



CITY OF DALLAS

CITY PLAN COMMISSION  
Thursday, June 11, 2009  
AGENDA

BRIEFINGS:	5ES	11:00 a.m.
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:**

University of North Texas Dallas Area Plan  
Peer Chacko, Long Range Planning, Assistant Director

(A quorum of the Urban Design Advisory Committee may be present for the UNT- Dallas Briefing)

Subdivision Docket  
Zoning Docket

**ACTION ITEMS:**

Subdivision Docket Planner: Carolyn Horner

Consent Agenda - Preliminary Plats

- (1) **S089-096**                      An application to create one 16.83 acre lot from a portion of  
(CC District 3)                      City Block 7135, located on Hampton Road between  
(Gary)                                      Dennison Street and Bickers Street.  
Applicant/Owner: Dallas Housing Authority/Mercy Street  
Surveyor: Votex Surveying  
Application Filed: May 19, 2009  
Zoning: PD 508 Tract 2  
Staff Recommendation: **Approval**, subject to the conditions  
listed in the docket

(2) **S089-098**  
(CC District 2)  
(Wally)

An application to replat a portion of Lot 12 in the Arlington Park Industrial Tracts Addition, and Lot 1C in the B.E.K. Beer Warehouse I Addition, in City Block B/7919, into one 13.46 acre lot, located at the northwest corner of Record Crossing Road and Wyche Boulevard.

Applicant/Owner: Ben E. Keith Company/Paul Holton

Surveyor: Halff Associates, Inc.

Application Filed: May 22, 2009

Zoning: IR and IM

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

Miscellaneous Docket

**M089-026**  
Richard Brown  
(CC District 7)  
(Bagley)

Minor amendment to Phase I Development Plan for Planned Development District No. 549 for certain Recreation uses, Institutional and Community Service uses, and R-7.5(A) Single Family District uses on the south line of Samuel Boulevard, east of Buckner Boulevard.

Staff Recommendation: **Approval**

**M089-028**  
Richard Brown  
(CC District 14)  
(Emmons)

Minor amendment to the Development Plan for Planned Development District No. 769 for MU-2 Mixed Use District uses on the north line of SMU Boulevard, east of Prentice Street.

Staff Recommendation: **Approval**

**W089-006**  
Neva Dean  
(CC District 2)  
(Wally)

A waiver of the two-year waiting period in order to submit an application for an amendment to Planned Development District No. 800 in an area generally bounded by Cadiz Street, Industrial Boulevard, Rock Island Street, and the Union Pacific Railroad.

Staff Recommendation: **Denial**

**W089-007**  
Neva Dean  
(CC District 6)  
(Lozano)

A waiver of the two-year waiting period in order to submit an application to amend the existing zoning on property zoned Planned Development District No. 406, the Ledbetter/Eagle Ford Special Purpose District on both sides of Progressive Drive between Chippewa Drive and Cartwright Street.

Staff Recommendation: **Denial**

**W089-008**  
Neva Dean  
(CC District 5)  
(Rodgers)

A waiver of the two-year waiting period in order to submit an application for an amendment to Planned Development District No. 805 on the north side of Lake June Road, east of Masters Drive.

Staff Recommendation: **Denial**

Zoning Cases – Consent

1. **Z089-211(OTH)**  
(Olga Torres Holyoak)  
(CC District 2)  
(Wally)  
An application for a Specific Use Permit for an Alcoholic Beverage Establishment use for a bar, lounge, or tavern on property zoned Planned Development District No. 269 on the north side of Commerce Street, east of Good Latimer Expressway.  
Staff Recommendation: **Approval** for a two-year period, subject to a site plan and conditions.  
Applicant/Representative: Roland Young
  
2. **Z089-184(WE)**  
(Warren Ellis)  
(CC District 7)  
(Bagley)  
An application for a P(A) Parking Subdistrict on property zoned an R-5(A) Single Family Subdistrict within Planned Development District No. 595, the South Dallas/Fair Park Special Purpose District on the east line of Southland Street, north of Malcolm X Boulevard and deed restrictions volunteered by the applicant on property zoned a CC Community Commercial Subdistrict within Planned Development District No. 595, the South Dallas Fair/Park Special Purpose District on the northwest corner of Malcolm X Boulevard and Hatcher Street.  
Staff Recommendation: **Approval** of a P(A) Parking District, subject to a revised site plan and conditions and **approval** of the revised deed restrictions volunteered by the applicant.  
Applicant: Duncan Kim  
Representative: Robert McKenzie
  
3. **Z089-196(WE)**  
(Warren Ellis)  
(CC District 8)  
(Lavallaisaa)  
An application for a CS Commercial Service District on property zoned an R-7.5(A) Single Family District and a Specific Use Permit for commercial motor vehicle parking on property zoned a CS-D-1 Commercial Service District with a D-1 Dry Liquor Control Overlay and an R-7.5(A) Single Family District on the north side of C.F. Hawn Freeway, east of Silverado Drive.  
Staff Recommendation: **Approval** of a CS Commercial Service District with retention of the D-1 Dry Liquor Control Overlay and **approval** of a Specific Use Permit for a three year time period with eligibility for automatic renewals for additional three year time periods, subject to a revised site plan and conditions.  
Applicant: Galindo Trucking Company  
Representative: Ramon Aranda

4. **Z089-220(WE)**  
(Warren Ellis)  
(CC District 3)  
(Gary)
- An application for an MF-3(A) Multifamily District on property zoned an IR Industrial Research District and a Specific Use Permit No. 98 for quarry and repealing a portion of Specific Use Permit No. 98 on the east side of Pinnacle Park Boulevard, north of Forth Worth Avenue.
- Staff Recommendation: **Approval** of an MF-3(A) Multifamily District and **approval** of repealing a portion of Specific Use Permit No. 98 for quarry.
- Applicant: SLF III/INCAP, L.P.
- Representative: Jackson Walker, LLP – Susan Mead

Zoning Cases – Under Advisement

5. **Z089-168(WE)**  
(Warren Ellis)  
(CC District 8)  
(Lavallaisaa)
- An application to create a new Subdistrict for retirement housing and TH-3(A) Townhouse District uses within Planned Development District No. 625, on the south line of Crouch Road, west of Lancaster Road.
- Staff Recommendation: **Approval**, subject to a conceptual plan and staff's recommended conditions.
- Applicant: UHF Magnolia Trace, L.P.
- Representative: MASTERPLAN, Karl Crawley.
- U/A From: May 21, 2009

Zoning Cases – Individual

6. **Z089-197(WE)**  
(Warren Ellis)  
(CC District 14)  
(Emmons)
- An application to create a new Subarea within Planned Development District No. 27 for Office uses on both sides of Insurance Lane between Knox Street and Hester Avenue.
- Staff Recommendation: **Denial**
- Applicant: Frank Mihalopoulos
- Representative: Kirk Williams & Tommy Mann

Area Plan – Under Advisement

- UNT-Dallas**  
(Peer Chacko & Shilpa Ravande)  
(CC District 5 & 8)  
(Rodgers & Lavallaisaa)
- Consideration of adoption of the UNT-Dallas Area Plan and incorporation into the *forwardDallas!* comprehensive plan in the area generally along IH-35 (western boundary), IH-20 (southern boundary), W. Laureland Road/Wagon Wheels Trail. (northern boundary) and Tracy Road (eastern boundary). This Area Plan, if adopted, will be used as a policy and implementation guide for future development.
- U/A From: May 21, 2009

Authorization of Hearings

Kyra Blackston  
(CC District 14)  
(Emmons)

A public hearing to decide whether to authorize a public hearing to determine the proper special sign district regulations on property regulated by the Arts District Special Provision Sign District, on property generally bounded by Ross Street to the southeast, Routh Street to the northeast, Woodall Rogers Freeway to the northwest and Harwood street to the southwest, with consideration being given to amending the district to provide for regulations governing signs related to cultural institutions for the performing or visual arts. This is a hearing to consider the request to authorize a hearing and not consideration of the sign district amendments at this time.

Neva Dean  
(CC District 3)  
(Gary)

A public hearing to decide whether to authorize a public hearing to determine proper zoning on property zoned a CR Community Retail District with consideration being given to rezoning to an R-5(A) Single Family District on both sides of Vilbig Road between Dennison Street and the alley south of Nomas Street and on the north side of Nomas Street, east of Vilbig Road. This is a hearing to consider the request to authorize the hearing and not the rezoning of property at this time.

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Other Matters

Correction to Registration of Vote from May 7, 2009

Minutes: May 21, 2009

Adjournment

**CITY PLAN COMMISSION PUBLIC COMMITTEE MEETINGS**

**Tuesday, June 9, 2009**

**SPECIAL SIGN DISTRICT ADVISORY COMMITTEE (SSDAC) MEETING** - Tuesday, June 9, 2009, at 2:00 p.m., City Hall, 1500 Marilla Street, in Conference Room 5DN to discuss Uptown Sign District - **CA0905071008** - An application by Robert Commino of Richard Phillips, Inc. for the installation of a 89 square foot flat attached premise sign at 2410 McKinney Avenue.

**Thursday, June 11, 2009**

**ZONING ORDINANCE ADVISORY COMMITTEE (ZOAC) MEETING** - Thursday, June 11, 2009, at 9:00 a.m., City Hall, 1500 Marilla Street, in 5ES, to consider **DCA078-014** - Consideration of amendments to Chapter 51A, the Dallas Development Code, to amend regulations pertaining to Board of Adjustment Panel Size.

**SUBDIVISION REVIEW COMMITTEE (SRC)** - Thursday, June 11, 2009, at 9:30 a.m., City Hall, 1500 Marilla Street, in Dallas City Council Chambers, to consider (1) **NC089-003** Jerry Street - Rick Fontenot of Urban Edge Developers has submitted an application to change the name of Jerry Street, between Vanguard Way and Stults Road. The new street name would be Vanguard Way.

**URBAN DESIGN ADVISORY COMMITTEE (UDAC)** - Thursday, June 11, 2009, at 11:00 a.m., City Hall, 1500 Marilla Street, in 5ES, to consider UNT-Dallas Area Plan.

### **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]