



CITY OF DALLAS

CITY PLAN COMMISSION
Thursday, January 6, 2005

BRIEFINGS:	5ES	11:00 a.m.
PUBLIC HEARING	CC 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
Warren Ellis, Principal Planner

SUBDIVISION REVIEW COMMITTEE: 10:30 AM in the Council Chambers to consider Item #24, **S045-068** and discuss **NC045-002** Street Name Change, Boulder Drive between Camp Wisdom Rd. and Red Bird Lane to E. K. Bailey Drive

EXECUTIVE SESSION "City of Dallas v. Beazer Homes L.P., cause number 12777-G regarding Mountain Creek Lake Additions No. 1 and 2 (City case files S012-072 and S034-186)."

BRIEFINGS:

Trinity River Plan Update

Joan Wilkerson
Rebecca Dugger

Subdivision Docket

Zoning Docket

PUBLIC HEARINGS:

Subdivision Docket

Planner: Paul Nelson

Consent Agenda – Preliminary Plats

(1) **S201-179R2**
(District 6)
(Alonzo)

An application to revise a previously approved preliminary plat by creating one 4.8281 acre lot and one 9.5705 acre lot from a 14.4986 acre tract of land in City Block A/6565 on Denton Drive and Harry Hines Blvd. at Northaven Road
Applicant: New World Trade Center I, Ltd.
Application Filed: December 8, 2004
Zoning: PDD 498
Staff Recommendation: **Approval**, subject to the conditions listed in the docket

- (2) **S034-351R1**
(District 8)
(Brandon)
An application to create an 86 lot single family subdivision from a 19.7 acre tract of land in City Block 6045 on Westmoreland Road, north of Camp Wisdom Road
Applicant: Gary R. Graff & Stanley V. Graff, Irrevocable Trust
Application Filed: December 14, 2004
Zoning: R-7.5(A)
Staff Recommendation: **Approval**, subject to the conditions listed in the docket
- (3) **S045-044R**
(District 8)
(Brandon)
An application to create a 136 lot single family subdivision from a 21.952 acre tract of land in City Block 6045 on Westmoreland Road, south of Red Bird Lane
Applicant: Westmoreland Investment Associates
Application Filed: December 14, 2004
Zoning: TH-2(A)
Staff Recommendation: **Approval**, subject to the conditions listed in the docket
- (4) **S045-058**
(District 2)
(Strater)
Application to create a 13 lot non residential subdivision on 3.6801 acres of land in City Block B/1988 on Greenville Avenue, Lewis Street, Summit Avenue and Alta Avenue
Applicant: Cityville at Greenville, LP
Application Filed: December 8, 2004
Zoning: PDD 691
Staff Recommendation: **Approval**, subject to the conditions listed in the docket
- (5) **S045-059**
(District 14)
(Emmons)
An application to replat Lot 18 and part of Lot 19 into one 0.3960 acre lot in City Block 1/1519 on McKinney Avenue, southwest of Fitzhugh Avenue
Applicant: William A. McCrorcy
Application Filed: December 8, 2004
Zoning: PDD 193 (GR)
Staff Recommendation: **Approval**, subject to the conditions listed in the docket
- (6) **S045-061R**
(District 14)
(Emmons)
An application to replat Lots 1 thru 4 in City Block 7/1579 to create a 16 lot Shared Access Development from a 32,000 square foot tract of land on Wycliffe Avenue at Holland Avenue, north corner
Applicant: Perry Homes
Application Filed: December 8, 2004
Zoning: PDD 193 (MF-2)
Staff Recommendation: **Approval**, subject to the conditions listed in the docket

- (7) **S045-062**
(District 8)
(Brandon)
An application to create one 2.00 acre lot and one 28.211 acre lot in City Block 6872 on Simpson Stuart Road between Bonnieview Road and Lancaster Road
Applicant: Chicory Court-Simpson Stuart, LP
Application Filed: December 8, 2004
Zoning: PDD No. 700 & FP
Staff Recommendation: **Approval**, subject to the conditions listed in the docket
- (8) **S045-063**
(District 8)
(Brandon)
An application to create one 0.786 acre lot in City Block 1/7547 on West Virginia Drive, north of Wheatland Road
Applicant: Nantash, Ltd.
Application Filed: December 8, 2004
Zoning: GO(A)
Staff Recommendation: **Approval**, subject to the conditions listed in the docket
- (9) **S045-064**
(District 2)
(Strater)
An application to replat all of City Block 41/1340 into one 3.089 acre lot on Brown Street, Shelby Street, Fairmount Street and Reagan Street
Applicant: Alliance Communities
Application Filed: December 8, 2004
Zoning: PDD 193(MF-2)(PDS-30)
Staff Recommendation: **Approval**, subject to the conditions listed in the docket
- (10) **S045-065**
(District 14)
(Emmons)
An application to replat Lots 1A, 3, 4 and 5 into one 10.3062 acre lot and one 0.8099 acre lot in City Block 1/5687 on Eastern Avenue between W. Lovers Lane and Druid Lane
Applicant: Pavilion Townplace, LP
Application Filed: December 10 2004
Zoning: MF-2(A) and P(A)
Staff Recommendation: **Approval**, subject to the conditions listed in the docket
- (11) **S045-067**
(District 1)
(Vera)
Application to replat Lots 7 and 8 into one 0.2525 acre lot on Centre Street; and to replat Lots 12 and 13 into one 0.2525 acre lot in City Block 157/3216 on W. Jefferson Blvd. west of Van Buren Avenue
Applicant: III M Partners, Ltd.
Application Filed: December 13, 2004
Zoning: PDD 316, Area 1b, 6
Staff Recommendation: **Approval**, subject to the conditions listed in the docket

- (12) **S045-069**
(District 14)
(Emmons)
- An application to create one 0.2208 acre lot from City Block A/2938 on Ellsworth Avenue at North Central Expressway, northeast corner
Applicant: KMS Ellsworth, LP
Application Filed: December 14, 2004
Zoning: MU-3
Staff Recommendation: **Approval**, subject to the conditions listed in the docket
- (13) **S045-070**
(District 8)
(Brandon)
- An application to create a 17 lot Shared Access Development within a Community Unit Development from a 3.1106 acre tract of land in City Block 6871 on Bonnieview Road north of Simpson Stuart Road
Applicant: Jonah Mandli and Oxford Fine Homes
Application Filed: December 14, 2004
Zoning: R-7.5(A)
Staff Recommendation: **Approval**, subject to the conditions listed in the docket
- (14) **S045-071**
(District 8)
(Brandon)
- An application to create a 36 lot Shared Access Development within a Community Unit Development from a 6.4794 acre tract of land in City Block 6871 on Bonnieview Road at Highland Hills Drive, southwest corner
Applicant: Jonah Mandli and Oxford Fine Homes
Application Filed: December 14, 2004
Zoning: R-7.5(A)
Staff Recommendation: **Approval**, subject to the conditions listed in the docket
- (15) **S045-075**
(District 14)
(Emmons)
- An application to create one 10.438 acre lot in City Block 501 on Bryan Street, Adair Street, Live Oak Street and Skiles Street
Applicant: City of Dallas Parks and Recreation Department
Application Filed: December 15, 2004
Zoning: PDD No. 298
Staff Recommendation: **Approval**, subject to the conditions listed in the docket
- (16) **S045-076**
(District 7)
(Traylor)
- An application to create one 19.961 acre lot in City Blocks 7357 and 7363 on John West Road west of La Prada Drive
Applicant: Greg Moss
Application Filed: December 15, 2004
Zoning: MF-2(A), FP
Staff Recommendation: **Approval**, subject to the conditions listed in the docket

- (17) **S045-077**
(District 5 & 8)
(Lee & Brandon)
- An application to create one 46.571 acre lot out of City Block 6630 Camp Wisdom Road east of I-35E
Applicant: TX Laureland Housing, L.P.
Application Filed: December 15, 2004
Zoning: CH, FP
Staff Recommendation: **Approval**, subject to the conditions listed in the docket
- (18) **S045-078**
(District 5)
(Lee)
- An application to create one 25.0888 acre lot in City Blocks 6796 and 6797 on Scyene Road west of Masters Drive
Applicant: TX Scyene Housing, L.P.
Application Filed: December 15, 2004
Zoning: MF-2(A)
Staff Recommendation: **Approval**, subject to the conditions listed in the docket
- (19) **S045-079**
(District 4)
(Marshall)
- An application to create one 11.944 acre lot out of City Block 6127 on St. Francis Avenue, Trace Road, Chariot Drive and Berridge Lane
Applicant: Dallas Independent School District
Application Filed: December 17, 2004
Zoning: R-7.5(A)
Staff Recommendation: **Approval**, subject to the conditions listed in the docket
- (20) **S045-080**
(District 5)
(Lee)
- An application to create one 7.860 acre lot in City Block 6796 on 3002 N. St. Augustine Road at Scyene Road, northeast corner
Applicant: Dallas Independent School District
Application Filed: December 17, 2004
Zoning: MF-2(A)
Staff Recommendation: **Approval**, subject to the conditions listed in the docket
- (21) **S045-081**
(District 5)
(Lee)
- An application to create a 97 lot single family development in City Block 6789 on Military Parkway at Sam Houston Road, southwest corner
Applicant: Mooreland Fund II, L.P.
Application Filed: December 17, 2004
Zoning: TH-3(A)
Staff Recommendation: **Approval**, subject to the conditions listed in the docket

- (22) **S045-082**
(District 14)
(Emmons)
- An application to replat all of Lots 7 and 8 in City Block 7/1579 to create an 8 lot Shared Access Development from a 0.367 acre tract of land on Holland Avenue northwest of Wycliffe Avenue
Applicant: Perry Homes
Application Filed: December 23, 2004
Zoning: PDD 193 (MF-2)
Staff Recommendation: **Approval**, subject to the conditions listed in the docket

Individual Items – Residential Plats

- (23) **S045-056**
(District 6)
(Alonzo)
- An application to replat Lots 30, 31 and 32, in City Block 1/7130 into one 0.585 acre lot for church use on Canada Drive, east of Hampton Road
Applicant: Trinity Valley Church of God In Christ
Application Filed: December 13, 2004
Notices Mailed: December 21, 2004
Zoning: CR, R-5(A)
Staff Recommendation: **Approval**, subject to the conditions listed in the docket
- (24) **S045-068**
(District 14)
(Emmons)
- An application to replat all of Lot 5 in City Block 1/2140 into two lots to build single family residences on 6214 and 6218 Prospect Avenue, west of Empire Dr.
Applicant: Altin Kore
Application Filed: December 14 2004
Notices Sent: December 21, 2004
Zoning: R-7.5(A)
Staff Recommendation: **Denial**
- (25) **S045-072**
(District 7)
(Traylor)
- An application to replat Lots 1D and 1E into one 1.22 acre lot for church use in City Block C/5895 on Areba Avenue, Bonnie View Road, Gallatin Street, and Hutchins Road
Applicant: Egypt Chapel Baptist Church
Application Filed: December 14, 2004
Notices Mailed: December 21, 2004
Zoning: R-7.5(A)
Staff Recommendation: **Approval**, subject to the conditions listed in the docket

- (26) **S045-073**
(District 8)
(Brandon)
- An application to replat a 1.1765 acre tract of land containing Lots 20, 21 and part of Lot 22 into five single family lots in City Block D/7587 on Winterset Avenue and Beckley View Avenue, north of Daniieldale Road
Applicant: Miguel and Maria Reyes
Application Filed: December 14 2004
Notices Mailed: December 21, 2004
Zoning: R-7.5(A)
Staff Recommendation: **Approval**, subject to the conditions listed in the docket
- (27) **S045-074**
(District 5)
(Lee)
- An application to replat Lots 17, 18, 19 and 20 in City Block H/6627 into one, 1.837 lot; and to replat Lots 10, 11, 12 and 13 and part of Lots 6, 7, 8, and 9 in City Block B/6627 into one, 2.612 acre lot on Cherry Point Drive at Altaire Avenue, northwest and northeast corners
Applicant: True Vine of Holiness
Application Filed: December 15, 2004
Notices Mailed: December 21, 2004
Zoning: RR, R-7.5(A)
Staff Recommendation: **Approval**, subject to the conditions listed in the docket

Miscellaneous Docket

- M045-005**
Richard Brown
(CC District 5)
(Lee)
- A minor amendment to the development plan for Planned Development District No. 522 for CR Community Retail District Uses, Industrial (inside) for Light Manufacturing Uses, and a Tower/Antenna for Cellular Communication use on East Ledbetter Drive, west of Spring Hills Drive
Staff Recommendation: **Approval**
- M045-006**
Richard Brown
(CC District 14)
(Emmons)
- A minor amendment to the development plan for property within the Subdistrict D portion of Planned Development District No. 305 for Mixed Uses on the east corner of McKinney Avenue and Lemmon Avenue
Staff Recommendation: **Approval**
- M045-009**
Richard Brown
(CC District 6)
(Alonzo)
- A minor amendment to the site plan and the landscape plan for the Phase II portion of Specific Use Permit No 1399 for a utility or government installation other than listed on the east corner of Stemmons Freeway and Storey Lane
Staff Recommendation: **Approval**

M045-012

Richard Brown
(CC District 14)
(Emmons)

A minor amendment to the development/landscape plan within the subarea 7 portion of Planned Development District No. 298 for the Bryan Area Special Purpose District on the west corner of Bryan Street and Pavillion Street
Staff Recommendation: **Approval**

Z034-295 (RB)

Richard Brown
(CC District 8)
(Brandon)

Conditions and a landscape plan in conjunction with an application for an amendment to Planned Development District No. 668 for a Private recreation center, club, or area and R-7.5(A) Single Family District Uses on the west line of Polk Street, south of IH 20

Staff Recommendation: **Approval**

Z034-320 (MM)

Maureen Meredith
(CC District 11)
(Wilke)

Conditions, development plan, and elevation in conjunction with an application for a Planned Development District for uses allowed in an MU-2 Mixed Use District and a GO(A) General Office District and termination of existing deed restrictions on the northeast corner of the intersection of Alpha Road and Noel Drive

Staff Recommendation: **Approval**

D045-004

Frank Dominguez
(CC District 3)
(Gary)

A development plan for Planned Development District No. 525, to provide for the development of 356,400 square feet of floor area, for office/warehouse uses on the northeast corner of Rock Quarry Road and Cockrell Hill Road

Staff Recommendation: **Approval**

Certificates of Appropriateness for Signs

Downtown Special Provision Sign District

0412035007

Michael Finley
(CC District 14)
(Emmons)

An application for a Certificate of Appropriateness for the installation of a 140 square foot hand painted attached sign on the west elevation at 2208 Main Street

Applicant: Ken Sutherland

Staff and SSDAC Recommendation: **Approval**

Southside Special Provision Sign District

0412025023

Michael Finley
(CC District 2)
(Strater)

An application for a Certificate of Appropriateness for the installation of a 585 square foot changeable message pole sign at 902 S. Lamar Street

Applicant: Melanie Hancock

Staff and SSDAC Recommendation: **Approval**

Zoning Cases – Under Advisement

1. **Z045-116 (RB)**
Richard Brown
(CC District 2)
(Strater)
An application for an IR Industrial Research District on property zoned an MC-3 Multiple Commercial District on the northwest line of Mockingbird Lane beginning at the west corner of Mockingbird Lane and Denton Drive
Staff Recommendation: **Approval**
Applicant: Carlisle Interests, Inc. and Prescott Interests, Ltd.
Representative: Kirk R. Williams
U/A From: December 16, 2004

2. **Z045-119 (RB)**
Richard Brown
(CC District 2)
(Strater)
An application for an IR Industrial Research District on property zoned an MC-3 Multiple Commercial District on the north corner of Mockingbird Lane and Maple Avenue
Staff Recommendation: **Approval**
Applicant: Carlisle Interests, Inc. and Prescott Interests, Ltd.
Representative: Kirk R. Williams
U/A From: December 16, 2004

3. **Z045-117 (RB)**
Richard Brown
(CC District 3)
(Gary)
An application for an amendment to the site plan for Specific Use Permit No. 1228 for a Tower/antenna for cellular communication on property zoned an A(A) Agricultural District on the west line of Ledbetter Drive, southwest of Walton Walker Boulevard
Staff Recommendation: **Approval**, subject to a revised site plan
Applicant: Nextel of Texas, Inc.
Representative: Robert Baldwin
U/A From: December 16, 2004

4. **Z045-118 (RB)**
Richard Brown
(CC District 5)
(Lee)
An application for an amendment to the site plan for Specific Use Permit No. 1169 for a Tower/antenna for cellular communication on property zoned a CR Community Retail District south of Umphress Road, west of Buckner Road
Staff Recommendation: **Approval**, subject to a revised site plan.
Applicant: Nextel of Texas, Inc.
Representative: Robert Baldwin
U/A From: December 16, 2004

Zoning Cases – Individual

5. **Z034-322 (WE)**
Warren Ellis
(CC District 11)
(Wilke)
- An application for a Planned Development District for R-16(A) Single Family uses and a private street on property zoned an R-16(A) Single Family District on the north side of Forest Lane, west of Hillcrest Road. Consideration will be given to a Planned Development District for single family uses and a private street
Staff Recommendation: **Denial**
Applicant: W.P. Roland
Representative: Jerry Skibell
6. **Z045-144 (DC)**
David Cossum
(CC District 2)
(Strater)
- A City Plan Commission authorized hearing to determine proper zoning on property zoned a CA-1(A) Central Area District with consideration given to a Panned Development District for a homeless assistance center and those uses allowed in a CA-1(A) Central Area District on the southwest corner of Cadiz Street and Ervay Street
Staff Recommendation: **Approval** of a Planned Development District for CA-1(A) Central Area uses and **approval** of a Specific Use Permit for a Homeless Assistance Center use for a period to expire on January 31, 2006, with eligibility for one three-year automatic renewal, subject to conditions.

Authorizations of Hearing

- CC District 14
(Emmons)
- Consideration of authorization of a hearing to determine the proper zoning on property zoned a Planned Development Subdistrict No. 50 within Planned Development District No 193, the Oak Lawn Special Purpose District Property on the south side of Harwood Street between Cedar Springs Road and McKinney Avenue with consideration given to revising the conditions and conceptual plan. This is a hearing to consider the request to authorize a hearing and not the rezoning of property at this time.
- CC District 3
(Gary)
- Consideration of authorization of a hearing to determine the proper zoning on property zoned an R-5(A) Single Family District Property on the east side of Hardy Road at Marshall Drive, south of Hensley Field. This is a hearing to consider the request to authorize a hearing and not the rezoning of property at this time.

Other Matters

Minutes: December 16, 2004

Adjournment