



CITY OF DALLAS

CITY PLAN COMMISSION
Thursday, February 2, 2006
AGENDA

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

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

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

EXECUTIVE SESSION "City of Dallas v. Beazer Homes Texas L.P., Cause No. 04-12777-G, regarding Mountain Creek Lake Installment Nos. 1 and 2 (City case files S012-072R1 and S034-186R1)."

BRIEFINGS:

Subdivision Docket
Zoning Docket

ACTION ITEMS:

Subdivision Docket Planner: George Campbell

Consent Agenda - Preliminary Plats

- (1) **S056-108**
(District 13)
(Ekblad)
- An application to plat a 2.11 acre tract of land in Block 7292 into one lot on Meadow Road, east of N. Central Expressway.
Applicant: Meadow Professional Partnership, L.P.
Application Filed: January 4, 2006
Zoning: MU-3 (SAH)
Staff Recommendation: Approval, subject to the conditions listed in the docket

- (2) **S056-111**
(District 2)
(Strater)
- An application to replat lot 10 and part of lot 11, Block 1982 into one, 0.3 acre lot on Bell Street, west of Greenville Avenue.
Applicant: Dale Lefebvre
Application Filed: January 9, 2006
Zoning: CR
Staff Recommendation: Approval, subject to the conditions listed in the docket

Individual Items – Residential Replats

- (3) **S034-186R1**
(District 3)
(Gary)
- An application to revise a previously approved preliminary plat (S034-186R) by removing condition 19 which requires “an avigation easement and release for the airspace over any property within the 65Ldn of Naval Air Station Dallas” for a 140 lot residential subdivision on Hardy Road north of Highway 303
Applicant: Beazer Homes Texas, L.P.
Application Filed: January 10, 2006
Zoning: R-5 (A)
Staff Recommendation: Denial
- (4) **S056-110**
(District 7)
(Bagley)
- An application to replat part of lot 3, Block 1453 into 3 lots at the west corner of Rowan Avenue and Upshur Street.
Applicant: Xavier Chapa
Application Filed: January 5, 2006
Zoning: R-5 (A)
Notices Mailed: January 17, 2006
Staff Recommendation: Approval, subject to the conditions listed in the docket.

Miscellaneous Docket

- M056-018**
Richard Brown
(CC District 8)
(Brandon)
- A minor amendment for the site plan to provide for an alternate location for Specific Use Permit No. 1332 for a Private-club bar, on the north corner of Westmoreland Road and Gannon Lane.
Staff Recommendation: **Approval**

Zoning Cases – Consent

1. **Z045-269(RB)**
Richard Brown
(CC District 2)
(Strater)

A City Plan Commission authorized hearing to consider proper zoning on property zoned a TH-3 Townhouse Subdistrict within Planned Development District No. 193, the Oak Lawn Special Purpose District, with consideration being given to the granting of a residential subdistrict comprised of uses and development standards found in the R-5 through R-16 Single Family Residential Subdistricts within PDD No. 193 in an area generally bounded by Inwood Road, Rawlins Street, Hedgerow Drive, Cedar Springs Road, Carlson Drive, and Vandelia Street
Staff Recommendation: **Approval**, of a Planned Development Subdistrict for single family uses, subject to conditions
Bus Tour Date: January 12, 2006

2. **Z056-142(RB)**
Richard Brown
(CC District 4)
(Marshall)

An application for an IR Industrial Research District and a Specific Use Permit for an Industrial (outside) not potentially incompatible use for a Concrete batch plant on property zoned a CS Commercial Service District, with a Dry Liquor Control Overlay on a portion of the site on the east line of South Central Expressway, south of Bateman Avenue
Staff Recommendation: **Approval** of an IR Industrial Research District with the retention of the Dry Liquor Control Overlay on the respective portion of the site and **approval** of a Specific Use Permit for an Industrial (outside) not potentially compatible for a Concrete batch plant for a five-year period, subject to a site plan and conditions
Applicant: Lattimore Materials, LP
Representative: John V. Lattimore, Jr.

3. **Z056-154 (WE)**
Warren Ellis
(CC District 12)
(Burnham)

An application for a TH-3(A) Townhouse District on property zoned an R-10(A) Single Family District on the west line of Davenport Road, south of Stedman Drive
Staff Recommendation: **Approval**, subject to deed restrictions volunteered by the applicant.
Applicant: Ted Reeder, Inc.
Representative: Bart Reeder

Zoning Cases – Under Advisement

4. [Z056-137\(WE\)](#)
Warren Ellis
(CC District 12)
(Burnham)
- An application for a Specific Use Permit for a Tower/antenna for cellular communication on property zoned a CR Community Retail District on the northeast corner of Arapaho Road and Meadowcreek Drive.
- Staff Recommendation: **Approval** for a ten-year period with automatic renewals for additional ten-year periods, subject to a revised site plan and staff's recommended conditions
- Applicant: T-Mobile
- Representative: Dave Kirk
- U/A From: January 5, 2006 and January 12, 2006

Zoning Cases – Individual

5. [Z056-156\(RB\)](#)
Richard Brown
(CC District 10)
(Avery)
- An application for a Planned Development District for TH-1(A) Townhouse District Uses and Private streets on property zoned an R-7.5(A) Single Family District, located on the east line of Audelia Road, south of Shadow Way with consideration being given to the granting of an R-5(A) Single Family District and the granting of a Specific Use Permit for Private streets
- Staff Recommendation: **Approval** of an R-5(A) Single Family District and **approval** of a Specific Use Permit for Private streets for a permanent time period, subject to a site plan and conditions, in lieu of the applicant's request for a Planned Development District for TH-1(A) Townhouse District Uses and Private streets
- Applicant: Marlin Atlantis
- Representative: Mardy Brown
6. [Z056-114\(WE\)](#)
Warren Ellis
(CC District 14)
(Emmons)
- An application for a Planned Development Subdistrict for HC Heavy Commercial Subdistrict uses on property zoned an HC Heavy Commercial Subdistrict within Planned Development District No. 193, the Oak Lawn Special Purpose District, bounded by McKinney Avenue, Olive Street, Woodall Rodgers Freeway, and Harwood Street
- Staff Recommendation: **Denial**
- Applicant: Lincoln Property Company Commercial, Inc., a Texas Corporation
- Representative: Jackson Walker
- Bus Tour Date: November 3, 2005

7. [Z056-148\(WE\)](#)
Warren Ellis
(CC District 6)
(Miranda)

An application for a CS Commercial Service District on property zoned a CR Community Retail District on the southeast corner of Bernal Drive and Iroquois Drive.

Staff Recommendation: **Denial**

Applicant: Armando Artiga

Representative: Ricky Dominise

Other Matters

Minutes: January 26, 2006

Adjournment

CITY PLAN COMMISSION PUBLIC COMMITTEE MEETINGS

Thursday, February 2, 2006

ZONING ORDINANCE ADVISORY COMMITTEE (ZOAC): City Hall, Council Briefing Room - 5ES, 9:30 a.m.

SUBDIVISION REVIEW COMMITTEE (SRC): Meeting in the City Council Chambers at 10:30 A.M. to consider Item (3), S034-186R1.

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]