



CITY OF DALLAS

CITY PLAN COMMISSION  
Thursday, November 10, 2005  
AGENDA

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  
Warren Ellis, Principal Planner

**BRIEFINGS:**

Subdivision Docket  
Zoning Docket

**ACTION ITEMS:**

Subdivision Docket Planner: George Campbell

Consent Agenda - Preliminary Plats

- (1) **S056-014**  
(District 5)  
(Wilson)
- An application to replat part of Blocks 877, F/877, K/879, B/880, I/881 and D/884, all of Blocks C/882, H/883 and G/885 and abandoned Parnell Street, Sanger Avenue, Holmes Street, Cleveland Street, Gould Street and alley Rights of Way into one, 20.33 acre lot at the north corner of Grand Avenue and Lamar Street.  
Applicant: D.I.S.D.  
Application Filed: October 13, 2005  
Zoning: PD#595 (MF-2)  
Staff Recommendation: **Approval**, subject to the conditions listed in the docket

- (2) **S056-015**  
(District 14)  
(Emmons)
- An application to replat lots 3, 4 and 5, Block 2/645 into one, 0.57 acre lot at the west corner of Bryan Street and Haskell Street.  
Applicant: Triple S Equities, L.P.  
Application Filed: October 14, 2005  
Zoning: PD#298  
Staff Recommendation: **Approval**, subject to the conditions listed in the docket
- (3) **S056-016**  
(District 8)  
(Brandon)
- An application to replat lots 3 and 4, Block C/8806 in order to adjust a common lot line at the southeast corner of U. S. Highway 175 and S. Beltline Road.  
Applicant: Comeda Real Estate  
Application Filed: October 17, 2005  
Zoning: CS-D-1  
Staff Recommendation: **Approval**, subject to the conditions listed in the docket
- (4) **S056-017**  
(District 2)  
(Strater)
- An application to replat lots 2 and 3, Block 9/730 into one, 0.34 acre lot on Bryan Street, south of Bennett Avenue.  
Applicant: Our Friends' Place  
Application Filed: October 18, 2005  
Zoning: MF-2 (A)  
Staff Recommendation: **Approval**, subject to the conditions listed in the docket
- (5) **S056-018**  
(District 14)  
(Emmons)
- An application to replat lots 1A, Block 5/1499 and 1A, Block G/1499 into one, 2.53 acre lot at the north corner of Hall Street and Douglas Avenue.  
Applicant: Perry Heights, LTD.  
Application Filed: October 18, 2005  
Zoning: PD#193(MF-2)  
Staff Recommendation: **Approval**, subject to the conditions listed in the docket

Zoning Cases – Consent

1. **Z045-314 (WE)**  
Warren Ellis  
(CC District 5)  
(Wilson)  
An application to create new deed restrictions on property zoned a CS Community Service District with deed restrictions and the termination of the existing deed restrictions on the west line of St. Augustine Road, north of Military Parkway.  
Staff Recommendation: **Approval**, of deed restrictions and **approval** of the termination of the existing deed restrictions  
Applicant: Steven L. Aaron  
Representative: Jackson Walker, L.L.P.
2. **Z045-311 (MM)**  
Maureen Meredith  
(CC District 14)  
(Emmons)  
An application for an MF-2(A) Multifamily District on property zoned a CR Community Retail District, south of Haskell Avenue and Munger Avenue.  
Staff Recommendation: **Approval**  
Applicant: Citi Construction  
Representative: Joan M. Smith
3. **Z045-313 (MM)**  
Maureen Meredith  
(CC District 13)  
(Scott)  
An application to amend and renew Specific Use Permit No. 1490 for a private school on property zoned Planned Development District No. 623 for R-10(A) Single Family District uses on the southeast corner of Royal Lane and Webb Chapel Road.  
Staff Recommendation: **Approval**, for a three-year period, with eligibility for automatic renewals for additional three year periods, subject to a site plan and conditions.  
Applicant: Cambridge School of Dallas  
Representative: Karl Crawley, Masterplan Consultants
4. **Z045-315 (MM)**  
Maureen Meredith  
(CC District 14)  
(Emmons)  
An application to amend existing deed restrictions on property zoned a CR Community Retail District on the southeast corner of Lovers Lane and Greenway Boulevard.  
Staff Recommendation: **Approval**  
Applicant: Pavilion On Lovers, LP  
Representative: Robert Reeves

Zoning Cases – Under Advisement

5. **Z045-158 (MM)**  
Maureen Meredith  
(CC District 4)  
(Marshall)  
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, west of Beckley Avenue and east of R.L. Thornton Freeway  
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; June 2, 2005; July 14, 2005 and August 11, 2005.

6. **Z045-304 (JH)**  
Jennifer Hiromoto  
(CC District 5)  
(Wilson)
- An application for an R-7.5(A) Single Family District on a property zoned an LI-D-1 Light Industrial District with a D-1 Liquor Control Overlay on the west side of Prairie Creek Road, north of Military Parkway.  
**Staff Recommendation:** **Approval**, with retention of the D-1 Liquor Control Overlay.  
**Applicant:** Frank Geis, Whiterock Holding, Ltd.  
**U/A From:** October 27, 2005.

**Development Code Amendments – Under Advisement**

- DCA 045-010**  
(Richard Brown)
- Consideration of an amendment to the Dallas Development Code to revise Section 51A-4.702, the regulations regarding consideration for a minor amendment to a development plan and landscape plan relating to a planned development district and Section 51A-4.219, the regulations regarding consideration for a minor amendment to a site plan and landscape plan related to a specific use permit.  
**Staff Recommendation:** **Approval**  
**ZOAC Recommendation:** **Approval**, subject to staff's recommendations  
**U/A From:** October 20, 2005 and November 3, 2005

**Land Use Study**

- Bachman Lake/West Northwest Highway Needs Assessment Study  
David Schleg  
(CC Dist. 6 & 14)  
(Miranda & Emmons)
- The Bachman Lake/West Northwest Highway Needs Assessment study is a citizen-based study to review and address opportunities for improving the quality of development to more closely meet the current needs of the business and residential communities. The specific Study Area is generally located along West Northwest Highway between I-35 (western boundary) and Mixon Drive (eastern boundary).  
**Staff Recommendation:** **Approval**

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**Other Matters**

**Minutes:** November 3, 2005

**Adjournment**

**CITY PLAN COMMISSION PUBLIC COMMITTEE MEETINGS**

**Thursday, November 10, 2005**

**CPC TRANSPORTATION COMMITTEE:** City Hall, Council Briefing Room - 5ES, 9:00 a.m.

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