



CITY OF DALLAS

CITY PLAN COMMISSION
Thursday, September 29, 2005
AGENDA

BRIEFINGS:	5ES	11:30 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
Maureen Meredith, Principal Planner

BRIEFINGS:

Subdivision Docket
Zoning Docket

PUBLIC HEARINGS:

Subdivision Docket Planner: George Campbell

Consent Agenda - Preliminary Plats

- | | |
|---|--|
| <p>(1) S045-352
(District 6)
(Miranda)</p> | <p>An application to replat lots 12 and 13, Block B/6519 into one, 3.8 acre lot on Shady Trail, north of Walnut Hill Lane.
<u>Applicant:</u> C.C.L. Investments, L.P.
<u>Application Filed:</u> September 2, 2005
<u>Zoning:</u> IR
<u>Staff Recommendation:</u> Approval, subject to the conditions listed in the docket</p> |
|---|--|
- | | |
|---|--|
| <p>(2) S045-353
(District 6)
(Miranda)</p> | <p>An application to plat a 0.99 acre tract of land in Block 6529 into one lot on Merrell Road, west of Ables Lane.
<u>Applicant:</u> Mark S. Biggs
<u>Application Filed:</u> September 8, 2005
<u>Zoning:</u> IR
<u>Staff Recommendation:</u> Approval, subject to the conditions listed in the docket</p> |
|---|--|

- (3) **S045-354**
(District 2)
(Strater)
- An application to replat lot A, Block 5/800, part of lot 5, Block 5/800 and abandoned street R.O.W. into one, 3.83 acre lot at the west corner of Fitzhugh Avenue and East Side Avenue.
Applicant: Columbia Shopping Center, LTD.
Application Filed: September 9, 2005
Zoning: CR
Staff Recommendation: **Approval**, subject to the conditions listed in the docket

Amending Plats

- (4) **S034-327**
(District 2)
(Strater)
- An application to amend the Coronado Townhome Addition, in order to correct lot 8, Block A/2698 to lot 27, Block A/2698 at the south corner of Coronado Avenue and Grand Avenue.
Applicant: Perry Homes
Application Filed: September 16, 2005
Zoning: MF-2. (A)
Staff Recommendation: **Approval**, subject to the conditions listed in the docket

Miscellaneous Docket

- M045-042**
Richard Brown
(CC District 11)
(Wilke)
- A minor amendment to the development plan of Planned Development District No. 608 on Church Way, west of Preston Road
Staff Recommendation: **Approval**
- M045-045**
Richard Brown
(CC District 11)
(Wilke)
- A minor amendment to the development plan of Planned Development District No. 713 on Alpha Road and Noel Road
Staff Recommendation: **Approval**
- M045-046**
Richard Brown
(CC District 14)
(Emmons)
- A minor amendment to the landscape plan within the Subarea D-1, Subdistrict D portion of Planned Development District No. 305 on the east corner of McKinney Avenue and Blackburn Avenue
Staff Recommendation: **Approval**
- W045-010**
Neva Dean
(CC District 2)
(Strater)
- A wavier of the two-year waiting period in order to submit an application to amend Planned Development District No. 691 to amend the hours of operation for a restaurant on property bounded by Greenville Avenue, Alta Street, Summit Avenue, and Lewis Street
Staff Recommendation: **Denial**

Z045-287 (DW)
David Whitley
(CC District 10)
(Avery)

Development plan, landscape plan and conditions submitted in conjunction with 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**

Z045-278 (RB)
Richard Brown
(CC District 13)
(Scott)

Revised development plan and conditions submitted in conjunction with 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

Staff Recommendation: **Approval**

Zoning Cases – Consent

1. **Z045-280 (RB)**
Richard Brown
(CC District 14)
(Emmons)

An application for a Planned Development District for certain CR Community Retail District Uses and Multifamily Uses on property zoned an NS(A) Neighborhood Service District and an IR Industrial Research District on the southwest corner of Mockingbird Lane and Haggar

Staff Recommendation: **Approval**, subject to a development plan and staff's recommended conditions.

Applicant: The Seitz Group, Inc.

Representative: Art Anderson

2. **Z045-285 (MM)**
Maureen Meredith
(CC District 6)
(Miranda)

An application for a Specific Use Permit for a General Merchandise or Food Store 100,000 square feet or more on property zoned a CR Community Retail District, with deed restrictions on the northeast corner of Marsh Lane and West Northwest Highway

Staff Recommendation: **Approval** for a permanent time period, subject to a site plan, landscape plan, and conditions.

Applicant: Target Corporation

Representative: Joshua Knott, CEI Engineering, Inc.

3. **Z045-286 (MM)**
Maureen Meredith
(CC District 13)
(Scott)

An application for an NO(A) Neighborhood Office District on property zoned an R-10(A) Single Family District on the southeast corner of the intersection of Forest Lane and Cromwell Drive

Staff Recommendation: **Approval.**

Applicant/Representative: Florence Urevbu

Zoning Cases – Under Advisement

- A. **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 and September 22, 2005
- B. **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
U/A From: September 22, 2005

Landmark Commission Appeal

Munger Place Historic Appeal

Leif Sandberg
(CC District 14)
(Emmons)
An appeal of the decision of the Landmark Commission to deny a Certificate of Appropriateness (CA045-390(JA)) in the Munger Place Historic District at 4915 Reiger Avenue
Staff Recommendation: **Denial**

Other Matters

Proposed 2006 CPC Calendar

Minutes: September 22, 2005

Adjournment

CITY PLAN COMMISSION PUBLIC COMMITTEE MEETINGS

Thursday, September 29, 2005

ZONING ORDINANCE ADVISORY COMMITTEE (ZOAC): City Hall, Council Briefing Room – 5ES, 9:30 a.m.