



CITY OF DALLAS

CITY PLAN COMMISSION
Thursday, March 24, 2005

BRIEFINGS:	5ES	9:30 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

SUBDIVISION REVIEW COMMITTEE: 9:00 A.M in the City Council Chambers to consider Items 8 (S045-153) and 12 (S045-147)

BRIEFINGS:

Subdivision Docket
Zoning Docket

PUBLIC HEARINGS:

Subdivision Docket Planner: Paul Nelson

Consent Agenda – Preliminary Plats

- (1) **S045-110R**
(District 13)
(Scott)
 - An application to replat Lot 7A, 12, 13, 36A, 37, 38, 39A, 39B and part of Lots 14, 39 and 40 in City Block 5/5196 to create one 16.389 acre lot at the north corner of Ridgecrest Road and Fair Oaks Avenue
 - Applicant: Dallas Independent School District
 - Application Filed: February 25, 2005
 - Zoning: MF-1 (A), PDD No. 65
 - Staff Recommendation: **Approval**, subject to the conditions listed in the docket

- (2) **S045-143R**
(District 4)
(Marshall)
- An application to create two lots from a 2.3889 acre tract of land in City Block 5829 on 3921 S. Buckner Blvd. south of Carr Street
Applicant: Beckley Properties
Application Filed: March 4, 2005
Zoning: PDD No. 366-D
Staff Recommendation: **Approval**, subject to the conditions listed in the docket
- (3) **S045-145**
(District 12)
(Perkett)
- An application to create one, 0.516 acre lot, and one, 0.684 acre lot from a 1.199 acre lot in City Block 8752 on Frankford Road at State Highway 190, southwest corner
Applicant: Signature Custom Homes
Application Filed: February 23, 2005
Zoning: CR
Staff Recommendation: **Approval**, subject to the conditions listed in the docket
- (4) **S045-146**
(District 8)
(Brandon)
- An application to create one, 1.248 acre lot from a tract of land in City Block 7578 on Interstate 20 at South Polk Street, northeast quadrant
Applicant: Ali Sharaf
Application Filed: February 23, 2005
Zoning: RR
Staff Recommendation: **Approval**, subject to the conditions listed in the docket
- (5) **S045-148**
(District 4)
(Marshall)
- An application to create one 1.009 acre lot in City Block 6206 on S. Buckner Blvd. at Norvell Drive, northeast corner
Applicant: Imad Daouk
Application Filed: February 24, 2005
Zoning: PDD 366-D, Subdistrict 1, Tract 1
Staff Recommendation: **Approval**, subject to the conditions listed in the docket
- (6) **S045-150**
(District 4)
(Marshall)
- An application to create one 1.410 acre Lot from a 3.836 acre tract of land in City Block 6207 on the south line of Military Parkway, east of Buckner Blvd.
Applicant: Noel Mares
Application Filed: February 25, 2005
Zoning: CR
Staff Recommendation: **Approval**, subject to the conditions listed in the docket

- (7) **S045-152**
(District 8)
(Brandon)
Application to create one 0.976 acre lot and one 19.746 acre lot from a tract of land in City Block 7577 on S. Polk Street between I-20 and E. Wheatland Road
Applicant: Ali Sharaf
Application Filed: February 25, 2005
Zoning: LO-3
Staff Recommendation: **Approval**, subject to the conditions listed in the docket
- (8) **S045-153**
(District 6)
(Estrada)
Application to replat Lots 52, 53, 54, 55, 56, 57, 58 and part of Lot 59 into one 0.6919 acre Lot in City Block 7257 on Borger Street at Bedford Street, northeast corner
Applicant: Abe Hershman
Application Filed: February 28, 2005
Zoning: IR
Staff Recommendation: **Approval**, subject to the conditions listed in the docket
- (9) **S045-155**
(District 14)
(Emmons)
Application to replat Lots 3, 4 and part of Lot 0 into one 0.8030 acre lot in City Block 306 on Ross Avenue at Boll Street, west corner
Applicant: Ross Avenue Associates Limited Partnership
Application Filed: March 4, 2005
Zoning: CA-1(A)
Staff Recommendation: **Approval**, subject to the conditions listed in the docket
- (10) **S045-157**
(District 10)
(Avery)
Application to create a 53 lot single family subdivision on a 13.2346 acre tract of land in City Block 7509 on Westrock Drive and Jerry Street
Applicant: Urban Edge Developers, Ltd.
Application Filed: March 4, 2005
Zoning: PD 717
Staff Recommendation: **Approval**, subject to the conditions listed in the docket
- (11) **S045-158**
(District 3)
(Gary)
Application to create one 2.87 acre lot from a tract of land in City Block 6598 on West Ledbetter Drive, between Walton Walker Blvd. and Altoona Drive
Applicant: Benito Reyna
Application Filed: March 4, 2005
Zoning: RR
Staff Recommendation: **Approval**, subject to the conditions listed in the docket

Individual Items

- (12) **S045-147**
(District 9)
(Cunningham)
- An application to create a 10 lot Shared Access & Community Unit Development on a 2.06 acre tract of land in City Block 2988 on Williamson Road, northwest of Huff Trail
Applicant: Chantilly Island Homes, J.V.
Application Filed: February 24, 2005
Zoning: R-7.5 (A), FP(R-7.5(A))
Staff Recommendation: **Denial**

Individual Items - Residential Replats

- (13) **S045-144**
(District 13)
(Scott)
- An application to adjust the lot line between Lots 10 and 11 to create one 1.015 acre lot and one 1.156 acre lot in City Block 6/5596 on Deloache Avenue and Hollow Way Road
Applicant: Andante Development, Inc. & Eric Frankfurt
Application Filed: February 23, 2005
Notices Mailed: March 7, 2005
Zoning: R-1ac.(A)
Staff Recommendation: **Approval**, subject to the conditions listed in the docket
- (14) **S045-149**
(District 11)
(Wilke)
- An application to replat all of Lot 1A in City Block A/7463 and part of Lot 11 in City Block 7463 to create one 0.5000 acre lot and one 0.9736 acre lot on Churchill Way at Grovedale Drive, northwest corner.
Applicant: Robert L. and Marcelle Woolfolk
Application Filed: February 25, 2005
Notices Mailed: March 7, 2005
Zoning: R-1/2(A), FP(R-1/2(A))
Staff Recommendation: **Approval**, subject to the conditions listed in the docket
- (15) **S045-151**
(District 7)
(Traylor)
- An application to replat all of Lot 1 in City Block 1/1730, lot 5 in City Block A/1730, lots 1 through 9 in City Block 2/1727 and all of Block 2/1730 into one 3.638 acre lot on Latimer Street and Romine Street, east corner.
Applicant: YMCA of Texas
Application Filed: February 25, 2005
Notices Mailed: March 7, 2005
Zoning: PDD No. 595 (R-5(A)) with SUP No. 442 (Institution of religious, charitable and philanthropic nature)
Staff Recommendation: **Approval**, subject to the conditions listed in the docket

Miscellaneous Docket

- M045-018**
Richard Brown
(CC District 14)
(Emmons)
A minor amendment to the development/landscape plan for Phase 2 of Planned Development District No. 517, south of Gaston Avenue, east of Abrams Road
Staff Recommendation: **Approval**
- M045-022**
Richard Brown
(CC District 11)
(Wilke)
A minor amendment to the development plan and landscape plan for Planned Development District No. 614 on the northwest corner of Beltline Road and Montfort Drive
Staff Recommendation: **Approval**
- D045-013**
Frank Dominquez
(CC District 14)
(Emmons)
A development plan for Hotel and Residential units within Planned Development No. 334 for Office and Related Uses on property bounded by Pearl Street, McKinney Avenue, Olive Street and Cedar Springs Road
Staff Recommendation: **Approval**
- D045-014**
Frank Dominquez
(CC District 14)
(Emmons)
A development plan for a mixed use development within Planned Development No. 619, northwest corner of Main Street and Akard Street
Staff Recommendation: **Approval**
- D045-015**
Frank Dominquez
(CC District 14)
(Emmons)
A development plan for a mixed use development within Planned Development No. 619, southwest corner of Elm Street and Akard Street
Staff Recommendation: **Approval**

Certificate of Appropriateness for Signs

Uptown Special Provision Sign District

- 0502281050**
Michael Finley
(CC District 14)
(Emmons)
An application for a Certificate of Appropriateness for the installation of a 736 square feet attached vinyl premise sign at 2215 Cedar Springs Road
Staff and SSDAC Recommendation: **Approval**
Applicant: Steve Benson

Downtown Special Provision Sign District

- 0502281113**
Michael Finley
(CC District 14)
(Emmons)
An application for a Certificate of Appropriateness for the installation of a 19.875 square feet aluminum and stainless steel monument building identification sign at 750 N. St. Paul Street
Staff and SSDAC Recommendation: **Approval**
Applicant: Warren Casteel

Zoning Cases - Consent

1. **Z045-160 (WE)**
Warren Ellis
(CC District 1)
(Vera)
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, on the northeast corner of Brandon Street and Ravinia Drive.
Staff Recommendation: **Approval**, subject to a development plan and recommended conditions
Applicant: Dallas Independent School District
Representative: Masterplan

2. **Z045-163 (WE)**
Warren Ellis
(CC District 5)
(Lee)
An application for a Specific Use Permit for a charter school on property zoned a CS-D-1 Commercial Service District with a D-1 Liquor Control Overlay, CR Community Retail District and a CR-D-1 Community Retail District with a D-7 Liquor Control Overlay on the south line of Lake June Road, west of Ridgewood Drive
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: Eagle Academies of Texas
Representative: A.C. Craig Resource Center

3. **Z045-174 (JA)**
Jim Anderson
(CC District 14)
(Emmons)
A Landmark Commission authorized hearing for an Historic Overlay for the Kalita Humphries Theater on property zoned Planned Development District No. 127 for a performing and center and related uses at 3636 Turtle Creek Drive, between Blackburn Street and Lemmon Avenue
Staff Recommendation: **Approval**, subject to preservation criteria
Landmark Commission Recommendation: **Approval**, subject to preservation criteria

4. **Z045-175 (JA)**
Jim Anderson
(CC District 1)
(Vera)
A Landmark Commission authorized hearing for an Historic Overlay for the Christ Episcopal Church on property zoned an MF-2(A) Multifamily District at 534 Tenth Street, southeast corner of Tenth and Llewellyn.
Staff Recommendation: **Approval**, subject to preservation criteria.
Landmark Commission Recommendation: **Approval**, subject to preservation criteria

5. **Z045-176 (RB)**
Richard Brown
(CC District 11)
(Wilke)
An application for an R-16(A) Single Family District on property zoned an R-1ac(A) Single Family District, south of the southeast radius of Masland Circle, west of Hillcrest Road
Staff Recommendation: Approval
Applicant: Greg Bender
Representative: Greg Bender
6. **Z045-181 (WE)**
Warren Ellis
(CC District 1)
(Vera)
An application for an NS(A) Neighborhood Service District on property zoned an MF-2(A) Multifamily District on the northwest corner of Marsalis Avenue and Twelfth Street
Staff Recommendation: Approval
Applicant: Dallas Independent School District
Representative: Masterplan
7. **Z045-182 (WE)**
Warren Ellis
(CC District 1)
(Vera)
An application for an RR Regional Retail District on property on property zoned Planned Development District No. 579 for a bus fueling station and light service facility on the southeast corner of Lancaster Avenue and Ninth Street
Staff Recommendation: Approval
Applicant: Dallas Independent School District
Representative: Masterplan

Zoning Cases – Under Advisement

8. **Z045-120 (MM)**
Maureen Meredith
(CC District 2 & 14)
(Strater & Emmons)
An application for (1) a Planned Development District for mixed uses to be known as the Baylor University Medical Center Area Special Purpose District; (2) the termination of Specific Use Permits Nos. 853, 673, and 1110; (3) the termination of Planned Development District No. 613 and a portion of Planned Development District No. 298 and Planned Development District No. 298-D, the Bryan Area Special Purpose District; and (4) the termination of deed restrictions on property zoned Planned Development District No. 298, Planned Development District 298-D, an MU-3 Mixed Use District, an MU-3-D Mixed Use District with a Dry Liquor Control Overlay, a P(A) Parking District, a CS Commercial Service District, an MF-2(A) Multifamily District, an LO-3 Limited Office District, an IM Industrial Manufacturing District, and a GO General Office District on property generally bounded by Live Oak Street, Haskell Avenue, Main Street and Exposition Street
Staff Recommendation: **Approval**, subject to a conceptual plan and staff's recommended conditions
Applicant: Baylor Health Care System
Representative: Robert Reeves, Robert Reeves & Assoc.
U/A From: February 24, 2005

9. [Z045-132 \(RB\)](#)
Richard Brown
(CC District 2)
(Strater)
- An application for an MU-3 Mixed Use District with removal of the D Dry Liquor Control Overlay on property zoned an LO-3-D Limited Office District with a Dry liquor Control Overlay with consideration being given to an MU-2 Mixed Use district with retention of the D Dry Liquor Control Overlay on the north corner of Washington Avenue and Worth Street
Staff Recommendation: **Approval** of an MU-2 Mixed Use District with retention of the D Dry Liquor Control Overlay in lieu of the applicant's request
Applicant: 606 Washington Limited; James M. Eidson-Manager, Owner
Representative: Kirk R. Williams
U/A From: January 20, 2005; February 10, 2005 and February 24, 2005
10. [Z045-140 \(MM\)](#)
Maureen Meredith
(CC District 14)
(Emmons)
- An application for a Planned Development District for TH-3(A) Townhouse District uses on property zoned a D(A) Duplex District, south of Winton Street, north of Ellsworth Avenue and west of McMillian Drive
Staff Recommendation: **Approval**, subject to a development plan and conditions
Applicant: Boulevard Builder, L.L.C.
Representative: Masterplan
U/A From: January 27, 2005 and February 24, 2005
11. [Z045-147 \(WE\)](#)
Warren Ellis
(CC District 11)
(Wilke)
- An application for an amendment to, and an expansion of, Planned Development District No. 368 for a private school and child-care facility and for termination of Specific Use Permit No. 1061 for a private school and child-care facility on property zoned Planned Development District No. 368 and an R-16(A) Single Family District on the south side of Churchill Way, east of Preston Road
Staff Recommendation: **Approval**, subject to a development plan and staff's recommended conditions and **approval** of the termination of SUP No. 1061
Applicant: The St. Alcuin Montessori School
Representative: William H. Dahlstrom
U/A From: February 3, 2005 and February 24, 2005

Zoning Cases – Individual

12. [Z034-319 \(MF\)](#)
Michael Finley
(CC District 8)
(Brandon)
A City Plan Commission authorized hearing to determine proper zoning on property zoned an R-7.5(A) Single Family District, an R-5(A) Single Family District, an MF-2(A) Multifamily District, an MH(A) Mobile Home District, a CR Community Retail District and Planned Development District No. 694 for a Community Center, on Simpson Stuart Road, Lancaster Road, Givendale Road, Barbee Boulevard, Persimmon Road and Tracy Road. Consideration will be given to an R-5(A) Single Family District on a portion of the area zoned an R-7.5(A) Single Family District
Staff Recommendation: **Approval**, of an R-5(A) Single Family District on that area described as being bounded by and including properties on either side of Kemrock Drive, Tracy Road and Kavasara Drive currently zoned an R-7.5(A) Single Family District. No change is recommended for the remainder of the authorized area

13. [Z045-161 \(RB\)](#)
Richard Brown
(CC District 2)
(Strater)
An application for a Planned Development District for TH-3(A) Townhouse District Uses on property zoned a CR Community Retail District, on the southeast corner of Belmont Avenue and Summit Avenue. Consideration will also be given to the granting of a TH-3(A) Townhouse District
Staff Recommendation: Approval of a TH-3(A) Townhouse District in lieu of the applicant's request.
Applicant: ENCORE-WAM #1, L.P., Owner
Representative: Dallas Cothrum

14. [Z045-169 \(NB\)](#)
Nathaniel Barnett
(CC District 2 & 14)
(Strater & Emmons)
A City Plan Commission authorized hearing to consider proper zoning on property zoned Planned Development District No. 298, the Bryan Area Special Purpose District, in an area generally bound by Roseland to the north, Fitzhugh to the east, Gaston to the south and Good Latimer and Central Expressway to the west with consideration given to amending development standards and sub-district boundaries
Staff Recommendation: **Approval**

15. [Z045-171 \(DW\)](#)
David Whitley
(CC District 6)
(Estrada)
An application for an IM Industrial Manufacturing District on property zoned an IR Industrial Research District, east of Goodnight Lane, north of Lombardy Lane
Staff Recommendation: **Denial**
Applicant: Jason Lewis

16. [Z045-179 \(RB\)](#)
Richard Brown
(CC District 12)
(Perkett)
- An application for a CH Clustered Housing District on property zoned an CR Community Retail District on the north line of Frankford Road, west of Hillcrest Road, and the west alignment of Hillcrest Road, north of Frankford Road. Additionally, the applicant is requesting the termination of existing deed restrictions that prohibit multifamily uses and limit dwelling unit density to nine dwelling units per acre
Staff Recommendation: **Denial**
Applicant: Windsor Homes and Development
Representative: John L. Boone

Landmark Commission Appeal

Peak's Suburban Historic District

- Leif Sandberg
(CC District 2)
(Strater)
- An appeal of the decision of the Landmark Commission to deny a Certificate of Appropriateness in the Peak's Suburban Historic District at 4834 Gaston Avenue
Staff Recommendation: **Denial** of the appeal

Authorization of Public Hearings

- David Cossum
(CC District 2)
(Strater)
- Consideration of authorization of a hearing to consider amendments to the Deep Elum/Near East Side Sign District in an area generally bound by the old Union Pacific rail right-of-way to the north, Parry Avenue to the east, 2nd Avenue and Interstate 30 to the south and Interstate 45/Julius Schepps Freeway to the west. This is a hearing to consider the request to authorize the hearing and not the consideration of amendments to the sign district at this time

Other Matters

Minutes: March 10, 2005

Adjournment