



CITY OF DALLAS

CITY PLAN COMMISSION
Thursday, April 7, 2005

BRIEFINGS:	5ES	10:00 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
David Whitley, Principal Planner

BRIEFINGS:

Subdivision Docket
Zoning Docket

PUBLIC HEARINGS:

Subdivision Docket Planner: George Campbell

Consent Agenda – Preliminary Plats

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| <p>(1) S045-160
(District 4)
(Marshall)</p> | <p>An application to plat a 1.08 acre tract of land in Block 13/6081 into one lot at the west corner of Bonnie View Road and Wilhurt Avenue.
<u>Applicant:</u> City of Dallas
<u>Application Filed:</u> March 9, 2005
<u>Zoning:</u> CR
<u>Staff Recommendation:</u> Approval, subject to the conditions listed in the docket</p> |
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| <p>(2) S045-163
(District 8)
(Brandon)</p> | <p>An application to plat a 1.3 acre tract of land in Block 3/7547 into one lot on West Virginia Drive, north of Wheatland Road.
<u>Applicant:</u> Molaville Management, Ltd.
<u>Application Filed:</u> March 9, 2005
<u>Zoning:</u> MU-3 and GO (A)
<u>Staff Recommendation:</u> Approval, subject to the conditions listed in the docket</p> |
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- (3) **S045-165**
(District 8)
(Brandon)
An application to plat a 152.1 acre tract of land in Blocks 7611, 7612 and 6886 into a 335 lot subdivision, northwest of the northwest corner of Wheatland Road and Lancaster Road.
Applicant: Runyon Springs, L.P.
Application Filed: March 9, 2005
Zoning: PD#624
Staff Recommendation: **Approval**, subject to the conditions listed in the docket
- (4) **S045-167**
(District 12)
(Perkett)
An application to plat a 9.6 acre tract of land in Block B/8742 into one lot at the southwest corner of Briargrove Lane and Vail Street.
Applicant: Eric Frankfurt
Application Filed: March 15, 2005
Zoning: MF-1 (A)
Staff Recommendation: **Approval**, subject to the conditions listed in the docket
- (5) **S045-168**
(District 8)
(Brandon)
An application to plat a 4.5 acre tract of land in Block D/7887 into an 18 lot residential subdivision at the northwest corner of Masters Drive and Grady Lane.
Applicant: Sibley Children's Trust
Application Filed: March 15, 2005
Zoning: R-7.5 (A)
Staff Recommendation: **Approval**, subject to the conditions listed in the docket
- (6) **S045-171**
(District 11)
(Wilke)
An application to plat a 3.85 acre tract of land in Block 7460 into a 12 lot residential subdivision on Forest Lane, west of Hillcrest Road.
Applicant: Jerry Skibell
Application Filed: March 15, 2005
Zoning: PD#719 (For Single Family Uses and Private Streets).
Staff Recommendation: **Approval**, subject to the conditions listed in the docket
- (7) **S045-172**
(District 13)
(Scott)
An application to replat lots 1-3, Block 5/5196 into one, 2.76 acre lot at the south corner of Holly Hill Drive and Phoenix Drive.
Applicant: DISD
Application Filed: March 15, 2005
Zoning: MF-1 (A)
Staff Recommendation: **Approval**, subject to the conditions listed in the docket

Individual Items – Residential Replats

- (8) **S045-159**
(District 8)
(Brandon)
An application to replat all of lot 13 and part of lots 9 and 10, Block G/7590 into one, 1.35 acre lot on Daniieldale Road, east of Cottonvalley Road.
Applicant: Maria C. Reyes
Application Filed: March 9, 2005
Notices Sent: March 17, 2005
Zoning: R-7.5 (A)
Staff Recommendation: **Approval**, subject to the conditions listed in the docket
- (9) **S045-162**
(District 6)
(Estrada)
An application to replat lot 1, Block F/8343 into 2 lots at the east corner of Army Avenue and Radar Way.
Applicant: Sostenes Sanchez
Application Filed: March 9, 2005
Notices Sent: March 17, 2005
Zoning: R-7.5 (A)
Staff Recommendation: **Approval**, subject to the conditions listed in the docket
- (10) **S045-164**
(District 7)
(Traylor)
An application to replat all of lot 26 and part of lot 27, Block F/1817 into one, 0.28 acre lot at the west corner of Metropolitan Avenue and Lagow Street.
Applicant: Ellis Wamsley, IV
Application Filed: March 9, 2005
Notices Sent: March 17, 2005
Zoning: PD#595, NC and R-5 (A)
Staff Recommendation: **Approval**, subject to the conditions listed in the docket
- (11) **S045-166**
(District 8)
(Brandon)
An application to replat lot 8 and part of lot 7, Block 7879 into an 18 lot residential subdivision on St. Augustine Road at the west prolongation of Grady Lane.
Applicant: Marc S. English Financial Services, Inc.
Application Filed: March 10, 2005
Notices Sent: March 17, 2005
Zoning: R-7.5 (A)
Staff Recommendation: **Approval**, subject to the conditions listed in the docket

- (12) **S045-169**
(District 14)
(Emmons)
An application to replat lots 7 and 8, Block E/2477 into 4 lots on La Foy Boulevard, south of Holland Avenue.
Applicant: Richard S. Lalla
Application Filed: March 15, 2005
Notices Sent: March 22, 2005
Zoning: PD#193 (TH-3)
Staff Recommendation: **Approval**, subject to the conditions listed in the docket
- (13) **S045-170**
(District 14)
(Emmons)
An application to replat lot 1, Block I/2477 into 2 lots at the northwest corner of La Foy Boulevard and Holland Avenue.
Applicant: Richard S. Lalla
Application Filed: March 15, 2005
Notices Sent: March 22, 2005
Zoning: PD#193 (TH-3)
Staff Recommendation: **Approval**, subject to the conditions listed in the docket

Miscellaneous Docket

- D045-017**
Frank Dominquez
(CC District 14)
(Emmons)
A development plan and landscape plan for a warehouse use within Planned Development No. 298, the Bryan Area Special Purpose District, on the southeast side of Floyd Street, southwest of Hall Street
Staff Recommendation: **Approval**
- D045-018**
Frank Dominquez
(CC District 11)
(Wilke)
A development plan and landscape plan for a drive-through restaurant within Planned Development No. 614 for mixed uses, on the northwest corner of Beltline Road and Monfort Drive
Staff Recommendation: **Approval**

Zoning Cases - Consent

1. **Z034-296 (MM)**
Maureen Meredith
(CC District 13)
(Scott)
An application for the amendment and expansion of Planned Development District No. 504 for a Private School and R-16(A) Single Family District uses on property zoned Planned Development District No. 504 and an R-16-(A) Single Family District located on the southeast corner of Midway Road and Northaven Road
Staff Recommendation: **Approval**, subject to a development plan and staff's conditions
Applicant: Good Shepherd Episcopal School
Representative: Coker Company

2. [Z045-180 \(WE\)](#)
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 R-16(A) Single Family District uses on property zoned an R-16(A) Single Family District, bounded by Killon Drive, Walnut Hill Lane and Hedgeway Drive
Staff Recommendation: **Approval**, subject to a development plan and conditions
Applicant: Dallas Independent School District
Representative: Masterplan

3. [Z045-186 \(DW\)](#)
David Whitley
(CC District 3)
(Gary)
An application for a Specific Use Permit for a Child-care facility on property zoned a TH-3(A) Townhouse District on the northwest side of Ryan Road, west of Garapan Drive
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: Sharon Harris
Representative: Sharon Harris

Zoning Cases – Under Advisement

4. [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 conceptual plan and conditions
Applicant: Boulevard Builder, L.L.C.
Representative: Masterplan
U/A From: January 27, 2005; February 24, 2005 and March 24, 2005

5. [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 Planned Development District 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
U/A From: January 27, 2005 and March 10, 2005

6. [Z045-166 \(DW\)](#)
David Whitley
(CC District 12)
(Perkett)
An application for an NO(A) Neighborhood Office District with deed restrictions restricting uses on a portion of the property on property zoned an R-7.5(A) Single Family District on the southwest corner of Midway Road and Timberglan Road
Staff Recommendation: **Approval**, subject to deed restrictions volunteered by the applicant
Applicant: City of Dallas
Representative: Charles Gojer
U/A From: March 10, 2005

7. [Z045-171 \(DW\)](#)
David Whitley
(CC District 6)
(Estrada)
An application for an IM Industrial Manufacturing District on property zoned an IR Industrial Research District, east of Goodnight Lane, north of Lombardy Lane
Staff Recommendation: **Denial**
Applicant: Jason Lewis
U/A From: March 24, 2005

8. [Z045-179 \(RB\)](#)
Richard Brown
(CC District 12)
(Perkett)
An application for a CH Clustered Housing District on property zoned an CR Community Retail District on the north line of Frankford Road, west of Hillcrest Road, and the west alignment of Hillcrest Road, north of Frankford Road. Additionally, the applicant is requesting the termination of existing deed restrictions that prohibit multifamily uses and limit dwelling unit density to nine dwelling units per acre
Staff Recommendation: **Denial**
Applicant: Windsor Homes and Development
Representative: John L. Boone
U/A From: March 24, 2005

9. [Z045-182 \(WE\)](#)
Warren Ellis
(CC District 1)
(Vera)
An application for an RR Regional Retail District on property zoned Planned Development District No. 579 for a bus fueling station and light service facility on the southeast corner of Lancaster Avenue and Ninth Street
Staff Recommendation: **Approval**
Applicant: Dallas Independent School District
Representative: Masterplan
U/A From: March 24, 2005

Zoning Cases – Individual

10. **Z045-151 (RB)**
Richard Brown
(CC District 14)
(Emmons)
- An application for an amendment to and expansion of Specific Use Permit No. 1374 for a Public school, which includes before and after school care, on property zoned Conservation District No. 6, the Hollywood/Santa Monica Conservation District, on the northeast corner of Tenneson Memorial Road and Lindsley Drive. Consideration will also be given to amending the permitted use from a Public school to an Open-enrollment charter school and/or private school.
Staff Recommendation: **Approval**, subject to staff's recommended revised site/landscape plan and conditions.
Applicant: Neighbors United for Quality Education
Representative: Chuck Russell
11. **Z045-188 (DW)**
David Whitley
(CC District 14)
(Emmons)
- An application for a Planned Development Subdistrict for MF-2 Multiple-family Subdistrict uses within Planned Development District No. 193, the Oak Lawn Special Purpose District, and termination of deed restrictions that provide requirements for parking and access to the Katy Trail, on property zoned a P Parking Subdistrict in Planned Development District No. 193 located on the northwest side of Buena Vista Street, southwest of Fitzhugh Avenue. Consideration will be given to an MF-2 Multiple-family Subdistrict in Planned Development District No. 193.
Staff Recommendation: **Approval of an MF-2 Multiple-family Subdistrict in lieu of** the requested Planned Development Subdistrict for MF-2 Multiple-family Uses
Applicant: William Munoz
Representative: Masterplan
12. **Z045-192 (MM)**
Maureen Meredith
(CC District 4)
(Marshall)
- An application for a CS Commercial Service District and a Specific Use Permit for a Commercial Bus Station and Terminal on property zoned a CR-D Community Retail District with a Dry Liquor Control Overlay located on the south side of Military Parkway, east of Buckner Boulevard
Staff Recommendation: **Denial**
Applicant: Noel Mares
Representative: Ramon S. Chapa

Development Code Amendment

- DCA 045-002**
- Consideration of an amendment to Chapter 51P of the Dallas City Code, as amended, by codifying the regulations for Planned Development District Nos. 401, and 402, 404 through 442, 444 through 455, 457 through 461, 463 through 474, 476 through 479, and 481 through 516
Staff Recommendation: **Approval**

Other Matters

Reconsideration

Landmark Commission Appeal 1. **Reconsideration** of action taken on March 24, 2005 to deny the appeal of the decision of the Landmark Commission to deny a Certificate of Appropriateness in the Peak's Suburban Historic District at 4834 Gaston Avenue.

2. **Consideration** of an appeal of the decision of the Landmark Commission to deny a Certificate of Appropriateness in the Peak's Suburban Historic District at 4834 Gaston Avenue.

Minutes: March 24, 2005

Adjournment