



CITY OF DALLAS

CITY PLAN COMMISSION
Thursday, September 8, 2005
AGENDA

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
David Whitley, Principal Planner

SUBDIVISION REVIEW COMMITTEE: City Council Chamber 9:45 A.M. to consider Item No. (23) S045-085R, and Item No. (26) S034-022

BRIEFINGS:

Subdivision Docket
Zoning Docket

Dallas NAFTA Trade Corridor Project
Council Member Bill Blaydes

PUBLIC HEARINGS:

Subdivision Docket Planner: Paul Nelson

Consent Agenda - Preliminary Plats

- (1) **S045-045R**
(District 6)
(Vacant)
 - An application to replat Phase 2 of a 2 phase plat previously approved as the Belmont Hotel Addition in City Block 4015 as a 35 lot single family addition with a shared access easement connecting to a public street to serve all of the lots in a 4.674 acre development on Fort Worth Avenue west of Sylvan Avenue
 - Applicant: Dilbeck Court Ltd.
 - Application Filed: August 10, 2005
 - Zoning: CS
 - Staff Recommendation: Approval, subject to the conditions listed in the docket

- (2) **S045-180R**
(District 8)
(Brandon)
An application to revise a previously approved preliminary plat to redesign the lot layout and increase the total number of lots from 14 to 17 lots in City Block 8831 on Seagoville Road at Casa Grande Street
Applicant: Eric Eriksson
Application Filed: August 16, 2005
Zoning: R-10(A)
Staff Recommendation: Approval, subject to the conditions listed in the docket
- (3) **S045-310**
(District 8)
(Brandon)
An application to replat Lot 1 in City Block A/8287 into one 19.7485 acre lot and one 2.0649 acre lot on Bonnieview Road between LBJ Johnson Freeway and Port Boulevard
Applicant: TA Operating Corporation
Application Filed: August 10, 2005
Zoning: RR
Staff Recommendation: Approval, subject to the conditions listed in the docket
- (4) **S045-311**
(District 14)
(Emmons)
An application to replat part of Lots 1, 2, 3, 4, and part of Lot 5 in City Block 6/1500 into one, 1.250 acre lot on Lemmon Avenue at Douglas Avenue, West corner
Applicant: Page H. and Gerald Johnson
Application Filed: August 10, 2005
Zoning: PD 193(GR)
Staff Recommendation: Approval, subject to the conditions listed in the docket
- (5) **S045-313**
(District 12)
(Vacant)
An application to replat Lot 2 into one 0.72 acre lot and one 0.71 acre lot in City Block 8229 on Dallas North Parkway and Knoll Trail Drive, south of Trinity Mills Road
Applicant: 17080 Dallas Parkway Ltd.
Application Filed: August 10, 2005
Zoning: RR
Staff Recommendation: Approval, subject to the conditions listed in the docket
- (6) **S045-314**
(District 12)
(Vacant)
An application to replat Lots 1 and 2 and abandoned right of way of Newt Street into one 0.390 acre lot in City Block 9/8726 on McCallum Boulevard west of Frank Jackson Drive
Applicant: Earl F. Gordon
Application Filed: August 10, 2005
Zoning: CR
Staff Recommendation: Approval, subject to the conditions listed in the docket

- (7) **S045-315**
(District 8)
(Brandon)
An application to create one, 5.2094 acre lot in City Block 8837 on 13045 Fish Road, northwest of W. Lawson Road
Applicant: Huberta T. Wilson
Application Filed: August 11, 2005
Zoning: MF-1(A) with deed restrictions
Staff Recommendation: Approval, subject to the conditions listed in the docket
- (8) **S045-316**
(District 8)
(Brandon)
An application to create one 6.176 acre lot from a tract of land in City Block 8820 on the CF Hawn Freeway Service Road, southwest of S. Belt Line Road
Applicant: Baltazar Maldonado
Application Filed: August 12, 2005
Zoning: IM
Staff Recommendation: Approval, subject to the conditions listed in the docket
- (9) **S045-320**
(District 2)
(Strater)
An application to replat Lots 2 thru 6 in City Block 40/1343 into one 1.0285 acre lot on Reagan Street at Fairmount Street, south corner
Applicant: Alliance Realty Partners, LLC
Application Filed: August 16, 2005
Zoning: PDD #193(MF-2)
Staff Recommendation: Approval, subject to the conditions listed in the docket
- (10) **S045-321**
(District 14)
(Emmons)
An application to replat Lots 13 and 14 in City Block B/1323 into one 0.4362 acre lot on Rawlins Street between Knight Street and Throckmorton Street
Applicant: Greater Southwestern Homes, Inc.
Application Filed: August 16, 2005
Zoning: PDD #193(MF-2)
Staff Recommendation: Approval, subject to the conditions listed in the docket
- (11) **S045-322**
(District 2)
(Strater)
An application to replat part of City Block 39/1342 into one 1.5117 acre lot on Fairmount Street between Reagan Street and Throckmorton Street
Applicant: Alliance Realty Partners, LLC
Application Filed: August 16, 2005
Zoning: PDD #193(MF-2)
Staff Recommendation: Approval, subject to the conditions listed in the docket

- (12) **S045-323**
(District 9)
(Cunningham)
- An application to create a 36 lot Shared Access Development and a Community Unit Development from a 4.127 acre on Ferguson Road between Springhill Drive and Lakeland Road
Applicant: Charles B. Magee
Application Filed: August 16, 2005
Zoning: TH-3(A) & (FP)
Staff Recommendation: Approval, subject to the conditions listed in the docket
- (13) **S045-324**
(District 14)
(Emmons)
- An application to replat all of 1, 2, 3, 4, 5, and part of Lot 1A into one 1.2006 acre lot in City Block 1/5687 on Eastern Avenue at West Lovers Lane, southwest corner; and all of Lot 1A into one 11.4522 acre lot in City Block 2/5687 on Boaz Street between Eastern Avenue and Greenway Boulevard
Applicant: Corrigan Investments, Inc.
Application Filed: August 16, 2005
Zoning: MF-2(A), CR, & P(A)
Staff Recommendation: Approval, subject to the conditions listed in the docket
- (14) **S045-325**
(District 2)
(Strater)
- An application to create a 15 lot Shared Access Development from a 0.6736 acre tract of land in City Block 907 1/4 on McKee Street between Akard Street and Wall Street
Applicant: Moxie Investments, Ltd.
Application Filed: August 16, 2005
Zoning: PDD #317, Subdistrict 2
Staff Recommendation: Approval, subject to the conditions listed in the docket
- (15) **S045-327**
(District 2)
(Strater)
- An application to replat Lots 17 and 18 in City Block 52/7904 into one 0.3086 acre lot on Converse Street northwest of Crampton Street
Applicant: Pat & Mary Haverfield
Application Filed: August 16, 2005
Zoning: MU-1
Staff Recommendation: Approval, subject to the conditions listed in the docket
- (16) **S045-328**
(District 13)
(Scott)
- An application to replat Lot 21E in City Block 6/5199 into one 0.3422 acre lot and one 0.6887 acre lot on Holly Hill Drive, northeast of Ridgecrest Road
Applicant: BSY Partners, Inc.
Application Filed: August 16, 2005
Zoning: MU-2
Staff Recommendation: Approval, subject to the conditions listed in the docket

- (17) **S045-329**
(District 14)
(Emmons)
- An application to replat Lot 2 and abandoned right of way for Haskell Avenue in City Block A977 into one 2.981 acre lot and one 0.0103 acre lot on McKinney Avenue, Blackburn/Haskell Connection, Noble Avenue and City Place West
Applicant: Blackburn Central Holdings, Inc.
Application Filed: August 16, 2005
Zoning: PDD # 305 (City Place)
Staff Recommendation: Approval, subject to the conditions listed in the docket
- (18) **S045-330**
(District 1)
(Neumann)
- An application to create an 8 lot single family subdivision from a 0.8664 acre tract of land in City Block 3363 on North Bishop Street at Wickford Street, southeast corner
Applicant: Perry Homes
Application Filed: August 16, 2005
Zoning: PDD #160
Staff Recommendation: Approval, subject to the conditions listed in the docket
- (19) **S045-331**
(District 14)
(Emmons)
- An application to replat Lot 1 in City Block 644 to create a six lot Shared Access Development on a 0.23 acre tract of land on 1438 North Washington Avenue, northwest of Bryan Street
Applicant: Steve Tortolani
Application Filed: August 16, 2005
Zoning: PDD #298, Subdistrict 8
Staff Recommendation: Approval, subject to the conditions listed in the docket

Consent Agenda - Minor Amending Plats

- (20) **S823-191R**
(District 12)
(Vacant)
- An application for a minor amendment (Certificate of Correction) to the recorded plat of "The 2nd Corrected Plat of Rosemeade Addition to correct the street name of Timberglen Drive to Timberglen Road between Midway Road and Rodale Way
Applicant: City of Dallas
Application Filed: August 10, 2005
Zoning: MF-1(A), NS(A) and CR
Staff Recommendation: Approval with no conditions

- (21) **S990-202**
(District 12)
(Vacant)
- An application for a minor amendment (Certificate of Correction) to the recorded plat of "Marsh-Frankford Addition to revise the location of the most southerly east-west water main easement on Frankford Road at Marsh Lane, northwest corner
- Applicant: Marsh Road, LLC
Application Filed: August 10, 2005
Zoning: CR
Staff Recommendation: Approval with no conditions

Individual Items – Residential Replats

- (22) **S045-317**
(District 14)
(Emmons)
- An application to replat part of Lot 3A into one 0.264 acre lot in City Block A/5057 on Midway Road at Crest Haven Road, southwest corner
- Applicant: Newkirk Partners
Application Filed: August 12, 2005
Notices Sent: August 23, 2005
Zoning: R-7.5(A)
Staff Recommendation: Approval, subject to the conditions listed in the docket
- (23) **S045-318**
(District 9)
(Cunningham)
- An application to replat Lot 2 in City Block 2/7498 into one 8,695 square foot lot and one 9,379 square foot lot on Barnes Bridge Road east of Encino Drive
- Applicant: Thomas Van Nguyen
Application Filed: August 15, 2005
Notices Sent: August 23, 2005
Zoning: R-7.5(A)
Staff Recommendation: Approval, subject to the conditions listed in the docket

Individual Items – Public Hearing

- (24) **S045-085R**
(District 14)
(Emmons)
- An application to amend the previously approved and recorded plat to reduce the 18 foot building line to a 10 foot building line on Lots 1B thru 1F in City Block H/573 on Thomas Avenue between Clay Alley and Allen Street
- Applicant: Robby Rahmani
Application Filed: August 16, 2005
Zoning: PDD #225, Sub District IIF
Staff Recommendation: Approval, subject to the conditions listed in the docket

- (25) **S045-326**
(District 3)
(Gary)
An application to create a 137 lot single family subdivision on an 18.369 acre tract of land in City Block 8682 on Mountain Creek Parkway and Eagle Ford Road, north corner
Applicant: Zena GP4, LLC
Application Filed: August 16, 2005
Zoning: PDD #521, Subdistrict S-5
Staff Recommendation: Approval, subject to the conditions listed in the docket
- (26) **S034-022**
(District 8)
(Brandon)
An application for a minor amendment (Certificate of Correction) to add utility easements to a large number of the platted lots, amend the "Owners Dedication" statement to include "floodway management areas" to the recorded plat of "Seagoville Villas Addition" on Seagoville Road, southeast of Belt Line Road
Applicant: D&M Property Limited
Application Filed: August 11, 2005
Zoning: R-7.5(A)
Staff Recommendation: Denial

Miscellaneous Docket

- M045-039**
Richard Brown
(CC District 11)
(Wilke)
A minor amendment to the development plan and landscape plan for Planned Development District No. 130, on the north line of IH 635, east of Noel Road.
Staff Recommendation: **Approval**
- D045-032**
Frank Dominguez
(CC District 10)
(Avery)
A development plan for Planned Development District No. 717, located on the west side of Oren Street at Westrock Drive, north of Royal Lane.
Staff Recommendation: **Approval**
- D045-033**
Frank Dominguez
(CC District 2)
(Strater)
A development plan for Planned Development District No. 712, on the east side of Motor Street, between Bengal Street and Cass Street.
Staff Recommendation: **Approval**
- W045-007**
Neva Dean
(CC District 1)
(Neumann)
A waiver of the two-year waiting period to submit an application to amend Specific Use Permit No. 1570 for an open-enrollment charter school on the northwest corner of Jefferson Boulevard and Marsalis Avenue.
Staff Recommendation: **No objection**

W045-008
Neva Dean
(CC District 6)
(Vacant)

A waiver of the two-year waiting period to submit an application for a change of zoning and a Specific Use Permit for a potentially incompatible industrial use 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**

Z045-247 (MM)
Maureen Meredith
(CC District 6)
(Vacant)

Development plan submitted in conjunction with an application for a Planned Development District for residential, office, and retail uses, with private streets, on property zoned a CS Commercial Service District on the north side of Fort Worth Avenue, west of Sylvan Avenue.

Staff Recommendation: **Approval**

Certificates of Appropriateness for Signs

Downtown Sign District

0507201002
Michael Finley
(CC District 2)
(Strater)

An application for a Certificate of Appropriateness for the instillation of a 198 square feet upper level attached sign on the north façade of 2211 North Lamar Street.

Staff and SSDAC Recommendation: **Approval**

0507201007
Michael Finley
(CC District 2)
(Strater)

An application for a Certificate of Appropriateness for the instillation of a 102 square feet upper level flat attached illuminated sign on the west façade of 2211 North Lamar Street.

Staff and SSDAC Recommendation: **Approval**

0507201008
Michael Finley
(CC District 2)
(Strater)

An application for a Certificate of Appropriateness for the instillation of a 340 square feet upper level flat attached sign on the south façade of 2211 North Lamar Street.

Staff and SSDAC Recommendation: **Approval**

Zoning Cases – Consent

1. **Z045-224 (WE)**
Warren Ellis
(CC District 7)
(Traylor)

An application for a Specific Use Permit for a tower/antenna for cellular communication 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 northeast side of Malcolm X Boulevard, southeast of Hatcher Street.

Staff Recommendation: **Approval** for a ten-year period with eligibility for automatic renewal for additional ten-year periods, subject to a site plan and staff's recommended conditions.

Applicant: T-Mobile

Representative: John Rooney

2. **Z045-268 (MM)**
Maureen Meredith
(CC District 10)
(Avery)
- An application to amend Planned Development District No. 572 for a public or private school and to request a Specific Use Permit for a tower/antenna for cellular communication on property zoned a Planned Development District No. 572, on the southeast corner of Pleasant Valley Drive and Chimney Hill Lane
- Staff Recommendation: **Approval**, of an amendment to Planned Development District No. 572, subject to a development plan and **approval** of a Specific Use Permit for a tower/antenna for cellular communication for a ten-year period, with eligibility for automatic renewals for additional ten-year periods, subject to a site plan and conditions.
- Applicant: T-Mobile/Voice Stream
- Representative: John Rooney

Zoning Cases – Under Advisement

3. **Z045-214 (RB)**
Richard Brown
(CC District 3)
(Gary)
- An application for a Specific Use Permit for a Mini-warehouse within the S-10 Subdistrict portion of the South Zone of Planned Development District No. 521 for Mixed Uses on the west line of Clark Road, south of Camp Wisdom Road.
- Staff Recommendation: **Approval**, for a ten-year period with eligibility for automatic renewals for additional ten-year periods, subject to a site plan, landscape plan and conditions.
- Applicant: Assured Self Storage
- Representative: Joe Bowers
- U/A From: August 11, 2005
4. **Z045-222 (WE)**
Warren Ellis
(CC District 14)
(Emmons)
- 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, on the south corner of Hall Street and Reagan Street
- Staff Recommendation: **Approval**, subject to staff's recommended conditions
- Applicant/Representative: Omar D. Samper
- U/A From: June 2, 2005 and June 23, 2005

5. **Z045-233 (RB)**
Richard Brown
(CC District 11)
(Wilke)
- An application for an amendment to the conceptual plan and conditions for Planned Development District No. 143, for Office uses and a Plant nursery on the northwest corner of LBJ Freeway and Valley View Lane
Staff Recommendation: **Approval**, subject to a new conceptual plan (Conceptual Plan B), a revised existing conceptual plan (Conceptual Plan A), and revised conditions
Applicant: The Covenant Knights School
Representative: Kirk R. Williams
U/A From: August 18, 2005

Zoning Cases - Individual Items

6. **Z045-261 (WE)**
Warren Ellis
(CC District 8)
(Brandon)
- An application for a CR Community Retail District and a Specific Use Permit for a commercial amusement (inside) use for a dance hall and an alcoholic beverage establishment use for a private club-bar on property zoned an R-7.5(A) Single Family District on the south line of C.F. Hawn Freeway, between Thelma Street and Cade Road.
Staff Recommendation: **Denial**
Applicant: Billy E. Chandler & Vonda Whaley
Representative: Zone System – Peter Kavanagh
7. **Z045-264 (DW)**
David Whitley
(CC District 2)
(Strater)
- An application to create a new Subarea to allow for multi-family uses within Planned Development District No. 134 on property zoned Subarea A within Planned Development District No 134 on the northwest side of Ash Lane, southwest of Fitzhugh Avenue.
Staff Recommendation: **Denial**
Applicant: Arturo Castro
Representative: Victor Castro
8. **Z045-265 (MM)**
Maureen Meredith
(CC District 13)
(Scott)
- An application to amend Specific Use Permit No. 405 for a child-care facility and private school on property zoned an R-16(A) Single Family District on the southeast corner of Northaven Road and Quincy 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 staff's conditions, in lieu of the applicant's request for continuation of a permanent time period.
Applicant: Isaac Mayer Wise Academy
Representative: Edward Greene

Other Matters

CPC Rules of Procedure Suspension of the rules requiring the Rules Committee to make a recommendation on proposed amendments to the Commission's rules of procedures and the consideration of a proposed amendment to the Commission's rules of procedure (requires 2/3 vote to suspend the rules)

Minutes: August 18, 2005

Adjournment