



CITY OF DALLAS

CITY PLAN COMMISSION
Thursday, September 22, 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
Warren Ellis, Principal Planner

EXECUTIVE SESSION " City of Dallas v. Beazer Homes Texas L.P., cause number 12777-G regarding Mountain Creek Lake Additions No. 1 and 2 (City case files S012-072R and S034-186)."

BRIEFINGS:

Comprehensive Plan Update

Janet Tharp, Interim Assistant Director of Long Range Planning

Subdivision Docket

Zoning Docket

PUBLIC HEARINGS:

Subdivision Docket

Planner: Paul Nelson

Consent Agenda - Preliminary Plats

- (1) **S045-319R**
(District 14)
(Emmons)

An application to replat Lots 1 thru 4 in City Block B/1474 into a 15 lot residential development on a 0.6657 acre tract of land bordered by La Vista Avenue, S. Matilda Street, Lewis Street, and Hope Street

Applicant: M. Stephen Meek

Application Filed: August 30, 2005

Zoning: MF-2(A)

Staff Recommendation: Approval, subject to the conditions listed in the docket

- (2) **S045-339**
(District 3)
(Gary)
An application to replat Lot 8 in City Block B/7206 into one 9.925 acre lot and one 2.652 acre lot from a 12.577 acre lot on Chalk Hill Road South of Interstate 30
Applicant: POB Montgomery & Co.
Application Filed: August 25, 2005
Zoning: RR
Staff Recommendation: Approval, subject to the conditions listed in the docket
- (3) **S045-340**
(District 10)
(Avery)
An application to replat all of lots 1A, 1B, 1C, and Lot 2 and a 3.09 acre tract of land in City Block 8412 into one 17.1910 acre lot on Forest Lane west of Abrams Road and IH-635 East
Applicant: Christon Company
Application Filed: August 29, 2005
Zoning: MU-3; Zone change to PD pending [Z045-287, 9/29/2005]
Staff Recommendation: Approval, subject to the conditions listed in the docket
- (4) **S045-341**
(District 6)
(Vacant)
An application to replat part of City Block M/7940 into one, 1.0422 acre lot on Hollow Brook Lane at IH-35E, Southeast corner
Applicant: Kyong Na
Application Filed: August 29, 2005
Zoning: MU-3
Staff Recommendation: Approval, subject to the conditions listed in the docket
- (5) **S045-342**
(District 10)
(Avery)
An application to replat a 9.7011 acre tract of land in City Block A/8071 into one 3.1821 acre lot and one 6.5189 acre lot on Dilworth Road between Pagemill Road and Hillguard Road
Applicant: AMB Property II, L.P.
Application Filed: August 29, 2005
Zoning: IR
Staff Recommendation: Approval, subject to the conditions listed in the docket
- (6) **S045-343**
(District 2)
(Strater)
An application to replat Lots 45 thru 59 in City Block 1/2340 into one, 1.9972 acre lot on Cedarplaza Lane between Cedar Springs Road and Lemmon Avenue
Applicant: John Firestone Master LP, and Even L. Shaw
Application Filed: August 29, 2005
Zoning: PDD 193(MF-2)
Staff Recommendation: Approval, subject to the conditions listed in the docket

- (7) **S045-344**
(District 2)
(Strater)
An application to create one, 9,075 square foot lot from a tract of land in City Block 737 on Swiss Avenue at Moreland Avenue
Applicant: Clark Mitchell
Application Filed: August 30, 2005
Zoning: MF-1-H/72 & R-7.5(A)
Staff Recommendation: Approval, subject to the conditions listed in the docket
- (8) **S045-346**
(District 11)
(Wilke)
An application to create one 3.251 acre lot from part of City Block A/7735 on Park Central Place between Merit Drive and Churchill Way
Applicant: Woodmont Development Co. LLC
Application Filed: August 30, 2005
Zoning: MU-3
Staff Recommendation: Approval, subject to the conditions listed in the docket
- (9) **S045-347**
(District 2)
(Strater)
An application to replat Lots 14, 15 and 16 in City Block 2/674 into one 7,520 sq. ft. lot and one 16,480 sq. ft. lot on Fitzhugh Avenue east of Monarch Street
Applicant: Reiger Associates 90-1, Ltd.
Application Filed: August 30, 2005
Zoning: MF-2(A)
Staff Recommendation: Approval, subject to the conditions listed in the docket
- (10) **S045-349**
(District 2)
(Strater)
An application to replat Lots 5, 6 and part of Lot 7 in City Block 33/1235 into one 0.810 acre lot on 4615, 4619 & 4703 E. Grand Avenue southwest of Caldwell Street
Applicant: Miguel Sales
Application Filed: August 30, 2005
Zoning: CS
Staff Recommendation: Approval, subject to the conditions listed in the docket
- (11) **S045-350**
(District 14)
(Emmons)
An application to replat all of Lots 1, 2 and 3 in City Block 9/1919 into one 8,640 sq. ft. lot, one 6,600 sq. ft. lot, and one 5,760 sq. ft. lot on Greenville Avenue and Vickery Boulevard, southeast corner
Applicant: K&B Commercial Texas, Ltd
Application Filed: August 30, 2005
Zoning: CR, MD-1
Staff Recommendation: Approval, subject to the conditions listed in the docket

- (12) **S045-351**
(District 2)
(Strater)
- An application to replat Lots 9, 10, 11, and 12 into one 0.8228 acre lot in City Block 4/1339 on Fairmount Street at Shelby Avenue, east corner
Applicant: 2606 Shelby Avenue, Ltd.
Application Filed: August 30, 2005
Zoning: PDD No. 193 (GR-D)
Staff Recommendation: Approval, subject to the conditions listed in the docket

Individual Items – Residential Replats

- (13) **S045-345**
(District 5)
(Vacant)
- An application to replat all of Lot 1 and a tract of land in City Block 6734 into 7 lots on Lake June Road at Cheyenne Road, northeast corner
Applicant: Naja Commercial Investment Group
Application Filed: August 30, 2005
Notices Sent: September 2, 2005
Zoning: R-7.5(A)
Staff Recommendation: Approval with no conditions
- (14) **S012-072R1**
(District 3)
(Gary)
- Replat of “Mountain Creek Lake, Installment No. 1 Addition”; to appeal the requirement of placing an “Avigation Easement and Release” on the face of the plat; to amend the plat by adding a 3 foot wide barrier easement along the east line of Hardy Rd., provide corner clips and certain building lines on lots, and add certain utility easements on lots in City Blocks 206A/6113, 206B/6113, 206C/6113, 206D/6113, 206E/6113, and 206F/6113 on Hardy Rd, north of the north line of Marshall Dr., if extended
Applicant: Beazer Homes of Texas, L.P.
Application Filed: August 29, 2005
Notices Sent: September 2, 2005
Zoning: R-5(A)
Staff Recommendation: Approval of the replat, subject to the granting of the appeal of the requirement of placing the “Avigation Easement and Release” on the plat

Miscellaneous Docket

- D045-026**
Frank Dominguez
(CC District 3)
(Gary)
- A development plan and landscape plan for Planned Development District No. 438, on the west side of Calumet Avenue, north of Meredith Street.
Staff Recommendation: **Approval**
- D045-035**
Frank Dominguez
(CC District 3)
(Gary)
- A development plan for Planned Development District No. 525, on the northeast corner of Davis Street and Cockrell Hill Road.
Staff Recommendation: **Approval**

Z045-239 (WE)
Warren Ellis
(CC District 8)
(Brandon)

Deed restrictions volunteered by the applicant submitted in conjunction with an application for an R-10(A) Single Family District on property zoned an A(A) Agricultural District and R-10(A) Single Family District on the north side of Middlefield Road, east of St. Augustine Road
Staff Recommendation: **Approval**

Zoning Cases – Consent

1. **Z045-277 (RB)**
Richard Brown
(CC District 2)
(Strater)

An application to create a new subarea within the Area 5 portion of Planned Development District No. 465, the Arlington Park Special Purpose District, to permit a Special Residential Use on the southwest corner of Chattanooga Place and Lee Hall Drive with the retention of Specific Use Permit No. 897 for a convent.

Staff Recommendation: **Approval** of a new subarea (Area 5A) within the Area 5 portion of PDD No. 465, subject to conditions, with retention of Specific Use Permit No. 897 for a Convent.

Applicant: Ronald McDonald House of Dallas, Inc.

Representative: James S. Schnurr

2. **Z045-281 (DW)**
David Whitley
(CC District 14)
(Emmons)

An application for a Specific Use Permit for a Bank or Savings and Loan Office with Drive-in Window Service on property zoned an HC Heavy Commercial Subdistrict within Planned Development District No. 193, the Oak Lawn Special Purpose District, on the southeast side of McKinney Avenue, southwest of Maple-Routh Connection.

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

Applicant: Shafer Plaza XXV, Ltd.

Representative: Masterplan

Zoning Cases – Under Advisement

A. **Z045-260 (WE)**
Warren Ellis
(CC District 13)
(Scott)

An application for a Planned Development District for a public school other than an open-enrollment charter school and R-16(A) Single Family District uses on property zoned an R-16(A) Single Family District, located on the southeast corner of Nuestra Drive and Wozencraft Drive.

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

Applicant: Dallas Independent School District

Representative: Masterplan

U/A From: September 15, 2005

3. **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, landscape 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
U/A From: September 8, 2005

Zoning Cases - Individual Items

4. **Z045-278 (RB)**
Richard Brown
(CC District 13)
(Scott)
- An application for a Planned Development District for a child-care facility and R-16(A) Single Family District uses on property zoned an R-16(A) Single Family District, with retention of Specific Use Permit No. 49 for a Private school, on the west line of Midway Road, north of Royal Lane, with consideration being given to a Specific Use Permit for a child-care facility.
- Staff Recommendation: **Approval** of a Specific Use Permit for a Child-care facility 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, in lieu of the requested Planned Development District.
- Applicant: The daVinci School
Representative: Kirk R. Williams
5. **Z045-287 (DW)**
David Whitley
(CC District 10)
(Avery)
- An application for a Planned Development District for MU-3 Mixed Use District uses on property zoned an MU-3 Mixed Use District, on the north side of Forest Lane, west of Abrams Road.
- Staff Recommendation: **Approval**, subject to a development plan, landscape plan and staff's recommended conditions
- Applicant: Christon Company
Representative: James P. Christon

Authorization of Hearing

- David Cossum
(CC District 3)
(Gary)
- Consideration of authorization of a public hearing to determine the proper zoning on property zoned an R-5(A) and R-7.5(A) Single Family Districts, on property bounded by Mountain Creek Lake/Mountain Creek, Dallas City Limits, Marshall Drive in Grand Prairie and Interstate 20. This is a hearing to consider the request to authorize the hearing and not the rezoning of property at this time.

Other Matters

CPC Rules of Procedure Consideration of proposed amendments to the Commission's rules of procedure
U/A From: September 15, 2005

Minutes: September 15, 2005

Adjournment

CITY PLAN COMMISSION PUBLIC COMMITTEE MEETINGS

Thursday, September 22, 2005

CPC RULES COMMITTEE: City Hall 5ES, 9:00 a.m. to consider Consideration of proposed amendments to the Commission's rules of procedure.

SUBDIVISION REVIEW COMMITTEE: City Council Chamber 9:45 A.M. to consider Item No. 14, S012-072R1