reconsideration

6. [Z089-115\(RB\)](#)
(Richard Brown)
(CC District 3)
(Gary)

1. Suspension of the CPC Rules of Procedure to allow reconsideration of Z089-115(RB)

If #1 is approved then consideration of #2.

2. Reconsideration of action taken on February 12, 2009, which was to **approve** an amendment to and renewal of Specific Use Permit No. 1496 for an open-enrollment charter school for a five-year period, with eligibility for automatic renewal of additional five-year periods, subject to a site plan and conditions on property zoned an IR Industrial Research District, on the southeast corner of Joseph Hardin Drive and Exchange Service Drive.

If #2 is approved then consideration of #3.

3. An application for an amendment to and renewal of Specific Use Permit No. 1496 for an open-enrollment charter school on property zoned an IR Industrial Research District, on the southeast corner of Joseph Hardin Drive and Exchange Service Drive.

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

Applicant: Eagle Advantage Schools, Inc.; Owner

Representative: Charles Sisneros

Other Matters

Minutes: March 12, 2009

Adjournment

CITY PLAN COMMISSION PUBLIC COMMITTEE MEETINGS

Thursday, March 26, 2009

CPC THOROUGHFARE COMMITTEE - Thursday, March 26, 2009, at 9:00 a.m., City Hall, 1500 Marilla Street, in Room 5ES, to discuss a Thoroughfare Plan amendment to add a roadway to the plan to accommodate projected traffic volumes associated with the Cypress Cove mixed use development.

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]