



- (2) **S089-083**  
(CC District 2)  
(Wally)
- An application to create a 9,951 sq. ft. lot out of a tract of land in City Block 823 located at the intersection of Benson St. and Hill Ave., northwest corner.  
Owner: Deep Ellum Warehouses  
Surveyor: Walter D. Thomas  
Application Filed: March 23, 2009  
Zoning: IM  
Staff Recommendation: **Approval**, subject to the conditions listed in the docket

Residential Plats

- (3) **S089-081**  
(CC District 7)  
(Bagley)
- An application to replat all of Lots 12 through 26 in City Block 3/2540 into one 39,384 sq. ft. lot located at the intersection of Bexar St. and Hooper Ave., southwest corner.  
Owner: Kaminski Holdings, Inc.  
Surveyor: Doug Connally & Assoc.  
Application Filed: March 18, 2009  
Zoning: PD-730 & PD-595 (R-5(A))  
Staff Recommendation: **Approval**, subject to the conditions listed in the docket.

- (4) **S089-084**  
(CC District 13)  
(Ekblad)
- An application to replat 11.2488 acres containing all of Lot 1A in City Block I/5628 and part of City Block 5626 into one lot located at the intersection of Douglas Ave. and Colgate Ave., northwest corner.  
Owner: Corporation of the Episcopal Diocese of Dallas  
Surveyor: Raymond L. Goodson Jr. Inc.  
Application Filed: March 25, 2009  
Zoning: R-7.5(A); (SUP 1172) & MF-1(A)  
Staff Recommendation: **Approval**, subject to the conditions listed in the docket.

Miscellaneous Docket

- M089-023**  
Richard Brown  
(CC District 2)  
(Wally)
- Variance and exception to Design Standards for Section 51A-4.605 of the Dallas Development Code to establish design standards and appropriate zoning districts for a general merchandise and food store use 100,000 sq. ft. or more and design standards for furniture stores and home improvement stores that are 100,000 sq. ft. or more on the south corner of Lemmon Avenue and Atwell Street.  
Staff Recommendation: **Hold under advisement until April 23, 2009**

**M089-024**  
Richard Brown  
(CC District 14)  
(Emmons)

Minor amendment to the development plan and planting plan for Planned Development District No. 482 for CR Community Retail District Uses in an area bounded by Inwood Road, West Lovers Lane, Greenway Boulevard and Boaz Street.  
Staff Recommendation: **Approval**

Zoning Cases – Consent

1. **Z089-159(RB)**  
(Richard Brown)  
(CC District 12)  
(Wolfish)
  2. **Z089-135(WE)**  
(Warren Ellis)  
(CC District 14)  
(Emmons)
  3. **Z089-156(MAW)**  
(Megan Wimer)  
(CC District 8)  
(Lavallaisaa)
  4. **Z089-166(MAW)**  
(Megan Wimer)  
(CC District 6)  
(Lozano)
- An application for an amendment to and renewal of Specific Use Permit No. 1344 for an Open-enrollment Charter School or Private school on property zoned an MF-1(A) Multifamily District, on the northeast corner of Frankford Road and Marsh Lane.  
Staff Recommendation: **Approval** for a three-year period, with eligibility for automatic renewal of additions three-year periods, subject to a site plan and conditions.  
Applicant: Choices Leadership Academy  
Representative: Horace Harkey
- An application for an amendment to create two tracts within Planned Development District No. 183 for MU-3 Mixed Use District uses on the southeast corner of North Haskell Avenue and North Central Expressway.  
Staff Recommendation: **Approval**, subject to a development plan, landscape plans and conditions.  
Applicant: Dallas CPT Fee Owner, L.P.  
Representative: James R. Schnurr
- An application to terminate the deed restrictions on property zoned an LI Light Industrial District Regional Retail District on the south side of I-20 Frontage Road, east of Honeysuckle Lane.  
Staff Recommendation: **Approval**  
Applicant: Texas M Squared Farms, Ltd.  
Representative: William Marc Hill
- An application for an IM Industrial Manufacturing District on property zoned an IR Industrial Research District on the north side of West Commerce Street, east of Edgefield Avenue.  
Staff Recommendation: **Approval**  
Applicant: Commercial Metals Company  
Representative: Tommy Mann and Kirk Williams, Winstead

Zoning Cases – Under Advisement

5. **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  
U/A From: April 2, 2009

Zoning Cases – Individual

6. **Z089-147(RB)**  
(Richard Brown)  
(CC District 3)  
(Gary)
- An application for a Planned Development District for CS Commercial Service District Uses on property zoned a CS Commercial Service District on the northeast corner of IH 30 and Cockrell Hill Road.
- Staff Recommendation: **Denial**
- Applicant: Turnpike West, LLC; Owner  
Representative: Albert Jarrell

Authorization of Hearing

- Buckner Boulevard**  
(CC District 4)  
(Davis)
- Consideration of a hearing to authorize a public hearing to determine the proper zoning on property zoned Subarea 1 and Subarea 2 within Planned Development District No. 366 on the east side of Buckner Boulevard between Military Parkway and Ricardo Drive with consideration given to creating a new Subarea within Planned Development District No. 366. This is a hearing to consider the request to authorize the hearing and not the rezoning of property at this time.

**Davis Street**  
(CC District 1 & 3)  
(Prothro & Gary)

Consideration of a hearing to authorize a public hearing to determine the proper zoning on property zoned R-5(A) Single Family District, R-7.5(A) Single Family District, D(A) Duplex District with Historic Overlay No. 123 on a portion and Specific Use Permit No. 814 on a portion, TH-3(A) Townhouse District with deed restrictions on a portion, MF-2(A) Multifamily District, MU-1 Mixed Use District, LO-1 Limited Office District with a D Dry Liquor Control Overlay on a portion, NS Neighborhood Service District, CR Community Retail District, CS Commercial Service District, P(A) Parking District, Planned Development District No. 87 with Historic Overlay No. 15, Planned Development District No. 160 with Historic Overlay No. 59 on a portion and Specific Use Permit No. 1733 on a portion, Planned Development District No. 340, Planned Development District No. 631, Planned Development District No. 768, Conservation District No. 1, Conservation District No. 7 with Historic Overlay No. 95 on a portion generally along West Davis Street from North Plymouth Road to North Zang Boulevard extending to West Jefferson Boulevard from North Plymouth Road to North Hampton Road; to West 10<sup>th</sup> Street (both sides) between Sylvan Avenue and North Zang Boulevard; including both sides of North Bishop Avenue from West Davis Street to south of Colorado Boulevard; between Cedar Hill Avenue and Van Buren Avenue from West Davis Street to 5<sup>th</sup> Street; between North Polk Street and North Tyler Street from Canty Street to 8<sup>th</sup> Street (both sides). Consideration to be given to appropriate zoning for the area including use, development standards, parking, landscape, sign, and other appropriate regulations that protects and enhances existing neighborhoods with consideration given to the land use recommendations contained in the Bishop/Davis Land Use and Zoning Study done by GFF Planning. This is a hearing to consider the request to authorize the hearing and not the rezoning of property at this time.

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Other Matters

City Plan Commission FY2006-07 and FY2007-08 Annual Reports

Minutes: April 2, 2009

Adjournment

**CITY PLAN COMMISSION PUBLIC COMMITTEE MEETINGS**

**Thursday, April 16, 2009**

**ZONING ORDINANCE ADVISORY COMMITTEE (ZOAC) MEETING** - Thursday, April 16, 2009, at 9:00 a.m., City Hall, 1500 Marilla Street, in 5ES, to consider (1) **DCA078-016** - Consideration of amendments to Chapter 51A, the Dallas Development Code, to amend regulations pertaining to outside storage and screening requirements.

**Thursday, April 16, 2009**

**CPC RULES COMMITTEE** - Thursday, April 16, 2009, at 9:00 a.m., City Hall, 1500 Marilla Street, in 5BN to consider amendments to the City Plan Commission Rules of Procedure.

### **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]