



CITY OF DALLAS

CITY PLAN COMMISSION
Thursday, May 5, 2005

BUS TOUR	DCA 045-009	10:30 a.m.
BRIEFINGS:	5ES	Following bus tour
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: Paul Nelson

Consent Agenda – Preliminary Plats

- (1) **S045-187R**
(District 8)
(Brandon)
An application to create a 174 lot Community Unit Development from a 34.89 acre tract of land in City Block 8779 on IH-20 at Haymarket Road, Northwest corner
Applicant: Wildwood Development Co., Ltd.
Application Filed: April 12, 2005
Zoning: R-7.5(A)
Staff Recommendation: **Approval**, subject to the conditions listed in the docket

- (2) **S045-197**
(District 2)
(Strater)
An application to create one, 1.039 acre lot and one 1.126 acre lot from a part of City Blocks 394, C/374, C/369, F/395, D/395, and part of abandoned N. Field St., Olin Street Welborn St., Alamo St. and Payne St. fronting on N. Houston St. between Payne St., Wichita St.
Applicant: The Hanover Company
Application Filed: April 6, 2005
Zoning: PDD No. 582 (Victory Development)
Staff Recommendation: **Approval**, subject to the conditions listed in the docket

- (3) **S045-198**
(District 14)
(Emmons)
An application to replat Lots 1 and 2 in City Block 31/1572 to create a 0.367 acre Lot on Knight Street at Holland Avenue, north corner
Applicant: Len-Mac Stone Dev., L.P.
Application Filed: April 12, 2005
Zoning: PDD No. 193(MF-2)
Staff Recommendation: **Approval**, subject to the conditions listed in the docket
- (4) **S045-199**
(District 3)
(Gary)
An application to create an 89 lot residential subdivision on a 15.537 acre tract of land in City Blocks 8593, 8594, 8495 and 8497 on Clarkwood Drive and Clarkridge Drive, east of Clark Road
Applicant: Wildwood Development Co. 1 Ltd.
Application Filed: April 12, 2005
Zoning: PDD No.599 (MF-1 development standards)
Staff Recommendation: **Approval**, subject to the conditions listed in the docket
- (5) **S045-200**
(District 5)
(Lee)
An application to create one, 6.40 acre lot from a tract of land in City Block 6756 on St. Augustine Road south of Bluffcreek Drive
Applicant: St. Augustine Estates Apartments, LP
Application Filed: April 12, 2005
Zoning: MF-2(A) & CR-D-1
Staff Recommendation: **Approval**, subject to the conditions listed in the docket

Individual Item – Residential Replat

- (6) **S045-186R**
(District 8)
(Brandon)
An application to create a 237 lot Community Unit Development subdivision from a 53.112 acre tract of land in City Block 7806, 7807, 7812 and 7845 between Prairie Creek Road and St. Augustine Road, south of Fireside Drive
Applicant: Wildwood Development Company
Application Filed: April 12, 2005
Zoning: R-7.5(A)
Staff Recommendation: **Approval**, subject to the conditions listed in the docket

Miscellaneous Docket

- M045-011**
Richard Brown
(CC District 8)
(Brandon)
A minor amendment to the development plan for a Hospital and Related Uses of Planned Development District No. 464, on the southeast corner of Wheatland Road and Bolton Boone Drive
Staff Recommendation: **Denial**

- M045-026**
Richard Brown
(CC District 3)
(Gary)
A minor amendment to the development plan for property within the Subdistrict B portion of the North Subdistrict of Planned Development District No. 521, on the west line of Mountain Creek Parkway, North of IH 20
Staff Recommendation: **Approval**
- M045-027**
Richard Brown
(CC District 7)
(Traylor)
A minor amendment to the development plan and landscape plan of Planned Development District No. 490, on the southeast corner of Ferguson Road and Peavy Road
Staff Recommendation: **Approval**
- D045-019**
Jennifer Pitner
(CC District 2)
(Strater)
A development plan for Multifamily, Restaurant/Bar and Retail within Planned Development District No. 582, the Victory Planned Development District, on the northeast corner of Houston Street and Wichita Street.
Staff Recommendation: **Approval**
- Z045-192 (MM)**
Maureen Meredith
(CC District 4)
(Marshall)
Revised deed restrictions, specific use permit conditions, and site plan submitted in conjunction with an application for a CS Community Service District and Specific Use Permit for a commercial bus station and terminal, on the south side of Military Parkway, east of Buckner Boulevard.
Staff Recommendation: **Approval**

Zoning Cases - Consent

1. **Z045-145 (WE)**
Warren Ellis
(CC District 6)
(Estrada)
An application for a Planned Development District for a public school other than an open-enrollment charter school and R-10(A) Single Family District uses on property zoned an R-10(A) Single Family District and an R-7.5(A) Single Family District on the southeast corner of Webb Chapel Road and Walnut Hill Lane.
Staff Recommendation: **Approval**, subject to a development plan and conditions.
Applicant: Dallas Independent School District
Representative: Masterplan
2. **Z045-183 (WE)**
Warren Ellis
(CC District 1)
(Vera)
An application to create a new Subarea for retail uses within Subarea 1b of Planned Development District No. 316, the Jefferson Area Special Purpose District, on the south line of Jefferson Boulevard, west of Van Buren Avenue
Staff Recommendation: **Approval**, subject to a revised development, landscape plan and conditions
Applicant: III M Partners, Ltd.
Representative: Oswaldo Cajos

Zoning Cases – Under Advisement

- A. **Z045-139 (WE)**
Warren Ellis
(CC District 6)
(Estrada)
An application for an IM Industrial Manufacturing District and a Specific Use Permit for potentially incompatible industrial uses with outside storage on property zoned an IR Industrial Research District, on the west side of Spangler Road, between Ryan Road and Walnut Hill Lane.
Staff Recommendation: Denial
Applicant: Weir Brothers Partners
Representative: Al Weir
U/A From: April 28, 2005
- B. **Z045-204 (DW)**
David Whitley
(CC District 2)
(Strater)
An application for an NS(A) Neighborhood Service District and a Specific Use Permit for a motor vehicle fueling station on property zoned an R-7.5(A) Single Family District, on the south corner of Denton Drive and Lovedale Avenue.
Staff Recommendation: Denial
Applicant/Representative: Jesus R. Aranda
U/A From: April 28, 2005

Zoning Cases - Individual Item

4. **Z045-190 (MM)**
Maureen Meredith
(CC District 2)
(Strater)
An application for a Planned Development Subdistrict for Multiple-family uses within Planned Development District No. 193, the Oak Lawn Special Purpose District, on property zoned an MF-2 Multiple-family Subdistrict within Planned Development District No. 193, an area generally bounded by Hershel Avenue, Dickason Avenue, Wycliff Avenue, and Hartford Street.
Staff Recommendation: Approval, subject to a conceptual plan and conditions.
Applicant: Alliance Realty Partners, L.L.C.
Representative: Karl Crawley, Masterplan

Other Matters

Minutes: April 28, 2005

Adjournment