



CITY OF DALLAS

CITY PLAN COMMISSION
Thursday, January 27, 2005

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
Maureen Meredith, Principal Planner

BRIEFINGS:

Fort Worth Avenue Planned Development District and Special Provision Sign District Carrie Gordon

Z023-192(CG)

City Plan Commission authorized hearing to determine proper zoning on property zoned an IM Industrial Manufacturing District, an IR Industrial Research District, a CR Community Retail District, a CS Commercial Service District, a CS-D Commercial Service District with a D Liquor Control Overlay, a CS-D-1 Commercial Service District with a D1 Liquor Control Overlay D-1, an RR Regional Retail District, an MF-2(A) Multifamily District and an MF-4(A) Multifamily District and Specific Use Permit NOS. 98, 537, 661 and 1508 with special consideration given to the granting of a Planned Development District for mixed-uses along West Commerce Street/Fort Worth Avenue that commences at the intersection of Westmoreland Road at Fort Worth Avenue (western boundary) and ends at the intersection of north Beckley Avenue and West Commerce Street (eastern boundary), extending approximately 1/8 to 1/4 mile on either side of the West Fort Worth Avenue street right-of-way

SPSD045-002(CG)

A City Plan Commission authorized hearing to consider a Special Provision Sign District with consideration being given to the development of sign standards to regulate signage along West Commerce Street/Fort Worth Avenue that commences at the intersection of Westmoreland Road at Fort Worth Avenue (western boundary) and ends at the intersection of north Beckley Avenue and West Commerce Street (eastern boundary), extending approximately 1/8 to 1/4 mile on either side of the West Fort Worth Avenue street right-of-way

Subdivision Docket
Zoning Docket

PUBLIC HEARINGS:

Subdivision Docket

Planner: Paul Nelson

Consent Agenda – Preliminary Plats

- (1) **S034-371R**
(District 8)
(Brandon)
- An application to revise a previously approved preliminary plat by adding an additional 10 feet of easement width to a 30 foot wide water main easement along the east side of Allegiance Drive, and reduce the number of lots from 85 to 83 lots on a 19.91 acre subdivision in City Block 6943 on American Way, west of Westmoreland Road
Applicant: Casas Modernas, L.L.C.
Application Filed: January 4, 2005
Zoning: R-7.5(A)
Staff Recommendation: **Approval**, subject to the conditions listed in the docket
- (2) **S045-098**
(District 5)
(Lee)
- An application to create one 2.2399 acre lot in City Block 6237 on S. Buckner Blvd., north of Lake June Road
Applicant: Buckner Grove Investment, L.L.C.
Application Filed: January 4, 2005
Zoning: PD No. 366 & PD No. 366-D
Staff Recommendation: **Approval**, subject to the conditions listed in the docket

Individual Items – Residential Plats

- (3) **S045-095R**
(District 6)
(Alonzo)
- An application to replat a 7.7 acre tract containing Lots 1 thru 9 in City Block 19/7183, Lots 1 thru 16 in City Block 20/7183, Lots 13 thru 15 in City Block 21/7183, Lots 1, 2, 5 thru 12 in City Block 29/7183, Lots 1 thru 6 in City Block 32/7183, Lots 13 thru 15 in City Block 21/7183, and Lots 4 thru 6 in City Block 33/7183 and abandoned right of way into 60 single family lots on Ingersoll Street between Front Street and Black Hawk Drive
Applicant: Builders of Hope, CDC
Application Filed: December 29, 2004
Notices Mailed: January 11, 2005
Zoning: R-5(A)
Staff Recommendation: **Approval**, subject to the conditions listed in the docket

- (4) **S045-096**
(District 5)
(Lee)
An application to replat all of Lot 3 and all of Lot 4A in City Block Q/4368 into one 1.268 acre lot on Five Mile Drive; between Ramona Avenue and Frio Drive
Applicant: Good Shepherd Baptist Church
Application Filed: December 30 2004
Notices Sent: January 10, 2005
Zoning: R-7.5(A)
Staff Recommendation: **Approval**, subject to the conditions listed in the docket
- (5) **S045-097**
(District 5)
(Lee)
An application to replat a 3.518 acre tract of land from Lot 3 in City Block A/6336 into one 1.896 acre lot and one 1.622 acre lot for single family residential use on Holcomb Road between Alta Garden Drive & Elam Road
Applicant: Juan Mendoza
Application Filed: January 4, 2005
Notices Mailed: January 11, 2005
Zoning: R-7.5(A)
Staff Recommendation: **Approval**, subject to the conditions listed in the docket
- (6) **S045-099R**
(District 4)
(Marshall)
An application to replat 5.27 acres containing Lots 10 thru 32 in City Block H/6118, and Lots 2 thru 9 in City Block J/6118 to remove the platted building line on Victorian Forest Drive and Ainwick Court, south of Scyene Road and east of Jim Miller Road
Applicant: Victorian Forest Estates, L.P.
Application Filed: January 5, 2005
Notices Mailed: January 11, 2005
Zoning: R-7.5(A)
Staff Recommendation: **Approval**, subject to the conditions listed in the docket

Miscellaneous Docket

- M045-010**
Richard Brown
(CC District 14)
(Emmons)
A minor amendment to the site plan and landscape plan for Specific Use Permit No 1523 for a Medical clinic on the north line of Thomas Avenue, west of Boll Street
Staff Recommendation: **Approval**
- M045-003**
David Cossum
(CC District 11)
(Wilke)
A minor amendment to the development plan and the landscape for Planned Development District 614 for Tract I on the east side of Monfort Drive, between Belt Line Road and Arapaho Road
Staff Recommendation: **Approval**

D045-003

David Cossum
(CC District 11)
(Wilke)

A conceptual plan, development plan and landscape plan for each phase of development for Planned Development District No. 614, for those uses allowed in an RR Regional Retail District and a Th-3(A) Townhouse District on Tracts II through VII on the east side of Monfort Drive, between Belt Line Road and Arapaho Road

Staff Recommendation: **Approval**

Z034-322 (WE)

Warren Ellis
(CC District 11)
(Wilke)

Planned Development conditions for final City Plan Commission approval as well as the binding agreements between the applicant and adjacent Homeowner Associations for a Planned Development District Single Family uses and private streets on property zoned an R-16(A) Single Family District on the north side of Forest Lane, west of Hillcrest Road

Staff Recommendation: **Approval**

Certificates of Appropriateness for Signs – Under Advisement

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

U/A From: January 20, 2005

Zoning Cases – Under Advisement

1. **Z034-316 (MM)**

Maureen Meredith
(CC District 9)
(Cunningham)

An application to amend Planned Development District No. 311 for a Nursing Home, Retirement Housing, Office, Medical Clinic and Convalescent and Nursing Home, Hospice Care and Related Institutions, south of Northwest Highway, west of West Lawther Road, north of Mockingbird Lane, and east of Brentcove Circle

Staff Recommendation: **Denial**

Applicant: CC Young Memorial Home

Representative: Masterplan

U/A From: October 21, 2004; and November 18, 2004

Zoning Cases – Individual

2. **Z045-140 (MM)**

Maureen Meredith
(CC District 14)
(Emmons)

An application for a Planned Development District for TH-3(A) Townhouse District and D(A) Duplex District uses on property zoned a D(A) Duplex District, south of Winton Street, north of Ellsworth Avenue and west of McMillian Drive

Staff Recommendation: **Approval**, subject to a development plan and conditions

Applicant: Boulevard Builder, L.L.C.

Representative: Masterplan

3. **Z045-135 (RB)**
Richard Brown
(CC District 13)
(Scott)
An application for an MF-3(A) Multifamily District on property zoned a CR Community Retail District with deed restrictions volunteered by the applicant on the southeast corner of Turtle Creek Boulevard and Bandera Avenue
Staff Recommendation: Denial
Applicant: Glenbrook Residential, Inc.; Guy Brignon-President
Representative: Susan Mead
4. **Z045-141(WE)**
Warren Ellis
(CC District 14)
(Emmons)
An application for a Planned Development Subdistrict for MF-3 Multiple Family Subdistrict uses on property zoned an MF-2 Multiple Family Subdistrict, within PD No. 193, the Oak Lawn Special Purpose District on the west line of Cole Avenue, between Hester Avenue and Monticello Avenue
Staff Recommendation: Denial
Applicant: Gables Realty Limited Partnership
Representative: Barry R. Knight

Special Provision Sign District

- SPSD045-001**
Shai Roos
(CC Dist 2 & 14)
(Strater & Emmons)
An application for an amendment to the sign regulations contained in Division 51A – 7.1700 Provisions for Victory Special Provision Sign District location east of Stemmons Freeway and north of Woodall Rodgers Freeway
Staff Recommendation: Approval

Authorization of Hearing

- Neva Dean
(CC District 14)
(Emmons)
Consideration of authorization of a hearing to determine the proper zoning on property zoned Planned Development District No. 298, the Bryan Area Planned District, at property generally bound by Roseland Avenue, Fitzhugh Avenue, San Jacinto Street, Carroll Avenue, Gaston Avenue, and Central Expressway with consideration given to amending Planned Development District No. 298 to incorporate recommendations recently adopted by City Council in the Planned Development District 298 Bryan Area Study

Other Matters

Minutes: January 20, 2005

Adjournment