



CITY OF DALLAS

CITY PLAN COMMISSION
Thursday, February 10, 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
Richard Brown, Principal Planner

SUBDIVISION REVIEW COMMITTEE: 9:00 A.M. City Council Chambers

NC045-003 Street name change of Wichita Street between Victory Avenue and Cedar Springs to Olive Street

NC045-001 Street name change of Kingsley Road to Walnut Hill Lane between Lyndon B Johnson Freeway (IH-635) to Abrams Road

BRIEFINGS:

Kiosk Signs (SPSD 045-004)
David Cossum

Supergraphics (SPSD 045-005)
David Cossum

Subdivision Docket
Zoning Docket

PUBLIC HEARINGS:

Subdivision Docket

Planner: Paul Nelson

Consent Agenda – Preliminary Plats

- (1) **S045-100**
(District 6)
(Alonzo)
- An application to replat part of Lot 9 and part of Lot 10 in City Block D/6455 on Anode Lane, west of Monroe Drive
Applicant: Edward Melugin
Application Filed: January 28, 2005
Zoning: LI
Staff Recommendation: **Approval**, subject to the conditions listed in the docket

- (2) **S045-114**
(District 12)
(Perkett)
- An application to create 10 single family lots from an 11.720 acre tract in City Block 8210 on Ash Bluff Lane, north of Braewood Place
Applicant: Keller Springs Property Ltd.
Application Filed: January 18, 2005
Zoning: PD No. 559 & 560
Staff Recommendation: **Approval**, subject to the conditions listed in the docket
- (3) **S045-116**
(District 1)
(Vera)
- An application to replat City Block 88/3071, City Block 87/3070, 96/3079, 97/3080 and abandoned Lancaster Street and Ninth Street and alleys into 1 lot bounded by E. Jefferson Boulevard, Tenth Street, Eighth Street and Ewing Avenue
Applicant: Dallas Independent School District
Application Filed: January 19, 2005
Zoning: RR
Staff Recommendation: **Approval**, subject to the conditions listed in the docket
- (4) **S045-117R**
(District 3)
(Gary)
- An application to create a 110 lot residential subdivision from a 26.280 acre tract of land in City Block 8682 on Eagle Ford Drive south of W. Camp Wisdom Road
Applicant: Sandlin Custom Homes, Inc.
Application Filed: January 20, 2005
Zoning: PDD No. 521
Staff Recommendation: **Approval**, subject to the conditions listed in the docket
- (5) **S045-118**
(District 14)
(Emmons)
- An application to create a 1.531 acre lot from a tract of land in City Block 5696 on 3737 Atwell Street, northeast of Lemmon Avenue
Applicant: Prescott Interests Wilshire
Application Filed: January 20, 2005
Zoning: IR
Staff Recommendation: **Approval**, subject to the conditions listed in the docket

Individual Items – Residential Replats

- (6) **S045-115**
(District 12)
(Perkett)
- An application to replat Lots 19 and 20 to adjust the north lot lines in City Block B/8212 on Braewood Place at Ash Bluff Lane
- Applicant: Denny & Billie Holman, and
Peter H. & Phyllis J. Shaddock, and
Preston Trail at Keller Springs, L.P.
- Application Filed: January 18, 2005
Notices Mailed: January 24, 2005
Zoning: PDD 562
Staff Recommendation: **Approval**, subject to the conditions listed in the docket

Miscellaneous – Docket

- W045-001**
Neva Dean
(District 2)
(Strater)
- A waiver of the two-year waiting period to submit an application to be included in a request for a larger Planned Development District on property bounded by Junius Street, Hill Street, Worth Street and Washington Avenue, excluding the north corner of Worth Street and Washington Avenue
- Staff Recommendation: **No objection**

- SPSD045-001**
(CC Dist 2 & 14)
(Strater & Emmons)
- Victory Special Provision Sign District conditions for final City Plan Commission approval, on property generally located east of Stemmons Freeway and north of Woodall Rodgers Freeway
- Staff Recommendation: **Approval**

Thoroughfare Plan Amendments

- Telephone Road
Tanya Brooks
(CC District 8)
(Brandon)
- An amendment to the City of Dallas Thoroughfare Plan to decrease the designation of Telephone Road from Dallas/Lancaster City Limit to Unnamed SE4 to a four lane divided principal arterial roadway (S-4-D) within 80 feet of right of way
- Staff Recommendation: **Approval**
Transportation Committee Recommendation: **Approval**

- Haskell Boulevard**
Keith Manoy
(CC District 2 & 4)
(Strater & Emmons)
- An amendment to the City of Dallas Thoroughfare Plan to change the dimensional classification of Haskell Boulevard from Lemmon Avenue to Main Street to a three lane eastbound roadway within 65 feet of right-of-way.
- Staff Recommendation: **Approval**
Transportation Committee Recommendation: **Denial**

Zoning Cases - Consent

1. **Z045-125 (WE)**
Warren Ellis
(CC District 7)
(Traylor)
An application for a CR Community Retail District on property zoned an MF-1(A) Multifamily District on the north side of Dixon Lane at Wullshleger Lane
Staff Recommendation: **Approval** of a NS Neighborhood Service District in lieu of a CR Community Retail District
Applicant: Brother Ink., LLC
Representative: Jarad M. Jackson Jr.

2. **Z045-129 (WE)**
Warren Ellis
(CC District 12)
(Perkett)
An application for an amendment to the conditions and the development plan for Planned Development District No. 559 for single family uses and private streets, on the south side of Westgrove Road at the terminus of Ash Bluff Road
Staff Recommendation: **Approval**, subject to a development plan and staff's recommended conditions
Applicant: Denny Holman
Representative: Mardy Brown

3. **Z045-130 (WE)**
Warren Ellis
(CC District 12)
(Perkett)
An application for an amendment to the development plan and conditions for Planned Development District No. 560 for single family uses and private streets, on the south side of Westgrove Road at the terminus of Ash Bluff Road
Staff Recommendation: **Approval**, subject to a development plan and conditions
Applicant: Denny Holman
Representative: Mardy Brown

4. **Z045-138 (MM)**
Maureen Meredith
(CC District 14)
(Emmons)
An application for a Planned Development Subdistrict for O-2 Office District uses and a Retirement Housing Community within Planned Development District No. 193, the Oak Lawn Special Purpose District on property zoned an O-2 Office Subdistrict within Planned Development District No. 193, the Oak Lawn Special Purpose District, south of the intersection of Cedar Springs/Bowen Street and Turtle Creek Blvd
Staff Recommendation: **Approval**, subject to a development plan and conditions
Applicant: CC Turtle Creek, Inc. (c/o Jerry Falcon)
Representative: Kirk Williams, Winstead Sechrest & Minick, P.C.

5. **Z045-148 (DW)**
David Whitley
(CC District 13)
(Scott)
- An application for a Specific Use Permit for a College or University use on property zoned an NO(A) Neighborhood Office District on the southeast corner of Harvest Hill Road and the Dallas North Tollway
- Staff Recommendation: **Approval**, for a five-year period with eligibility for automatic renewals for additional five-year periods, subject to a site plan and staff's recommended conditions
- Applicant: Our Lady of the Lake University
- Representative: Ryan Bibb Consultants

Zoning Cases – Under Advisement

6. **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; November 18, 2004; and January 27, 2005
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 with consideration being given to an MU-2 Mixed Use district with retention of the D Dry Liquor Control Overlay on the north corner of Washington Avenue and Worth Street
- 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
- U/A From: January 20, 2005

Zoning Cases – Individual

8. **Z045-137 (MM)**
Maureen Meredith
(CC District 2)
(Strater)
An application to renew Specific Use Permit No. 1536 for a commercial amusement (inside) use to be used as a dance hall on property zoned a GR General Retail Subdistrict within Planned Development District No. 193, the Oak Lawn Special Purpose District, on the southwest corner of the intersection of Maple Avenue and Hawthorne Avenue
Staff Recommendation: **Denial**
Applicant: Angel Martinez
Representative: Hymie & Jeannette Schwartz
9. **Z045-149 (RB)**
Richard Brown
(CC District 7)
(Traylor)
An application for an MF-2(A) Multifamily Subdistrict on property zoned an RS-C Regional Service-Commercial Subdistrict within Planned Development District No. 595, the South Dallas Fair Park Special Purpose District, on the south corner of Sanger Avenue and Riggs Street
Staff Recommendation: **Denial**
Applicant: David T. Moynihan, Owner
Representative: Doug Caudill

Development Code Amendments

- DCA 045-007**
David Cossum
Consideration of an amendment to Article VII, “Sign Regulations,” of Chapter 51A, the Dallas Development Code, to revise the regulations regarding political signs to conform with current State law
Staff Recommendation: **Approval**
ZOAC Recommendation: **Approval**

Authorization of Hearing

- David Cossum**
(CC District 2 & 14)
Consideration of an authorization of a hearing to consider amendments to the Downtown Special Provision Sign District in an area generally bound by Woodall Rogers Frwy to the north, Interstate 45/US 75 to the east, Interstate 30 to the south and Interstate 35 to the west, excluding those areas included in the West End SPSD, the Arts District SPSD, and the Farmers Market SPSD
Staff Recommendation: **Approval**

Other Matters

Minutes: February 3, 2005

Adjournment