



CITY OF DALLAS

CITY PLAN COMMISSION  
Thursday, November 19, 2009  
AGENDA

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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.

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Theresa O'Donnell, Director  
David Cossum, Assistant Director of Current Planning

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**BRIEFINGS:**

Subdivision Docket  
Zoning Docket

**ACTION ITEMS:**

Subdivision Docket

Planner: Michael Grace

Consent Agenda - Preliminary Plats

- (1) **S090-008**  
(CC District 2)
- An application to replat 0.239 acres containing the north portion of Lot 16 in City Block C/1993 into one lot generally located at the intersection of Capitol Ave. and N. Henderson Ave., northwest corner.  
Owner: The Shops on Henderson II, L.P.  
Surveyor: Shields and Lee Surveyors  
Application Filed: October 21, 2009  
Zoning: PD-462  
Staff Recommendation: **Denial**
- (2) **S090-012**  
(CC District 8)
- An application to create a 4.217 acre lot out of a tract of land in City Block 6628 located at the intersection of Bainbridge Dr. and Camp Wisdom Rd, southwest corner.  
Owner: Greater Community 1<sup>st</sup> Baptist Church  
Surveyor: Probeck Land Surveyors  
Application Filed: October 27, 2009  
Zoning: PD-607 (Sub district 1A)  
Staff Recommendation: **Approval**, subject to the conditions listed in the docket.

- (3) **S090-013**  
(CC District 8)
- An application to replat 3.1677 acres containing parts of Lots 6 and 7 in City Block 7618 into a 0.6410 acre lot and a 2.5267 acre lot located at the intersection of Cedardale Rd. and S. Lancaster Rd., northeast corner.  
Owner: The New Generation Baptist Church  
Surveyor: Davis Land Surveying Co., Inc.  
Application Filed: October 27, 2009  
Zoning: CS  
Staff Recommendation: **Approval**, subject to the conditions listed in the docket.
- (4) **S090-014**  
(CC District 10)
- An application to create a 1.995 acre lot, a 5.285 acre lot and a 6.043 acre lot out of a tract of land in City Block A/7081 located at the intersection of E. Northwest Hwy. and Lullwater Dr., northwest corner.  
Owner: Chartwell at Lake Highlands, L.P.  
Surveyor: Kimley-Horn and Assoc., Inc.  
Application Filed: October 27, 2009  
Zoning: MF-2(A)  
Staff Recommendation: **Approval**, subject to the conditions listed in the docket.
- (5) **S090-015**  
(CC District 10)
- An application to replat 5.774 acres containing part of Lots 33 thru 36, 45 thru 50, all of Lots 37 thru 40, in City Block 7135 of Buena Addition, part of tracts 55, 56 and 76, in City Block 7135 of Reunion, part of Lots 10 thru 12, in City Block 7135 of The Garden Spot and an abandoned portion of Buena Ave. generally located on the south side of Bickers St. at the intersection of Greenleaf St. and Bickers St.  
Owner: Dallas Housing Authority  
Surveyor: Pacheco Koch Consulting Engineers  
Application Filed: October 30, 2009  
Zoning: PD-508 (Tract 3)  
Staff Recommendation: **Approval**, subject to the conditions listed in the docket.

Residential Replats

- (6) **S090-010**  
(CC District 11)
- An application to replat a 1.282 acre tract of land containing Common Area in City Block A/7489 of Oak Forest Estates, also known as 11700 Forest Creek Dr., to dedicate additional waste/water easements.  
Owner: Oak Forest Estates H.O.A.  
Surveyor: Gorrondona & Associates, Inc.  
Application Filed: October 21, 2009  
Zoning: R-1ac(A)  
Staff Recommendation: **Approval**, subject to the conditions listed in the docket.

Miscellaneous Docket

**M089-048**  
Richard Brown  
(CC District 13)

Minor amendment to development plan and landscape plan for Planned Development District No. 308 for MU-1 Mixed Uses District and CR Community Retail District Uses on the northeast corner of Forest Lane and Webb Chapel Road.  
Staff Recommendation: **Approval**

**M090-003**  
Richard Brown  
(CC District 7)

Minor amendment to the Phase I development plan for Planned Development District No. 549 for certain Recreation Uses, Institutional and Community Services Uses and R-7.5(A) Single Family Uses on the south line of Samuell Boulevard, east of Buckner Boulevard.  
Staff Recommendation: **Approval**

**D089-018**  
Olga Torres Holyoak  
(CC District 14)

Development/landscape plan for Planned Development District No. 375 on the west side of Central Expressway, between Lemmon Avenue East and Lemmon Avenue West  
Staff Recommendation: **Approval**

**D090-001**  
Olga Torres Holyoak  
(CC District 14)

Development/landscape plan for Planned Development Subdistrict No. 85, within Planned Development District No. 193, the Oak Lawn Special Purpose District on the west side of Central Expressway, between Lemmon Avenue East and Lemmon Avenue West.  
Staff Recommendation: **Approval**

Zoning Cases – Under Advisement

1. **Z089-250(RB)**  
(Richard Brown)  
(CC District 9)
- An application for an RR Regional Retail District on property zoned a CR Community Retail District on the east line of Walling Lane, south of Skillman Street, and an application for a Specific Use Permit for an Animal shelter or clinic with outside runs, subject to deed restrictions volunteered by the applicant on the east line of Walling Lane, south of Skillman Street.  
Staff Recommendation: **Denial**  
Applicant: Dallas Petroplex, LLC  
Representative: Joe Wilmoth  
U/A From: November 5, 2009

2. **Z089-243(WE)**  
(Warren Ellis)  
(CC District 8)
- An application for a Specific Use Permit for a commercial amusement (inside) for a Class A dance hall and an alcoholic beverage establishment for a private-club bar on property zoned a CR Community Retail District on the north side of W. Camp Wisdom Road, west of Del Rey Drive.  
Staff Recommendation: **Approval** for a two-year time period, subject to a site plan and conditions.  
Applicant: Plazzio Event, Inc.  
Representative: Roger Albright  
U/A From: October 15, 2009

### Zoning Cases – Individual

3. **Z089-276(WE)**  
(Warren Ellis)  
(CC District 3)
- An application for an amendment to Tract III of Planned Development District No. 508 for CH Clustered Housing, MF-2(A) Multifamily, LO-1 Limited Office, MU-1 Mixed Use District uses on the southwest corner of Goldman Street and Bickers Street.  
Staff Recommendation: **Approval**, subject to a development plan, revised landscape plan and conditions.  
Applicant: Dallas Housing Corporation  
Representative: Robert Baldwin & Associates
4. **Z089-283(WE)**  
(Warren Ellis)  
(CC District 8)
- An application for a NS(A) Neighborhood Service District on property zoned an R-7.5(A) Single Family District on northeast corner of St. Augustine Road and Cushing Drive.  
Staff Recommendation: **Denial**  
Applicant: Betty & Chung Hsu  
Representative: Betty Hsu
5. **Z089-263(KB)**  
(Kyra Blackston)  
(CC District 14)
- An application for a Specific Use Permit for the installation of a non-premise district activity video board on a property zoned Planned Development District 619, within the Downtown Special Sign District; an area generally bound by Field Street, Main Street, Akard Street and Commerce Street.  
Staff Recommendation: **Approval** for a five-year period, subject to a site plan and conditions.  
SSDAC Recommendation: **Approval** for a five-year period, subject to a site plan and conditions.  
Applicant: Reynolds Outdoor Media  
Representative: William Cothrum, Masterplan

### Landmark Appeal

- Mark Doty  
(CC District 2)
- An appeal of the Landmark Commission decision to deny a Certificate of Demolition CD089-028(MD) of a noncontributing structure at 1900 Young Street.  
Staff Recommendation: **Denial**

Mark Doty  
(CC District 2)

An appeal of the Landmark Commission decision to deny a Certificate of Demolition CD089-029(MD) to demolish a structure at 508 Park Avenue.

Staff Recommendation: **Denial**

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Other Matters

Revised Committee List

Minutes: November 5, 2009

Adjournment

**CITY PLAN COMMISSION PUBLIC COMMITTEE MEETINGS**

**Monday, November 16, 2009**

**SPECIAL SIGN DISTRICT ADVISORY COMMITTEE (SSDAC)** – Monday, November 16, 2009, City Hall, 1500 Marilla street, in Room 5BN, at 9:00a.m., to consider (1) SPSD009-001 - Consideration of amendments to Chapter 51A, the Dallas Development Code, to amend regulations pertaining to the Downtown Special provision Sign District to allow middle level signs.

**Thursday, November 19, 2009**

**ZONING ORDINANCE COMMITTEE (ZOC) MEETING** - Thursday, November 19, 2009, City Hall, 1500 Marilla Street, in 5ES, at 9:00 a.m., to consider (1) **DCA 089-003** - Consideration of amendments to Chapter 51A, the Dallas Development Code, to amend regulations pertaining to Conceptual Plans.

**Thursday, November 19, 2009**

**SUBDIVISION REVIEW COMMITTEE (SRC)** - Thursday, November 19, 2009, City Hall, 1500 Marilla Street, in Dallas City Council Chambers, at 9:30 a.m. to consider Street Name Change **NC090-001 Central Expressway** - An application to change the name of Central Expressway, between Pacific Avenue on the north and Grand Avenue on the south. The new street name would be Cesar Chavez Parkway.

## 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]