



CITY OF DALLAS

CITY PLAN COMMISSION
Thursday, July 14, 2005

BRIEFINGS:	5ES	10:30 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
David Whitley, Principal Planner

SUBDIVISION REVIEW COMMITTEE: 9:45 A.M. in 5ES to consider Item 15 S045-254

BRIEFINGS:

Comprehensive Plan Status Update
Peer Chacko

Subdivision Docket
Zoning Docket

PUBLIC HEARINGS:

Subdivision Docket Planner: Paul Nelson

Consent Agenda – Preliminary Plats

- (1) **S045-244**
(District 2)
(Strater)
- An application to replat Lots 11 thru 20 in City Block 10/1616 into one 1.7196 acre lot; and to replat Lots 1 thru 6 and part of Lot 7 and all of Lots 14 thru 18 in City Block 11/1616 into one 2.0533 acre lot on Dickason Avenue between Wycliff Avenue and Herschel Avenue
Applicant: Alliance Realty Partners, LLC
Application Filed: June 15, 2005
Zoning: PDD #193(MF-2)
Staff Recommendation: **Approval**, subject to the conditions listed in the docket

- (2) **S045-246**
(District 7)
(Traylor)
- An application to replat part of City Block 6091 into a 0.946 acre lot in City Block 6091 on E. Illinois Avenue at Bonnie View Road, northwest corner
Applicant: Mostafa Setayesh
Application Filed: June 15, 2005
Zoning: CR
Staff Recommendation: **Approval**, subject to the conditions listed in the docket
- (3) **S045-250**
(District 8)
(Brandon)
- An application to create a 3.26 acre Lot from a tract of land in City Block 8839 on Old Lawson Road northeast of Lasater Road
Applicant: Lawson Road Baptist Church
Application Filed: June 16, 2005
Zoning: CR
Staff Recommendation: **Approval**, subject to the conditions listed in the docket
- (4) **S045-251**
(District 8)
(Brandon)
- An application to create one 0.75 acre lot and one 0.58 acre lot from a 1.33 acre tract of land in City Block 7555 on S. Hampton Road between Kirnwood Dr. and Camp Wisdom Rd.
Applicant: Deborah Dennis
Application Filed: June 16, 2005
Zoning: R-7.5(A)
Staff Recommendation: **Approval**, subject to the conditions listed in the docket
- (5) **S045-253**
(District 2)
(Strater)
- An application to create one 7.596 acre Lot in City Block A/6061 on Mockingbird Lane and Harry Hines Blvd.
Applicant: Hines 68, LP
Application Filed: June 17, 2005
Zoning: MU-3
Staff Recommendation: **Approval**, subject to the conditions listed in the docket
- (6) **S045-255**
(District 14)
(Emmons)
- An application to replat a 0.3696 acre tract of land containing Lots 1 and 16 in City Block P/582 to create a 9 lot Shared Access Development single family residential subdivision on Hugo Street, southwest of Hall Street
Applicant: Leeds Development Co.
Application Filed: June 21, 2005
Zoning: PDD #225, Subarea IIB (Hi-rise office/residential)
Staff Recommendation: **Approval**, subject to the conditions listed in the docket

- (7) **S045-257**
(District 11)
(Wilke)
An application to create a 5.257 acre lot from a tract of land within City Block 7437 on Preston Road between IH-635 and Dilbeck Lane
Applicant: LA Fitness International Texas, LP
Application Filed: June 21, 2005
Zoning: PD #16 Retail uses
Staff Recommendation: **Approval**, subject to the conditions listed in the docket
- (8) **S045-258**
(District 2)
(Strater)
An application to replat Lots 3 and 4 in City Block A/1468 into one 0.5254 acre lot from on Ross Avenue at Moser Avenue, north corner
Applicant: Ross Avenue Baptist Church
Application Filed: June 21, 2005
Zoning: CR
Staff Recommendation: **Approval**, subject to the conditions listed in the docket
- (9) **S045-262**
(District 2)
(Strater)
An application to replat Lots 1 thru 5 and part of Lot 6 in City Block A/441 into one 0.752 acre lot on W. Griffin Street at S. Akard Street
Applicant: Presideo Investments, LLC & Win Win Services Inc.
Application Filed: June 21, 2005
Zoning: PDD #317, Subarea 3
Staff Recommendation: **Approval**, subject to the conditions listed in the docket

Consent Agenda – Minor Amending Plats

- (10) **S045-178**
(District 14)
(Emmons)
An application to amend the recorded plat of Lots 13A and 14A by removing 9.8 feet from Lot 14A and adding it to Lot 13A in City Block B/2024 on Blackburn Street at Turtle Creek Drive
Applicant: Thomas & Louise Davis
Application Filed: June 21, 2005
Zoning: PDD #193(R-7.5)
Staff Recommendation: **Approval**, subject to the conditions listed in the docket
- (11) **S045-261**
(District 13)
(Scott)
An application to amend the recorded plat to relocate the lot line between Lots 1 and 2 in City Block 12/5654 on Glen Falls Lane and Devonshire Drive, southwest corner
Applicant: Anthony & Denise Villani & Karen Bradshaw
Application Filed: June 21, 2005
Zoning: R-16(A)
Staff Recommendation: **Approval**, subject to the conditions listed in the docket

Individual Items – Residential Replats

- (12) **S045-247**
(District 11)
(Wilke)
- An application to replat Lots 6A and 7A in City Block F/7463 into one, 23,291 square foot lot on Lake Edge Drive at Park Forest Drive, northeast corner
Applicant: Forest/Hillcrest Partners, LP
Application Filed: June 15, 2005
Zoning: PD 381, single family
Notices sent: June 24, 2005
Staff Recommendation: **Approval**, subject to the conditions listed in the docket
- (13) **S045-248**
(District 3)
(Gary)
- An application to replat Lots 89C, 89D, 89E and 89F in City Block F/7463 containing 1.5567 acres into 7 lots ranging in size from 9,000 square foot to 12,023 square feet in size on 6105 Challedon Lane at Cavalcade Drive, northwest corner
Applicant: Walker Morris
Application Filed: June 15, 2005
Zoning: R-7.5(A)
Notices sent: June 24, 2005
Staff Recommendation: **Approval**, subject to the conditions listed in the docket
- (14) **S045-249**
(District 8)
(Brandon)
- An application to replat part of Lot 1 and all of Lots 1A and 1B in City Block 1/5829 into one, 13,481.95 square foot lot on Scottsdale Avenue north of Military Parkway
Applicant: Abel and Flory Chagoya
Application Filed: June 15, 2005
Zoning: R-7.5(A)
Notices sent: June 24, 2005
Staff Recommendation: **Approval**, subject to the conditions listed in the docket
- (15) **S045-254**
(District 2)
(Strater)
- An application to replat a 0.4786 acre tract of land containing Lots 9, 10 and 11 in City Block 22/1227 into 3 lots on Fitzhugh Ave. at Garland Ave., north corner
Applicant: Jamie Huerta
Application Filed: June 20, 2005
Zoning: PD 134, single family
Notices sent: June 24, 2005
Staff Recommendation: **Approval**, subject to the conditions listed in the docket

- (16) **S045-256**
(District 3)
(Gary)
- An application to replat Lot 5 and part of Lot 6 in City Block 5220 into one 0.86 acre lot on the east line of Sylvan Avenue north of Evergreen Hills
Applicant: Rick and Margaret Faust
Application Filed: June 21, 2005
Zoning: R-7.5(A)
Notices sent: June 24, 2005
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 Planned Development District No. 464, for a Hospital and Related Uses on the southeast corner of Wheatland Road and Bolton Boone Drive.
Staff Recommendation: **Approval**

- D045-024**
Frank Dominquez
(CC District 3)
(Gary)
- A development plan for Planned Development No. 599, on property bounded by Clark Road, Clarkridge Drive, Clark Springs Drive and Clarkwood Drive.
Staff Recommendation: **Approval**

- D045-025**
Frank Dominquez
(CC District 12)
(Perkett)
- A development plan and landscape plan for Planned Development District No. 695 for R-7.5(A) Single family district uses and a retirement housing community, on the southeast corner of Coit Road and Frankford Road.
Staff Recommendation: **Approval**

- D045-027**
Frank Dominquez
(CC District 11)
(Wilke)
- A development plan for Planned Development District No. 713, on the northeast corner of Noel Road and Alpha Road.
Staff Recommendation: **Approval**

Miscellaneous Docket - Under Advisement

- M045-035**
Richard Brown
(CC District 2)
(Strater)
- A minor amendment to the development plan for Planned Development District No. 518, for a Hospital and Related Uses on the south corner of Maple Avenue and Oak Lawn Avenue.
Staff Recommendation: **Approval**
U/A From: June 23, 2005

Thoroughfare Amendment – Under Advisement

Keith Manoy
(CC District 14)
(Emmons)

An amendment to the CBD Streets and Vehicular Circulation Plan to change the right of way of Flora Street from Jack Evans Street to Routh Street from 100 feet to 98 feet of right of way; to delete Jack Evans Street from Woodall Rodgers to Flora Street; to designate Routh Street from Ross Avenue to San Jacinto Street as six lane roadway within 96 feet right-of-way; and to designate Routh Street from San Jacinto to Central Expressway as a five lane divided roadway within 96 feet right-of-way.

Staff Recommendation: **Approval**

Transportation Committee: **Approval** of staff's recommendation.

U/A From: June 9, 2005

Zoning Cases – Consent

1. **Z045-235 (RB)**
Richard Brown
(CC District 2)
(Strater)

An application for an MU-2 Mixed Use District on property zoned an IM Industrial Manufacturing District on the northwest line of Stutz Avenue, southwest of Maple Avenue.

Staff Recommendation: **Approval**, subject to: 1) deed restrictions volunteered by the applicant and 2) an avigation easement, release, indemnification and disclosure agreement volunteered by the applicant.

Applicant: Stutz Road Partners II, L.P.

Representative: Karl Crawley

2. **Z045-236 (WE)**
Warren Ellis
(CC District 13)
(Scott)

An application for an amendment to Planned Development District No. 692 for a public school other than an open enrollment charter school and MF-1(A) Multifamily District uses to allow a youth and family center use on the south line of Fair Oaks Avenue, east of Pineland Drive.

Staff Recommendation: **Approval**, subject to staff's recommended conditions.

Applicant: DISD

Representative: Masterplan

3. **Z045-238(WE)**
Warren Ellis
(CC District 7)
(Traylor)

An application for an amendment to Specific Use Permit No. 1501 for a private recreation center, club, or area to allow a private school on property zoned an R-7.5(A) Single Family District and an A(A) Agricultural District on the south side of Samuell Boulevard, east of Buckner Boulevard (Loop 12).

Staff Recommendation: **Approval**, subject to a site plan and conditions

Applicant: First Baptist Academy

Representative: Kent Jones

Zoning Cases – Under Advisement

4. **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, east of R.L. Thornton Freeway, west of Beckley Avenue.
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 and June 2, 2005

5. **Z045-230 (MM)**
Maureen Meredith
(CC District 9)
(Cunningham)
An application for a Specific Use Permit for a tower/antenna for cellular communication on property zoned an MF-2(A) Multifamily District, on the south corner of the intersection of Ridgecrest Road and Hemlock Avenue
Staff Recommendation: **Denial**
Applicant: T-Mobile
Representative: John Rooney, J.P. Grace & Company, L.L.C.
U/A From: June 23, 2005

6. **Z045-220 (RB)**
Richard Brown
(CC District 3)
(Gary)
An application for a Planned Development District for Single Family Uses, Private streets, and an Accessory community center (private) use on property zoned an A(A) Agricultural District on the southwest corner of Clark Road and Panavision Trail
Staff Recommendation: **Denial**
Applicant: Wilbow Corporation, Inc.
Representative: Jonathan Vinson
U/A From: June 23, 2005

7. **Z045-232 (JP)**
Jennifer Pitner
(CC District 14)
(Emmons)
An application for a TH-2(A) Townhouse District on property zoned an R-10(A) Single Family District on the south side of Northwest Highway, west of Midway Road
Staff Recommendation: **Approval**
Applicant: Kween and Michonne Baker
U/A From: June 23, 2005

Zoning Cases - Individual Items

8. **Z045-168 (DW)**
David Whitley
(CC District 14)
(Emmons)
- An application for a Planned Development Subdistrict for GR General Retail Uses within Planned Development District No. 193, the Oak Lawn Special Purpose District and to amend Planned Development District No. 305 to create a new Subdistrict C-1, on property zoned a GR General Retail Subdistrict within Planned Development District No. 193 and Subdistrict C within Planned Development District No. 305, on the west corner of McKinney Avenue and Haskell Avenue.
Staff Recommendation: **Approval**, of a revised development/landscape plan, in lieu of the requested planned development subdistricts.
Applicant: DISD
Representative: Masterplan
9. **Z045-243 (DW)**
David Whitley
(CC District 14)
(Emmons)
- An application to amend Planned Development Subdistrict No. 59 within Planned Development District No. 193, the Oak Lawn Special Purpose District, to create a new tract to provide for reduced setbacks on the northwest corner of Throckmorton Avenue and Wycliff Avenue.
Staff Recommendation: **Approval**, subject to staff's recommended conditions and revised development plan.
Applicant: Omar and Miassar Hashem
Representative: James Casper

Development Code Amendment

- DCA 045-011**
David Cossum
- A proposal to amend Chapter 51A of the Dallas Development Code, Article VII, "Sign Regulations," to address kiosk signs that are part of a city sponsored way finding and street amenity program, standardized parking signs that are part of a city parking program and to revise the regulations regarding unity agreement signs.

Landmark Commission Appeal

Winnetka Heights Historic District

- Leif Sandberg
(CC District 3)
(Gary)
- An appeal of the decision of the Landmark Commission to deny a Certificate of Appropriateness (CA045-331(JA)) in the Winnetka Heights Historic District at 412 N. Clinton.
Staff Recommendation: **Denial**

Authorization of Hearing

(CC District 2 & 14)
(Strater & Emmons) Consideration of authorization of a public hearing to determine the proper zoning on property zoned Planned Development District No. 97, on property bounded by Fitzhugh Avenue, Junius Street, Dumas Street, Henderson Avenue and Reiger Avenue with consideration given to amending the Planned Development District by incorporating Chapter 51A standards for Handicapped Group Dwelling Unit use.

(CC District 2)
(Strater) Consideration of authorization of a public hearing to determine proper zoning on property zoned Planned Development District No. 98, on property bounded by Carroll Avenue, Worth Street, Fitzhugh Avenue and Reiger Avenue with consideration given to amending the Planned Development District by incorporating Chapter 51A standards for Handicapped Group Dwelling Unit use.

(CC District 2)
(Strater) Consideration of authorization of a public hearing to determine proper zoning on property zoned Area 5 within Planned Development District No. 465, on the southwest corner of Lee Hall Drive and Chattanooga Place with consideration given to creating a new area within the PD with consideration of allowing additional institutional, medical or other appropriate uses which could compliment the medical uses to the east and be compatible with the currently allowed residential uses.

Other Matters

Minutes: June 23, 2005
June 30, 2005

Adjournment