



CITY OF DALLAS

CITY PLAN COMMISSION
Thursday, March 3, 2005

BRIEFINGS:	5ES	10:30 a.m.
PUBLIC HEARING	Council 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

SUBDIVISION REVIEW COMMITTEE: 10:00 A.M. in City Council Chamber
To consider Item 8 (S045-131) and Item 10 (S045-129)

BRIEFINGS:

Comprehensive Plan Update
Theresa O'Donnell, Director

Subdivision Docket
Zoning Docket

PUBLIC HEARINGS:

Subdivision Docket Planner: Paul Nelson

Consent Agenda – Preliminary Plats

- (1) **S045-124**
(District 1)
(Vera) An application to replat Lots 19 and 20 in City Block 179/3238 into one 0.2523 acre lot on S. Polk St. at W. Jefferson Blvd., southeast corner
Applicant: Marciano Olivarez
Application Filed: February 3, 2005
Zoning: PDD 316, Area 1c
Staff Recommendation: **Approval**, subject to the conditions listed in the docket

- (2) **S045-125**
(District 2)
(Strater)
An application to create one, 1.0894 acre lot from Lot 32 in City Block D/2371 on Inwood Rd. between Maple Avenue and Forest Park Road
Applicant: Viceroy Davenport, L.P.
Application Filed: February 4, 2005
Zoning: IM
Staff Recommendation: **Approval**, subject to the conditions listed in the docket
- (3) **S045-127**
(District 12)
(Perkett)
An application to create a 12 lot single family subdivision with one common area on a 3.11 acre tract of land in City Block 8734 on Hillcrest Road at George Bush Tollway, southeast quadrant
Applicant: Dallas Housing Authority
Application Filed: February 4, 2005
Zoning: PDD No. 173(TH-1)
Staff Recommendation: **Approval**, subject to the conditions listed in the docket
- (4) **S045-126**
(District 12)
(Perkett)
An application to create a 28 lot Shared Access Area Development on a 5.98 acre tract of land in City Block 8734 on Hillcrest Road at George Bush Tollway, southeast quadrant
Applicant: Dallas Housing Authority
Application Filed: February 4, 2005
Zoning: PDD No. 173(TH-1)
Staff Recommendation: **Approval**, subject to the conditions listed in the docket
- (5) **S045-130**
(District 14)
(Emmons)
An application to replat Lots 1, 2, 3 and 4 in City Block F/547 and Lots 1, 2, 3, part of 4, 7, 8, 9, 10, 11 and 12 in City Block E/551 and abandoned Fairmount Street into one 2.5201 acre lot on property bounded by Thomas Ave., Routh St., Colby St., and Maple-Routh Connection
Applicant: State Thomas Apartments Ltd.
Application Filed: February 8, 2005
Zoning: PDD 225, Sub zones 1a, 1c, and IVa
Staff Recommendation: **Approval**, subject to the conditions listed in the docket
- (6) **S045-132**
(District 7)
(Traylor)
An application to replat Lots 1 thru 5 in City Block 12/1163 to create a 0.7748 acre lot on the southeast corner of Pennsylvania Avenue and Holmes Street
Applicant: St. Phillips Neighborhood Development Corp.
Application Filed: February 8, 2005
Zoning: PDD 595(NC)
Staff Recommendation: **Approval**, subject to the conditions listed in the docket

- (7) **S045-133**
(District 14)
(Emmons)
- Application to revise a previously recorded plat to revoke the offer of dedication of the street easement(s) and to correct other minor errors on Lot 1 (1.315 acres) in City Block D/936 on 2919 Pearl Street
Applicant: International Center Development VI, Ltd.
Application Filed: February 8, 2005
Zoning: PDD 193 – PDS 52(O-2)
Staff Recommendation: **Approval**, subject to the conditions listed in the docket

Individual Item

- (8) **S045-131**
(District 5)
(Lee)
- An application to create three lots from a 2.396 acre tract of land in City Block 6349 on Odom Drive west of Odeneal Drive
Applicant: 818 Grandview Ltd.
Application Filed: February 8, 2005
Zoning: R-7.5(A)
Staff Recommendation: **Approval**, subject to the conditions listed in the docket

Individual Items – Residential Replats

- (9) **S034-287R**
(District 13)
(Scott)
- An application to revise a previously approved plat of Lot 1 and Lot 2A in City Block A/6406 into one 2.337 acre lot by deleting Condition # 9 by deleting Condition # 9 which prohibits vehicular access onto High Vista Drive; on High Vista Drive at Marsh Lane, southeast corner
Applicant: 3736 High Vista LP
Application Filed: February 8, 2005
Notices Mailed: February 15, 2005
Zoning: MF-2(A)
Staff Recommendation: **Approval**, subject to the conditions listed in the docket
- (10) **S045-129**
(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: February 7, 2005
Notices Mailed: February 15, 2005
Zoning: R-5(A)
Staff Recommendation: **Approval**, subject to the conditions listed in the docket

- (11) **S045-134**
(District 5)
(Lee)
- An application to replat part of Lot 3 into two 1.250 acre lots in City Block 3/3666 on Southgate Lane, north of Elam Road
Applicant: Valentin & Isabel Perez
Application Filed: February 8, 2005
Notices Mailed: February 15, 2005
Zoning: R-7.5(A)
Staff Recommendation: **Approval**, subject to the conditions listed in the docket

Zoning Cases – Under Advisement

1. **Z045-137 (MM)**
Maureen Meredith
(CC District 2)
(Strater)
- An application to renew Specific Use Permit No. 1536 for a commercial amusement (inside) use for a dance hall zoned a GR General Retail Subdistrict within Planned Development District No. 193, the Oak Lawn Special Purpose District, on property located west of the intersection of Maple Avenue and Hawthorne Avenue
Staff Recommendation: **Denial**
Applicant: Angel Martinez
Representative: Roger Albright
U/A From: February 10, 2005
- A. **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
U/A From: February 24, 2005

Zoning Cases – Individual

2. **Z045-143 (DW)**
David Whitley
(CC District 14)
(Emmons)
- A City Plan Commission authorized hearing to determine proper zoning on property zoned an MF-2(A) Multifamily District, located northwest of Live Oak Street, between Munger Avenue and Ross Avenue with consideration given to a Single Family District
Staff Recommendation: **No change to existing zoning** on lots west of Matilda Street and on lots fronting on the south side of Ross Avenue and the **approval of an R-5(A) Single Family District** on the remainder of the area, or consideration given to authorizing a public hearing to consider a D(A) Duplex District on this portion of the request area
U/A From: February 24, 2005

Development Code Amendments – Under Advisement

- 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**
U/A From: February 24, 2005

Authorization of Hearing – Under Advisement

- Neva Dean
(CC District 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 R-5(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. This is a hearing to consider the request to authorize a hearing and not the rezoning of property at this time.
U/A From: February 24, 2005

Other Matters

Minor Amendments to Development Plans and Site Plans

Minutes: February 24, 2005

Adjournment