



CITY OF DALLAS

CITY PLAN COMMISSION
Thursday, April 2, 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
Olga Torres Holyoak, Principal Planner

BRIEFINGS:

Annexation and Extraterritorial Jurisdiction
John Rodgers, City Attorney Office

Code amendment on Certificates of Demolition in Historic Districts.
Michael Pumphrey, Long Range Planning

Subdivision Docket
Zoning Docket

ACTION ITEMS:

Subdivision Docket Planner: Carolyn Horner

Consent Agenda - Preliminary Plats

- (1) **S089-074** An application to replat Lot 2 of the Home Depot/Wheatland Road Addition, in City Block A/6929, to create one 0.955 acre lot and one 11.237 acre lot, on the northeast corner of Wheatland Road and Kirnwood Drive
 (CC District 8)
 (Lavallaisaa)
- Applicant/Owner: HD Development Properties, LP/CB Richard Ellis
Surveyor: Kimley-Horn and Associates, Inc.
Application Filed: March 6, 2009
Zoning: RR
Staff Recommendation: **Approval**, subject to the conditions listed in the docket

- (2) **S089-076**
(CC District 4)
(Davis)
- An application to create one 1.50 acre lot in City Block 6194, located at 2760 and 2802 South Buckner Blvd. south of Scyene Road
Applicant/Owner: O'Reilly Automotive, Inc.
Surveyor: Huitt-Zollars, Inc.
Application Filed: March 10, 2009
Zoning: PD 366, Subarea 1
Staff Recommendation: **Approval**, subject to the conditions listed in the docket

Individual Item

- (3) **S089-080**
(CC District 6)
(Lozano)
- An application to replat a portion of Block E-3/7940 of the Empire Central Addition, to create one 2.061 acre lot and to remove the platted 79.6 foot and the 50 foot building lines, located at 8300 John Carpenter Freeway
Applicant/Owner: Victor Abraham
Surveyor: Analytical Surveys
Application Filed: March 13, 2009
Zoning: MU-3
Staff Recommendation: **Denial** of the building line removals, **approval** of the plat, subject to the conditions listed in the docket

Residential Replat with Building Line Removal

- (4) **S089-079**
(CC District 11)
(Buehler)
- An application to replat part of Lot 1 and Lot 1A of the Krause Addition, and Lot 2 of the Haymann Addition, in City Block A/7420, to relocate lot lines and remove the platted building lines, at 6269 and 6305 Alpha Road between Preston Road and Hillcrest Road
Applicant/Owner: Howard Okon/Basil Haymann
Surveyor: Xavier Chapa
Application Filed: March 10, 2009
Zoning: R-16(A)
Staff Recommendation: **Approval**, subject to the conditions listed in the docket

Residential Replats

- (5) **S089-075**
(CC District 5)
(Rodgers)
- An application to replat Lot 7 of the East Side Acres Addition, in City Block 6784, into two 0.2926 acre lots and one 0.2925 acre lot, located on Prairie Creek Road, south of Military Parkway
Applicant/Owner: East Dallas Community Organization
Surveyor: Bury and Partners-DFW
Application Filed: March 6, 2009
Zoning: R-7.5(A)
Staff Recommendation: **Approval**, subject to the conditions listed in the docket
- (6) **S089-077**
(CC District 9)
(Weiss)
- An application to replat Lot 1, Block 4407 of the Cervin Addition, Tract 5, Block 4407 of the Currin-Wood Addition, part of Block 4407 of the Herman Boettcher Subdivision, and an unplatted tract of land in City Block 4407, into 3 lots, located on Fisher Road and Dalgreen Road
Applicant/Owner: Roscoe F. White III
Surveyor: Surveying Associates
Application Filed: March 10, 2009
Zoning: R-1AC(A)
Staff Recommendation: **Approval**, subject to the conditions listed in the docket
- (7) **S089-078**
(CC District 14)
(Emmons)
- An application to replat Lots 13-19 of the Lovers Lane Heights Addition, in City Block 2/4388, into three lots, located on the southeast corner of West Lovers Lane and Caillet Street
Applicant/Owner: Providence Christian School of Texas
Surveyor: Raymond L. Goodson Jr. Inc.
Application Filed: March 10, 2009
Zoning: PD 771 Tracts 1 and 3, MC-1
Staff Recommendation: **Approval**, subject to the conditions listed in the docket

Zoning Cases – Consent

1. **Z078-307(RB)**
(Richard Brown)
(CC District 6)
(Lozano)
- An application for a Specific Use Permit for a Community service center on property zoned an R-5(A) Single Family District on the southeast corner of Winnetka Avenue and Gallagher Street.
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: Vickery Meadow Learning Center
Representative: Robert Baldwin

2. **Z089-143(RB)**
(Richard Brown)
(CC District 6)
(Lozano)
An application for a Specific Use Permit for a recycling collection center on property zoned an IR Industrial Research District within a designated floor plain, on the east line of Wire Way, north of Lombardy Lane.
Staff Recommendation: **Approval** for a two-year period, subject to a site plan and conditions.
Applicant: Northwest Metals Recycling
Representative: Robert Baldwin
3. **Z089-148(OTH)**
(Olga Torres Holyoak)
(CC District 4)
(Davis)
An application to amend Planned Development District No. 75 on the northwest corner of South Buckner Boulevard and Scyene Circle.
Staff Recommendation: **Approval**, subject to a development plan and conditions
Applicant: Brentwood Healthcare LTD
Representative: Santos Martinez - MasterPlan

Zoning Cases – Under Advisement

- A. **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
U/A From: March 26, 2009

Zoning Cases – Individual

4. **Z089-149(RB)**
(Richard Brown)
(CC District 14)
(Emmons)
An application for a Specific Use Permit for a Liquor store within the Subarea 8 portion of Planned Development District No. 298, the Bryan Area Special Purpose District on the west corner of Haskell Avenue and San Jacinto Street.
Staff Recommendation: **Approval** for a three-year period, subject to a site plan and conditions.
Applicant/ Representative: Su Van Doan

Other Matters

Suspension of the CPC Rules of Procedure which require the Zoning Ordinance Advisory Committee to make a recommendation on amendments to the Dallas Development Code to allow an amendment to Section 51A-4.501, pertaining to certificates of demolition in Historic Districts, to be forwarded to the Plan Commission with a recommendation from the Landmark Commission.

Minutes: March 26, 2009

Adjournment

CITY PLAN COMMISSION PUBLIC COMMITTEE MEETINGS

Thursday, April 2, 2009

ZONING ORDINANCE ADVISORY COMMITTEE (ZOAC) MEETING - Thursday, April 2, 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.

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]