



CITY OF DALLAS

CITY PLAN COMMISSION  
Thursday, April 14, 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  
Richard Brown, Principal Planner

**SUBDIVISION REVIEW COMMITTEE:** City Council Chambers at 9:00 a.m. to consider Item (9), S045-182

**BRIEFINGS:**

Neighborhood Stabilization Overlay (DCA045-009)  
Janet Tharp

Downtown Special Provision Sign District Amendments (SPSD 045-005)  
David Cossum

Deep Ellum Special Provision Sign District Amendments (SPSD 045-007)  
David Cossum

Subdivision Docket  
Zoning Docket

**PUBLIC HEARINGS:**

Subdivision Docket Planner: Paul Nelson

Consent Agenda – Preliminary Plats

- (1) **S034-351R2**  
(District 8)  
(Brandon)  
An application to revise a previously approved 86 lot single family subdivision from a 19.7 acre tract of land in City Block 6045 by reducing the total number of lots in the subdivision from 86 to 85; and to redesign the lots and street lying contiguous to the west line of Westmoreland Road, north of Camp Wisdom Road  
Applicant: Gary R. Graff & Stanley V. Graff, Irrevocable Trust  
Application Filed: March 18, 2005  
Zoning: R-7.5(A)  
Staff Recommendation: **Approval**, subject to the conditions listed in the docket

- (2) **S045-173**  
(District 14)  
(Emmons)
- An application to replat part of Lots 9 and 10 in City Block 36/1576 to create two lots with a mutual access easement from a 0.1265 acre tract of land on Wycliff Avenue, northwest of Holland Avenue  
Applicant: Perry Homes  
Application Filed: March 16, 2005  
Zoning: PDD No. 193(MF-2)  
Staff Recommendation: **Approval**, subject to the conditions listed in the docket
- (3) **S045-174**  
(District 14)  
(Emmons)
- An application to replat part of Lots 9 and 10 and all of Lots 6, 7, and 8 in City Block 36/1576 to create an 18 Lot Shared Access Area Development from a 0.7918 acre tract of land on Holland Avenue at Wycliff Avenue, east corner  
Applicant: Perry Homes  
Application Filed: March 16, 2005  
Zoning: PDD No. 193(MF-2)  
Staff Recommendation: **Approval**, subject to the conditions listed in the docket
- (4) **S045-175**  
(District 2)  
(Strater)
- An application to create an 11 lot residential subdivision, on a 0.61 acre tract of land in City Block 8/2072 on Belmont Avenue and Summit Avenue, southeast corner  
Applicant: Oscar Ponder  
Application Filed: March 18, 2005  
Zoning: CR/MD-1 (zoning change to a PDD is pending)  
Staff Recommendation: **Approval**, subject to the conditions listed in the docket
- (5) **S045-177**  
(District 7)  
(Traylor)
- An application to create one, 4.02 acre lot from a tract of land in City Block 6125 on Dixon Avenue at Wullschleger St.  
Applicant: Brothers, Ink. LLC  
Application Filed: March 21, 2005  
Zoning: MF-1(A); zoning change to CR pending (Z045-125)  
Staff Recommendation: **Approval**, subject to the conditions listed in the docket
- (6) **S045-179**  
(District 14)  
(Emmons)
- An application to revise a previously approved and recorded plat to make minor lot line adjustments to Lots 11A, 11B, 11C, 11D, and 11E in City Block H/573 on Thomas Avenue at Worthington Avenue, east corner  
Applicant: Lexington State Thomas, LLC  
Application Filed: March 22, 2005  
Zoning: PDD 225, Subzone IIa  
Staff Recommendation: **Approval**, subject to the conditions listed in the docket

- (7) **S045-180**  
(District 8)  
(Brandon)  
An application to create a 14 single family lots from a 5.0243 acre tract of land in City Block 8831 on Seagoville Road at Casa Grande Street  
Applicant: Enfrid E. Eriksson  
Application Filed: March 23, 2005  
Zoning: R-10(A)  
Staff Recommendation: **Approval**, subject to the conditions listed in the docket
- (8) **S045-181**  
(District 8)  
(Brandon)  
An application to create a 45 lot single family subdivision from a 9.864 acre tract of land in City Block 8825 on Seagoville Road northwest of Edd Road  
Applicant: Enfrid E. Eriksson  
Application Filed: March 23, 2005  
Zoning: R-7.5(A)  
Staff Recommendation: **Approval**, subject to the conditions listed in the docket

Individual Item – Residential Replat

- (10) **S045-176**  
(District 8)  
(Brandon)  
An application to replat Lot 18 into two 10,250 square foot lots in City Block D/7587 between Winterset Avenue and Beckley View Avenue  
Applicant: Jorge Ramirez Conojo  
Application Filed: March 18, 2005  
Notices Mailed: March 28, 2005  
Zoning: R-7.5(A)  
Staff Recommendation: **Approval**, subject to the conditions listed in the docket

Miscellaneous Docket

- M045-015**  
Richard Brown  
(CC District 13)  
(Scott)  
A minor amendment to the site plan and landscape plan for Specific Use Permit No. 1550, for a Medical clinic and ambulatory surgical center, on the west line of North Central Expressway, north of Park Lane  
Staff Recommendation: **Denial**
- M045-023**  
Richard Brown  
(CC District 5)  
(Lee)  
A minor amendment to the site plan for Specific Use Permit No 1382, for a Processing use, east of South Central Expressway and south of River Oaks Road  
Staff Recommendation: **Approval**

**M045-025**  
Richard Brown  
(CC District 10)  
(Avery)

A minor amendment to the Area D development plan for Planned Development District No. 702 for CR Community Retail District Uses, MF-2(A) Multifamily District Uses, TH-3(A) Townhouse District Uses, a Private recreation center, club, or area, and Private streets, on the east line of Abrams Road, south of Forest Lane

Staff Recommendation: **Approval**

**M045-028**  
Richard Brown  
(CC District 13)  
(Scott)

A minor amendment to development plan for Planned Development District No. 453 for Hospital and Related Uses and certain Retail and Personal Service Uses on the southwest and southeast corners of Greenville Avenue and Walnut Hill Lane

Staff Recommendation: **Approval**

**Z034-112 (MJF/DW)**  
David Whitley  
(CC District 2)  
(Strater)

Site plan and conditions submittal in conjunction with an application for a Specific Use Permit for a Refuse Transfer Station on property zoned an IM Industrial Manufacturing District, on the northeast side of Childs Street, east of Pontiac Street, south of Cedar Crest Boulevard

Staff Recommendation: **Approval**

**Z045-161(RB)**  
(Richard Brown  
(CC District 2)  
(Strater)

Development plan, landscape plan and conditions for City Plan Commission approval for a Planned Development District zoned TH-3(A) Townhouse District Uses, on the southeast corner of Belmont Avenue and Summit Avenue.

Staff Recommendation: **Approval**

Zoning Cases - Consent

1. **Z045-184 (WE)**  
Warren Ellis  
(CC District 14)  
(Emmons)

An application for a Specific Use Permit for an Alcoholic Beverage Establishment use for a bar lounge, tavern on property zoned Planned Development District No. 619 for mixed uses, bounded by Lane Street, Jackson Street, Browder Street and Commerce Street.

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

Applicant/Representative: Michael Bratcher

2. **Z045-189 (MM)**  
Maureen Meredith  
(CC District 5)  
(Lee)

An application for a Specific Use Permit for an Open Enrollment Charter School on property zoned an NS(A) Neighborhood Service District and an R-7.5(A) Single Family District, on the southwest corner of the intersection of Ann Arbor Avenue and Fernwood Avenue  
Staff Recommendation: **Approval** for a three-year period, with eligibility for automatic renewals for additional five-year periods, subject to a site plan and conditions.  
Applicant: The Children First Elementary Academy  
Representative: Dr. Claudis R. Allen
3. **Z045-193 (RB)**  
Richard Brown  
(CC District 3)  
(Gary)

An application for a Specific Use Permit for the placement of fill material on property zoned Planned Development District No. 599 for MF-1(A) Multifamily District Uses, south of the south line of Clarkridge Drive, east of Clark Road.  
Staff Recommendation: **Approval** for a period ending two months after passage of the ordinance granting the use, subject to a site plan and conditions  
Applicant: Wildwood Development-Jack Gaubert  
Representative: Richard Laird
4. **Z045-194 (RB)**  
Richard Brown  
(CC District 1)  
(Vera)

An application to create a new subarea within the Area 2 portion of Planned Development District No. 316, the Jefferson Area Special Purpose District, to permit an Open-enrollment charter school by Specific Use Permit, and an application for the requested Specific Use Permit, on the north line of Twelfth Street, between Madison Avenue and Bishop Street.  
Staff Recommendation: **Approval**, of a new subarea within the Area 2 portion of Planned Development District No. 316, and approval of a Specific Use Permit for an Open-enrollment charter school for a ten-year period, with eligibility for automatic renewal for additional ten-year periods, subject to a site plan and conditions.  
Applicant: Texas Can!/Dallas Can! Academy  
Representative: William S. Dahlstrom
5. **Z045-199 (WE)**  
Warren Ellis  
(CC District 8)  
(Brandon)

An application for a Specific Use Permit for an Accessory Community Center (private) and a pool facility on property zoned a CH Clustered Housing District, on the south line of Camp Wisdom Road at Manitoba Street  
Staff Recommendation: **Approval**, for a fifteen-year period with eligibility for automatic renewals for additional fifteen year periods, subject to a site plan and conditions  
Applicant: Southwest Housing Acquisition Corporation  
Representative: Karl Crawley, Masterplan

Zoning Cases – Under Advisement

6. **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 and March 24, 2005
7. **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 the D Liquor Control Overlay on the north corner of Washington Avenue and Worth Street with consideration being given to an MU-2 Mixed Use District with retention of the D Dry Liquor Control Overlay
- 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; February 24, 2005 and March 24, 2005

- A. **Z034-296 (MM)**  
Maureen Meredith  
(CC District 13)  
(Scott)  
An application for the amendment and expansion of Planned Development District No. 504 for a Private School and R-16(A) Single Family District uses on property zoned Planned Development District No. 504 and an R-16-(A) Single Family District located on the southeast corner of Midway Road and Northaven Road  
Staff Recommendation: **Approval**, subject to a development plan and staff's conditions  
Applicant: Good Shepherd Episcopal School  
Representative: Coker Company  
U/A From: April 7, 2005
- B. **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 Planned Development District 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; March 10, 2005 and April 7, 2005.
- C. **Z045-151 (RB)**  
Richard Brown  
(CC District 14)  
(Emmons)  
An application for an amendment to and expansion of Specific Use Permit No. 1374 for a Public school, which includes before and after school care, on property zoned Conservation District No. 6, the Hollywood/Santa Monica Conservation District, on the northeast corner of Tension Memorial Road and Lindsley Drive. Consideration will also be given to amending the permitted use from a Public school to an Open-enrollment charter school and/or private school.  
Staff Recommendation: **Approval**, subject to staff's recommended revised site/landscape plan and conditions.  
Applicant: Neighbors United for Quality Education  
Representative: Chuck Russell  
U/A From: April 7, 2005
- D. **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  
U/A From: March 24, 2005 and April 7, 2005

Zoning Cases – Individual

8. [Z034-176 \(NB\)](#) Nathaniel Barnett  
(CC District 3)  
(Gary)
- A City Plan Commission authorized hearing to determine the proper zoning on property zoned an R-7.5(A) Single Family District and a small portion of Conservation District No. 1, the King's Highway Conservation District, generally bounded by Interstate 30, Sylvan Avenue, Stewart Drive and Plymouth Road, with consideration being given to a new Conservation District.
- Staff Recommendation: **Approval**

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Other Matters

Minutes: April 7, 2005

Adjournment