



CITY OF DALLAS

CITY PLAN COMMISSION
Thursday, January 20, 2005

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|----------------|-------------|------------|
| BRIEFINGS: | 5ES | 10:00 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
Richard Brown, Principal Planner

BRIEFINGS:

Planned Development Districts
David Cossum

Subdivision Docket
Zoning Docket

PUBLIC HEARINGS:

Subdivision Docket Planner: George Campbell

Consent Agenda – Preliminary Plats

- (1) **S045-011R**
(District 3)
(Gary)
- An application to revise a previously approved preliminary plat (S045-011) in order to create one, 12.56 acre lot in Block 6031 at the southwest corner of Hampton Road and Perryton Drive.
Applicant: DISD
Application Filed: December 22, 2004
Zoning: PD #568 (CR)
Staff Recommendation: **Approval**, subject to the conditions listed in the docket

- (2) **S045-083**
(District 14)
(Emmons)
An application to plat a 0.62 acre tract of land in Block A/5056 into 3 lots at the northwest corner of Midway Road and Crest Haven Road.
Applicant: Tracy Glover
Application Filed: December 22, 2004
Zoning: R-7.5 (A)
Staff Recommendation: **Approval**, subject to the conditions listed in the docket
- (3) **S045-084**
(District 5)
(Lee)
An application to replat part of lot 6, Block 6266 into 2 lots on Loop 12, west of US Hwy. 175.
Applicant: Auto Latin, Inc.
Application Filed: December 22, 2004
Zoning: RR-D-1
Staff Recommendation: **Approval**, subject to the conditions listed in the docket
- (4) **S045-085**
(District 14)
(Emmons)
An application to replat part of lots 1, 2 and 3, Block H/573 into 5 lots on Thomas Avenue, west of Allen Street.
Applicant: S & L Management, L.P.
Application Filed: December 22, 2004
Zoning: PDD 225
Staff Recommendation: **Approval**, subject to the conditions listed in the docket
- (5) **S045-086**
(District 14)
(Emmons)
An application to replat lot 1, Block A/993 and a tract of land in Blocks 993 and 994 into one, 5.85 acre lot on Bowen Street, east of Cedar Springs Avenue.
Applicant: L.T. Turtle Creek Development, Ltd.
Application Filed: December 22, 2004
Zoning: PDD 193 (O-2)
Staff Recommendation: **Approval**, subject to the conditions listed in the docket
- (6) **S045-087**
(District 3)
(Gary)
An application to replat part of lots 2 and 7, Block B/7222 into one, 0.53 acre lot on Singleton Boulevard, east of Esmelda Drive.
Applicant: Jimmie and Lynn McCormick
Application Filed: December 22, 2004
Zoning: IM
Staff Recommendation: **Approval**, subject to the conditions listed in the docket

- (7) **S045-088**
(District 1)
(Vera)
- An application to plat a 2.68 acre tract of land in Block 3386 into a 10 lot Shared Access Development on Cedar Hill Avenue, south of Colorado Boulevard.
Applicant: J.G. Moore & Co., Inc.
Application Filed: December 23, 2004
Zoning: R-7.5 (A)
Staff Recommendation: **Approval**, subject to the conditions listed in the docket
- (8) **S045-089**
(District 10)
(Avery)
- An application to replat lot 3, Block 8073 into 2 lots on Skillman Street at Forestview Street.
Applicant: Forest-Skillman Partners, LLC
Application Filed: December 23, 2004
Zoning: CS
Staff Recommendation: **Approval**, subject to the conditions listed in the docket
- (9) **S045-091**
(District 5)
(Lee)
- An application to plat a 0.99 acre tract of land in Block 6724 into 4 lots at the northwest corner of Limestone Drive and Leroy Road.
Applicant: GC Homes
Application Filed: December 28, 2004
Zoning: R-7.5 (A)
Staff Recommendation: **Approval**, subject to the conditions listed in the docket
- (10) **S045-092**
(District 9)
(Cunningham)
- An application to plat a 30.9 acre tract of land in Block 7482 into a 134 lot Community Unit Development on E. Northwest Highway, east of Plano Road.
Applicant: Wyrick Northwest, LTD.
Application Filed: December 28, 2004
Zoning: R-7.5 (A)
Staff Recommendation: **Approval**, subject to the conditions listed in the docket
- (11) **S045-093**
(District 14)
(Emmons)
- An application to replat the Twin Sixties Addition, Revised and a portion of a street easement for Twin Sixties Drive into 2 lots on N. Central Expressway, north of Mockingbird Lane.
Applicant: Prescott Realty Group
Application Filed: December 28, 2004
Zoning: MU-3
Staff Recommendation: **Approval**, subject to the conditions listed in the docket

- (12) **S045-094**
(District 13)
(Scott)
- An application to replat lot 4, Block 14/5453 in order to abandon a water easement on the south property line and dedicate new water easements, on N. Central Expressway, north of Park Lane.
Applicant: Central Park MOB, L.P.
Application Filed: December 28, 2004
Zoning: PDD 260
Staff Recommendation: **Approval**, subject to the conditions listed in the docket

Individual Items – Residential Replats

- (13) **S045-090R**
(District 7)
(Traylor)
- An application to replat part of lots 29 and 30, Block B/7030 into a 7 lot Community Unit Development at the east corner of Highland Drive and Barbaree Boulevard.
Applicant: EVJ Co., LTD.
Application Filed: December 28, 2004
Notices Sent: December 30, 2004
Zoning: R-7.5 (A)
Staff Recommendation: **Approval**, subject to the conditions listed in the docket

Miscellaneous Docket

M045-014
Richard Brown
(CC District 14)
(Emmons)

A minor amendment to the development/landscape plan for Planned Development District No. 298, the Bryan Area Special Purpose District, southwest of Skiles Street on Live Oak Street and Carmel Street
Staff Recommendation: **Approval**

D045-006
Frank Dominquez
(CC District 2)
(Strater)

A development plan for Planned Development District No. 691, to provide for the development of multifamily, retail and townhouse uses on Greenville Avenue, Lewis Street, Summit Avenue and Alta Avenue
Staff Recommendation: **Approval**

Miscellaneous Docket - Under Advisement

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**
U/A From: January 6, 2005

Certificates of Appropriateness for Signs

0412081035

Michael Finley
(CC District 2)
(Strater)

An application for a Certificate of Appropriateness for the installation of a 112 square feet attached vinyl premise sign at 409 Second Avenue

Staff and SSDAC Recommendation: **Approval**

Applicant: Bobby A. Nichols

Zoning Cases - Consent

1. **Z034-237 (DW)**

David Whitley
(CC District 3)
(Gary)

An application for a Planned Development District for IR Industrial Research District uses plus an Industrial (outside) use not potentially incompatible on property zoned an IR Industrial Research District on the southeast corner of Singleton Boulevard and Westerfield Avenue

Staff Recommendation: **Approval**, subject to a development plan and staff's recommended conditions

Applicant: DISD

Representative: Masterplan

2. **Z045-128 (WE)**

Warren Ellis
(CC District 3)
(Gary)

An application for a Specific Use Permit for a Child-care Facility and a private school on property zoned an R-7.5(A) Single Family District on the southwest corner of Illinois Avenue and Salerno Street

Staff Recommendation: **Approval** for a five year period with automatic renewals for additional five year periods, subject to a site plan and conditions

Applicant/Representative: Donna J. Al-Mansour

3. **Z045-133 (RB)**

Richard Brown
(CC District 7)
(Traylor)

An application for a Specific Use Permit for the sale and service of alcoholic beverages in conjunction with a restaurant use on property zoned an RR-D-1 Regional Retail District with a D-1 Liquor Control Overlay on the south line of R. L. Thornton Freeway, east of St. Francis Avenue

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

Applicant: Texas Taco Cabana, LP

Representative: Karl Crawley

4. **Z045-136 (MM)**

Maureen Meredith
(CC District 8)
(Brandon)

An application for an R-7.5(A) Single Family District on property zoned an R-10(A) Single Family District on the south side of Seagoville Road, between Ravenview Road and Edd Road

Staff Recommendation: **Approval**

Applicant: Eric Eriksson

Representative: Tom Rasco

Zoning Cases – Under Advisement

5. **Z034-324 (WE)**
Warren Ellis
(CC District 8)
(Brandon)
An application for an amendment to the public deed restrictions on property zoned an R-7.5(A) Single Family District on the east side of Seagoville Road at Edd Road
Staff Recommendation: **Denial**
Applicant: Real Estate Development, Ltd.
Representative: Masterplan
U/A From: November 4, 2004; November 18, 2004; and December 16, 2004
6. **Z034-328 (DW)**
David Whitley
(CC District 6)
(Alonzo)
An application for an MU-2 Mixed Use District on property zoned a CR Community Retail District with deed restrictions volunteered by the applicant that limit height and provide sound attenuation for residential uses southwest of Overlake Drive and southeast of Community Drive
Staff Recommendation: **Approval**, subject to deed restrictions volunteered by the applicant and an avigation easement
Applicant/Representative: Chy Do Lee
U/A From: November 11, 2004; November 18, 2004; and December 16, 2004

Zoning Cases – Individual

7. **Z045-132 (RB)**
Richard Brown
(CC District 2)
(Strater)
An application for an MU-3 Mixed Use District with removal of the D Dry Liquor Control Overlay on property zoned an LO-3-D Limited Office District with a Dry Liquor Control Overlay on the north corner of Washington Avenue and Worth Street with consideration given to an MU-2 Mixed Used District
Staff Recommendation: **Approval** of an MU-2 Mixed Use District with retention of the D Dry Liquor Control Overlay in lieu of the applicant's request
Applicant: 606 Washington Limited; James M. Eidson-Manager, Owner
Representative: Kirk R. Williams
8. **Z034-112 (DW)**
David Whitley
(CC District 2)
(Strater)
An application for a Specific Use Permit for a Refuse Transfer Station on property zoned an IM Industrial Manufacturing District on the northeast side of Childs Street, east of Pontiac Street, south of Cedar Crest Boulevard
Staff Recommendation: **Denial**
Applicant: Texas By-Products
Representative: Karl A. Crawley, Masterplan

9. **Z045-126 (DW)**
David Whitley
(CC District 3)
(Gary)

An application to amend Planned Development District No. 568 to reduce the screening requirements and request approval of a development plan on the southwest corner of Perryton Drive and Hampton Road

Staff Recommendation: **Denial** of an amendment to Planned Development District No. 568, and **approval** of a development/landscape plan

Applicant: DISD

Representative: Masterplan

Trinity River Corridor Plan

JoAnn Wilkerson
(CC District 1, 2, 3,
4, 5, 6, 7, 8)

Consideration of the adoption of the Trinity River Corridor Plan to be used as a guide in the implementation of future developments in the area generally bounded by Royal Lane to the north and I-20 on the south and approximately 1.5 miles on either side of the Trinity River

Staff Recommendation: **Approval**

Other Matters

Minutes: January 6, 2005

Trinity River Corridor Plan Ad Hoc Committee Report

Adjournment