



CITY OF DALLAS

CITY PLAN COMMISSION
Thursday, February 9, 2006
AGENDA

BUS TOUR	See attachment	9:30 a.m.
BRIEFINGS:	5ES	Following bus tour
PUBLIC HEARING	Council Chambers	1:30 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
Warren Ellis, Principal Planner

BRIEFINGS:

Subdivision Docket
Zoning Docket

ACTION ITEMS:

Subdivision Docket

Planner: Paul Nelson

Consent Agenda - Preliminary Plats

- (1) **S056-114**
(District 4)
(Marshall)
- An application to create two 5.1977 acre lots in City Block 8310 from a 10.3954 acre tract of land on Cedardale Road between Cleveland Road and North Dallas Avenue
Applicant: Santiago Esparza
Application Filed: January 17, 2006
Zoning: A(A)
Staff Recommendation: Approval, subject to the conditions listed in the docket

- (2) **S056-115**
(District 14)
(Emmons)
- An application to replat Lots 1 through 11, and 17 through 28, and parts of Lots 15 and 16 in City Block 18/141 into a 28 Lot "Shared Access Area Development" on a 1.149 acre tract of land bounded by N. Central Expressway, Canton Street and Pearl Street
Applicant: J.G. Moore & Co. Inc.
Application Filed: January 17, 2006
Zoning: PDD No.357
Staff Recommendation: Approval, subject to the conditions listed in the docket
- (3) **S056-116**
(District 2)
(Strater)
- An application to create three lots ranging in size from 2.59 acres to 8.42 acres in size from a 19.44 acre tract of land in City Blocks 2/1003, A/1277, 396, 397, 398 and 399 between Stemmons Freeway and North Houston Street
Applicant: Anland North, L.P., Anland North II, L.P., and Anland North Commercial, L.P.,
Application Filed: January 18, 2006
Zoning: PDD NO. 582
Staff Recommendation: Approval, subject to the conditions listed in the docket
- (4) **S056-118**
(District 7)
(Bagley)
- An application to create an 8 lot subdivision from a 0.339 acre tract of land in City Block 152 on Farmers Market Way at Marilla Street, southwesterly corner
Applicant: Perry Homes
Application Filed: January 20, 2006
Zoning: PDD NO. 357
Staff Recommendation: Approval, subject to the conditions listed in the docket
- (5) **S056-119**
(District 2)
(Strater)
- An application to replat part of Lot 8 in City Block C/1993 containing 0.372 acres into 8 lots ranging in size from 1,715 square feet to 3,123 square feet on Henderson Avenue at Belmont Avenue
Applicant: Belmont Henderson L.P.
Application Filed: January 20, 2006
Zoning: MF-2(A)
Staff Recommendation: Approval, subject to the conditions listed in the docket

- (6) **S056-120**
(District 14)
(Emmons)
- An application to replat all of Lots 1 and 2 and part of Lot 3 in City Block B/5023 into one 0.499 tract of land at W. Lovers Lane at Devonshire Drive
Applicant: Lovers Lane DKB Holdings, LLC
Application Filed: January 20, 2006
Zoning: CR
Staff Recommendation: Approval, subject to the conditions listed in the docket
- (7) **S056-121**
(District 7)
(Bagley)
- An application to replat a 1.662 acre tract of land containing part of City Blocks 152, 5/155, 4/156, and 300 feet of T&NO Railroad reservation and 150 foot wide Rail Road Spur into a 36 lot Shared access Area Development with lots ranging in size from 1,330 square feet to 2,797 square feet on Marilla Street between Central Expressway and Farmers Market Way
Applicant: Perry Homes
Application Filed: January 20, 2006
Zoning: PDD 357
Staff Recommendation: Approval, subject to the conditions listed in the docket
- (8) **S056-122**
(District 2)
(Strater)
- An application to replat part of Lot 8 in City Block C/1993 into a 32 Lot "Shared Access Area Development" on a 1.440 acre tract of land on Belmont Avenue southwest of Henderson Avenue
Applicant: Belmont Henderson, L.P.
Application Filed: January 20, 2006
Zoning: MF-2(A)
Staff Recommendation: Approval, subject to the conditions listed in the docket
- (9) **S056-123**
(District 14)
(Emmons)
- An application to replat a 0.33 acre tract of land containing all of Lots 25 and 26 in City Block 12/2027 into one lot on Prescott Avenue east of Douglas Street
Applicant: Columbia Managing Partners, L.L.C.
Application Filed: January 20, 2006
Zoning: PDD NO. 193 (MF-1)
Staff Recommendation: Approval, subject to the conditions listed in the docket

- (10) **S056-124**
(District 7)
(Bagley)
- An application to create one 14.569 acre lot in City Block 6509 on Walnut Hill Lane, west of Interstate 35 East
Applicant: Chong Na and KP Million, L.P.
Application Filed: January 20, 2006
Zoning: IR, CS
Staff Recommendation: Approval, subject to the conditions listed in the docket

Individual Items – Residential Replats

- (11) **S056-113**
(District 13)
(Ekblad)
- An application to reduce the existing 50 foot building line to a 40 foot building line along the east right of way line of Strait Lane and to reduce the existing 40 foot building line to a 16 foot building line along the north line of Calleja Way on Lot 1A in City Block 5524 at 10430 Strait Lane at Calleja Way
Applicant: George and Amanda Ryan
Application Filed: January 17, 2006
Zoning: R-1ac.(A)
Date Notices Sent: January 24, 2006
Staff Recommendation: Denial of reduction of the 50 foot building line to 40 feet along Strait Lane; and denial of the reduction of the 40 foot building line to 16 feet on Calleja Way but approval of the removal of the 40 foot building line along the north line of Calleja Way

Miscellaneous Docket

- M056-009**
Richard Brown
(CC District 3)
(Gary)
- A minor amendment for site plan and landscape plan to Specific Use Permit No. 1551, on the northeast corner of IH 30 and Westmoreland Road.
Staff Recommendation: **Approval**
- W056-004**
Neva Dean
(CC District 14)
(Emmons)
- A wavier of the two-year waiting period in order to submit an application for an amendment to Planned Development Subdistrict No. 39 in Planned Development District No. 193, the Oak Lawn Special Purpose District on the west corner of Maple Avenue and Wolf Street.
Staff Recommendation: **Denial**

Zoning Cases – Individual

1. **Z034-297(MM)**
Michael Finley
(CC District 3)
(Gary)
An application to expand and amend Specific Use Permit No. 1450 for an Open Enrollment Charter School on property zoned an R-7.5(A) Single Family District on the southwest corner of West Illinois Street and Chalmers Street.
Staff Recommendation: **Approval** for a ten-year period, with eligibility for automatic renewals for additional ten-year periods, subject to a site plan and conditions.
Applicant/Representative: Vicente Delgado

Zoning Cases – Under Advisement

2. **Z056-136(RB)**
Richard Brown
(CC District 8)
(Brandon)
An application for a Specific Use Permit for a Child-care facility on property zoned an R-7.5(A) Single Family District on the northwest corner of Old Seagoville Road and Marks Drive.
Staff Recommendation: **Denial**
Applicant: Marcus D. Gaston, Owner
Representative: Deidra Warren
U/A From: January 5, 2006 and January 12, 2006
3. **Z056-138(WE)**
Warren Ellis
(CC District 7)
(Bagley)
An application for a Specific Use Permit for a Tower/antenna for cellular communication on property zoned an R-7.5(A) Single Family District on the southeast line of Ferguson Road, between Hibiscus Drive and Pasteur Avenue.
Staff Recommendation: **Approval**, for a ten-year period with eligibility for automatic renewals for additional ten-year periods, subject to a revised site plan and staff's recommended conditions
Applicant: T-Mobile
Representative: John Rooney
U/A From: January 5, 2006
- A. **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
U/A From: February 2, 2006

Other Matters

Minutes: February 2, 2006

Adjournment

CITY PLAN COMMISSION PUBLIC COMMITTEE MEETINGS

Thursday, February 9, 2006

SUBDIVISION REVIEW COMMITTEE: Meeting in the City Council Chambers at 9:00 A.M. to consider Item 11, S056-113.

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]