



CITY OF DALLAS

CITY PLAN COMMISSION
Thursday, April 28, 2005

BRIEFINGS:	5ES	9:30 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
Warren Ellis, Principal Planner

BRIEFINGS:

Subdivision Docket
Zoning Docket

PUBLIC HEARINGS:

Subdivision Docket

Planner: George Campbell

Consent Agenda – Preliminary Plats

- (1) **S034-142R**
(District 3)
(Gary) A request to delete conditions No. 8 & 9 from the March 11, 2004 approved conditions of a 3.961 acre lot in City Block 7210 on N. Cockrell Hill Road at Pinnacle Point Drive, southeast corner
Applicant: Angelica's Record Distributors, Inc.
Application Filed: April 14, 2005
Zoning: CR
Staff Recommendation: **Approval** of deletion of Conditions 8 & 9

- (2) **S045-184**
(District 3)
(Gary) An application to plat a 2 acre tract of land in Block 6949 into 7 lots on Larimore Lane, south of Barstow Boulevard.
Applicant: R.C.A. Construction, Inc.
Application Filed: March 30, 2005
Zoning: R-7.5 (A)
Staff Recommendation: **Approval**, subject to the conditions listed in the docket

- (3) **S045-185**
(District 3)
(Gary)
- An application to plat a 13 acre tract of land in Block 475/6113 into one lot at the southwest corner of Skyline Drive and S.E. 14th. Street.
Applicant: One Prime Property, Inc.
Application Filed: March 30, 2005
Zoning: R-7.5 (A)
Staff Recommendation: **Approval**, subject to the conditions listed in the docket
- (4) **S045-188**
(District 14)
(Emmons)
- An application to replat lots 1J, 1F, Block 11/1017 and abandoned Alley R.O.W. into one, 2.37 acre lot at the east corner of Brown Street and Hood Street.
Applicant: FLFB, Ltd.
Application Filed: March 30, 2005
Zoning: PD#193 (MF-3-D)
Staff Recommendation: **Approval**, subject to the conditions listed in the docket
- (5) **S045-190**
(District 5)
(Lee)
- An application to plat a 10.08 acre tract of land in Block 6242 into one lot on Lake June Road, west of Lonsdale Avenue.
Applicant: D.I.S.D.
Application Filed: March 31, 2005
Zoning: CS-D-1
Staff Recommendation: **Approval**, subject to the conditions listed in the docket
- (6) **S045-192**
(District 14)
(Emmons)
- An application to replat lots 6-9, Block 309 into a 25 lot Shared Access Development on Live Oak Street at Liberty Street.
Applicant: Bryan Carmel Land. L.P.
Application Filed: April 5, 2005
Zoning: PD#298
Staff Recommendation: **Approval**, subject to the conditions listed in the docket
- (7) **S045-193**
(District 14)
(Emmons)
- An application to plat a 1.05 acre tract of land in Block 500 into a 32 lot Shared Access Development on Bryan Street, north of Liberty Street.
Applicant: Broomfield, J.V.
Application Filed: April 5, 2005
Zoning: PD#298
Staff Recommendation: **Approval**, subject to the conditions listed in the docket

- (8) **S045-194**
(District 10)
(Avery)
An application to plat a 1.15 acre tract of land in Block 7527 into one lot at the southeast corner of Audelia Road and Kingsley Road.
Applicant: Madison Okla Trusts
Application Filed: April 5, 2005
Zoning: CR
Staff Recommendation: **Approval**, subject to the conditions listed in the docket
- (9) **S045-195**
(District 8)
(Brandon)
An application to plat a 20.4 acre tract of land in Block 8064 into one lot on Rockwall Road at Corkwood Road.
Applicant: Calatan Rockwell Partners, L.P.
Application Filed: April 5, 2005
Zoning: IM, IR
Staff Recommendation: **Approval**, subject to the conditions listed in the docket
- (10) **S045-196**
(District 5)
(Lee)
An application to replat lot 1, Block S/6260 into a 49 lot Residential Subdivision on Stoneport Drive, south of Bellbrook Drive.
Applicant: Venenca Partners L.P.
Application Filed: April 5, 2005
Zoning: MF-2 (A)
Staff Recommendation: **Approval**, subject to the conditions listed in the docket

Individual Items – Residential Replats

- (11) **S045-183**
(District 8)
(Brandon)
An application to replat lot 17, Block D/7587 into 2 lots on Winterset Avenue and Beckley View Avenue, south of Beckleymeade Avenue.
Applicant: Esequiel Suarez
Application Filed: March 30, 2005
Notices Sent: April 4, 2005
Zoning: R-7.5 (A)
Staff Recommendation: **Approval**, subject to the conditions listed in the docket
- (12) **S045-189**
(District 12)
(Perkett)
An application to replat lots 10, 11 and 12, Block K/8727, abandoned Hillcrest Rd. R.O.W. and a tract of land in Block K/8727 into one, 1.05 acre lot at the southwest corner of Crestland Av and Hillcrest Rd.
Applicant: Magen David Congregation
Application Filed: March 30, 2005
Notices Sent: April 8, 2005
Zoning: PD#106
Staff Recommendation: **Approval**, subject to the conditions listed in the docket

Miscellaneous Docket

- M034-029**
Richard Brown
(CC District 7)
(Traylor)
A minor amendment to the site plan for Specific Use Permit No. 132, for a Sewage Treatment Plant on the northeast line of Sargent Road, north of Overton Road.
Staff Recommendation: **Approval**
- M045-024**
Richard Brown
(CC District 14)
(Emmons)
A minor amendment to the development plan and landscape plan for Planned Development District No. 466, the Hall Street Special Purpose District, on the northeast side of Watkins Street between Central Expressway and Flora Street/Roseland Avenue.
Staff Recommendation: **Approval**
- D045-001**
Frank Dominquez
(CC District 12)
(Perkett)
A development plan for single family uses, within Planned Development No. 173, for single family, office, retail, and park uses, on the southeast corner of Hillcrest Road and Highway 190.
Staff Recommendation: **Approval**
- D045-020**
Frank Dominquez
(CC District 3)
(Gary)
A site plan and elevations submitted in conjunction with public deed restrictions for an office space on property zoned an NO(A) Neighborhood Office District, on the west side of Marvin D. Love Freeway, north of Ledbetter Drive.
Staff Recommendation: **Approval**
- Z045-147 (WE)**
Warren Ellis
(CC District 11)
(Wilke)
Conditions, development plan and traffic management plan (circulation plan) submitted in conjunction with an application for a Planned Development District for a private school and child-care facility, on the south side of Churchill Way, east of Preston Road.
Staff Recommendation: **Approval** of revised conceptual/development plan, revised staff's conditions and revised Traffic Management Plan (circulation plan).

Certificates of Appropriateness for Signs

- 0503221058**
Michael Finley
(CC District 14)
(Emmons)
An application for a Certificate of Appropriateness for the installation of a 326 square feet upper level attached sign on the façade at 400 S. Central Expressway.
Staff and SSDAC Recommendation: **Approval**
Applicant: Bo Avery
- 0504011094**
Michael Finley
(CC District 14)
(Emmons)
An application for a Certificate of Appropriateness for the installation of a 2,000 square feet upper level attached sign on the west facade at 1200 Main Street.
Staff and SSDAC Recommendation: **Approval**
Applicant: Deborah C. Ryan, Esq., Patton Boggs LLP

054011095
Michael Finley
(CC District 14)
(Emmons)

An application for a Certificate of Appropriateness for the installation of a 2,000 square foot upper level attached sign on the east façade at 1200 Main Street
Staff and SSDAC Recommendation: **Approval**
Applicant: Deborah C. Ryan, Esq., Patton Boggs LLP

Zoning Cases – Consent

1. **Z045-202 (WE)**
Warren Ellis
(CC District 7)
(Traylor)
An application for a NC Neighborhood Commercial Subdistrict on property zoned an R-5(A) Single Family Subdistrict, within Planned Development District No. 595, the South Dallas/Fair Park Special Purpose District, on the southwest corner of Lagow Street and Metropolitan Avenue.
Staff Recommendation: **Approval**, subject to the deed restrictions volunteered by the applicant and Board of Adjustment approval of a variance.
Applicant: True Lee Missionary Baptist Church
Representative: Masterplan
2. **Z045-158 (MM)**
Maureen Meredith
(CC District 4)
(Marshall)
An application for a Specific Use Permit for a hotel or motel use on property zoned an RR Regional Retail District, on the north side of Overton Road, east of R.L. Thornton Freeway, west of Beckley Avenue.
Staff Recommendation: **Approval**, for a five-year period, subject to a site plan and conditions.
Applicant: Hash Patel
Representative: Evelyn Conner Hicks
3. **Z045-207 (MM)**
Maureen Meredith
(CC District 14)
(Emmons)
An application for an MU-3 Mixed Use District on property zoned an LI Light Industrial District, south of Yale Boulevard, north of Mockingbird Lane between North Central Expressway and Greenville Avenue.
Staff Recommendation: **Approval**
Applicant: MC Townhomes I, L.P.
Representative: Susan Mead, Jackson Walker, L.L.P.
4. **Z045-185 (FD)**
Frank Dominguez
(CC District 8)
(Brandon)
An application for an amendment to the conditions of Specific Use Permit No. 1515 for a Child-care facility on property zoned an R-7.5(A) Single Family District, on the east side of Lancaster Road, north of Sylvia Street.
Staff Recommendation: **Approval**, for a five-year period with eligibility for automatic renewals for an additional five-year periods, subject to a site plan and conditions.
Applicant: Ida B. Cheatham, Owner
Representative: Joyce C. Sterling

5. **Z045-206 (JA)**
Jim Anderson
(CC District 14)
(Emmons)
- A Landmark Commission authorized hearing for an Historic Overlay for the Stephen J. Hay Elementary School on property zoned Planned Development Subdistrict No. 51, for a public school other than an open-enrollment charter school and MF-2 Multiple-family Subdistrict uses within Planned Development District No. 193, the Oak Lawn Special Purpose District, at 3801 Herschel Avenue, in an area bounded by Prescott Avenue, Gilbert Avenue, and Herschel Avenue.
Staff Recommendation: **Approval**, subject to preservation criteria.
6. **Z045-205 (DW)**
David Whitley
(CC District 3)
(Gary)
- An application for an R-10(A) Single Family District on property zoned a CR-D Community Retail District with a Liquor Control Overlay, on the southwest corner of Kiest Boulevard and Gaudalupe Avenue.
Staff Recommendation: **Approval**, with retention of the D Liquor Control Overlay.
Applicant/Representative: Vidal Alcantar

Zoning Cases – Under Advisement

7. **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 Timberglen Road. Consideration will be given to a Planned Development District for R-7.5(A) Single Family District uses plus a public library.
Staff Recommendation: **Approval**, of a Planned Development District for a portion of the request site.
Applicant: City of Dallas
Representative: Charles Gojer
U/A From: March 10, 2005 and April 7, 2005
8. **Z045-179 (RB)**
Richard Brown
(CC District 12)
(Perkett)
- An application for a CH Clustered Housing District on property zoned a CR Community Retail District and the termination of existing deed restrictions that prohibit multifamily uses and limit dwelling unit density to nine dwelling units per acre, on the north line of Frankford Road, west of Hillcrest Road, and the west alignment of Hillcrest Road, north of Frankford Road. Consideration will be given to the granting of a TH-1(A) Townhouse District.
Staff Recommendation: **Denial** of a CH Clustered Housing District, but **approval** of a TH-1(A) Townhouse District, subject to deed restrictions volunteered by the applicant, and **approval** of the termination of existing deed restrictions.
Applicant: Windsor Homes and Development
Representative: John L. Boone
U/A From: March 24, 2005 and April 7, 2005

9. [Z045-199 \(WE\)](#)
Warren Ellis
(CC District 5)
(Lee)
An application for a Specific Use Permit for an Accessory Community Center (private) and a pool facility on property zoned a CH Clustered Housing District, on the south line of Camp Wisdom Road at Manitoba Street.
Staff Recommendation: **Approval**, for a fifteen-year period with eligibility for automatic renewals for additional fifteen year periods, subject to a site plan and conditions
Applicant: Southwest Housing Acquisition Corporation
Representative: Karl Crawley, Masterplan
U/A From: April 14, 2005
10. [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
U/A From: April 7, 2005 and April 14, 2005

Zoning Cases – Individual

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: **Approval**, subject to deed restrictions volunteered by the applicant.
Applicant: Mark Webb
Representative: Willie Cothrum, Masterplan
12. [Z045-139 \(WE\)](#)
Warren Ellis
(CC District 6)
(Estrada)
An application for an IM Industrial Manufacturing District and a Specific Use Permit for potentially incompatible industrial uses with outside storage on property zoned an IR Industrial Research District, on the west side of Spangler Road, between Ryan Road and Walnut Hill Lane.
Staff Recommendation: **Denial**
Applicant: Weir Brothers Partners
Representative: Al Weir

14. [Z045-197 \(WE\)](#)
Warren Ellis
(CC District 1)
(Vera)
An application to create a new Subdistrict for retail uses within Subdistrict C, the Lake Cliff Residential Area, of Planned Development District No. 468, the Jefferson Special Purpose District, on the northwest corner of Ewing Avenue and Eighth Street.
Staff Recommendation: **Denial**
Applicant/Representative: John Malchi
15. [Z045-187 \(DW\)](#)
David Whitley
(CC District 7)
(Traylor)
An application for a Planned Development District for TH-1(A) Townhouse District uses plus a private recreation center, club, or area; a community service center; an adult day care; a child-care facility; and a transit passenger shelter and termination of Specific Use Permit No. 442 for a community service center, and termination of Specific Use Permit No. 694 for a bus transfer shelter, on property zoned an R-5(A) Single Family Subdistrict within Planned Development District No. 595, the South Dallas/Fair Park Special Purpose District, on the east corner of Romine Avenue and Latimer Street. Consideration will be given to amending and expanding Specific Use Permit No. 442 for a private recreation center, club or area; a community service center; an adult day care; and a child care facility.
Staff Recommendation: **Approval**, of an expansion of and amendment to Specific Use Permit No. 442 for a private recreation center, club, or area; a community service center; an adult day care; and a child-care facility for a permanent time period, subject to a site plan and staff's recommended conditions, and **approval** of the termination of Specific Use Permit No. 694 **in lieu of** the requested planned development district
Applicant: YMCA of Metropolitan Dallas
Representative: Masterplan
16. [Z045-203 \(DW\)](#)
David Whitley
(CC District 1)
(Vera)
An application to change zoning from Subarea 1C to Subarea 2 within Conservation District No. 7, the Bishop/Eighth Street Conservation District, on the north side of Eighth Street, east of Bishop Avenue.
Staff Recommendation: **Denial**
Applicant: Mike Morgan
Representative: Bishop Street Partners
17. [Z045-204 \(DW\)](#)
David Whitley
(CC District 2)
(Strater)
An application for an NS(A) Neighborhood Service District and a Specific Use Permit for a motor vehicle fueling station on property zoned an R-7.5(A) Single Family District, on the south corner of Denton Drive and Lovedale Avenue.
Staff Recommendation: **Denial**
Applicant/Representative: Jesus R. Aranda

18. **Z034-250 (DC)** An application for an R-5(A) Single Family District on property zoned Planned Development No. 304 for a police training facility and water storage and utilities, generally located on the northwest corner of the intersection of Interstate 20 and Interstate 45, east of J.J. Lemmon Road.
David Cossum
(CC District 8)
(Brandon)
Staff Recommendation: Approval

Special Provision Sign Districts

Downtown Special Provision Sign District

- SPSD 045-005** A City Plan Commission authorized hearing to consider amendments to the Downtown Special Provision Sign District to: (1) renew and amend the 'Supergraphic' provisions, set to expire on September 12, 2005; (2) create additional categories of signs; and (3) consider additional amendments.
David Cossum
(CC District 2 & 14)
(Strater & Emmons)
Staff Recommendation: Approval, subject to staff recommended amendments.

Deep Elum/Near East Side Special Sign District

- SPSD 045-007** A City Plan Commission authorized hearing to consider amendments to the Deep Elum / Near East Side Special Provision Sign District to renew and amend the "Wallscape Sign" provisions, set to expire on July 1, 2005, which allow wallscape signs to be placed on buildings greater than 80 feet in height.
David Cossum
(CC District 2)
(Strater)
Staff Recommendation: Approval, subject to staff recommended amendments.

Other Matters

Minutes: April 14, 2005

Adjournment