



CITY OF DALLAS

CITY PLAN COMMISSION
Thursday, July 21, 2005

| | | |
|----------------|------------------|------------|
| BRIEFINGS: | 5ES | 10:00 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
Maureen Meredith, Principal Planner

SUBDIVISION REVIEW COMMITTEE: 9:30 am in Room 5ES (CPC Briefing Room) to consider Item #18 **S045-263**

EXECUTIVE SESSION:

Executive Session for attorney briefing pursuant to Texas Open Meetings Act Section 551.071 regarding – Victor Wyly, Sharon Marsh – Wyly, v. Wyly Construction Co., Inc., and Dallas Plan Commission v. Preservation Dallas, Swiss Avenue Historic District Association, Marc and Ann Joseph, Charles and Traci Orr, Warren Beck Kice and Tiffany Kice, Kevin and Susan Whitney Brown, Barry W. Bradshear, and Kathleen M. Sausar Appeal No. 05-04-00790-CV.

BRIEFINGS:

Neighborhood Stabilization Overlay
Janet Tharp

Impact of land outside City of Dallas on zoning and platting decisions
John Rogers

Subdivision Docket
Zoning Docket

PUBLIC HEARINGS:

Subdivision Docket Planner: Paul Nelson

Consent Agenda – Preliminary Plats

- (1) **S045-264**
(District 6)
(Vacant)
An application to create one, 0.649 acre lot in City Block 6602 on Dennis Road north of Royal Lane
Applicant: Charles J. Shinn and Ji Seon Ahn
Application Filed: June 24, 2005
Zoning: IR
Staff Recommendation: **Approval**, subject to the conditions listed in the docket

- (2) **S045-267**
(District 13)
(Scott)
- An application to create one 0.597 acre lot in City Block 6140 on Walnut Hill Lane, east of Greenville Avenue
Applicant: Dae Hae Investments, Inc.
Application Filed: June 28, 2005
Zoning: MU-2
Staff Recommendation: **Approval**, subject to the conditions listed in the docket
- (3) **S045-268**
(District 3)
(Gary)
- An application to replat Lot 1A in City Block 21/3343; Lots 1 thru 6 and 14 thru 18 in City block 22/3344; all of Block 3782 and the abandoned portions of N. Stemmons Avenue, S. Stemmons Avenue, Tilden Street, W. Oakenwald Street; and a 15 foot alley in City Block 22/3344 into one 35.86 acre lot on Colorado Blvd. between Beckley Avenue and Haines Avenue
Applicant: Methodist Hospital of Dallas
Application Filed: June 29, 2005
Zoning: PD No. 282 (hospital uses)
Staff Recommendation: **Approval**, subject to the conditions listed in the docket
- (4) **S045-269**
(District 8)
(Brandon)
- Application to create one 44.936 acre lot in City Block A/7552 and City Block 7552 on property located on W. Wheatland Road between S. Westmoreland Road and Bolton Boone Road
Applicant: Methodist Hospital of Dallas
Application Filed: June 29, 2005
Zoning: PD No. 464 (hospital uses)
Staff Recommendation: **Approval**, subject to the conditions listed in the docket
- (5) **S045-272**
(District 2)
(Strater)
- An application to replat a portion of City Block 26/9 into a 0.7977 acre lot on Ross Avenue at N. Houston Street, southwest corner
Applicant: Transcontinental Realty Investors, Inc.
Application Filed: June 28, 2005
Zoning: CA-1(A), H/2
Staff Recommendation: **Approval**, subject to the conditions listed in the docket
- (6) **S045-273**
(District 5)
(Lee)
- Application to create one 16.825 acre lot in City Block J/6786 on St. Augustine Road at Military Parkway, northwest corner
Applicant: Stevens Transport
Application Filed: June 30, 2005
Zoning: CR and CS
Staff Recommendation: **Approval**, subject to the conditions listed in the docket

- (7) **S045-274**
(District 8)
(Brandon)
Application to replat Lots 2 and 3 in City Block B/7609 into one 3.3898 acre lot between IH-635 and Cherry Valley Blvd, west of S. Lancaster Road
Applicant: Cascade Commonwealth, LP
Application Filed: June 30, 2005
Zoning: IR
Staff Recommendation: **Approval**, subject to the conditions listed in the docket
- (8) **S045-275**
(District 3)
(Gary)
Application to create one 6.244 acre lot in City Block 7202 on Cockrell Hill Road at La Reunion Parkway, northeast corner
Applicant: Turnpike West, LLC
Application Filed: June 30, 2005
Zoning: IM, SUP 98 (mining) and SUP 1509 (?)
Staff Recommendation: **Approval**, subject to the conditions listed in the docket
- (9) **S045-276**
(District 6)
(Vacant)
An application to create one, 1.301 acre lot from City Block 7192 on IH-30 at N. Chalk Hill Road, northwest corner
Applicant: Principal Investors, L.L.C.
Application Filed: June 30, 2005
Zoning: R-5(A)
Staff Recommendation: **Approval**, subject to the conditions listed in the docket
- (10) **S045-277**
(District 3)
(Gary)
An application to create one 7.48 acre lot and one 7.83 acre lot from a 15.312 acre tract of land in City Block 7202 on N. Cockrell Hill Road between I-30 and La Reunion Parkway
Applicant: Principal Investors, L.L.C.
Application Filed: June 30, 2005
Zoning: IM, SUP 98 (mining) and SUP 1509 (?)
Staff Recommendation: **Approval**, subject to the conditions listed in the docket
- (11) **S045-278**
(District 3)
(Gary)
An application to create one 32.11 acre lot, one 16.77 acre lot, and one 14.62 acre lot from a 63.49 acre tract of land containing Lots 5 thru 8 in City Block B/7205 and part of City Blocks 7202, 7203, and 7206 on I-30 between N. Cockrell Hill Road and Chalk Hill Road.
Applicant: Principal Investors, L.L.C.
Application Filed: June 30, 2005
Zoning: IM, SUP 98 (mining) and SUP 1509 (?)
Staff Recommendation: **Approval** subject to the conditions listed in the docket

- (12) **S045-279**
(District 7)
(Traylor)
- An application to create one 8.189 acre lot in City Block 7367; and one 12.640 acre lot on Chenault Street at Chevrolet Drive , southeast and southwest corners
Applicant: Dallas Independent School District
Application Filed: July 1, 2005
Zoning: LI and RR
Staff Recommendation: **Approval**, subject to the conditions listed in the docket
- (13) **S045-280**
(District 2)
(Strater)
- An application to create one 8.0543 acre lot in City Block A/6061 on 1900 Empire Central, west of Harry Hines Blvd.
Applicant: Aramark
Application Filed: July 1, 2005
Zoning: IR
Staff Recommendation: **Approval** subject to the conditions listed in the docket
- (14) **S045-282**
(District 6)
(Vacant)
- An application to create one 1.4 acre lot in City Block 6613 on Denton Drive north of Royal Lane
Applicant: Ramean and Rafiq Meherali
Application Filed: June 28, 2005
Zoning: PDD #498
Staff Recommendation: **Approval**, subject to the conditions listed in the docket

Individual Items – Residential Replats

- (15) **S045-252**
(District 1)
(Neumann)
- An application to replat all of Lot 19B in City Block F/7463 into 7 lots ranging in size from 4,201 square feet to 5,012 square feet on Wickford Street at North Bishop Avenue, northwest corner
Applicant: Perry Homes
Application Filed: April 20, 2004
Notices Mailed: July 1, 2005
Zoning: PDD No. 160 (single family and office)
Staff Recommendation: **Approval** subject to the conditions listed in the docket

- (16) **S045-259**
(District 13)
(Scott)
- An application to relocate the lot lines between Lots 22, 23 and 24 to create two lots on a 0.344 acre tract of land in City Block B/5680 on Elsby Street between Hanover Street and Linwood Avenue
Applicant: Kenney M. Pickens
Application Filed: June 30, 2005
Notices Mailed: July 1, 2005
Zoning: R-7.5(A)
Staff Recommendation: **Approval**, subject to the conditions listed in the docket
- (17) **S045-260**
(District 8)
(Brandon)
- An application to replat Lot 1 thru 7 in City Block 1A/5839 and Lot 11A in City Block 1/5839 into one 2.416 acre lot and one 0.909 acre lot on S. Lancaster Road at 56th Street, northeast corner
Applicant: Lancaster and Ledbetter, Ltd. And Metropolitan AME
Application Filed: June 30, 2005
Notices Mailed: July 1, 2005
Zoning: CR and R-7.5(A)
Staff Recommendation: **Approval** subject to the conditions listed in the docket
- (18) **S045-263**
(District 12)
(Perkett)
- An application to replat Lots 10, 11, and 12 in City Block K/8727 and abandoned Hillcrest Road Right Of Way into one 1.046 acre lot on Hillcrest Road between Starbuck Drive and Crestland Avenue
Applicant: David Magen, David Moyal
Application Filed: June 24, 2005
Notices Mailed: July 1, 2005
Zoning: PDD No. 106 (single family)
Staff Recommendation: **Approval**, subject to the conditions listed in the docket
- (19) **S045-266**
(District 8)
(Brandon)
- An application to replat part of lots 12, 13, 14, and 15 in City Block H/7590 into one, 2.003 acre lot on Springfield Avenue at Willoughby Blvd., northwest corner
Applicant: Maria and Mike Reyes
Application Filed: June 27, 2005
Notices Mailed: July 1, 2005
Zoning: TH-3(A)
Staff Recommendation: **Approval** subject to the conditions listed in the docket

- (20) **S045-270**
(District 11)
(Wilke)
- An application to replat Lot 1 in City Block 2/8175 and all of Lot 6 and Lot 9 in City Block B/1878 on Hughes Lane and Carrington Drive, northeast corner
- Applicant: James M and Traci Robinson; Alice W. Lee; and Ed J. and G. Kay Wright
Application Filed: June 28, 2005
Notices Mailed: July 1, 2005
Zoning: PDD No. 474 , R-16(A)
Staff Recommendation: **Approval** subject to the conditions listed in the docket
- (21) **S045-271**
(District 9)
(Cunningham)
- An application to replat all of Lots 1, 2, 3, and part of Lot 4 in City Block B/2826 into 2 lots on Westshore Drive at Delrose Drive, southeast corner
- Applicant: Raymond and Kim Beaver
Application Filed: June 28, 2005
Notices Mailed: July 1, 2005
Zoning: R-7.5(A)
Staff Recommendation: **Approval** subject to the conditions listed in the docket

Miscellaneous Docket

- M045-034**
Richard Brown
(CC District 10)
(Avery)
- A minor amendment to the development plan and landscape plan for Planned Development District No. 220, for a Radio, television, or microwave tower and supporting equipment facilities, R-10 District Uses, and a Private school use, on the northwest corner of Jerry Street and Stults Road.
- Staff Recommendation: **Approval**
- M045-038**
Richard Brown
(CC District 13)
(Scott)
- A minor amendment to the development plan and landscape plan for Planned Development District No. 385, for a Private school, Convent or monastery, and Single family dwellings, on Walnut Hill Lane, west of Inwood Road.
- Staff Recommendation: **Approval**
- D045-028**
Frank Dominquez
(CC District 2)
(Strater)
- A development plan for Planned Development Subdistrict No. 63 within Planned Development District No. 193, the Oak Lawn Special Purpose District, on Dickason Avenue at Wycliff Avenue and Wycliff-Douglas Connection.
- Staff Recommendation: **Approval**
- D045-029**
Frank Dominquez
(CC District 2)
(Strater)
- A development plan/landscape plan for Planned Development District No. 582, the Victory Planned Development District, on the northwest corner of North Houston Street and Olive Street.
- Staff Recommendation: **Approval**

Certificates of Appropriateness for Signs

Downtown Sign District

0505191083 An application for a Certificate of Appropriateness for the
Michael Finley instillation of one 72 sq. ft. internally illuminated projecting wall
(CC District 14) sign consisting of a brush aluminum sign with attached channel
(Emmons) letters at 1500 Jackson Street to be located on the north
façade of the building, facing Jackson Street.
Staff and SSDAC Recommendation: **Approval**
Applicant: Benton Byrum

0505271051 An application for a Certificate of Appropriateness for the
Michael Finley instillation of one outdoor kiosk with 40 square feet of sign area
(CC District 14) at 1800 Field Street to be located on the west corner of the
(Emmons) intersection of Freeman Street and Ross Avenue.
Staff and SSDAC Recommendation: **Approval**
Applicant: Tommy Reynolds

Zoning Cases – Consent

1. **Z045-241 (WE)** An application for an IM Industrial Manufacturing District on
Warren Ellis property zoned an IR Industrial Research District on the west
(CC District 6) side of Goodnight Lane at Glenda Lane.
(Vacant) Staff Recommendation: **Approval**, to deed restrictions
volunteered by the applicant.
Applicant: Wellstone Housing Corporation
Representative: Masterplan
2. **Z045-226 (DW)** An application for a CS Commercial Service District on
David Whitley property zoned an IR Industrial Research District on the west
(CC District 6) side of Goodnight Lane, south of Walnut Hill Lane.
(Vacant) Staff Recommendation: **Approval**
Applicant: Chong S. Na
Representative: Tailim Song
3. **Z045-244 (DW)** An application for an R-1/2ac(A) Single Family District on
David Whitley property zoned a CS-D-1 Commercial Service District with Dry
(CC District 8) Liquor Control Overlay on the northeast side of Kleberg Road,
(Brandon) south of Belt Line Road.
Staff Recommendation: **Approval**, with retention of the D-1
Liquor Control Overlay
Applicant/Representative: David Roesler

4. **Z045-246 (MM)**
Maureen Meredith
(CC District 6)
(Vacant)
An application for an IR Industrial Research District with deed restrictions volunteered by the applicant on property zoned an MU-3 Mixed Use District, on the southwest corner of Lombardy Lane and Finnell Street.
Staff Recommendation: **Approval**, subject to deed restrictions volunteered by the applicant.
Applicant: Craig Leerving, Levering Enterprises, L.P.
Representative: David W. Jackson, The Jackson Company
5. **Z045-247 (MM)**
Maureen Meredith
(CC District 6)
(Vacant)
An application for a Planned Development District for residential, office, and retail uses, with private streets, and to amend the existing deed restrictions on property zoned a CS Commercial Service District on the north side of Fort Worth Avenue, west of Sylvan Avenue.
Staff Recommendation: **Approval**, subject to a development plan and conditions and **approval** of the amendment to the existing deed restrictions.
Applicant: Dilbeck Court, Ltd.
Representative: Carole Twitmyer

Zoning Cases – Under Advisement

- A. **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 and July 14, 2005

Zoning Cases – Individual

6. **Z045-242 (MM)**
Maureen Meredith
(CC District 11)
(Wilke)
- An application to amend Planned Development District No. 16 for Local Retail-3 District uses to allow personal service, retail, commercial and office uses on the east side of Preston Road, north of LBJ Freeway. Consideration will be given to updating Planned Development District No. 16 to Chapter 51A Development Code standards for RR Regional Retail District uses.
- Staff Recommendation: **Approval** of amending Planned Development District No. 16 to RR Regional Retail District uses and Chapter 51A Development Code standards, subject to a development plan and conditions in lieu of the requested Planned Development amendment.
- Applicant: Greg Gill, LA Fitness International Texas, LP
Representative: Will Lonsdale, Heights Venture Architects, L.L.P.
7. **Z045-196 (RB)**
Richard Brown
(CC District 2)
(Strater)
- An application for an amendment to the Tract II portion of Planned Development Subdistrict No. 36 for certain GR General Retail Subdistrict Uses within Planned Development District No. 193, the Oak Lawn Special Purpose District, and the creation of a new Tract III (by expanding the boundary of the Planned Development Subdistrict) on property bounded by Harry Hines Boulevard, Knight Street, Sylvester Avenue, and Throckmorton Street. The requested Tract III portion of the request is zoned for TH-3 Townhouse Subdistrict Uses.
- Staff Recommendation: **Denial**
- Applicant: Charter Leader Partners, L.P., Owner
Representative: Kirk R. Williams
8. **Z045-239 (WE)**
Warren Ellis
(CC District 8)
(Brandon)
- An application for a Planned Development District for R-7.5(A) Single Family District uses on property zoned an A(A) Agricultural District and an R-10(A) Single Family District on the north side of Middlefield Road, east of St. Augustine Road.
- Staff Recommendation: **Approval** of an R-7.5(A) Single Family District, subject to deed restrictions volunteered by the applicant in lieu of a Planned Development District for R-7.5(A) District.
- Applicant: Gary Singer
Representative: Masterplan

9. **Z045-240 (WE)** An application for a TH-2(A) Townhouse District uses on property zoned an R-7.5(A) Single Family District, south of John West Road, north of R.L. Thornton Freeway, east of Plumstead Drive.
Warren Ellis
(CC District 7)
(Traylor)
Staff Recommendation: Denial
Applicant: Wellstone Housing Corporation
Representative: Masterplan
10. **Z034-234 (NB)** A City Plan Commission authorized hearing to determine the proper zoning on property zoned an R-7.5(A) Single Family District with consideration being given to two Conservation Districts on property bounded by Abrams Road, Patrick Drive (both sides), Fisher Road, and Mockingbird Lane.
Nathaniel Barnett
(CC District 9)
(Cunningham)
Staff Recommendation: Approval

Development Code Amendment – Under Advisement

- DCA 045-011** 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.
David Cossum
U/A From: July 14, 2005

Authorization of Hearing

- (CC District 2)
(Strater) Consideration of authorization of a public hearing to determine the proper zoning on property zoned a TH-3 Townhouse Subdistrict within Planned Development District No. 193, the Oak Lawn Special Purpose District, on property bounded by Cedar Springs Road, Inwood Road, Hedgerow Drive and Rawlins Street with consideration given to an R-5 Single Family Subdistrict within Planned Development District 193.

Other Matters

Minutes: July 14, 2005

Adjournment