



CITY OF DALLAS

CITY PLAN COMMISSION
Thursday, February 24, 2005

BRIEFINGS:	5ES	9:00 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: 8:30 A.M, City Council Chamber

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

S045-121 (item #7) St. Augustine Road at Grady Lane

BRIEFINGS:

Subdivision Docket
Zoning Docket

PUBLIC HEARINGS:

Subdivision Docket

Planner: George Campbell

Consent Agenda – Preliminary Plats

(1) **S045-119**
(District 3)
(Gary)

An application to plat a 70.15 acre tract of land in Block 8712 into a 141 lot single family residential subdivision on Grady Niblo Rd., west of Kiwanis Rd.

Applicant: Marlin Atlantis

Application Filed: January 28, 2005

Zoning: PD#701 (For R-7.5 (A) Single Family District Uses)

Staff Recommendation: **Approval**, subject to the conditions listed in the docket

- (2) **S045-122**
(District 14)
(Emmons)
An application to replat part of lot 36 and all of lots 37 and 38, Block 5/642 into an 8 lot Shared Access Development on Apple Street, east of San Jacinto Street.
Applicant: Urban Lofts VIII, Ltd.
Application Filed: February 1, 2005
Zoning: PD# 298, Area 8 (Bryan Area Special Purpose District)
Staff Recommendation: **Approval**, subject to the conditions listed in the docket
- (3) **S045-123**
(District 14)
(Emmons)
An application to replat lots 31 and 32, Block 5/642 into a 10 lot Shared Access Development at the south corner of Haskell Avenue and San Jacinto Street.
Applicant: Urban Lofts VIII, Ltd.
Application Filed: February 1, 2005
Zoning: PD# 298, Area 8 (Bryan Area Special Purpose District)
Staff Recommendation: **Approval**, subject to the conditions listed in the docket

Individual Items – Residential Replats

- (4) **S045-004R**
(District 8)
(Brandon)
An application to revise a previously approved preliminary plat (S045-004) that replatted lot 1, Block 1/8351 into 5 lots, in order to add a 30 ft. joint drive easement along Daniieldale Rd., west of Beckleycrest Avenue.
Applicant: Fred Florez
Application Filed: January 27, 2005
Notices Sent: February 1, 2005
Zoning: R-7.5 (A)
Staff Recommendation: **Approval**, subject to the conditions listed in the docket
- (5) **S045-113**
(District 13)
(Scott)
An application to replat all of lot 1, part of lot 2, Block R/4987 and an abandoned 10 ft. walkway, into one, 1.14 acre lot at the northeast corner of Midway Rd. and Watauga Rd.
Applicant: Nanette C. Lee
Application Filed: January 26, 2005
Notices Sent: February 1, 2005
Zoning: PD#455
Staff Recommendation: **Approval**, subject to the conditions listed in the docket

- (6) **S045-120**
(District 7)
(Traylor)
An application to replat part of lots 2, 3 and 4, Block 50/3031 into one, 1.07 acre lot at the southwest corner of Sabine Street and Cliff Street.
Applicant: Golden Gate Missionary Baptist Church
Application Filed: January 31, 2005
Notices Sent: February 8, 2005
Zoning: PD#571
Staff Recommendation: **Approval**, subject to the conditions listed in the docket
- (7) **S045-121**
(District 8)
(Brandon)
An application to replat all of lot 8 and part of lot 7, Block 7879 into a 26 lot residential subdivision on St. Augustine Road at Grady Lane.
Applicant: Marc S. English
Application Filed: February 1, 2005
Notices Sent: February 8, 2005
Zoning: R-7.5 (A)
Staff Recommendation: **Denial**

Individual Items – Street Name Change

- (8) **NC045-003**
(District 2 & 14)
(Strater & Emmons)
A proposal to change the name of Wichita Street between Cedar Springs Road and Victory Avenue to Olive Street
Applicant: Anland Block LP
Application Filed: December 16, 2004
Staff Recommendation: **Approval**
- (9) **NC045-001**
(Districts 9, 10)
(Cunningham & Wilke)
A City Council Authorized Hearing to consider changing the name of Kingsley Rd. between Abrams Rd. and IH 635.
Applicant: City Council Authorized
Application Filed: December 4, 2004
Staff Recommendation: **Approval**

Miscellaneous – Docket

- W045-003**
Neva Dean
(CC District 13)
(Scott)
A waiver of the two-year waiting period to submit an application for an amendment to Planned Development District No. 692 to allow a Youth and Family Center on Fair Oaks Drive, northeast of Pineland Drive
Staff Recommendation: **No objection**
- W045-004**
Neva Dean
(CC District 5)
(Lee)
A waiver of the two-year waiting period to submit an application for a Specific Use Permit for an accessory community center (private) in conjunction with their multifamily project on property zoned a CH Clustered Housing District on Camp Wisdom Road, east of R.L. Thornton Freeway.
Staff Recommendation: **No objection**

D045-008

Frank Dominguez
(CC District 2)
(Strater)

A development plan for Planned Development Subdistrict No. 48 within Planned Development District No. 193, the Oak Lawn Special Purpose District, on property bounded by Reagan Street, Fairmount Street, Brown Street and Shelby Avenue
Staff Recommendation: **Approval**

M045-017

Richard Brown
(CC District 7)
(Traylor)

A minor amendment to the development plan and landscape plan for Planned Development District 489 for a Child-care facility, Industrial (inside) for light manufacturing, and CR Community Retail District Uses on the north corner of Brashear Street and Troy Street, north corner and Brashear Street and Spring Avenue
Staff Recommendation: **Approval**

Miscellaneous Docket – Under Advisement

M045-010

Richard Brown
(CC District 14)
(Emmons)

A minor amendment to the site 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 and February 3, 2005

Zoning Cases - Consent

1. **Z045-142 (DW)**

David Whitley
(CC District 3)
(Gary)

An application for a Specific Use Permit for a Child-care Facility on property zoned an R-5(A) Single Family District on the south side of Bickers Street, west of Darien Street
Staff Recommendation: **Approval** for a five-year period with eligibility for automatic renewals for additional five year periods, subject to a revised site plan and staff's recommended conditions
Applicant: Venetta Johnson
Representative: Otis Hill, Jr.

2. **Z045-146 (WE)**

Warren Ellis
(CC District 13)
(Scott)

An application for a Planned Development District for a public school other than an Open-enrollment Charter school and MF-1(A) Multifamily District uses and the termination of SUP No. 690 for a private recreation club on property zoned an MF-1(A) Multifamily District and Planned Development District No. 65 on the north line of the intersection of Park Lane, between Fair Oaks Avenue and Ridgecrest Road
Staff Recommendation: **Approval**, subject to a development plan and staff's recommended conditions
Applicant: Dallas Independent School District
Representative: Masterplan

3. **Z045-153 (RB)**
Richard Brown
(CC District 14)
(Emmons)
An application for a Specific Use Permit for a Child-care facility on property zoned an R-7.5(A) Single Family District on the southeast corner of Gaston Avenue and Loving Avenue
Staff Recommendation: **Approval** for a three-year period with provisions for automatic renewal for additional three-year periods, subject to a site plan and conditions
Applicant: The Learning Tree School
Representative: Julia M. Allen

4. **Z045-154 (MM)**
Maureen Meredith
(CC District 11)
(Wilke)
An application to amend Planned Development District No. 569 for a church, child care facility, community service center, museum, and a private school on the south side of Northhaven Road, west of Central Expressway
Staff Recommendation: **Approval**, subject to a development plan and conditions
Applicant: Jewish Community Center of Dallas
Representative: Jonathan Vinson

5. **Z045-157 (MM)**
Maureen Meredith
(CC District 14)
(Emmons)
A City Plan Commission authorized hearing to amend Planned Development Subdistrict No. 50 for HC Heavy Commercial District uses within Planned Development District No. 193, the Oak Lawn Special Purpose District, on the south side of Harwood Street between Cedar Springs Road and McKinney Avenue
Staff Recommendation: **Approval**, subject to a development plan and conditions

Zoning Cases – Under Advisement

6. **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 with a 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
U/A From: February 3, 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 and February 10, 2005
8. **Z045-140 (MM)**
Maureen Meredith
(CC District 14)
(Emmons)
- An application for a Planned Development District for TH-3(A) Townhouse 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
U/A From: January 27, 2005
9. **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
U/A From: February 3, 2005

Zoning Cases – Individual

10. **Z045-120 (MM)**
Maureen Meredith
(CC District 2 & 14)
(Strater & Emmons)
- An application for (1) a Planned Development District for mixed uses to be known as the Baylor University Medical Center Area Special Purpose District; (2) the termination of Specific Use Permits Nos. 853, 673, and 1110; (3) the termination of Planned Development District No. 613 and a portion of Planned Development District No. 298 and Planned Development District No. 298-D, the Bryan Area Special Purpose District; and (4) the termination of deed restrictions on property zoned Planned Development District No. 298, Planned Development District 298-D, an MU-3 Mixed Use District, an MU-3-D Mixed Use District with a Dry Liquor Control Overlay, a P(A) Parking District, a CS Commercial Service District, an MF-2(A) Multifamily District, an LO-3 Limited Office District, an IM Industrial Manufacturing District, and a GO General Office District on property generally bounded by Live Oak Street, Haskell Avenue, Main Street and Exposition Street
- Staff Recommendation: **Approval**, subject to a conceptual plan and staff's recommended conditions
- Applicant: Baylor Health Care System
- Representative: Robert Reeves, Robert Reeves & Assoc.
11. **Z045-123 (MM)**
Maureen Meredith
(CC District 3)
(Gary)
- An application for an MF-1(A) Multifamily District on property zoned an R-7.5(A) Single Family District on the southwest corner of the intersection of Skyline Drive and S.E. 14th Street
- Staff Recommendation: **Denial**
- Applicant: Mark Webb
- Representative: Willie Cothrum, Masterplan
12. **Z045-150 (RB)**
Richard Brown
(CC District 14)
(Emmons)
- An amendment to the development plan, landscape plan, and conditions for Planned Development Subdistrict No. 37-D for O-2 Office Subdistrict Uses with a Dry Liquor Control Overlay within Planned Development District No. 193, the Oak Lawn Special Purpose District on Hall Street, between Hood Street and Sale Street with consideration of the removal of the Dry Liquor Control Overlay
- Staff Recommendation: **Approval** of an amendment to the development plan, landscape plan, and conditions, but **denial** of the removal of the Dry Liquor Control Overlay
- Applicant: Sunrise Development, Inc
- Representative: Chuck Russell

13. **Z045-152 (RB)**
Richard Brown
(CC District 7)
(Traylor)
- An application for a Specific Use Permit for a Community service center on property zoned a CR Community Retail District on the southeast line of Ferguson Road, North of Oates Drive
Staff Recommendation: **Approval** for a two-year period, with eligibility for automatic renewal for additional two-year periods, subject to a site plan and conditions
Applicant: Metro Community Service Center
Representative: Johnson Ihemere

Development Code Amendments

- DCA 045-005**
David Whitley
- To amend Chapters 51 and 51A of the Dallas Development Code to establish appropriate standards for single family accessory structures
Staff Recommendation: **Approval**
ZOAC Recommendation: **Approval**

Special Provision Sign District

- SPSD045-004**
David Cossum
- A proposal to amend the kiosk provisions of 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 SPSP, the Arts District SPSP, and the Farmers Market SPSP
Staff Recommendation: **Approval**

Authorization of Hearing

- Neva Dean**
(CC Districts 7)
(Traylor)
- Consideration of authorization of a hearing to determine the proper zoning on property zoned Planned Development District No. 557 for a community service center use and an R5(A) Single Family Subdistrict, a CC-E Community Commercial Enhanced Subdistrict, and an NC Neighborhood Commercial Subdistrict within Planned Development District No. 595, the South Dallas/Fair Park Special Purpose District, on property generally on both sides of Bexar Street between Brigham Lane and C.F. Hawn Freeway, with consideration given to a Planned Development District for mixed uses
Staff Recommendation: **Approval**

Other Matters

Minutes: February 10, 2005

Adjournment