



CITY OF DALLAS

CITY PLAN COMMISSION  
Thursday, January 7, 2010  
AGENDA

BRIEFINGS:	5ES	11:00 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

**BRIEFINGS:**

Update on Homeless Issues and Solutions  
Mike Rawlings, Chair, Metro Dallas Homeless Alliance

Notification Process  
David Cossum, Assistant Director of Current Planning

Subdivision Docket  
Zoning Docket

**ACTION ITEMS:**

Subdivision Docket Planner: Michael Grace

Consent Agenda - Preliminary Plats

- (1) **S089-098 R**      An application to replat all of Lot 1C, part of Lots 6, 7, 12 and  
     (CC District 2)      13 in City Block B/7919 into one 13.468 acre lot located at the  
                                  intersection of Hinton St. and Wyche Blvd., southwest corner.  
                                  Applicant/Owner: Ben E. Keith  
                                  Surveyor: Halff Associates, Inc.  
                                  Application Filed: December 18, 2009  
                                  Zoning: IR/IM  
                                  Staff Recommendation: **Approval**, subject to compliance with  
                                  the conditions listed in the docket

- (2) **S090-029**  
(CC District 3)
- An application to create a 3.331 acre lot containing all of City Block 3422, 3423 and all of Lots 1 thru 5 in City Block A/3414 on property bounded by N. Zang Boulevard, Plowman Ave. and E. Oakenwald St.  
Applicant/Owner: Lang Partners/Zang Development, LLC  
Surveyor: Brockette, Davis, Drake  
Application Filed: December 9, 2009  
Zoning: PD 468, Tr.1  
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket
- (3) **S090-032**  
(CC District 3)
- An application to create one 5.516 acre lot from a tract of land in City Block 7212 located on Pinnacle Park Blvd., north of Fort Worth Avenue  
Applicant/Owner: SLF III/INCAP,LP  
Surveyor: Kimley-Horn and Associates  
Application Filed: December 16, 2009  
Zoning: MF-3(A)  
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket
- (4) **S090-033**  
(CC District 14)
- An application to replat a 0.64 acre tract of land containing Lot 6 in City Block T/1484 and a portion of Lot 24 and all of Lot 25 in City Block 19/1874 to create a Shared Access Development consisting of 12 lots ranging in size from 1,848 square feet to 3,055 square feet on property located on Hudson St. east of Hubert St.  
Applicant/Owner: Horri Investment Corporation  
Surveyor: Analytical Surveys, Inc.  
Application Filed: December 16, 2009  
Zoning: MF-2(A)  
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket
- (5) **S90-035**  
(CC District 6)
- An application to replat a 1.1995 acre tract of land containing Lot 15A in City Block A/5780, also known as 2828 Park Addition, into a 0.9706 acre lot and a 0.2289 acre lot generally located near the intersection of Straightway Dr. and W. Northwest Hwy.  
Applicant/Owner: Firebrand Properties, L.P.  
Surveyor: Mathew Thomas  
Application Filed: December 16, 2009  
Zoning: CR  
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket

- (6) **S90-037**  
(CC District 6)
- An application to create a 16.299 acre lot out of a tract of land known as 1200 N. Walton Walker Blvd. in City Block 8332.  
Applicant/Owner: Horri Investment Corporation  
Surveyor: Analytical Surveys, Inc.  
Application Filed: December 16, 2009  
Zoning: MF-2(A)  
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket

Residential Replats

- (7) **S90-030**  
(CC District 13)
- An application to replat 2.986 acres containing Lot 3, Reed Subdivision and Lot 4A, Prairie Creek North addition, also known as 5714 and 5744 Deloache Ave., in City Block 9/5599 into one lot located at the intersection of Deloache Ave. and Douglas St., southwest corner.  
Applicant/Owner: Randall & Alan Engstrom  
Surveyor: Analytical Surveys, Inc.  
Application Filed: December 9, 2009  
Date Notices Sent: December 14, 2009  
Zoning: R-1AC(A)  
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket

Street Name Change

- (1) **NC 090-001**  
(CC District 14, 2)
- An application to change the name of part of Central Expressway between Pacific Avenue on the north and Grand Avenue on the south to Cesar Chavez Parkway  
Applicant: City of Dallas  
Application Filed: September 29, 2009  
Staff Recommendation: **Approval**

Miscellaneous Docket

- M090-004**  
Richard Brown  
(CC District 2)
- Minor amendment to the development plan for Planned Development District No. 57 to provide for the following 1) revised dumpster location; 2) dedicated bus unloading/loading area along the Inwood Road frontage; and 3) additional outdoor activity in the northeast quadrant of an area bounded by Inwood Road, Cedar Springs Road, Carlson Drive, and Vandelia Street.  
Staff Recommendation: **Approval**

**M090-007**  
Richard Brown  
(CC District 14)

Minor amendment to the Phase I Development plan/Phase II Conceptual plan for Planned Development District No. 517, for a restroom and concession area within the central part of the golf course, south of Gaston Avenue, east of Abrams Road.  
Staff Recommendation: **Approval**

**Z078-309(RB)**  
Richard Brown  
(CC District 6)

Extension of a six month time period for scheduling a zoning request for City Council for a Specific Use Permit for Gas drilling and production for a ten-year period with eligibility for automatic renewal for additional ten-year periods, subject to a site plan of existing conditions, a site/operations plan for drilling, a site/operations plan for production, and conditions, subject to deed restrictions volunteered by the applicant on property zoned an A(A) Agricultural District with Specific Use Permit No. 517 for a Commercial radio station and transmitting towers on the south line of Sanders Loop, east of Belt Line Road.  
Staff Recommendation: **Approval**

Zoning Cases – Consent

1. **Z090-121(RB)**  
Richard Brown  
(CC District 9)

An application for a Planned Development District for R-7.5(A) Single Family District Uses on property zoned an R-7.5(A) Single Family District on the northeast corner of Biscayne Boulevard and Tiffany Way.  
Staff Recommendation: **Approval**, subject to a Tract 1 development plan and conditions.  
Applicant/Representative: Misty Ventura

2. **Z089-274(WE)**  
Warren Ellis  
(CC District 11)

An application for a Specific Use Permit for a Tower/antenna for cellular communication on property zoned a CR Community Retail District north of Lyndon B. Johnson Freeway, west of Abrams Road.  
Staff Recommendation: **Approval** for a ten-year period with automatic renewal for additional ten-year periods, subject to a revised site plan, and conditions.  
Applicant: Hemphill-Seminary  
Representative: Bauman Consultants - Julianne McGee

3. **Z089-282(WE)**  
Warren Ellis  
(CC District 4)
- An application for an amendment to Specific Use Permit No. 1371 for an open enrollment charter school and a child-care facility on property zoned an R-7.5(A) Single Family District on the southeast corner of R.L. Thornton Freeway and Ann Arbor Avenue.  
Staff Recommendation: **Approval** for a three-year period with eligibility for automatic renewals for additional ten-year periods, subject to a site plan and staff's conditions.  
Applicant: Oak Cliff Assembly of God  
Representative: John D. Blacker, P.E.
4. **Z090-101(WE)**  
Warren Ellis  
(CC District 11)
- An application for a Planned Development District for mixed uses on property zoned a CR Community Retail District on the northeast corner of the North Dallas Tollway and Arapaho Road.  
Staff Recommendation: **Approval** of a Planned Development District for mixed uses, subject to a conceptual plan and conditions.  
Applicant: SA-OMAX 2007, L.P.  
Representative: Robert Baldwin

Zoning Cases – Under Advisement

5. **Z090-110(WE)**  
Warren Ellis  
(CC District 2)
- An application to renew Specific Use Permit No. 1601 for commercial amusement (inside) limited to a Class A dance hall on property zoned a CS Commercial Service District, at the west corner of East Grand Avenue and St. Mary Avenue.  
Staff Recommendation: **Approval** for a three-year period, subject to a revised site plan and staff's conditions.  
Applicant/ Representative: Jaime Tamayo  
U/A From: December 17, 2009

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Other Matters

Minutes: December 17, 2009

Adjournment

**CITY PLAN COMMISSION PUBLIC COMMITTEE MEETINGS**

**Thursday, January 7, 2010**

**ZONING ORDINANCE COMMITTEE (ZOC) MEETING** - Thursday, January 7, 2010, City Hall, 1500 Marilla Street, in 5ES, at 9:00 a.m., to consider (1) **DCA089-003** - Consideration of amendments to Chapter 51A, the Dallas Development Code, to amend regulations pertaining to Conceptual, Development, and Site Plans.

### **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]