



CITY OF DALLAS

CITY PLAN COMMISSION  
Thursday, September 24, 2009  
AGENDA

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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.

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Theresa O'Donnell, Director  
David Cossum, Assistant Director of Current Planning  
Warren Ellis, Principal Planner

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**BRIEFINGS:**

Subdivision Docket  
Zoning Docket

**ACTION ITEMS:**

Subdivision Docket

Planner: Michael Grace

Consent Agenda - Preliminary Plats

(1) **S089-135**  
(District 6)

An application to replat 2.1305 acres containing all of Lot 3 in City Block A/6524 into a 0.7784 acre lot and a 1.3521 acre lot generally located on the south side of Royal Lane between Denton Drive and Harry Hines Boulevard.

Owner: Bank of Texas, N.A.

Surveyor: Davis Land Surveying Co, Inc.

Application Filed: September 2, 2009

Zoning: PD-498

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

Residential Replats

- (2) **S089-134**  
(District 13)
- An application to replat Lots 5 and 6 in City Block 6/5499 of the Preston Royal No. 3 addition, Lot 1 in City Block 5495, Lots 1A and 7A in City Block 6/5499 of the St. Marks School Addition and a previously abandoned alley into one 40.3994 acre lot located at 10600 Preston Road.  
Owner: St. Mark's School of Texas  
Surveyor: Raymond L. Goodson Jr., Inc.  
Application Filed: September 9, 2009  
Zoning: PD-553 (R-16(A))  
Staff Recommendation: **Approval**, subject to the conditions listed in the docket.

Street Name Change Requests

- NC089-006**  
(CC District 3)
- An application to change the name of Toluca Avenue (also known as South R.L. Thornton Service Road West) between Granger Street and Louisiana Avenue, to "Goyens Drive".  
Application Filed: July 30, 2009  
Staff Recommendation: **Approval**
- NC089-004**  
(CC District 14)
- An application to change the name of Midway Road, between Blue Bonnet Road and West Lovers Lane to "Canyon Drive".  
Application Filed: June 5, 2009  
Staff Recommendation: **Approval**

Miscellaneous Docket

- M089-042**  
Richard Brown  
(CC District 10)
- Minor amendment to the development plan and landscape plan for Planned Development District No. 467 for a Public School on the northeast corner of Church Road and White Rock Trail.  
Staff Recommendation: **Approval**
- D089-014**  
Olga Torres Holyoak  
(CC District 7)
- Development plan and landscape plan for Planned Development District No. 730 on the southeast corner of Bexar Street and Macon Street.  
Staff Recommendation: **Approval**
- D089-016**  
Olga Torres Holyoak  
(CC District 3)
- Development plan for Planned Development District No. 508, between Bickers Street and Goldman Street, west of Hampton Road.  
Staff Recommendation: **Approval**

Certificates of Appropriateness for Signs

**Downtown Sign District:**

**0908261004**  
Kyra Blackston  
(CC District 14)

An application for the installation of a 97 square foot flat attached upper level premise sign containing the logo "Y" on the northern building façade at 601 N. Akard Street.

Applicant: Brad Pilkington

Staff Recommendation: **Approval**

SSDAC Recommendation: **Approval**

**090821005**  
Kyra Blackston  
(CC District 14)

An application for the installation of a 62 square foot flat attached upper level premise sign containing the logo "Y" on the southern building façade at 601 N. Akard Street.

Applicant: Brad Pilkington

Staff Recommendation: **Approval**

SSDAC Recommendation: **Approval**

Zoning Cases – Consent

1. **Z089-191(RB)**  
(Richard Brown)  
(CC District 14)

An application for a Specific Use Permit for a Commercial parking lot or garage on property within the Tract II Subdistrict of Planned Development District No. 225, H/25, the State Thomas Historic District, on the east corner of Allen Street and Thomas Avenue.

Staff Recommendation: **Approval** for a two-year period, subject to a site plan and conditions.

Applicant: Mike Smith

Representative: David Webber

2. **Z089-176(WE)**  
(Warren Ellis)  
(CC District 4&7)

A City Plan Commission authorized hearing to determine proper zoning on property zoned an R-5(A) Single Family Subdistrict, an D(A) Duplex Subdistrict, an MF-1(A) Multifamily Subdistrict and an NC Neighborhood Commercial Subdistrict within Planned Development District No. 595, the South Dallas/Fair Park Special Purpose District, with consideration being given to rezoning a portion of the D(A) Duplex Subdistrict to an R-5(A) Single Family Subdistrict, a portion of the D(A) Duplex Subdistrict to an NC Neighborhood Commercial Subdistrict, a portion of the NC Neighborhood Commercial Subdistrict to an R-5(A) Single Family Subdistrict, a portion of the R-5(A) Single Family Subdistrict to an NC Neighborhood Commercial Subdistrict, and the MF-1(A) Multifamily Subdistrict to an NC Neighborhood Commercial Subdistrict in an area generally bounded on both sides of Dorris Street from Bexar Street to east of Woodville Street; both sides of Valentine Street, Silkwood Street, and Rochester Street between Bexar Street and Woodville Street; and area bound by Bexar Street, Canaan Street, and Budd Street.

Staff Recommendation: **Approval** of a D(A) Duplex Subdistrict to an R-5(A) Single Family Subdistrict, a portion of the D(A) Duplex Subdistrict to an NC Neighborhood Commercial Subdistrict, a portion of the NC Neighborhood Commercial Subdistrict to an R-5(A) Single Family Subdistrict, a portion of the R-5(A) Single Family Subdistrict to an NC Neighborhood Commercial Subdistrict, and the MF-1(A) Multifamily Subdistrict to an NC Neighborhood Commercial Subdistrict.
  
3. **Z089-247(MAW)**  
(Megan Wimer)  
(CC District 4)

An application for a Specific Use Permit for an open enrollment charter school on property zoned a CR Community Retail District on the east side of Lancaster Road, north of Kiest Boulevard.

Staff Recommendation: **Approval** for a five-year period with eligibility for automatic renewal for additional five-year periods; subject to a site plan, traffic management plan and conditions.

Applicant: KIPP Truth Academy  
Representative: Karl Crawley
  
4. **Z089-248(MAW)**  
(Megan Wimer)  
(CC District 3)

An application to amend Planned Development District No. 508 to add allowable uses on Tract 13 on the northwest corner of Singleton Boulevard and Fish Trap Road.

Staff Recommendation: **Approval**, subject to conditions.

Applicant: Dallas Housing Authority  
Representative: Victor Toledo

Zoning Cases – Individual

5. **Z089-189(MAW)** An application for a Specific Use Permit for a mini-warehouse use on property zoned an MU-2 Mixed Use District on the northeast corner of South Westmoreland Boulevard and Wheatland Road.  
(Megan Wimer)  
(CC District 8)  
Staff Recommendation: **Denial**  
Applicant/ Representative: David Balour
6. **Z089-240(RB)** An application for a P(A) Parking District on property zoned an MF-2(A) Multifamily District on the west line of Euclid Avenue, north of Lewis Street.  
(Richard Brown)  
(CC District 2)  
Staff Recommendation: **Denial**  
Applicant/Representative: Robert Hopson
7. **Z089-233(WE)** An application for an amendment to Planned Development District No. 745 for mixed uses on both sides of Manderville Lane, north of Blair Road and south of Royal Lane.  
(Warren Ellis)  
(CC District 13)  
Staff Recommendation: **Approval**, subject to staff's recommended conditions.  
Applicant: Next Block-Dallas I, L.P.  
Representative: Jackson Walker LLP – Suzan Kedron

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Other Matters

Minutes: September 10, 2009

Adjournment

**CITY PLAN COMMISSION PUBLIC COMMITTEE MEETINGS**

**Thursday, September 24, 2009**

**JOINT CPC TRINITY RIVER CORRIDOR AD HOC COMMITTEE AND URBAN DESIGN ADVISORY COMMITTEE** - Thursday, September 24, 2009, at 9:30 a.m., in the Council Chambers at City Hall, 1500 Marilla Street, to discuss Oak Cliff Gateway Plan Amendment.

## 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]