



CITY OF DALLAS

CITY PLAN COMMISSION  
Thursday, February 3, 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.

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

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**BRIEFINGS:**

Planned Development Districts  
David Cossum

Subdivision Docket  
Zoning Docket

**PUBLIC HEARINGS:**

Subdivision Docket Planner: George Campbell

Consent Agenda – Preliminary Plats

- (1) **S045-101**  
(District 5)  
(Lee)  
An application to plat a 11.64 acre tract of land in Block 6738 into a 26 lot Community Unit Development on Scyene Road, west of Kirven Drive.  
Applicant: Lif Modaberri  
Application Filed: January 7, 2005  
Zoning: R-7.5 (A)  
Staff Recommendation: **Approval**, subject to the conditions listed in the docket
- (2) **S045-104**  
(District 14)  
(Emmons)  
An application to replat lots 2-15, Block P/582 into one, 2 acre lot at the west corner of State Street and Hall Street.  
Applicant: J.G. Moore and Co., Inc.  
Application Filed: January 10, 2005  
Zoning: PD# 225 (State-Thomas Special Purpose District)  
Staff Recommendation: **Approval**, subject to the conditions listed in the docket

- (3) **S045-106**  
(District 9)  
(Cunningham)  
An application to plat a 0.8 acre tract of land in Block 8043 into one lot on McCree Road, north of Northwest Highway.  
Applicant: NWH & McCree, LTD  
Application Filed: January 11, 2005  
Zoning: CS  
Staff Recommendation: **Approval**, subject to the conditions listed in the docket
- (4) **S045-108**  
(District 1)  
(Vera)  
An application to replat part of Blocks 113/3096 and 114/3097 of Original Town of Oak Cliff Addition and all of lot 5A, Block 114/3097 of Full Gospel 1<sup>st</sup> Missionary Baptist Church Addition into one, 7.66 acre lot at the northwest corner of Marsalis Street and E. Twelfth Street.  
Applicant: DISD  
Application Filed: January 11, 2005  
Zoning: RR and NS (A)  
Staff Recommendation: **Approval**, subject to the conditions listed in the docket
- (5) **S045-111**  
(District 14)  
(Emmons)  
An application to plat a 5.34 acre tract of land in Block 2939 into one lot at the southeast corner of N. Central Expressway and Mockingbird Lane.  
Applicant: Behringer Harvard Mockingbird Common Investors, L.P.  
Application Filed: January 11, 2005  
Zoning: MU-3  
Staff Recommendation: **Approval**, subject to the conditions listed in the docket

Individual Items – Residential Replats

- (6) **S045-103**  
(District 11)  
(Wilke)  
An application to replat lot 70-A, Block 1/7457 into 3 lots on Masland Circle and Hillcrest Road, north of Woodmark Court.  
Applicant: Greg Bender  
Application Filed: January 10, 2005  
Notices Sent: December 30, 2004  
Zoning: R-1/2 ac (A) and PD#218  
Staff Recommendation: **Approval**, subject to the conditions listed in the docket
- (7) **S045-105**  
(District 8)  
(Brandon)  
An application to replat lot 8, Block C/6657 into 2 lots on Acres Drive, south of Elam Road.  
Applicant: Enrique Martinez  
Application Filed: January 10, 2005  
Notices Sent: December 30, 2004  
Zoning: R-7.5 (A)  
Staff Recommendation: **Approval**, subject to the conditions listed in the docket

- (8) **S045-107**  
(District 6)  
(Alonzo)
- An application to replat lot 1, Block A/6450, abandoned Old Lemmon Ave. R.O.W. and a tract of land in Block 6450 into one, 4.42 acre lot at the southeast corner of Walnut Hill Lane and Webb Chapel Road.  
Applicant: DISD  
Application Filed: January 11, 2005  
Notices Sent: December 30, 2004  
Zoning: R-10 (A)  
Staff Recommendation: **Approval**, subject to the conditions listed in the docket
- (9) **S045-109**  
(District 1)  
(Vera)
- An application to replat part of Blocks 3/3851 and 6/3854, abandoned alley R.O.W. and abandoned Emmett Street R.O.W. into one, 6.57 acre lot at the southeast corner of Ravinia Avenue and Kingston Street.  
Applicant: DISD  
Application Filed: January 11, 2005  
Notices Sent: December 30, 2004  
Zoning: R-7.5 (A)  
Staff Recommendation: **Approval**, subject to the conditions listed in the docket

Street Name Change

- NC045-002**  
(District 5 & 8)  
(Lee & Brandon)
- An application to change Boulder Drive between Red Bird Lane and Camp Wisdom Road to Pastor Bailey Drive  
Applicant: Pastor Carter  
Application Filed: October 25, 2004  
Staff Recommendation: **Approval**

Miscellaneous Docket

- M045-008**  
Richard Brown  
(CC District 11)  
(Wilke)
- A minor amendment to the development plan for the Tract III portion of Planned Development District No. 44, for Single family attached dwellings, Multifamily dwellings, Neighborhood Service District Uses, Office Uses, Shopping Center District Uses, and a Private community center, on the northeast corner of Greenville Avenue and LBJ Freeway  
Staff Recommendation: **Approval**
- Z023-245 (RB)**  
Richard Brown  
(CC District 12)  
(Perkett)
- Extension of the 6 month period for a zoning case to be scheduled for City Council following Commission's action on Preston Road, north of Frankford Road  
Staff Recommendation: **Denial**

**Z034-175 (RB)**

Richard Brown  
(CC District 2)  
(Strater)

Extension of the 6 month period for a zoning case to be scheduled for City Council following Commission's action on property on the northwest line of Stutz Drive, northeast of Forest Park Road

Staff Recommendation: **Approval**

**D045-007**

Frank Dominquez  
(CC District 3)  
(Gary)

Development plan and landscape plan for Phase II development in Planned Development District No. 599 on the property bounded by Clark Road, Clarkridge Drive, Spring Drive and DP&L right-of-way

Staff Recommendation: **Approval**

Miscellaneous Docket – Under Advisement

**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**

U/A From: January 27, 2005

Zoning Cases – Under Advisement

1. **Z034-305 (LS)**

Leif Sandberg  
(CC District 14)  
(Emmons)

A City Plan Commission authorized hearing to determine proper zoning on property zoned a CA-1(A) Central Area District with consideration being given to a planned development district to include Arts District zoning regulations similar to those contained in Planned Development District No. 145, on property generally bounded by Ross Avenue, Routh Street, Woodall Rodgers Expressway and Central Expressway

Staff Recommendation: **Approval**

U/A From: November 4, 2004 and November 11, 2004

Development Code Amendments – Under Advisement

**DCA 045-003**

Leif Sandberg  
(CC District 14)  
(Emmons)

A City Plan Commission authorized hearing to consider an amendment to the development code to apply the sign standards contained in Arts District Special Provision Sign District, on property generally bounded by Ross Avenue, Routh Street, Woodall Rodgers Expressway and Central Expressway

Staff Recommendation: **Approval**

U/A From: November 4, 2004 and November 11, 2005

Zoning Cases – Individual

2. **Z045-127 (WE)**  
Warren Ellis  
(CC District 10)  
(Avery)  
An application for a Planned Development District for Single Family uses and Private streets on property zoned an R-7.5(A) Single Family District and an R-10(A) Single Family District on Oren Street at Westrock Drive  
Staff Recommendation: **Approval**, subject to a conceptual plan and staff's recommended conditions  
Applicant: Lutheran Secondary Associates of Dallas, Inc  
Representative: Masterplan
  
3. **Z045-131 (DW)**  
David Whitley  
(CC District 14)  
(Emmons)  
An application to renew Specific Use Permit No. 1525 for an alcoholic beverage establishment use to be used as a bar, lounge, or tavern and a commercial amusement (inside) use for a Class A dance hall on property zoned a CR-MD-1 Community Retail District Modified Delta Overlay on the northeast corner of Greenville Avenue and Lewis Street  
Staff Recommendation: **Approval** for a two-year period with eligibility for automatic renewals for additional two-year periods, subject to a site plan and staff's recommended conditions  
Applicant: Monster Maker, Inc.  
Representative: Roger Albright
  
4. **Z045-147 (WE)**  
Warren Ellis  
(CC District 11)  
(Wilke)  
An application for an amendment to, and an expansion of, Planned Development District No. 368 for a private school and child-care facility and for termination of Specific Use Permit No. 1061 for a private school and child-care facility on property zoned Planned Development District No. 368 and an R-16(A) Single Family District on the south side of Churchill Way, east of Preston Road  
Staff Recommendation: **Approval**, subject to a development plan and staff's recommended conditions and **approval** of the termination of SUP No. 1061  
Applicant: The St. Alcuin Montessori School  
Representative: William H. Dahlstrom

5. **Z023-192 (CG)**  
(CC Districts 1, 3 and 6)  
(Vera, Gary, and Alonzo)

A 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 D-1 Liquor Control Overlay D-1, an RR Regional Retail District, an MF-2(A) Multifamily District, an MF-4(A) Multifamily District, and Specific Use Permits #98, #537, #661 and #1508, with special consideration given to the granting of a Planned Development District for mixed-uses for an area along West Commerce Street and 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 Commerce/Fort Worth Avenue street right-of-way

Staff Recommendation: **Approval**

Special Provision Sign District

**SPSD045-002(CG)**  
(CC Districts 1, 3 and 6)  
(Vera, Gary, and Alonzo)

A City Plan Commission authorized hearing to consider a Special Provision Sign District to regulate signage along for an area along West Commerce Street and 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 Commerce/Fort Worth Avenue street right-of-way

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 an R-7.5(A) Single Family District on property in the 6100 and 6200 blocks of Prospect Avenue, between Skillman Street and Anderson Street, not to include any properties that front on either Richmond Avenue or Oram Street, with consideration given to a Conservation District or a Planned Development District

Other Matters

Minutes: January 27, 2005

Adjournment