



CITY OF DALLAS

CITY PLAN COMMISSION  
Thursday, February 18, 2010  
AGENDA

BRIEFINGS:	5ES	10:30 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.

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

**BRIEFINGS:**

"Briefing by the City Attorney's Office on lobbyist registration, campaign contribution restrictions, multiple seconds, and gift policy."

Casey Burgess, Assistant City Attorney

Zoning Website Tutorial

Neva Dean

Subdivision Docket

Zoning Docket

**ACTION ITEMS:**

Subdivision Docket

Planner: Paul Nelson

Consent Agenda - Preliminary Plats

(1) **S090-046**  
(CC District 8)

An application to create one 11.4356 acre lot from a tract of land in City Block 6896 located on Crouch Road between Patrol Way and Lancaster Road

Applicant/Owner: 261 CW Springs, Ltd./Roundstone Development, LLC

Surveyor: Tipton Engineering, Inc.

Application Filed: January 20, 2010

Zoning: PD 625, Sub District 3 (Single family & Retirement Housing)

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

- (2) **S090-050**  
(CC District 6) An application to replat a 2.96 acre tract of land containing all of Lots 1A and 3A into 2 lots in City Block A/5780 located at 9620 Starlight Road at Webb Chapel Extension, north corner  
Applicant/Owner: Rizos Family Partnership, Ltd.  
Surveyor: CBG Surveying, Inc.  
Application Filed: January 27, 2010  
Zoning: CR  
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket
- (3) **S090-051**  
(CC District 7) An application to create 4 lots and one 14.445 acre common area from a 187.757 acre tract of land in City Blocks 7332, 7539 and 7716 located on Kiest Boulevard at Southerland Avenue  
Applicant: Joe Cavagnaro  
Owner: Wonderview Properties, LLC  
Surveyor: O'Donald Engineering, Inc.  
Application Filed: January 29, 2010  
Zoning: IR  
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket
- (4) **S090-052**  
(CC District 14) An application to replat all of Lots 5 and 6 into one 0.34 acre lot in City Block O/1480 located on 5918 and 5922 Ross Avenue east of Hubert Street  
Applicant/Owner: Thomas K. Motlow  
Surveyor: CBG Surveying, Inc.  
Application Filed: January 29, 2010  
Zoning: MF-2(A)  
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket
- (5) **S090-054**  
(CC District 14) An application to replat a 1.462 acre tract of land containing all of Lots 1 through 8 in City Block 97; all of Lots 1, 8, and part of Lots 2 and 7, in City Block 86; part of City Block 62, all of City Block 62 ½ and a portion of abandoned Martin St. and fronting on Murphy St. Crossing, Commerce St., Griffin St. and Main Street  
Applicant/Owner: City of Dallas  
Surveyor: Pacheco Koch Consulting Engineers  
Application Filed: January 29, 2010  
Zoning: PD 619  
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket

- (6) **S090-055**  
(CC District 5)
- An application to create one 6.392 acre lot from a tract of land in City Block 6756 on St. Augustine Road south of Bluffcreek Drive  
Applicant/Owner: St. Augustine Estate Apt./NRP Group LLC  
Surveyor: Bury and Partners, Inc.  
Application Filed: January 29, 2010  
Zoning: MF-1(A)  
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket

Residential Replat

- (7) **S090-048**  
(CC District 5)
- An application to replat a 1.20 acre tract containing all of Lot 39 and part of Lot 40 in City Block 6784 into one lot located on 3726 Pruitt Avenue at Military Parkway, northeast corner  
Applicant/Owner: Cornel and Sophya Milas  
Surveyor: CBG Surveying  
Application Filed: January 27, 2010  
Zoning: R-7.5(A)  
Date Notices Sent: 16 notices sent on January 29, 2010  
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.

Miscellaneous Docket

- M090-024**  
Richard Brown  
(CC District 11)
- Minor amendment to the development plan and landscape plan for Tracts I and III within Planned Development District No. 614 on property generally bounded by Belt Line Road, the Dallas north Tollway, Arapaho Road, and Prestonwood Boulevard.  
Staff Recommendation: **Approval**  
Applicant: Taco Bell of America  
Representative: David Gregory
- D090-003**  
Olga Torres Holyoak  
(CC District 3)
- Development plan/Wetlands plan for Tract 13 within Planned Development District No. 508 for Cluster housing, Multifamily, Limited Office, Mixed Use and additional specified uses on the north side of Singleton Boulevard, east of Kingbridge Street.  
Staff Recommendation: **Approval**  
Applicant: Victor Toledo  
Representative: Sam Hanna

Zoning Cases – Consent

1. **Z090-128(OTH)**  
Olga Torres Holyoak  
(CC District 3)  
An application for a Specific Use Permit for a day care facility on property zoned an R-10(A) Single Family District, on the southwest corner of Crepe Myrtle Lane and Larkspur Lane.  
Staff Recommendation: **Approval** for a five-year period with eligibility for automatic renewals for additional five-year periods, subject to conditions and a site plan.  
Applicant: LaShawn Evans
  
2. **Z090-130(RB)**  
Richard Brown  
(CC District 7)  
An application for a Specific Use Permit for an Open-enrollment charter school on property zoned a CS Commercial Service District, an NS(A) Neighborhood Service District, and an MF-2(A) Multifamily District, within the State Fair of Texas property boundary, specifically near the intersection of Pennsylvania Avenue and First Avenue.  
Staff Recommendation: **Approval** for a three-year period, with eligibility for automatic renewal of additional two-year periods, subject to a site plan and conditions.  
Applicant: Museum of Natural Science  
Representative: Karl Crawley
  
3. **Z090-122(WE)**  
Warren Ellis  
(CC District 11)  
An application for a renewal of Specific Use Permit No. 1620 for Commercial amusement (inside) for a Class A dance hall and an alcohol beverage establishment for a private-club bar on property zoned a CR Community Retail District, on the east side of Dallas North Tollway Road, north of Belt Line Road.  
Staff Recommendation: **Approval** for a three-year period with eligibility for automatic renewals for additional three-year period, subject to a revised site plan and conditions.  
Applicant: Coulage Entertainment, L.P.  
Representative: Roger Albright
  
4. **Z090-116(WE)**  
Warren Ellis  
(CC District 8)  
An application for a Planned Development District for a public school other than an Open-enrollment charter school and R-5(A) Single Family District uses on property zoned an R-5(A) Single Family District in an area generally bounded by Tioga Street, Sebring Drive, and Soft Wind Drive.  
Staff Recommendation: **Approval**, subject to a revised development plan and conditions.  
Applicant: Dallas Independent School District  
Representative: MASTERPLAN - Karl Crawley

Zoning Cases - Under Advisement

5. **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 and November 9, 2009
6. **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 and January 21, 2010
7. **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  
U/A From: January 21, 2010

Zoning Cases - Individual

8. **Z089-203(RB)**  
Richard Brown  
(CC District 6)
- An application for the creation of a new subdistrict within the Light Mixed Use Subdistrict portion of Planned Development District No. 631, the West Davis Special Purpose District on the northeast corner of West Davis Street and Dwight Avenue with consideration being given to granting a Machine or welding shop use by Specific Use Permit within this subdistrict.
- Staff Recommendation: **Approval** of an amendment to the existing Light Mixed Use Subdistrict within Planned Development District No. 631 to permit the requested use by Specific Use Permit, subject to staff's recommended conditions and a revised West Davis Special Purpose District and Subdistrict Boundary Map, and **approval** of a Specific Use Permit for a three-year period with eligibility for automatic renewal for additional five-year periods, subject to a site plan and conditions, in lieu of the applicant's request to create a new subdistrict within Planned Development District No. 631 and permitting the requested use by right.
- Applicant: Virgil James Barnes; Owner  
Representative: Santos Martinez

Development Code Amendments

- DCA089-003**  
David Cossum
- Consideration of amendments to Chapter 51A, the Dallas Development Code, to amend Section 51A-4.702; amending requirements for development plans and conceptual plans for planned development districts.
- Staff Recommendation: **Approval**  
ZOC Recommendation: **Approval**
- DCA090-004**  
David Cossum
- Consideration of amendments to Chapter 51A, the Dallas Development Code, to amend Section 51A-4.305, "Handicapped Parking Regulations," to require compliance with all Federal and State requirements.
- Staff Recommendation: **Approval**  
ZOC Recommendation: **Approval**

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Other Matters

Minutes: February 4, 2010

Adjournment

**CITY PLAN COMMISSION PUBLIC COMMITTEE MEETINGS**

**Thursday, February 18, 2010**

**ZONING ORDINANCE COMMITTEE (ZOC) MEETING** - Thursday, February 18, 2010, City Hall, 1500 Marilla Street, in 5ES, at 9:00 a.m., to consider (1) **DCA090-003** - Consideration of amending the Dallas Development Code to create a new use for alternative financial institutions.

### **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]