



CITY OF DALLAS

CITY PLAN COMMISSION
Thursday, May 19, 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
Jennifer Pitner, Principal Planner

SUBDIVISION REVIEW COMMITTEE: Meeting in City Council Chamber at 10:00 A.M. to consider Item No. 7, S045-202.

BRIEFINGS:

Subdivision Docket
Zoning Docket

PUBLIC HEARINGS:

<u>Subdivision Docket</u>	Planner: Paul Nelson
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Consent Agenda – Preliminary Plats

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| (1) S045-143R1
(District 4)
(Marshall) | An application to create 5 lots from a 2.297 acre tract of land in City Block 5829 on S. Buckner Boulevard south of Carr Street
<u>Applicant:</u> Beckley Properties
<u>Application Filed:</u> April 19, 2005
<u>Zoning:</u> PD 366-D
<u>Staff Recommendation:</u> Approval , subject to the conditions listed in the docket |
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- (2) **S045-191R**
(District 13)
(Scott)
An application to create one, 0.750 acre lot and one 0.620 acre lot from a 1.369 acre tract of land in City Block A/5464 and Lot 9 in City Block B/5464 fronting on W. Northwest Highway, west of Hillcrest Road
Applicant: The Dimension Group
Application Filed: April 29, 2005
Zoning: CR
Staff Recommendation: **Approval**, subject to the conditions listed in the docket
- (3) **S045-203**
(District 3)
(Gary)
An application to create an 84 lot residential subdivision on a 30.4567 acre tract of land in City Blocks 8033, 8034, 8035 and part of Lots 58 and 59 in City Block 8035 west of Duncanville Road, between W. Ledbetter Drive and Rancho Road
Applicant: First LLD, LLC
Application Filed: April 20, 2005
Zoning: R-10(A)
Staff Recommendation: **Approval**, subject to the conditions listed in the docket
- (4) **S045-205**
(District 6)
(Estrada)
An application to create a seven lot residential subdivision from a 1.7769 acre tract of land in City Block 7184 on 5403, 5423 and 5505 Fannie Street west of Chalk Hill Road
Applicant: Builders of Hope CDC
Application Filed: April 26, 2005
Zoning: R-5(A)
Staff Recommendation: **Approval**, subject to the conditions listed in the docket
- (5) **S045-206**
(District 4)
(Marshall)
An application to create one, 2.006 acre lot from a tract of land in City Block 6216 on Scyene Road, between Minoco Drive and Delafield Lane
Applicant: Reverend Frank G. Sowell, Sr.
Application Filed: April 28, 2005
Zoning: R-7.5(A)
Staff Recommendation: **Approval**, subject to the conditions listed in the docket
- (6) **S045-207**
(District 7)
(Traylor)
An application to create a 14 lot residential subdivision on a 3.417 acre tract of land in City Block 7388 on La Prada Drive, south of Lockhart Street
Applicant: La Prada Villas Ltd.
Application Filed: April 28, 2005
Zoning: R-7.5(A)
Staff Recommendation: **Approval**, subject to the conditions listed in the docket

- (7) **S045-208**
(District 14)
(Emmons)
An application to replat Lots 6 and 7 in City Block 4/1566 to create one 0.3673 acre lot on Holland Avenue, southeast of Throckmorton Street
Applicant: Great Southwestern Homes, Inc.
Application Filed: April 29, 2005
Zoning: PDD No.193(MF-2)
Staff Recommendation: **Approval**, subject to the conditions listed in the docket
- (8) **S045-209**
(District 10)
(Avery)
An application to create one 6.9758 acre lot from City Block M/8151 on Forest Springs Drive, and to abandon Forest Springs Drive and create a mutual access easement/private street on Forest Springs Drive, southeast of Abrams Road
Applicant: Forest Run Chancellor, L.P.
Application Filed: April 29, 2005
Zoning: PDD No. 702
Staff Recommendation: **Approval**, subject to the conditions listed in the docket

Consent Agenda – Minor Amending Plats

- (9) **S045-204**
(District 14)
(Emmons)
An application to relocate the lot line between lots 11 and 12 in City Block 5/2099 on Richmond Avenue west of Alderson Street
Applicant: John R. Smith
Application Filed: April 22, 2005
Notices Mailed: May 3, 2005
Zoning: R-7.5(A)
Staff Recommendation: **Approval**, subject to the conditions listed in the docket
- (10) **S045-085**
(District 14)
(Emmons)
An application to add an 8 foot sidewalk easement to lots 1B, 1C, 1D, 1E and 1F in City Block H/573 on Thomas Avenue northeast of Clay Alley
Applicant: Bobbie Rahmani
Application Filed: May 10, 2005
Zoning: PDD 225
Staff Recommendation: **Approval**, subject to the conditions listed in the docket

Individual Item

- (11) **S045-202**
(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: Stewart Jackson
Application Filed: April 20, 2005
Zoning: R-7.5(A)
Staff Recommendation: **Denial**

Miscellaneous Docket

M045-030

Richard Brown
(CC District 13)
(Scott)

A minor amendment to the landscape plan and development plan for Planned Development District No. 344, for a Commercial Amusement Use (Indoor and Outdoor), on the northeast line of Park Lane, northwest of Abrams Road

Staff Recommendation: **Pending**

Z034-316(MM)

Maureen Meredith
(CC District 9)
(Cunningham)

Revised development plan and conditions submitted in conjunction with 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: **Approval**

Zoning Cases – Consent

1. **Z045-195 (RB)**

Richard Brown
(CC District 3)
(Gary)

An application for an MF-1(A) Multifamily District on property zoned a CR Community Retail District and a TH-2(A) Townhouse District, on the east line of Cockrell Hill Road, north of Kiest Boulevard

Staff Recommendation: **Approval**, subject to volunteered deed restrictions

Applicant: Sphinx Development Corporation

Representative: Myron E. Mimms

2. **Z045-212 (MM)**

Maureen Meredith
(CC District 14)
(Emmons)

An application for a Specific Use Permit for a General Merchandise or Food Store greater than 100,000 sq. feet on property zoned a CR Community Retail District on the southeast of the intersection of Northwest Highway and Skillman Street, west of Abrams Road and north of Fisher Road.

Staff Recommendation: **Approval**, subject to a site plan and conditions.

Applicant: W. W. Caruth, Jr. Foundation

Representative: Karl Crawley, Masterplan Consultants

3. **Z045-215 (WE)**

Warren Ellis
(CC District 7)
(Traylor)

An application for a Specific Use Permit for a Community Service Center on property zoned an R-7.5(A) Single Family District on the south line of Oates Drive, between Marimont Lane and Michael Lane.

Staff Recommendation: **Approval**, for a five-year period with eligibility for automatic renewals for additional five year periods, subject to a site plan and conditions

Applicant: Shiloh Terrace Baptist Church

Representative: Robert Baldwin

4. **Z045-219 (RB)**
Richard Brown
(CC District 9)
(Cunningham)
- An application for a Specific Use Permit for a tower/antenna for cellular communication for a monopole cellular tower on property zoned an R-7.5(A) Single Family District on the west corner of Easton Road and Northcliff Drive
Staff Recommendation: **Approval**, for a ten-year period, with eligibility for automatic renewal for additional ten-year periods, subject to a site plan and conditions.
Applicant: Sprint Spectrum, LP
Representative: Ryan Ivey

Zoning Cases – Under Advisement

5. **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; April 7, 2005 and April 14, 2005
6. **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
U/A From: April 28, 2005
7. **Z045-202 (WE)**
Warren Ellis
(CC District 7)
(Traylor)
- An application for an 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/Representative: Ellis Wamsley
U/A From: April 28, 2005
- A. **Z045-198 (RB)**
Richard Brown
(CC District 9)
(Cunningham)
- An application for a TH-3(A) Townhouse District on property currently zoned an R-7.5(A) Single Family District, on the north line of Ferguson Road, east of Lakeland Drive and the east line of Lakeland Drive, north of Ferguson Road
Staff Recommendation: **Denial**
Applicant: Greenway Investment Company- Gerald Harris Stool
Representative: Karl Crawley, Masterplan
U/A From: May 12, 2005

Zoning Cases – Individual

8. **Z045-200 (WE)**
Warren Ellis
(CC District 7)
(Traylor)
- A City Plan Commission authorized hearing to determine proper zoning on property zoned an NC Neighborhood Commercial Subdistrict, a CCE Community Commercial Enhanced Subdistrict, and an R-5(A) Single Family Subdistrict, within Planned Development District No. 595, the South Dallas/Fair Park Special Purpose District, located on both sides of Bexar Street, between Brigham Lane and C.F. Hawn Freeway with consideration given to a Planned Development for mixed uses.
Staff Recommendation: **Approval**, subject to a conceptual plan and conditions
9. **Z045-201 (DW)**
David Whitley
(CC District 14)
(Emmons)
- An application to renew Specific Use Permit No. 1546 for a Commercial Amusement (inside) use for a Dance Hall on property zoned an LC Light Commercial Subdistrict within Planned Development District No. 193, the Oak Lawn Special Purpose District on the southeast side of McKinney Avenue, southwest of Clyde Lane.
Staff Recommendation: **Denial**
Applicant/Representative: Alfredo Hinojosa
10. **Z045-211 (JP)**
Jennifer Pitner
(CC District 8)
(Brandon)
- An application for a CR Community Retail District with deed restrictions volunteered by the applicant on property zoned an R-10(A) Single Family District on the northeast corner of St. Augustine and I-20.
Staff Recommendation: **Denial**
Applicant: Margaux Development
Representative: Michael Clark, Winkleman & Associates
11. **Z045-213 (RB)**
Richard Brown
(CC District 14)
(Emmons)
- An application for a Planned Development Subdistrict for certain HC Heavy Commercial Subdistrict Uses on property zoned an HC Heavy Commercial Subdistrict within Planned Development District No. 193, the Oak Lawn Special Purpose District, on the west corner of the Maple-Routh Connection and Thomas Avenue
Staff Recommendation: **Denial**
Applicant: Charles D. Givens Interests, LLC
Representative: Roger Albright

12. **Z045-218 (WE)**
Warren Ellis
(CC District 5)
(Lee)
- An application for a CS Commercial Service District with retention of the D Dry Liquor Control Overlay on property zoned a CR-D Community Retail District with a Dry Liquor Control Overlay, on the northwest corner of St. Augustine Road and Military Parkway.
Staff Recommendation: **Denial**
Applicant: Black Label Partners, L.P.
Representative: Jackson Walker, L.L.P.

Special Provision Sign District

- SPSD 045-007a**
David Cossum
- A City Plan Commission authorized hearing to consider amendments to the Deep Elum / Near East Side Special Provision Sign District to create a new category of sign for parking lots to standardize signage for parking areas while allowing the display of non-premise advertising and providing enhanced security lighting on adjacent sidewalks and streets.
Staff Recommendation: **Approval**

Landmark Commission Appeal

Munger Place Historic District

- Leif Sandberg
(CC District 14)
(Emmons)
- An appeal of the decision of the Landmark Commission to deny a Certificate of Appropriateness (CA045-299(JA)) in the Munger Place Historic District at 4915 Reiger Avenue.
Staff Recommendation: **Denial**

Other Matters

Minutes: May 12, 2005

Adjournment