



CITY OF DALLAS

CITY PLAN COMMISSION
Thursday, August 11, 2005

BUS TOUR	6015 Bryan Parkway	8:45 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
Jennifer Pitner, Principal Planner

BRIEFINGS:

Subdivision Docket
Zoning Docket

PUBLIC HEARINGS:

Subdivision Docket Planner: Michael Finley

Consent Agenda - Preliminary Plats

- (1) **S045-283**
(District 8)

An application to plat a 37.477 acre tract of land in City Block 7558 into one lot on the southeast corner of Hampton Road and Beckleymeade Avenue
Applicant: Scott Eldridge
Application Filed: July 18, 2005
Zoning: A(A), IR
Staff Recommendation: **Approval**, subject to the conditions listed in the docket
- (2) **S045-286**
(District 14)

An application to plat a 1.566 acre tract of land in City Blocks 578 and 638 into one lot on the east corner of the intersection of McKinney Avenue and Oak Grove Avenue
Applicant: Post Properties
Application Filed: July 19, 2005
Zoning: PD 193, PDS 23 for SC & MF-2 Subdistrict uses
Staff Recommendation: **Approval**, subject to the conditions listed in the docket

- (3) **S045-293**
(District 14) An application to replat Lots 1, 2 and 3 in City Block 9/2045 containing 0.551 acres of on the north corner of the intersection of Holland Avenue and Prescott Avenue into one lot
Applicant: Donald Gale, Lakeside Builders, Inc.
Application Filed: July 13, 2005
Zoning: PD No. 193 (MF-2)
Staff Recommendation: **Approval**, subject to the conditions listed in the docket
- (4) **S045-294**
(District 12) An application to replat lots 1, 2, 3, 4, 5, 6, 7A, 11 and 12 in City Block 8/8726 into one 1.372 acre lot and one 0.688 acre lot on Frank Jackson Street at Newt Drive, west corner
Applicant: Felix Diaz
Application Filed: July 13, 2005
Zoning: CS
Staff Recommendation: **Approval**, subject to the conditions listed in the docket
- (5) **S045-296**
(District 14) An application to replat all of City Block 233 into one 1.1998 acre lot on property Pacific Avenue, Akard Street, Federal Street, Bullington Street and Bryan Street
Applicant: Hamilton Fidelity, LP
Application Filed: July 14, 2005
Zoning: CA-1(A)-CP
Staff Recommendation: **Approval**, subject to the conditions listed in the docket
- (6) **S045-297**
(District 2) An application to replat lots 13, 14, 15 and 16 in City Block G/2310 into a 34 lot shared access development on 1.537 acres of land fronting on Kings Road and Hawthorne Street between Fairmount Street and Maple Avenue
Applicant: Bilingual Real Estate Service, Inc.
Application Filed: July 14, 2005
Zoning: PD No. 193 (MF-2)
Staff Recommendation: **Approval**, subject to the conditions listed in the docket
- (7) **S045-298**
(District 2) An application to replat lots 9, 10, 11 and 12 in City Block 16/647 into one 1.05 acre of lot at the intersection of San Jacinto Street and Peak Street, north corner
Applicant: Mike Schulze – The Emanuel Lutheran Church
Application Filed: July 14, 2005
Zoning: PD No. 298 - Subarea 4
Staff Recommendation: **Approval**, subject to the conditions listed in the docket

- (8) **S045-299**
(District 12) Application to revise lot 16 in City Block N/8731 on Cedar Creek Canyon Drive, west of Harbord Oaks Circle in order to add a floodway easement
Applicant: RTC Development, LLC
Application Filed: July 14, 2005
Zoning: PD No. 228
Staff Recommendation: **Approval**, subject to the conditions listed in the docket
- (9) **S034-358R**
(Districts 4 & 5) An application to revise Prairie Creek North No. 1, previously approved by the City Planning Commission, to increase the number of lots from 254 lots on 80.49 acres of land to 294 lots on the same 80.49 acres
Applicant: Newmark Homes, L.P.
Application Filed: July 19, 2005
Zoning: R-7.5(A), LI
Staff Recommendation: **Approval**, subject to the conditions listed in the docket
- (10) **S045-265**
(District 7) An application to plat a 1.320 acre tract of land in City Block 2/7045 into 10 lots on Little Pocket Road at Ferguson Road, south corner
Applicant: Ramon Aranda
Application Filed: July 13, 2005
Zoning: MU-1
Staff Recommendation: **Approval**, subject to the conditions listed in the docket

Consent agenda – minor plat revisions:

- (11) **S012-117R**
(District 1) An application to amend the Raul Compian No. II Addition, in order to adjust a common lot line between lots 38A and 38B, Block 2/8016 and adjust the boundary of a Floodway Easement, on Wisteria Street, east of Reservoir Street
Applicant: Raul Compian
Application Filed: May 27, 2005
Zoning: R-7.5(A)
Staff Recommendation: **Approval**, subject to the conditions listed in the docket

Individual items – residential replats:

- (12) **S045-284**
(District 4) An application to replat Lots 15, 16, 17, 18 and 19 containing 0.8609 acres in City Block 40/4210 into one lot on the west side of Marsalis Avenue between Saner Avenue and Hobson Avenue.
Applicant: Marsalis Avenue Baptist Church
Application Filed: July 19, 2005
Zoning: R-7.5(A)
Staff Recommendation: **Approval**, subject to the conditions listed in the docket
- (13) **S045-292**
(District 13) Application to replat lots 5 and 6 into one 0.818 acre lot in City Block 4/5650 on Stonegate Drive, west of Preston Park Drive
Applicant: John T. Nealon, Jr. and Diane K. Nealon
Application Filed: July 13, 2005
Zoning: R-16(A)
Staff Recommendation: **Denial**
- (14) **S045-295**
(District 4) An application to replat lots 6, 8A, 18, 19, 20 and 21 in City Block 5/7534 into one 1.119 acre lot on property fronting on both the southeast side of Cedar Crest Boulevard and the northwest side of Emily Street northeast of Day Boulevard
Applicant: Straight Street Missionary Baptist Church
Application Filed: July 13, 2005
Zoning: CR, R-7.5(A)
Staff Recommendation: **Approval** subject to the conditions listed in the docket

Miscellaneous Docket

- M045-037**
Richard Brown
(CC District 11)
(Wilke) A minor amendment to the development plan for Planned Development District No. 68 for a Medical Office, Office and Related uses on the southeast corner of Churchill Way and Preston Road.
Staff Recommendation: **Approval**
- M045-040**
Richard Brown
(CC District 14)
(Emmons) A minor amendment to the development plan and landscape plan within Subarea 11 of Planned Development District No. 298, Bryan Area Special Purpose District, on the north corner of Hall Street and Swiss Avenue
Staff Recommendation: **Approval**

M045-041
Richard Brown
(CC District 13)
(Scott)

A minor amendment to the development plan and landscape plan for Planned Development District No. 400 for a Private school on the northwest and southwest corners of Midway Road and Merrell Road
Staff Recommendation: **Approval**

Z034-295 (RB)
Richard Brown
(CC District 8)
(Brandon)

Extension of the six month time period for a zoning case to be scheduled for City Council following Commission's action on property on the west line of Polk Street, south of IH20.
Staff Recommendation: **Approval**

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 and July 14, 2005

Zoning Cases – Consent

1. **Z045-214 (RB)**
Richard Brown
(CC District 3)
(Gary)

An application for a Specific Use Permit for a Mini-warehouse within the S-10 Subdistrict portion of the South Zone of Planned Development District No. 521 for Mixed Uses on the west line of Clark Road, south of Camp Wisdom Road.
Staff Recommendation: **Approval**, for a ten-year period with eligibility for automatic renewals for additional ten-year periods, subject to a site plan, landscape plan and conditions.

Applicant: Assured Self Storage
Representative: Joe Bowers

2. **Z045-245 (MF)**
Michael Finley
(CC District 7)
(Traylor)

A City Plan Commission authorized hearing to consider proper zoning on property zoned an R-7.5(A) Single Family District, being all of the properties on either side of Barbaree Boulevard between Highland Road and St. Francis Avenue and generally bounded by St. Francis Avenue on the northeast, Ash Creek on the southeast, Highland Road on the southwest and the Kansas City Southern Railroad on the northwest with consideration to be given to an R-1/2 acre(A) Single Family District.

Staff Recommendation: **Approval** of a change of zoning from an R-7.5(A) Single Family District to an R-1/2 ac.(A) Single Family District.

3. **Z045-251 (WE)**
Warren Ellis
(CC District 8)
(Brandon)

An application for an IR Industrial Research District on property zoned an A(A) Agricultural District on the north side of Daniieldale Road, south of LBJ (I-20) and east of Hampton Road

Staff Recommendation: **Approval**, subject to deed restrictions volunteered by the applicant.

Applicant: Trammel Crow Company

Representative: Scott Eldredge / Scott Krikerian

4. **Z045-257 (JP)**
Jennifer Pitner
(CC District 2)
(Strater)

An application for a MF-2(A) Multifamily District with deed restrictions and an avigation easement volunteered by the application property zoned an IR Industrial Research District on the northeast side of Maple Avenue, northwest of Kimsey Drive

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: Perry Homes

Representative: Robert Baldwin

Zoning Cases – Under Advisement

5. **Z045-195 (RB)**
Richard Brown
(CC District 3)
(Gary)
- An application for a Planned Development for MF-1(A) Multifamily District Uses, NS(A) Neighborhood Services District Uses, a Nursery, garden shop, or plant sales use, Financial institution with drive-in window, General merchandise or food store greater than 3,500 square feet, Home improvement center, lumber, brick or building materials sales yard, and a Restaurant with drive-in or drive-through window on property zoned a CR Community Retail District and a TH-2(A) Townhouse District in the northwest quadrant of Cockrell Hill Road and Kiest Boulevard.
- Staff Recommendation: **Approval**, subject to conceptual plan and conditions.
- Applicant: Sphinx Development Corporation
- Representative: Myron E. Mimms
- U/A From: May 19, 2005
6. **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
- U/A From: July 21, 2005
7. **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, June 2, 2005 and July 14, 2005

8. **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 Ridgcrest 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 and July 14, 2005
9. **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 on property zoned a CS Commercial Service District and an amendment to the existing deed restrictions on property zoned a CS Commercial Service District and a portion of Planned Development District No. 714 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
U/A From: July 21, 2005

Zoning Cases – Individual

10. **Z045-253 (JP)**
Jennifer Pitner
(CC District 3)
(Gary)
An application to amend Planned Development District No. 690 to remove approximately 0.26 acres from Subarea 3 to add to Subarea 2 on the north side of Stevens Hills Drive and Stevens Village Drive, north of Davis Street.
Staff Recommendation: **Approval**, subject to staff's recommended conditions
Representative: Hunter Associates

Development Code Amendment

- DCA 045-009**
David Whitley
A proposal to amend Chapters 51 and 51A of the Dallas Development Code to establish a Neighborhood Prevailing Standards Overlay and a Neighborhood Stabilization Overlay
Staff Recommendation: **Approval**
ZOAC Recommendation: **Approval**, subject to revised conditions

Landmark Commission Appeal

Leif Sandberg
(District 14)

Rehearing of an appeal of the decision of the Landmark Commission to deny a Certificate of Demolition in the Swiss Avenue Historic District at 6015 Bryan Parkway
Staff Recommendation: **Affirm** the decision of the Landmark Commission to deny the Certificate of Demolition

Other Matters

Proposed calendar change – September and October meeting dates – to accommodate State APA conference attendance

Minutes: July 21, 2005

Adjournment