



CITY OF DALLAS

CITY PLAN COMMISSION
Thursday, June 9, 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
Richard Brown, Principal Planner

BRIEFINGS:

Report on National APA Conference

Subdivision Docket

Zoning Docket

PUBLIC HEARINGS:

Subdivision Docket

Planner: Paul Nelson

Consent Agenda – Preliminary Plats

- (1) **S045-221**
(District 8)
(Brandon)
An application to create one 6 acre lot from a tract of land in City Block 6886 on Wheatland Road at Lancaster Road, Northwest corner
Applicant: St. Mark Believers Temple
Application Filed: May 11, 2005
Zoning: CR
Staff Recommendation: **Approval**, subject to the conditions listed in the docket

- (2) **S045-223**
(District 14)
(Emmons)
An application to replat Lots 4, 5, 6, 7 and part of Lot 8 in City Block 2/992 into a 1.559 acre lot on 3519 Hall Street, between Sale Street and Hood Street
Applicant: Sunrise Development, Inc. c/o Argos Realty PT
Application Filed: May 13, 2005
Zoning: PD No. 193 (PDS-37D)
Staff Recommendation: **Approval**, subject to the conditions listed in the docket

- (3) **S045-224**
(District 2)
(Strater)
An application to create a 0.6176 acre lot from a tract of land in City Block 518 at the southeast corner of Munger Avenue at N. Akard Street
Applicant: Bristol Munger Properties, LLC
Application Filed: May 13, 2005
Zoning: CA-1(A)
Staff Recommendation: **Approval**, subject to the conditions listed in the docket
- (4) **S045-225**
(District 2)
(Strater)
An application to create a seven lot residential subdivision from a 0.4363 acre tract of land in City Block C/915 on Hickory Street and Seegar Street between Ervay Street and Browder, at Boren Alley
Applicant: Bennett Miller
Application Filed: May 16, 2005
Zoning: PDD 317, Sub District 1
Staff Recommendation: **Approval**, subject to the conditions listed in the docket
- (5) **S045-226**
(District 8)
(Brandon)
An application to create a 69 lot single family residential subdivision as a Community Unit Development on an 18.50 acre tract of land in City Block 8819 and A/8820 on Garden Grove Road and Woody Road, north corner
Applicant: Yigal Lelah
Application Filed: May 17, 2005
Zoning: R-10(A)
Staff Recommendation: **Approval**, subject to the conditions listed in the docket
- (6) **S045-227**
(District 7)
(Traylor)
An application to create a 2 lot addition on a 14.90 acre tract of land in City Blocks 7029, 7030 and 7036 on Highland Road north of Ferguson Road
Applicant: Warren Kirshenbaum
Application Filed: May 17, 2005
Zoning: MF-2(A)
Staff Recommendation: **Approval**, subject to the conditions listed in the docket
- (7) **S045-228**
(District 8)
(Brandon)
An application to create an 8 lot single family residential subdivision on a 4.0851 acre tract of land in City Block 8823 on 13130 Fish Road, north of W. Lawson Road
Applicant: Pauline Holt 2003 Trust
Application Filed: May 17, 2005
Zoning: R-10(A)
Staff Recommendation: **Approval**, subject to the conditions listed in the docket

- (8) **S045-230**
(District 8)
(Brandon)
An application to create one 1.12 acre lot from City Block 7618 on 8602 S. Lancaster Road between Cherry Valley and Cedardale Road
Applicant: J.D. Franks
Application Filed: May 19, 2005
Zoning: CS
Staff Recommendation: **Approval**, subject to the conditions listed in the docket
- (9) **S045-231**
(District 8)
(Brandon)
An application to replat a 4.9683 acre tract of land of Lot 12 in City Block 4/6932 into 30 lots on Preferred Place and Independence Drive, north corner
Applicant: Darryl Evans
Application Filed: May 20, 2005
Zoning: MU-2
Staff Recommendation: **Approval**, subject to the conditions listed in the docket

Thoroughfare Amendment

- Keith Manoy
(CC District 14)
(Emmons)
An amendment to the CBD Streets and Vehicular Circulation Plan to change the right of way of Flora Street from Jack Evans Street to Routh Street from 100 feet to 98 feet of right of way; to delete Jack Evans Street from Woodall Rodgers to Flora Street; to designate Routh Street from Ross Avenue to San Jacinto Street as six lane roadway within 96 feet right-of-way; and to designate Routh Street from San Jacinto to Central Expressway as a five lane divided roadway within 96 feet right-of-way.
Staff Recommendation: **Approval**
Transportation Committee: Pending June 9, 2005, Transportation Committee Meeting

Zoning Cases – Under Advisement

1. **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 and May 19, 2005

Zoning Cases – Individual

2. **Z045-223 (WE)**
Warren Ellis
(CC District 3)
(Gary)
An application for a CR Commercial Retail District on property zoned an IR Industrial Research District with Specific Use Permit No. 98 for quarry and mining uses, on the west side of Cockrell Hill Road at Pinnacle Point Drive.
Staff Recommendation: **Approval**
Applicant: Shane Investment Property Group, LLC
Representative: Masterplan

3. **Z045-178 (RB)**
Richard Brown
(CC District 3)
(Gary)
An application for an MF-1(A) Multifamily District on property zoned an IR Industrial Research District with Specific Use Permit No. 98 for Mining and Specific Use Permit No 627 for a Private dump along the eastern alignment of Cockrell Hill Road, south of Pinnacle Point Drive.
Staff Recommendation: **Denial**
Applicant: Housing 2000
Representative: Dallas Cothrum

Other Matters

Minutes: June 2, 2005

Adjournment