



CITY OF DALLAS

CITY PLAN COMMISSION  
Thursday, January 21, 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:**

Subdivision Regulations and Creation of Building Sites

David Cossum, Assistant Director, Sustainable Development and Construction  
Paul Nelson, Chief Planner, Sustainable Development and Construction

Subdivision Docket

Zoning Docket

**ACTION ITEMS:**

Subdivision Docket

Planner: Paul Nelson

Consent Agenda - Preliminary Plats

(1) **S090-038**  
(CC District 4)

An application to create a 73.196 acre lot from a tract of land in City Block 6127 on property bounded by Forney Road on the south, Lomax Drive on the west, Chariot Drive on the north, and Wimbelton Way on the east

Applicant/Owner: Dallas Independent School District

Surveyor: ARS Engineers, Inc.

Application Filed: December 30, 2009

Zoning: R-7.5(A)

Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket

- (2) **S090-039**  
(CC District 3)
- An application to create a 41.924 acre lot from a tract of land in City Block 7135 located at 3130 Kingbridge Street, north of Singleton Boulevard, and west of Fish Trap Road  
Applicant/Owner: Dallas Housing Authority  
Surveyor: James DeOtte Engineering, Inc.  
Application Filed: December 29, 2009  
Zoning: PD 508 Tract 13  
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket

Miscellaneous Docket

- M090-009**  
Richard Brown  
(CC District 14)
- Minor amendment to the development/landscape plan for Planned Development Subdistrict No. 10 for Retail uses and a Library, art gallery, or museum in an area generally bounded by Cedar Springs Road, Douglas Street, Hall Street, and Knight Street.

Staff Recommendation: **Approval**  
Applicant/Representative: Maria Bonilla

- M090-010**  
Richard Brown  
(CC District 8)
- Minor amendment to the site plan for Specific Use Permit No. 84 for a Sewage treatment plant on Log Cabin Road, south of Jordan Valley Road and west of South Belt Line Road.

Staff Recommendation: **Approval**  
Applicant: City of Dallas Water Utilities  
Representative: Regina Stencil, P.E.

- D090-002**  
Olga Torres Holyoak  
(CC District 3)
- Development plan for Planned Development District No. 508 for Cluster Housing, Multifamily, Limited Office, Mixed Use and additional specified uses in an area generally bounded by Hampton Road, Singleton Boulevard, Westmoreland Road, Old Trinity River and Canada Drive.

Staff Recommendation: **Approval**  
Applicant: Dallas Independent School District  
Representative: MASTERPLAN

- W090-003**  
Neva Dean  
(CC District 13)
- A waiver of the two-year waiting period in order to submit an application for an amendment to Planned Development District No. 803 and Specific Use Permit No. 1262 on the northwest corner of Midway Road and Rosa Road.

Staff Recommendation: **Denial**  
Representative: Tommy Mann, Winstead PC

Zoning Cases – Consent

1. **Z089-280(MD)**  
Mark Doty  
(CC District 9)  
A Landmark Commission authorized hearing for consideration of an Historic District Overlay on property zoned R-7.5(A) on the east side of Nonesuch Road between Hillside Drive and Westlake Avenue.  
Staff Recommendation: **Approval**, subject to preservation criteria.  
Landmark Commission Recommendation: **Approval**, subject to preservation criteria.
  
2. **Z089-286(DC)**  
David Cossum  
(CC District 6)  
A City Plan Commission authorized hearing on property zoned IM Industrial Manufacturing with consideration being given to a TH-3(A) Townhouse District or an R-5(A) Single Family District on the north and south sides of Amos Street, west of Crossman Avenue.  
Staff Recommendation: **Approval**, of an R-5(A) Single Family District.
  
3. **Z090-112(WE)**  
Warren Ellis  
(CC District 2)  
An application for an IM Industrial Manufacturing District on property zoned a CR Community Retail and a Specific Use Permit for a metal salvage facility on property zoned a CR Community Retail District and an IM Industrial Manufacturing District in an area generally bounded by Cedar Crest Boulevard, Pontiac Avenue and Childs Street.  
Staff Recommendation: **Pending**  
Applicant: Falcon Transit  
Representative: MASTERPLAN - Santos Martinez
  
4. **Z090-117(WE)**  
Warren Ellis  
(CC District 14)  
An application for an amendment to Specific Use Permit No. 1659 for an alcoholic beverage establishment use for a bar, lounge, or tavern and a commercial amusement inside for a Class A dance hall within Planned Development District No. 619 for mixed uses, on the south side of Main Street, west of Ervay Street.  
Staff Recommendation: **Approval** for a two-year period, subject to a site plan and conditions.  
Applicant: Main Street, Ltd.  
Representative: Thomas Taylor

Zoning Cases – Under Advisement

5. **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  
U/A From: January 7, 2010

Zoning Cases – Individual

6. **Z090-111(KB)**  
Kyra Blackston  
(CC District 14)
- An application for a Specific Use Permit for installation of a non-premise district activity video board on property zoned Planned Development District 619, in an area generally bounded by Main Street, Ervay Street, Commerce Street and Akard Street.
- Staff Recommendation: **Approval** for a six-year period, subject to a site plan and conditions.
- SSDAC Recommendation: **Approval** for a six-year period, subject to a site plan and conditions.
- Applicant: Dunhill 1530 Main, LP  
Representative: William Cothrum, Masterplan

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Other Matters

Minutes: January 7, 2010

Adjournment

**CITY PLAN COMMISSION PUBLIC COMMITTEE MEETINGS**

**Thursday, January 21, 2010**

**ZONING ORDINANCE COMMITTEE (ZOC) MEETING** - Thursday, January 21, 2010, City Hall, 1500 Marilla Street, in 5ES, at 9:00 a.m., to consider (1) **DCA089-003** - Review of final draft ordinance of proposed amendments to the Dallas Development Code, relating to Conceptual, Development, and Site Plans; and (2) **DCA090-003** - Consideration of amending the Dallas Development Code to create a use category for community gardens.

### **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]