

**AGENDA**  
**CITY COUNCIL MEETING**  
**MAY 28, 2003**  
**CITY OF DALLAS**  
**1500 MARILLA**  
**COUNCIL CHAMBERS, CITY HALL**  
**DALLAS, TEXAS 75201**  
**9:00 A. M.**

Moment of Silence and Pledge of Allegiance (Council Chambers) [03-1520]

Agenda Item/Open Microphone Speakers [03-1521]

VOTING AGENDA

1. Approval of Minutes of the May 14, 2003 City Council Meeting [03-1522; **NOT APPROVED**]

CONSENT AGENDA [03-1523]

**AUTHORIZATIONS RELATED TO CONSTRUCTION PROJECTS**

Engineering and Architectural Contracts

2. Authorize a professional services contract with TAC Americas, Inc., to perform an energy audit and develop proposals for energy conservation related projects at seven facilities: City Hall at 1500 Marilla, Central Library at 1515 Young, Martin Luther King, Jr. Center at 2922 MLK Boulevard, Oak Cliff Municipal Center at 320 East Jefferson Boulevard, Arts District Parking Garage at 2301 Ross Avenue, Mountain Creek Branch Library at 6102 Mountain Creek Parkway and Levee Station Able at 600 South Industrial (Houston St. Viaduct) - \$164,148 - Financing: Capital Construction Funds (\$95,000) and General Capital Reserve Funds (\$69,148) [03-1524; **APPROVED**]

CONSENT AGENDA (Continued)

AUTHORIZATIONS RELATED TO CONSTRUCTION PROJECTS (Continued)

Authorization of Contracts

3. Authorize a contract for the construction of a 31-acre waste cell at the McCommas Bluff Landfill, including composite liner, leachate collection system and other infrastructure improvements - L. D. Kemp Excavating, Inc., lowest responsible bidder of five - Not to exceed \$3,190,986 - Financing: Capital Construction Funds (\$490,986) and Texas Utilities Reserve Funds (\$2,700,000) (Texas Utilities Reserve Funds to be reimbursed from FY 03-04 Current Funds, subject to annual appropriations) **[03-1525; APPROVED]**

PURCHASING OF EQUIPMENT, SUPPLIES AND SERVICES

4. Authorize the purchase of grounds maintenance equipment from the lowest responsible bidders of six - Professional Turf Products, Inc., Austin Turf and Tractor, Jones Equipment and Turf, Inc. and Luber Brothers, Inc. - Not to exceed \$199,274 - Financing: Golf Improvement Trust Funds **[03-1526; APPROVED]**

MISCELLANEOUS

5. An ordinance approving Dallas/Fort Worth International Airport Board Resolution No. 2002-11-328, which amends Chapter 6 of the Dallas/Fort Worth International Airport Board's Code of Rules and Regulations to provide wastewater pretreatment and discharge regulations and to endorse a wastewater pretreatment program as required by federal regulations - Financing: No cost consideration to the City **[03-1527; ORDINANCE 25255; APPROVED]**
6. Authorize an Interlocal Agreement with the Texas Department of Transportation for the temporary closure of the westbound lanes of Northwest Highway from North Central Expressway to Hillcrest Avenue for the Susan G. Komen Race for the Cure to be held on October 18, 2003 - Financing: No cost consideration to the City **[03-1528; APPROVED]**
7. Authorize a public hearing to be held on June 25, 2003 to receive citizens' comments on the proposed FY 2003-04 Consolidated Plan Budget for U. S. Department of Housing and Urban Development Grant Funds and the proposed FY 2002-03 Reprogramming Budget - Financing: No cost consideration to the City **[03-1529; APPROVED]**
8. Authorize a ten-year use agreement, with two five-year renewal options, with the White Rock Boat Center, Inc. for the renovation, operation and maintenance of the White Rock Lake Boat House located at 3240 West Lawther Drive for the period beginning July 15, 2003 through July 15, 2013 - Estimated Revenue: \$8,250 **[03-1530; APPROVED]**
9. Authorize an amendment to the Interlocal Agreement with the Trinity River Authority of Texas, City of Houston, North Texas Municipal Water District and Tarrant Regional Water District to continue a study of water availability in the Trinity River Basin - \$42,000, from \$42,000 to \$84,000 - Financing: Water Utilities Current Funds **[03-1531; APPROVED]**

CONSENT AGENDA (Continued)

MISCELLANEOUS (Continued)

10. An ordinance amending Chapter 49, Articles I and IV, of the Dallas City Code to modify the City's Industrial Waste Pretreatment Program to further protect governmental entities which treat wastewater for the City - Financing: No cost consideration to the City **[03-1532; ORDINANCE 25256; APPROVED]**

PUBLIC HEARINGS AND RELATED ACTIONS

ZONING CASES - CONSENT [03-1533]

11. An application for a Planned Development District for Community Commercial Subdistrict uses on property zoned an MF-2 (A) Multifamily District in Planned Development District No. 595, the South Dallas Fair Park Special Purpose District, located on Fourth Avenue, north of Martin Luther King, Jr. Boulevard, and an ordinance granting a Specific Use Permit for a transit passenger station or transfer center  
Recommendation of Staff and CPC: Denial without prejudice of a Planned Development District for Community Commercial Subdistrict uses; and approval of a Specific Use Permit for a transit passenger station or transfer center for a permanent time period, subject to a site/landscape plan and conditions  
Z012-249 (AC) [03-1534; ORDINANCE 25257; CPC RECOMMENDATION FOLLOWED]
12. An application for and an ordinance granting a Planned Development District for a public school use and R-10(A) Single Family District uses on property zoned an R-10(A) Single Family District, north of Northaven Road, between Dennis Road and Marcus Drive  
Recommendation of Staff: Denial of the request for a Planned Development District and approval of a Specific Use Permit for a public school for a permanent time period, subject to a site plan and conditions  
Recommendation of CPC: Approval of the request for a Planned Development District for a public school and R-10(A) Single Family District uses subject to a development plan and conditions  
Z023-199 (MM) [03-1535; ORDINANCE 25258; CPC RECOMMENDATION FOLLOWED]
13. An application for and an ordinance granting a Planned Development District for R-7.5(A) Single Family District uses and public school uses on property zoned an R-7.5(A) Single Family District bounded by Northcliff Drive, Peavy Road, Waterview Road and Brookhurst Drive  
Recommendation of Staff: Denial of the Planned Development District for R-7.5(A) District uses and public school uses, and approval of a Specific Use Permit for a public school for a permanent time period, subject to a site plan and conditions  
Recommendation of CPC: Approval of the request for a Planned Development District for a public school and R-7.5(A) Single Family District uses subject to a development plan and conditions  
Z023-200 (WE) [03-1536; ORDINANCE 25259; CPC RECOMMENDATION FOLLOWED]

PUBLIC HEARINGS AND RELATED ACTIONS (Continued)

ZONING CASES - CONSENT (Continued)

14. An application for and an ordinance granting a Planned Development District for a public school use and R-10(A) Single Family District uses on property zoned an R-10(A) Single Family District, on property bounded by Merrell Road, Dundee Drive, Altman Drive and Goodyear Drive  
Recommendation of Staff: Denial of the request for a Planned Development District for a public school use and R-10(A) Single Family District uses and approval of a Specific Use Permit for a public school for a permanent time period, subject to a site plan and conditions  
Recommendation of CPC: Approval of the request for a Planned Development District for a public school and R-10(A) Single Family District uses subject to a development plan and conditions  
**Z023-202 (MM) [03-1537; ORDINANCE 25260; CPC RECOMMENDATION FOLLOWED]**
  
15. An application for and an ordinance granting a Planned Development District for a public school use, a public library use and R-7.5(A) Single Family District uses on property zoned an IR Industrial Research District on the northeast quadrant of the terminus of Justin Avenue, north of Goodman Street  
Recommendation of Staff and CPC: Approval, subject to a development plan and conditions  
**Z023-204 (MM) [03-1538; ORDINANCE 25261; CPC RECOMMENDATION FOLLOWED]**
  
16. An application for and an ordinance granting a Planned Development District for R-7.5(A) Single Family District uses and public school uses on property zoned an R-7.5(A) Single Family District on Anson Road and Cortland Avenue, northeast corner  
Recommendation of Staff: Denial of a Planned Development District for a public school and R-7.5(A) Single Family District uses, and approval of a Specific Use Permit for a public school for a permanent time period, subject to a site plan and conditions  
Recommendation of CPC: Approval of the request for a Planned Development District for a public school and R-7.5(A) Single Family District uses subject to a development plan and conditions  
**Z023-207 (WE) [03-1539; ORDINANCE 25262; CPC RECOMMENDATION FOLLOWED]**
  
17. An application for and an ordinance granting a Planned Development District for a public school use and R-7.5(A) Single Family District uses on property zoned an R-7.5(A) Single Family District on property bounded by Military Parkway, Jim Miller Road, Toland Street and Wilkes Avenue  
Recommendation of Staff: Denial of the request for a Planned Development District for a public school use and R-7.5(A) Single Family District uses and approval of a Specific Use Permit for a public school for a permanent time period, subject to a site plan and conditions  
Recommendation of CPC: Approval of the request for a Planned Development District for a public school and R-7.5(A) Single Family District uses subject to a development plan and conditions  
**Z023-208 (MM) [03-1540; ORDINANCE 25263; CPC RECOMMENDATION FOLLOWED]**

ZONING CASES - CONSENT (Continued)

18. An application for and an ordinance granting a Planned Development District for a public school use and R-7.5(A) Single Family District uses on property zoned an R-7.5(A) Single Family District on Royal Lane, east of Newkirk Street  
Recommendation of Staff: Denial of the request for a Planned Development District for a public school use and R-7.5(A) Single Family District uses and approval of a Specific Use Permit for a public school for a permanent time period, subject to a site plan and conditions  
Recommendation of CPC: Approval of the request for a Planned Development District for a public school and R-7.5(A) Single Family District uses subject to a development plan and conditions  
Z023-217 (MM) [03-1541; **ORDINANCE 25264; CPC RECOMMENDATION FOLLOWED**]
  
19. An application for and an ordinance granting a Specific Use Permit for a Pedestrian skybridge on property zoned a CA-1(A) Central Area District on Corbin Street, between Griffin Street and Laws Street  
Recommendation of Staff and CPC: Approval for a 40 year time period, subject to a site plan and conditions  
Z012-164 (RB) [03-1542; **ORDINANCE 25265; CPC RECOMMENDATION FOLLOWED**]
  
20. An application for and an ordinance granting the expansion of and amendment to Specific Use Permit No. 85 for a Cemetery on property zoned MF-2(A) Multifamily District with Specific Use Permit No. 85 on Lombardy Lane, west of Webb Chapel Road and east of Porter Street  
Recommendation of Staff and CPC: Approval, subject to a site plan  
Z023-179 (MM) [03-1543; **CONTINUED UNTIL 06/25/03; HEARING OPEN**]
  
21. An application for an amendment to Specific Use Permit No. 1466 for an open-enrollment charter school on property zoned a CR Community Retail District, located on the west side of Westmoreland Road, north of Camp Wisdom Road  
Recommendation of Staff and CPC: Approval, subject to a site plan and conditions  
Z023-189 (WE) [03-1544; **CPC RECOMMENDATION FOLLOWED**]

ZONING CASES - INDIVIDUAL

22. An application for an amendment to the conditions for Planned Development District No. 498, the Harry Hines Special Purpose District, by creating a new Subdistrict 1 with two Tracts within the Subdistrict for a Home improvement center, lumber, brick or building materials sales yard and a Sand, gravel, or earth sales and storage use on Tract I located on the northwest corner of Joe Field Road and Denton Drive, and an Industrial (outside) use for a Concrete plant by Specific Use Permit and a sand, gravel, or earth sales and storage use by right on Tract II located on the southwest corner of Joe Field Road and Denton Drive  
Recommendation of Staff: Approval of the creation of a Subdistrict 1 to provide for a Tract I and a Tract II and, approval of a Tract I to permit a Home improvement center, lumber, brick or building materials sales yard, subject to a development plan and conditions; approval of a Tract II to permit a Specific Use Permit for an Industrial (outside) use for a Concrete plant for a three-year period, with eligibility for automatic renewal for additional three-year periods, subject to a site plan and conditions; and denial of the Sand, gravel, or earth sales and storage use  
Recommendation of CPC: Pending May 22, 2003, CPC hearing  
Z023-156 (RB)      **[03-1545; CONTINUED UNTIL 06/25/03; HEARING OPEN]**
23. An application for a Planned Development District for Multifamily Uses and IR Industrial Research District Uses on property zoned an IR Industrial Research District on the west side of Cockrell Hill Road, south of IH 30  
Recommendation of Staff: Denial  
Recommendation of CPC: Approval, subject to a development plan and conditions  
Z023-170 (RB)      **[03-1546; CPC RECOMMENDATION FOLLOWED]**

ZONING CASES - UNDER ADVISEMENT - INDIVIDUAL

24. A City Plan Commission Authorized Hearing to consider a proposed conceptual plan and to determine the proper zoning on property zoned an R-10(A) Single Family District and generally bounded by University Boulevard, North Dallas Tollway, Mockingbird Lane and Inwood Road and an ordinance granting a Conservation District and approving the conceptual plan  
Recommendation of Staff and CPC: Approval of a Conservation District and approval of a conceptual plan  
Z012-115 (JG)      **[03-1547; ORDINANCE 25266; APPROVED AS AMENDED]**  
Note: This item was considered by the City Council at a public hearing on May 14, 2003, and was taken under advisement until May 28, 2003, with the public hearing open.

PUBLIC HEARINGS AND RELATED ACTIONS (Continued)

ZONING CASES - UNDER ADVISEMENT - INDIVIDUAL (Continued)

25. An application for a CS Commercial Service District on property zoned an MF-2(A) Multifamily District and an ordinance granting an NS(A) Neighborhood Service District on the south side of Illinois Avenue, between Fordham Road and Wilhurt Drive  
Recommendation of Staff and CPC: Approval of an NS(A) Neighborhood Service District in lieu of the requested CS Commercial Service District  
Z023-136 (RB) [03-1548; **APPLICATION APPROVED AS AMENDED; BRING BACK ORDINANCE AND DEED RESTRICTIONS AT A LATER DATE**]  
Note: This item was considered by the City Council at a public hearing on April 9, 2003, and May 14, 2003, and was taken under advisement until May 28, 2003, with the public hearing open.
26. An application for a CH Cluster Housing District on property zoned an R-7.5(A) Single Family District, on Oren Lane, South of Jim Street and West of Orbiter Park  
Recommendation of Staff and CPC: Approval of an R-5(A) Single Family District in lieu of the requested CH Clustered Housing District  
Z012-269 (RB) [03-1549; **CPC OVERRULED; DENIED WITHOUT PREJUDICE**]  
Note: This item was considered by the City Council at a public hearing on April 9, 2003, and May 14, 2003, and was taken under advisement until May 28, 2003, with the public hearing open.

DEVELOPMENT CODE AMENDMENTS - CONSENT

27. Consideration of amendments to Chapter 51P of the Dallas Development Code by Codifying the Regulations of Planned Development District No. 193, the Oak Lawn Special Purpose District, and all PD Subdistricts and an ordinance implementing the proposal  
Recommendation of Staff and CPC: Approval  
DCA 023-005 [03-1550; **ORDINANCE 25267; CPC RECOMMENDATION FOLLOWED**]
28. Consideration of amendments to Section 51A-4.311 of the Dallas Development Code to clarify that the Board of Adjustment can grant a special exception for parking in a Planned Development District where the parking regulations are exactly the same as Chapter 51A and an ordinance implementing the proposal  
Recommendation of Staff and CPC: Approval  
DCA 023-009 [03-1551; **ORDINANCE 25268; CPC RECOMMENDATION FOLLOWED**]

MISCELLANEOUS HEARINGS

29. A public hearing to receive citizens' comments, and an ordinance readopting and continuing in effect Chapter 12, "City Youth Program Standards of Care," of the Dallas City Code, to re-establish standards of care for certain city-sponsored youth programs in compliance with State law - Financing: No cost consideration to the City [03-1552; **ORDINANCE 25269; HEARING CLOSED; APPROVED**]

PUBLIC HEARINGS AND RELATED ACTIONS (Continued)

MISCELLANEOUS HEARINGS (Continued)

Note: Item Nos. 30 & 31 must be considered collectively.

**Private Sale of Unimproved Properties**

30. \* A public hearing to receive citizens' comments on the proposed private sale and conveyance by quitclaim deed of 2 unimproved properties acquired by the taxing authorities from the Sheriff's Sale to SouthFair Community Development Corporation, a qualified non-profit organization - Financing: No cost consideration to the City **[03-1553; HEARING CLOSED]**
31. \* Authorize the private sale, as provided for by Section 253.010 of the Texas Local Government Code (Section 34.015 of the Texas Property Tax Code), and conveyance by quitclaim deed of 2 unimproved properties acquired by the taxing authorities from a Sheriff's Sale to a qualified non-profit organization (list attached) - Revenue: \$2,000 **[03-1553; APPROVED AS AMENDED]**

ITEMS FOR INDIVIDUAL CONSIDERATION

32. Consideration of appointments to boards and commissions and the evaluation and duties of board and commission members (List of nominees is available in the City Secretary's Office) **[03-1554; NO APPOINTMENTS MADE TO BOARDS]**
33. Authorize a thirty-six-month price agreement for Whelen Engineering audio and visual warning system replacement parts with the lowest responsible bidders of two - Emergency Vehicle Equipment Company and GT Distributors, Inc. - Not to exceed \$75,011 - Financing: Current Funds **(Tie Bids) [03-1555; AWARDED TO EMERGENCY VEHICLE EQUIPMENT COMPANY]**

ITEMS FOR FURTHER CONSIDERATION

34. Authorize economic development grant agreements with eight community-based nonprofit agencies to enhance the quality of life for the residents in the South Dallas/Fair Park Trust Fund target area to provide funding as follows: **(1)** The Family Place in an amount not to exceed \$34,500; **(2)** Head Start of Greater Dallas in an amount not to exceed \$25,000; **(3)** SouthFair Community Development Corporation in an amount not to exceed \$20,000; **(4)** Communities in Schools in an amount not to exceed \$30,000; **(5)** Stork's Nest in an amount not to exceed \$10,000; **(6)** Holmes Street Foundation in an amount not to exceed \$30,000; **(7)** Dallas Museum of Natural History in an amount not to exceed \$5,000; **(8)** St. Anthony Community Center in an amount not to exceed \$15,000 - Total not to exceed \$169,500 - Financing: South Dallas/Fair Park Trust Funds **[03-1556; APPROVED]**



## **ADDENDUM**

### ADDITIONS:

Closed Session **[03-1557; CLOSED SESSION HELD]**

Attorney Briefings (Sec. 551.071 T.O.M.A.)

- Debra Walker v. City of Dallas, Civil Action No. 3:85-CV-1210-R
- City of Dallas v. Ford Motor Company, et al., Cause No. 02-11969-B

### CONSENT ADDENDUM

#### AUTHORIZATION RELATED TO CONSTRUCTION PROJECTS

##### Contract Amendments

1. Authorize Supplemental Agreement No. 3 to the professional services contract with Hellmuth, Obata + Kassabaum, Inc., to provide for the expansion of the North/South Linkages Project to include the Transit Mall to the south side of Ross Avenue - \$355,000, from \$1,584,354 to \$1,939,354 - Financing: City Center TIF District Funds **[03-1558; APPROVED]**
2. Authorize Supplemental Agreement No. 4 to the contract with Thos. S. Byrne, Inc. to provide for various construction needs and to extend the contract time for the Latino Cultural Center in an amount not to exceed \$205,000, increasing the Guaranteed Maximum Price from \$7,919,060 to \$8,124,060 and the total contract amount from \$7,994,060 to \$8,199,060 - \$205,000 - Financing: Latino Cultural Center Donation Funds (\$153,388), Capital Construction Funds (\$51,612) **[03-1559; APPROVED]**

##### Construction Miscellaneous

3. Authorize the City Manager to initiate the process of selection for a design/build project delivery method for the construction of improvements to the existing Building #25 at the Naval Air Station located at 8120 West Jefferson Boulevard to replace the Inwood Road Operations Center facility - Financing: This action has no cost consideration to the City **[03-1560; APPROVED]**

## **ADDENDUM**

ADDITIONS: (Continued)

CONSENT ADDENDUM (Continued)

### LAND ACQUISITION

4. Authorize settlement in lieu of proceeding further with condemnation of the Jo An Yee Trust for a tract of land containing approximately 509 square feet for the Eastridge Drive paving and drainage improvements project located near the intersection of Eastridge Drive and Ridgecrest Road by releasing the paving assessment in the amount of \$14,941 previously levied on January 12, 2000 by Ordinance No. 24164 and acceptance of the Commissioners' award in the amount of \$14,000 - Financing: No cost consideration to the City **[03-1561; APPROVED]**

### LAND MISCELLANEOUS

5. An ordinance granting a private license to Easton I Limited Partnership for the use of approximately 3,919 square feet of land to construct, use, install and maintain landscaping, off-street parking and a portion of a sidewalk on Manett Street right-of-way located at its intersection with Henderson Avenue - Revenue: \$1,699 annually plus the \$20 ordinance publication fee **[03-1562; ORDINANCE 25270; APPROVED]**

### PURCHASING OF EQUIPMENT, SUPPLIES AND SERVICES

6. Authorize **(1)** rescinding the professional services contract with Experio Solutions for an efficiency study of the Police and Fire departments, previously authorized by Resolution No. 03-1011, on March 26, 2003, in the amount of \$395,000; and **(2)** a professional services contract with Berkshire Advisors, Inc. for an efficiency study of the Police and Fire departments - Not to exceed \$395,000 - Financing: Current Funds **[03-1563; DELETED]**
7. Authorize **(1)** participation in the State of Texas' Qualified Information System Vendor program for high tech equipment, **(2)** a twelve-month service contract, with two one-year renewal options, for telecommunications services at Reunion Arena in an amount not to exceed \$150,000, and **(3)** a one-time payment not to exceed \$15,525 for telecommunications services received between February and April 2003 - XO One, Inc. - Total not to exceed \$165,525 - Financing: Convention and Event Services Current Funds (subject to annual appropriations) **[03-1564; APPROVED]**

## **ADDENDUM**

ADDITIONS: (Continued)

CONSENT ADDENDUM (Continued)

PURCHASING OF EQUIPMENT, SUPPLIES AND SERVICES (Continued)

8. Authorize an increase in the service contract with TIBH Industries, Inc., to provide a continuation of janitorial services at the Dallas Convention Center - \$1,023,825, from \$4,095,300 to \$5,119,125 - Financing: Convention and Event Services Current Funds **[03-1565; APPROVED]**

PUBLIC HEARINGS AND RELATED ACTIONS

DEVELOPMENT CODE AMENDMENT - CONSENT

9. Consideration of amendments to the Dallas Development Code, Chapter 51A, Article XI, Development Incentives regarding the Historic Preservation Incentive Program and an ordinance implementing the proposal  
Recommendation of Staff and CPC: Approval  
DCA 023-019 **[03-1566; ORDINANCE 25271; APPROVED]**

ITEMS FOR INDIVIDUAL CONSIDERATION

10. A motion to reconsider the action previously taken by the City Council on May 14, 2003, to hold under advisement until August 13, 2003, zoning case Z023-151, a request for a Single Family District within Planned Development District No. 54 for Townhouse uses, an application for a Specific Use Permit for Private Streets and a resolution accepting deed restrictions volunteered by the applicant on the northwest corner of the intersection of Forney Road and Jim Miller Road - Financing: No cost consideration to the City **[03-1567; APPROVED]**

If Addendum item #10 passes, Council will consider Addendum item #11.

11. An application for and an ordinance granting an R-7.5(A) Single Family District on property within Planned Development District No. 54 for Townhouse uses, and an ordinance granting a Specific Use Permit for Private Streets and a resolution accepting deed restrictions volunteered by the applicant on property zoned an R-7.5(A) Single Family District, a TH-3(A) Townhouse District and PD No. 54, on the northwest corner of Forney Road and Jim Miller Road Z023-151 (WE) - Financing: No cost consideration to the City **[03-1567; ORDINANCES 25272 and 25273; APPROVED]**

## ADDENDUM

ADDITIONS: (Continued)

### ITEMS FOR INDIVIDUAL CONSIDERATION (Continued)

12. An ordinance amending Chapter 28 of the Dallas City Code to prohibit cruising on portions of Clarendon Drive, Hampton Road, and Westmoreland Road at certain times to provide emergency access to businesses and residences - Financing: No cost consideration to the City **[03-1568; ORDINANCE 25274; APPROVED]**

### CORRECTION:

22. An application for an amendment to the conditions for Planned Development District No. 498, the Harry Hines Special Purpose District, by creating a new Subdistrict 1 with two Tracts within the Subdistrict for a Home improvement center, lumber, brick or building materials sales yard and a Sand, gravel, or earth sales and storage use on Tract I located on the northwest corner of Joe Field Road and Denton Drive, and an Industrial (outside) use for a Concrete plant by Specific Use Permit and a sand, gravel, or earth sales and storage use by right on Tract II located on the southwest corner of Joe Field Road and Denton Drive  
Recommendation of Staff: Approval of the creation of a Subdistrict 1 to provide for a Tract I and a Tract II and, approval of a Tract I to permit a Home improvement center, lumber, brick or building materials sales yard, subject to a development plan and conditions; approval of a Tract II to permit a Specific Use Permit for an Industrial (outside) use for a Concrete plant for a three-year period, with eligibility for automatic renewal for additional three-year periods, subject to a site plan and conditions; and denial of the Sand, gravel, or earth sales and storage use  
Recommendation of CPC: ~~Pending May 22, 2003, CPC hearing~~ Approval of the creation of a Subdistrict 1 to provide for a Tract I and a Tract II and, approval of a Tract I to permit a Home improvement center, lumber, brick or building materials sales yard, subject to a development plan and conditions; approval of a Tract II to permit a Specific Use Permit for an Industrial (outside) use for a Concrete plant for a three-year period, with eligibility for automatic renewal for additional three-year periods, subject to a site plan and conditions; and denial of the Sand, gravel, or earth sales and storage use  
Z023-156 (RB) [03-1545]