



CITY OF DALLAS

CITY PLAN COMMISSION
Thursday, June 2, 2005

BRIEFINGS:	5ES	11:00 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
Maureen Meredith, Principal Planner

BRIEFINGS:

City Way Finding Kiosk Program Update
David Cossum

Subdivision Docket
Zoning Docket

PUBLIC HEARINGS:

Subdivision Docket Planner: George Campbell

Consent Agenda – Preliminary Plats

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| <p>(1) S045-210
(District 10)
(Avery)</p> | <p>A request to plat a 0.44 acre tract of land in Block T/7527 into one lot on Kingsley Road, east of Audelia Road.
<u>Applicant:</u> Yum! Brands, Inc.
<u>Application Filed:</u> May 4, 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) S045-211
(District 7)
(Traylor)</p> | <p>An application to plat a 0.66 acre tract of land in Block F/874 into one lot at the south corner of Harwood Street and Clarence Avenue.
<u>Applicant:</u> Veracity Capital Partners, Ltd.
<u>Application Filed:</u> May 4, 2005
<u>Zoning:</u> PD#595 (RS-C)
<u>Staff Recommendation:</u> Approval, subject to the conditions listed in the docket</p> |
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- (3) **S045-212**
(District 14)
(Emmons)
An application to replat lots 17 and 18, Block 1/987 into one, 0.55 acre lot on Cole Avenue, north of Haskell Avenue.
Applicant: Hy Gilbert Street, Ltd.
Application Filed: May 4, 2005
Zoning: PD#193 (MF-2)
Staff Recommendation: **Approval**, subject to the conditions listed in the docket
- (4) **S045-214**
(District 6)
(Estrada)
An application to plat a 9.67 acre tract of land in Block A/6565 into 2 lots on Harry Hines Boulevard, south of Northhaven Road.
Applicant: World Trade Center 1, Ltd.
Application Filed: May 4, 2005
Zoning: PD#498
Staff Recommendation: **Approval**, subject to the conditions listed in the docket
- (5) **S045-215**
(District 3)
(Gary)
An application to plat a 3.67 acre tract of land in Block A/6966 into 2 lots on W. Kiest Boulevard, east of Castillo Drive.
Applicant: H.I.G. Enterprises, L.L.C.
Application Filed: May 6, 2005
Zoning: CR
Staff Recommendation: **Approval**, subject to the conditions listed in the docket
- (6) **S045-216**
(District 1)
(Vera)
An application to plat a 25.12 acre tract of land in Blocks 6115 and 6982 into 6 lots at the southeast corner of Illinois Avenue and Coombs Creek Drive.
Applicant: SWC Westmoreland SC, Ltd.
Application Filed: May 6, 2005
Zoning: LI
Staff Recommendation: **Approval**, subject to the conditions listed in the docket
- (7) **S045-218**
(District 13)
(Scott)
An application to replat lot 1-B and part of lot 14-A, Block A/5461 into 2 lots on La Sierra Drive and Blair Road, west of N. Central Expressway.
Applicant: La Sierra 5433, LLC
Application Filed: May 10, 2005
Zoning: GO (A)
Staff Recommendation: **Approval**, subject to the conditions listed in the docket

- (8) **S045-219**
(District 14)
(Emmons)
An application to replat lots 1 and 2 and a tract of land in Block A/228 into 2 lots at the west corner of Ross Avenue and N. Field Street.
Applicant: Ross/Field Associates
Application Filed: May 10, 2005
Zoning: CA-1 (A)
Staff Recommendation: **Approval**, subject to the conditions listed in the docket
- (9) **S045-220**
(District 6)
(Estrada)
An application to replat part of lot 13, Block D-1/6470 into 2 lots at the northwest corner of Harry Hines Boulevard and Manana Drive.
Applicant: Kim Peter H., Helena Kim and Seung M. Paul Kim, ET AL and K&B Manana Texas, Ltd., ET AL
Application Filed: May 10, 2005
Zoning: IR
Staff Recommendation: **Approval**, subject to the conditions listed in the docket
- (10) **S045-222R**
(District 3)
(Gary)
An application to plat an 81.27 acre tract of land in Block 6113 into a 164 lot Community Unit Development, south and west of the southwest corner of Skyline Drive and S.E. 14th Street.
Applicant: One Prime Property
Application Filed: May 11, 2005
Zoning: R-7.5 (A)
Staff Recommendation: **Approval**, subject to the conditions listed in the docket

Individual Items – Residential Replats

- (11) **S045-213**
(District 3)
(Gary)
An application to replat part of lots 1, 3, 4 and 5, Block C/5127 and abandoned Stevens Hill Lane R.O.W. into a 19 lot Shared Access Development on Stevens Village Drive, north of Stevens Forest Drive.
Applicant: West Kessler Development, L.P.
Application Filed: May 4, 2005
Notices Sent: May 17, 2005
Zoning: PD No. 341 & PD No. 690
Staff Recommendation: **Approval**, subject to the conditions listed in the docket

- (12) **S045-217**
(District 12)
(Perkett)
An application to replat part of Block 8742 into one, 2.52 acre lot at the southwest corner of Timberglen Drive and Midway Road.
Applicant: City of Dallas
Application Filed: May 6, 2005
Notices Sent: May 17, 2005
Zoning: R-7.5 (A)
Staff Recommendation: **Approval**, subject to the conditions listed in the docket
- (13) **S034-260R1**
(District 11)
(Wilke)
An application to replat lots 101A, 102A and 103A, Block G/7462 into 2 lots on Lake Edge Drive, southeast of Heatherstone Drive.
Applicant: Forest/Hillcrest Partner, L.P.
Application Filed: May 10, 2005
Notices Sent: May 17, 2005
Zoning: PD#381
Staff Recommendation: **Approval**, subject to the conditions listed in the docket

Miscellaneous Docket

- M045-025**
Richard Brown
(CC District 8)
(Brandon)
A minor amendment to the development plan for Planned Development District No. 700 for MU-1 Mixed Use District Uses on the north line of Simpson Stuart Road, west of Bonnie View Road.
Staff Recommendation: **Approval**
- M045-031**
Richard Brown
(CC District 13)
(Scott)
A minor amendment to the development plan for Planned Development District No. 577, for GO(A) General Office District Uses and a Vehicle display, sales, and service use on the east line of North Central Expressway, north of Meadow Road.
Staff Recommendation: **Approval**
- D045-021**
Frank Dominquez
(CC District 14)
(Emmons)
A landscape plan for Planned Development Subdistrict No. 52 within Planned Development District No. 193, the Oak Lawn Special Purpose District, on property bounded by North Pearl Street, Randall Street, McKinnon Street and Wolf Street.
Staff Recommendation: **Approval**
- D045-022**
Frank Dominquez
(CC District 14)
(Emmons)
A development plan and landscape plan for Planned Development District No. 298, the Bryan Area Special Purpose District on an area bounded by North Central Expressway, Roseland Avenue, Fitzhugh Avenue, San Jacinto Street, Peak Street, Gaston Avenue and Good-Latimer Expressway.
Staff Recommendation: **Approval**

D045-023
Frank Dominguez
(CC District 14)
(Emmons)

A development plan for Planned Development District No. 619, in an area bounded by Main Street, Field Street, Commerce Street and Murphy Street.
Staff Recommendation: **Approval**

Zoning Cases – Consent

1. **Z045-216 (DW)**
David Whitley
(CC District 2)
(Strater)
 2. **Z045-222 (WE)**
Warren Ellis
(CC District 14)
(Emmons)
- An application for an MU-1 Mixed Use District on property zoned an IM Industrial Manufacturing District, on the southeast corner of Interstate 30 and Interstate 45
Staff Recommendation: **Approval**
Applicant: Noonday Properties, LLC
Representative: William Leggett Associates
- An application for an amendment to Tract 4 for personal service uses within Planned Development Subdistrict No. 1 for office, surface parking and MF-2 Subdistrict uses within Planned Development District No. 193, the Oak Lawn Special Purpose District, located on the south corner of Hall Street and Reagan Street.
Staff Recommendation: **Approval**, subject to staff's recommended conditions.
Applicant/Representative: Omar D. Samper

Zoning Cases – Under Advisement

3. **Z045-158 (MM)**
Maureen Meredith
(CC District 4)
(Marshall)
 4. **Z045-171 (DW)**
David Whitley
(CC District 6)
(Estrada)
- 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
U/A From: April 28, 2005
- 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; April 14, 2005; and May 19, 2005

5. **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
U/A From: May 19, 2005
6. **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 and May 19, 2005
7. **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: **Approval**, subject to the deed restrictions volunteered by the applicant.
Applicant: Black Label Partners, L.P.
Representative: Jackson Walker, L.L.P.
U/A From: May 19, 2005

Special Provision Sign District – Under Advisement

- SPSD 045-005**
- A City Plan Commission authorized hearing to consider an amendment to the Downtown Special Provision Sign District to create a new category of signs for scrolling text message signs.
Staff Recommendation: **Approval**
U/A From: April 28, 2005

Authorization of Hearing

(CC District 7)
(Traylor)

Consideration of authorization of a hearing to determine proper zoning on property zoned an R-7.5(A) Single Family District on property in an area bound by Highland Road, the KCS Railroad, St. Francis Avenue, and Ash Creek with consideration given to a single family district. This is a hearing to consider the request to authorize the hearing and not on the rezoning of property at this time.

Other Matters

Consideration of extension of time for ZOAC to consider amendments to regulations governing minor amendments to development plan and site plan.

Minutes: May 19, 2005

Adjournment