



CITY OF DALLAS

CITY PLAN COMMISSION  
Thursday, May 20, 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:**

Stemmons Corridor - Southwestern Medical District Area Plan  
Luis Tamayo, Strategic Land Use

Subdivision Docket  
Zoning Docket

**ACTION ITEMS:**

Subdivision Docket Planner: Paul Nelson

Consent Agenda - Preliminary Plats

- (1) **S090-094**  
(CC District 5)      An application to create a 21.626 acre lot from a tract of land in City Blocks 6780 and 6781 located on Military Parkway at Prairie Creek Road, northwest corner  
Applicant/Owner: Dallas Independent School District  
Surveyor: Pacheco Koch Consulting Engineers  
Application Filed: April 26, 2010  
Zoning: CR, LI and R-7.5(A)  
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket

- (2) **S090-098**  
(CC District 1)
- An application to replat a tract of land containing Lot 1A, Block 136/3131; Lot 7A, Block 92/3075; Lots 6 thru 10, Block 92, 3075; Lots 1 thru 8, Block C/3385; Lots 1 thru 5, Block 92/3075, Lot 5, Block C/3385 and 4 existing alleys to be abandoned into one 5.386 acre lot, one 3.952 acre lot, and one 3.412 acre lot on property located on N. Crawford Street, E. Tenth Street, N. Storey Street, E. Ninth Street, N. Beckley Avenue, E. Eighth Street, N. Patton Avenue  
Owner: Dallas Independent School District  
Surveyor: Pacheco Koch Consulting Engineers  
Application Filed: April 30, 2010  
Zoning: PD-682, Tracts 1 and 2 & MF-2(A)  
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket

- (3) **S090-099**  
(CC District 9)
- An application to replat a 1.749 acre lot being all of Lot 5 in City Block E/5414 into one 0.9891 acre lot and one 0.7957 acre lot on Skillman Street at Impala Lane, west corner  
Applicant/Owner: TC Timbercreek Associates, L.P.  
Surveyor: Half & Associates  
Application Filed: April 30, 2010  
Zoning: PD 742  
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket

#### Residential Replats

- (4) **S090-095**  
(CC District 7)
- An application to replat all of Lots 3 and 4 into one lot in City Block B/4457 of the Hancock's Subdivision fronting on 3719 Sidney Street and 4711 Todd Street  
Owner/Applicant: Mauricio Liga Limon  
Surveyor: Shields & Lee  
Application Filed: April 27, 2010  
Zoning: R-5(A)  
Date Notices Sent: 30 notices sent on April 30, 2010  
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.

#### Street Name Changes

- (1) **NC090-002**  
(CC Districts 4, 5, 8)
- An application to change the name of part of Loop 12 between I-45 and US 175 to "Great Trinity Forest Way".  
Applicant: City of Dallas  
Application Filed: February 18, 2010  
Staff Recommendation: **Approval**

- (2) **NC 090-002a** An application to change the name of Loop 12 between I-45  
(CC Districts 4, 5, 8) and the Loop 12/Ledbetter split to "Great Trinity Forest Blvd."  
Applicant: Plan Commission  
Application Filed: April 1, 2010  
Staff Recommendation: **Approval**

Miscellaneous Docket

- M090-032** Minor Amendment to the Tract 1 development and landscape  
Richard Brown plan for Planned Development District No. 536 for Transit  
(CC District 10) passenger station or transfer center and certain Mixed Uses on  
northeast line of LBJ Freeway, between Skillman Street and  
Miller Road.  
Staff Recommendation: **Approval**  
Applicant: Dallas Area Rapid Transit  
Representative: Dave Powyszynski

- D090-006** Development plan for Planned Development District No. 508  
Olga Torres Holyoak for Cluster Housing, Multifamily, Limited Office, Mixed Use and  
(CC District 3) additional specified uses on the east corner of Canada Drive  
and Holystone Street.  
Staff Recommendation: **Approval**  
Applicant: Dallas Housing Authority  
Representative: Audra Buckley - Michael R. Coker Company

Certificates of Appropriateness for Signs

**Downtown Sign District:**

- 1004231013** An application for a Certificate of Appropriateness for the  
Carolyn Horner installation of a 32 square foot monument sign on the St. Paul  
(CC District 14) Street side of the Comerica Bank Building, containing the text  
"Comerica Bank Tower" and tenant names at 1717 Main  
Street.  
Applicant: Kim Hlas  
Staff Recommendation: **Approval**  
SSDAC Recommendation: **Approval**

Zoning Cases – Consent

1. **Z090-154(RB)** An application for a Specific Use Permit for a Private recreation  
Richard Brown center, club, or area on property zoned an R-5(A) Single Family  
(CC District 3) District, on the north line of Muncie Avenue, west of Harston  
Street.  
Staff Recommendation: **Approval** for a three-year period, with  
eligibility for automatic renewal of additional five-year periods,  
subject to a site plan and conditions.  
Applicant/Representative: Randy Gilbert

2. **Z090-157(RB)**  
Richard Brown  
(CC District 2)

An application for a Specific Use Permit for an Open-enrollment Charter School on property zoned a CA-1(A) Central Area District with Specific Use Permit No. 1638 for a Bar, lounge, or tavern on property bounded by Lamar Street, McKinney Avenue, Laws Street, and Munger Avenue.  
Staff Recommendation: **Approval** for a five-year period, with eligibility for automatic renewal of additional five-year periods, subject to a site plan, traffic management plan, and conditions.  
Applicant: Uplift Education  
Representative: Peter M. Hayes
3. **Z090-168(MD)**  
Mark Doty  
(CC District 2)

An application to amend Planned Development District No. 262 with Historic Overlay District No. 31 to amend conditions, development plan, landscape plan and create a Tract 3 with historic preservation criteria for the Nurses Building at the west corner of Maple Avenue and Oak Lawn Avenue.  
Staff Recommendation: **Approval**, subject to conditions, conceptual plan, development plan, landscaping plan and preservation criteria.  
Landmark Appeal Recommendation: **Approval**, subject to preservation criteria.  
Applicant: Old Parkland Units A-H, L.L.C  
Representative: Robert Baldwin
4. **Z089-145(OTH)**  
Olga Torres Holyoak  
(CC District 8)

An application to renew Specific Use Permit No. 1485 for a community service center on property zoned an R-10(A) Single Family District on the northwest corner of Camp Wisdom Road and Hampton Road.  
Staff Recommendation: **Approval** for a five-year period with eligibility for automatic renewal for additional five-year periods, subject to site plan and conditions.  
Applicant: Anthony Evans  
Representative: Gregory Smith

Zoning Cases - Under Advisement

5. **Z089-219(DC)**  
David Cossum  
(CC District 1&3)

A City Council authorized hearing to determine the proper zoning on property zoned R-5(A) Single Family District, D(A) Duplex District, TH-3(A) Townhouse District, MF-2(A) Multifamily District with Historic Overlay No. 123 on a portion, Specific Use Permit No. 814 on a portion and Specific Use Permit No. 1254 on a portion, MU-1 Mixed Use District, LO-1 Limited Office District with a D Dry Liquor Control Overlay on a portion, NS(A) Neighborhood Service District, CR Community Retail District with a D Dry Liquor Control Overlay on a portion, CS Commercial Service District with deed restrictions on a portion, P(A) Parking District, portions of Tracts 1, 2, and 3 and Tracts 3a and 3b within Planned Development District No. 87 with Historic Overlay No. 15, a portion of Tract 1A and all of Tract 2A within Planned Development District No. 160 with Historic Overlay No. 59 on a portion and Specific Use Permit No. 1733 on a portion, Tract 2 within Planned Development District No. 340, portions of the MCO and the LCO Subdistricts within Planned Development District No. 631 with Specific Use Permit No. 1098 on a portion and a D Dry Liquor Control Overlay on a portion, Planned Development District No. 768, all of Subarea 2 and a portion of Subarea 3 within Conservation District No. 1, Conservation District No. 7 with Historic Overlay No. 95 on a portion and a D Dry Liquor Control Overlay on a portion generally along both side of Davis Street from Plymouth Road to Zang Boulevard; generally including properties located north of Davis Street between Polk Street and Tyler Street; properties located north of Davis Street between Van Buren Avenue and Cedar Hill Avenue and south of 5<sup>th</sup> Street; properties located north of Davis Street on both sides of Bishop Avenue to south of Colorado Boulevard; properties located south of Davis Street between Plymouth Road and Hampton Road north of Jefferson Boulevard and properties located south of Davis Street between Polk Street and Zang Boulevard north of 10<sup>th</sup> Street (including properties fronting the south side of 10<sup>th</sup> Street) with consideration given to appropriate zoning for the area including use, development standards, parking, landscape, sign, and other appropriate regulations that protect and enhance existing neighborhoods with consideration given to the land use recommendations contained in the Bishop/Davis Land Use and Zoning Study done by GFF Planning.

Staff Recommendation: **Approval**, subject to staff's recommended conditions.

U/A From: May 6, 2010

Zoning Cases – Individual

6. **Z090-124(RB)**  
Richard Brown  
(CC District 6)
- An application for an IM Industrial Manufacturing District, a Specific Use Permit for an Outside salvage or reclamation use and termination of Specific Use Permit No. 1004 for Outside sales on property zoned an IR Industrial Research District on property on the north line of Singleton Boulevard, east of Pluto Street.
- Staff Recommendation: **Approval** of an IM Industrial Manufacturing District, **approval** of a Specific Use Permit for an Outside salvage or reclamation use for a two-year period with eligibility for automatic renewal for additional three-year periods, subject to a site plan and conditions, and **approval** of the termination of Specific Use Permit No. 1004 for Outside sales.
- Applicant: Bruce Heydarian, Owner  
Representative: Santos Martinez
7. **Z090-155(WE)**  
Warren Ellis  
(CC District 2)
- An application for a Planned Development Subdistrict for MF-1 Multiple Family Subdistrict uses and a parking lot on property zoned an MF-2 Multiple Family Subdistrict within Planned Development District No. 193, the Oak Lawn Special Purpose District on the south line of Hondo Avenue, approximately 165 feet northeast from Maple Avenue.
- Staff Recommendation: **Denial.**
- Applicant: Maple Real Estate, LLC  
Representative: MASTERPLAN - Karl Crawley

Landmark Appeal

- Jim Anderson  
(CC District 14)
- An appeal of the Landmark Commission decision to deny Certificate of Appropriateness CA090-126(JA) for the installation of Pennsylvania Blue Stone in the front yard at 707 Huntley Street.
- Staff Recommendation: **Denial**

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Other Matters

Discuss and consider authorizing the CPC chairman to send a letter to the City Council addressing the CPC recommendation on DCA089-002 regarding amendments to the demolition standards for historic structures.

Minutes: April 15, 2010

Adjournment

**CITY PLAN COMMISSION PUBLIC COMMITTEE MEETINGS**

**Thursday, May 20, 2010**

**ZONING ORDINANCE COMMITTEE (ZOC) MEETING** - Thursday, May 20, 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.

**SUBDIVISION REVIEW COMMITTEE (SRC)** - Thursday, May 20, 2010, City Hall, 1500 Marilla Street, in the Council Chambers, at 10:00 a.m., to consider (1) **NC090-002** – Application to change the name of Loop 12 between Buckner Boulevard on the east and I-45 on the west to “Great Trinity Forest Way”. (2) **NC090-002a** – Application to change the name of Loop 12 between I-45 on the east and the Loop 12/Ledbetter Road split on the west to “Great Trinity Forest Boulevard”.

### **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]