



CITY OF DALLAS

CITY PLAN COMMISSION
Thursday, February 26, 2009
AGENDA

BRIEFING: Overview of the Trinity River Corridor Project	1444 Oak Lawn Avenue, Suite 200 (The Trinity Trust office)	9:00 a.m.
BRIEFINGS:2/26/09 Agenda	5ES	Following Trinity River Briefing
PUBLIC HEARING	Council Chambers	1:30 p.m.

*The City Plan Commission may be briefed on the agenda if it becomes necessary.

Theresa O'Donnell, Director
David Cossum, Assistant Director of Current Planning
Olga Torres Holyoak, Principal Planner

BRIEFINGS:

Overview of the Trinity River Corridor Project

Gail Thomas, The Trinity Trust -1444 Oak Lawn Avenue, Suite 200(The Trinity Trust office)

2/26/09 Agenda – 5ES

Subdivision Docket
Zoning Docket

ACTION ITEMS:

Subdivision Docket

Planner: Carolyn Horner

Consent Agenda - Preliminary Plats

(1) **S089-054**
(CC District 13)
(Ekblad)

An application to create one 3.630 acre lot from a tract of land in City Block A/5080, located at the northwest corner of Midway Road and Rosa Road.

Applicant/Owner: The Oak Hill Academy

Surveyor: JDJR Engineers & Consultants

Application Filed: February 2, 2009

Zoning: PD 803

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

- (2) **S089-055**
(CC District 3)
(Gary)
- An application to create one 3.77 acre lot from two tracts of land in City Block 8037, located on Rancho Lane at Moneta Lane.
Applicant/Owner: Juventino Cardoza
Surveyor: Shaffer & Associates
Application Filed: February 3, 2009
Zoning: R-10(A)
Staff Recommendation: **Approval**, subject to the conditions listed in the docket

Residential Replats

- (3) **S089-053**
(CC District 9)
(Weiss)
- An application to replat Lot 26A, Block A/2956 of the Wilshire Baptist Church Addition, and Lots 8 & 9, Block A/2956 of the Caruth Terrace No. 3 Addition, into one 4.047 acre lot, Ravendale Lane and Abrams Road, northeast corner.
Applicant/Owner: Wilshire Baptist Church
Surveyor: Brockette-Davis-Drake
Application Filed: February 2, 2009
Zoning: R-7.5(A)
Staff Recommendation: **Approval**, subject to the conditions listed in the docket
- (4) **S089-056**
(CC District 5)
(Rodgers)
- An application to replat Lot 2, Block 6658 of the J.L.Elam Addition, and three unplatted tracts into one 5.6779 acre lot, located on Lake June Road at Oak Hill Circle.
Applicant/Owner: Lynn Brantley/Federal Senior Housing, LLC
Surveyor: Votex Surveying
Application Filed: February 3, 2009
Zoning: CR & R-7.5(A)
Staff Recommendation: **Approval**, subject to the conditions listed in the docket

Miscellaneous Docket

- M089-016**
Richard Brown
(CC District 10 & 11)
(Lueder & Buehler)
- Minor amendment to the site plan for Specific Use Permit No. 651 for a college on the southeast quadrant of Abrams Road and Walnut Street.
Staff Recommendation: **Approval**
- D089-010**
Frank Dominquez
(CC District 2)
(Wally)
- Development plan for Planned Development District No 486 on the north corner of Bank Street and Gurley Avenue.
Staff Recommendation: **Approval**

Zoning Cases - Consent

1. [Z089-130\(RB\)](#)
(Richard Brown)
(CC District 14)
(Emmons)
An application for a Specific Use Permit for an Alcoholic beverage establishment for a Bar, lounge, or tavern within the Subdistrict B portion of Planned Development District No. 619 with Historical Overlay No. H/87 at the northwest corner of Main Street and Four Way Place.
Staff Recommendation: **Approval** for a two-year period, subject to a site plan and conditions.
Applicant: Syn Group, L.P.
Representative: Jonathan Serrano

2. [Z089-144\(RB\)](#)
(Richard Brown)
(CC District 9)
(Weiss)
An application for an amendment to Specific Use Permit No. 1431 for a Tower/antenna for cellular communication on property zoned a CR Community Retail District on property southeast of Abrams Road, northeast of Northwest Highway.
Staff Recommendation: **Approval**, subject to a site plan and conditions
Applicant: American Tower Corporation
Representative: Jennifer L. Owen

Zoning Cases – Under Advisement

3. [Z089-138\(WE\)](#)
Warren Ellis
(CC District 6)
(Lozano)
An application for a Specific Use Permit for commercial motor vehicle parking on property zoned a CS Commercial Service on the northwest corner of Chalk Hill Road and Fitchburg Street.
Staff Recommendation: **Denial**
Applicant/Representative: Gamaliel Albarran
U/A From: February 12, 2009

4. [Z089-105\(MAW\)](#)
Megan Wimer
(CC District 2)
(Wally)
An application for a Planned Development District for Multifamily uses on property zoned an MF-2(A) Multifamily District in an area bounded by Cabell Drive, Ashby Street, Lafayette Street and Peak Street and an area on the south side of Lafayette Street between Ashby Street and Peak Street.
Staff Recommendation: **Approval**, subject to a development plan, landscape plan and conditions.
Applicant: Del American Realty Group, Inc.
Representative: Suzan Kedron, Jackson Walker, LLP
U/A From: February 12, 2009

Zoning Cases – Individual

5. [Z089-141\(MAW\)](#)
(Megan Wimer)
(CC District 13)
(Ekblad)
An application for a Planned Development District for Mixed Uses on property zoned an MF-1(A) Multifamily District and an MF-2(A) Multifamily District on the north side of Meadow Road, west of Greenville Avenue with consideration given to a MU-2 Mixed Use District.
Staff Recommendation: **Approval** of an MU-2 Mixed Use District in lieu of a Planned Development District
Applicant: Boulevard Builders/Llegio LP
Representative: Peter Kavanaugh, Zone System, Inc.
6. [Z089-133\(OTH\)](#)
(Olga Torres Holyoak)
(CC District 12)
(Wolfish)
An application for a Planned Development District for a church and certain R-10(A) Single Family District uses on property zoned an R-10(A) Single Family District with Specific Use Permit No. 770 for a cemetery on the southern terminus of Muirfield Drive, south of Spyglass Drive.
Staff Recommendation: **Approval**, subject to a development plan and conditions
Applicant: Church of the Holly Communion
Representative: Robert Baldwin of Baldwin Associates
7. [Z089-137\(OTH\)](#)
(Olga Torres Holyoak)
(CC District 6)
Lozano)
An application for a Specific Use Permit for an alcoholic beverage establishment limited to a private-club bar on property zoned an IR Industrial Research District on the east side of Emerald Street, between Crown Road and Harcourt Street, west of Stemmons Freeway (I-35E) access road.
Staff Recommendation: **Approval** for a two-year period, subject to a site plan and conditions.
Applicant: Wi Jae Park
Representative: Logos & Co.
8. [Z089-136\(OTH\)](#)
(Olga Torres Holyoak)
(CC District 11)
(Buehler)
An application for an MF-1(A) Multifamily District on property zoned a CR Community Retail District on the east side of Waterfall Way, south of Spring Valley Road.
Staff Recommendation: **Denial**
Applicant: Maverick STS, Inc.
Representative: Tipoo Hossain

Other Matters

Minutes: February 12, 2009

Adjournment

CITY PLAN COMMISSION PUBLIC COMMITTEE MEETINGS

Tuesday, February 24, 2009

TRINITY RIVER CORRIDOR AD HOC COMMITTEE AND URBAN DESIGN ADVISORY COMMITTEE – Tuesday, February 24, 2009, at 5:30 p.m., City Hall, 1500 Marilla Street, in Room 6ES, to discuss the Oak Cliff Gateway.

Thursday, March 5, 2009

ZONING ORDINANCE ADVISORY COMMITTEE (ZOAC) MEETING - Thursday, March 5, 2009, at 9:00 a.m., City Hall, 1500 Marilla Street, in 5ES, to consider Supergraphics.

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]