



CITY OF DALLAS

CITY PLAN COMMISSION
Thursday, March 10, 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
Warren Ellis, Principal Planner

BRIEFINGS:

Subdivision Docket
Zoning Docket

PUBLIC HEARINGS:

Subdivision Docket Planner: George Campbell

Consent Agenda – Preliminary Plats

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| <p>(1) S045-135
(District 14)
(Emmons)</p> | <p>An application to replat lots 1-8, Block 114/69-1/2 into 3 lots at the west corner of Main St. and N. Akard St.
<u>Applicant:</u> DLD Properties, Ltd., GS Renaissance, Ltd., 1414 Elm, Ltd.
<u>Application Filed:</u> February 9, 2005
<u>Zoning:</u> PD#619, CA-1
<u>Staff Recommendation:</u> Approval, subject to the conditions listed in the docket</p> |
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| <p>(2) S045-136
(District 8)
(Brandon)</p> | <p>An application to plat a 0.62 acre tract of land in Block 7958 into two lots (13,930 sq. ft. and 13,282 sq. ft.) at the northeast corner of Doak Street and Lawton Drive.
<u>Applicant:</u> CHB Management LLC
<u>Application Filed:</u> February 9, 2005
<u>Zoning:</u> R-7.5 (A)
<u>Staff Recommendation:</u> Approval, subject to the conditions listed in the docket</p> |
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- (3) **S045-137**
(District 3)
(Gary)
- An application to plat 2 tracts of land (1.98 acres and 2.92 acres) in Blocks 6949 and 6950 into 25 lots at the northwest and southwest corners of Barstow Boulevard and Cockrell Hill Road.
- Applicant: Michael D. Robinson
Application Filed: February 15, 2005
Zoning: R-7.5 (A)
Staff Recommendation: **Approval**, subject to the conditions listed in the docket
- (4) **S045-139**
(District 6)
(Alonzo)
- An application to plat a 3.89 acre tract of land in Block 6495 into one lot on Finnell Street, south of Rentzel Street.
- Applicant: Four S, Inc.
Application Filed: February 15, 2005
Zoning: IR
Staff Recommendation: **Approval**, subject to the conditions listed in the docket
- (5) **S045-141**
(District 4)
(Marshall)
- An application to plat a 0.39 acre tract of land in Block A/4098 into one lot at the north corner of S. Lancaster Road and Marfa Road.
- Applicant: Solarin Saheed Lawal
Application Filed: February 16, 2005
Zoning: CS
Staff Recommendation: **Approval**, subject to the conditions listed in the docket
- (6) **S045-008R**
(District 3)
(Gary)
- An application to plat a 1.3 acre tract of land in Block 3415 into a 23 lot Shared Access Development on E. Greenbriar Lane, west of Zang Boulevard.
- Applicant: Trinity Townhomes, L.P.
Application Filed: February 17, 2005
Zoning: PD#468
Staff Recommendation: **Approval**, subject to the conditions listed in the docket
- (7) **S045-142**
(District 8)
(Brandon)
- An application to plat a 0.43 acre tract of land in Block 6357 into one lot at the east corner of C. F. Hawn Freeway and Turin Drive.
- Applicant: William Dikeocha
Application Filed: February 18, 2005
Zoning: PD#534
Staff Recommendation: **Approval**, subject to the conditions listed in the docket

Individual Items – Residential Replats

- (8) **S045-138**
(District 8)
(Brandon)
An application to replat lots 20 and 21, Block 8797 into one, 1.01 acre lot on Shepherd Lane, north of Ravenview Road.
Applicant: Dudley Ray and Carolyn Faye Robertson
Application Filed: February 15, 2005
Notices Sent: February 22, 2005
Zoning: R-10 (A)
Staff Recommendation: **Approval**, subject to the conditions listed in the docket
- (9) **S045-140**
(District 3)
(Gary)
An application to replat lots 89-A and 89-B, Block 16/7667 into 4 lots at the southwest corner of Keeneland Parkway and Cavalcade Drive.
Applicant: MKM Homes, inc.
Application Filed: February 15, 2005
Notices Sent: February 22, 2005
Zoning: R-7.5 (A)
Staff Recommendation: **Approval**, subject to the conditions listed in the docket

Miscellaneous Docket

- M045-016**
Richard Brown
(CC District 13)
(Scott)
A minor amendment to the development plan and landscape plan for Planned Development District 693 for certain CR Community Retail District Uses and NO(A) Neighborhood Office District Uses, south line of Forest Lane, east of Cromwell Drive
Staff Recommendation: **Approval**
- M045-019**
Richard Brown
(CC District 4)
(Marshall)
A minor amendment to the development plan for Planned Development District 707 for Attached residential uses north and west of the terminus of Village Fair Drive, northwest of Fairshop Drive.
Staff Recommendation: **Denial**
- M045-020**
Richard Brown
(CC District 2)
(Strater)
A minor amendment to the development plan for Planned Development District No. 582 for development plan for a hotel, residential, retail, and helistop uses on property north of Hi Line Drive, the M. K. & T. Railroad to the east, Continental Avenue to the south, and Stemmons Freeway to the East
Staff Recommendation: **Approval**
- D045-009**
Frank Dominguez
(CC District 11)
(Wilke)
Development plan for Planned Development District No. 322 on the southwest corner of Alpha Road and Noel Road
Staff Recommendation: **Approval**

D045-012
Frank Dominguez
(CC District 14)
(Emmons)

Development plan for Planned Development District No. 619 at
1407 Main Street, west of Akard Street
Staff Recommendation: **Approval**

Zoning Cases - Consent

1. **Z045-155 (MM)**
Maureen Meredith
(CC District 14)
(Emmons)
An application to amend Planned Development Subdistrict No. 39 for residential uses; bar and restaurant uses; personal professional, and custom craft uses; retail and commercial uses, within Planned Development District No. 193, the Oak Lawn Special Purpose District, with a portion of the property within a D Dry Liquor Control Overlay west of the intersection of Maple Avenue and Wolf Street.
Staff Recommendation: **Approval**, subject to a development plan and conditions
Applicant: High Street Maple Terrace, L.P.
Representative: Myron Dornic, Esq., Jackson Walker, L.L.P.

2. **Z045-165 (WE)**
Warren Ellis
(CC District 4)
(Marshall)
An application for a Planned Development District for a public school other than an open-enrollment charter school and R-7.5(A) Single Family District uses on property zoned an R-7.5(A) Single Family District, bounded by Berridge Lane, St. Francis Avenue, Trace Road and Charoit Drive
Staff Recommendation: **Approval** of a Specific Use Permit for a permanent time period, subject to a site plan and conditions in lieu of a Planned Development District
Applicant: Dallas independent School District
Representative: Masterplan

3. **Z045-166 (DW)**
David Whitley
(CC District 12)
(Perkett)
An application for an NO(A) Neighborhood Office District with deed restrictions restricting uses on a portion of the property on property zoned an R-7.5(A) Single Family District on the southwest corner of Midway Road and Timberglen Road
Staff Recommendation: **Approval**, subject to deed restrictions volunteered by the applicant
Applicant: City of Dallas
Representative: Charles Gojer

Zoning Cases – Under Advisement

4. **Z045-141(WE)**
Warren Ellis
(CC District 14)
(Emmons)
An application for a Planned Development Subdistrict for MF-3 Multiple Family Subdistrict uses on property zoned an MF-2 Multiple Family Subdistrict, within PD No. 193, the Oak Lawn Special Purpose District on the west line of Cole Avenue, between Hester Avenue and Monticello Avenue
Staff Recommendation: Denial
Applicant: Gables Realty Limited Partnership
Representative: Barry R. Knight
U/A From: January 27, 2005
- A. **Z045-150 (RB)**
Richard Brown
(CC District 14)
(Emmons)
An amendment to the development plan, landscape plan, and conditions for Planned Development Subdistrict No. 37-D for O-2 Office Subdistrict Uses with a Dry Liquor Control Overlay within Planned Development District No. 193, the Oak Lawn Special Purpose District on Hall Street, between Hood Street and Sale Street with consideration of the removal of the Dry Liquor Control Overlay
Staff Recommendation: **Approval** of an amendment to the development plan, landscape plan, and conditions, but **denial** of the removal of the Dry Liquor Control Overlay
Applicant: Sunrise Development, Inc
Representative: Chuck Russell
U/A From: February 24, 2005 and March 3, 2005

Zoning Cases - Individual

5. **Z045-167 (DW)**
David Whitley
(CC District 8)
(Brandon)
An application to expand Planned Development District No. 598 for a mix of uses and the removal of expired deed restrictions on property zoned an LO-3 Limited Office District and Tract III within Planned Development District No. 598, south of Polk Street, east of Wheatland Road
Staff Recommendation: **Approval**
Applicant: Econo Fuel
Representative: Coker Company

Other Matters

Minutes: March 3, 2005

Adjournment