



CITY OF DALLAS

CITY PLAN COMMISSION
Thursday, August 18, 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
Richard Brown, Principal Planner

EXECUTIVE SESSION:

Executive Session for attorney briefing pursuant to Texas Open Meetings Act Section 551.071 regarding – Mario and Renee Gonzalez et al. v. City Plan Commission and City of Dallas, Texas, No. 05-07517.

BRIEFINGS:

Subdivision Docket
Zoning Docket

PUBLIC HEARINGS:

Subdivision Docket Planner: George Campbell

Consent Agenda - Preliminary Plats

- (1) **S045-300**
(District 7)
(Traylor)
 - An application to replat a 0.58 acre tract of land made up of abandoned alley R.O.W, part of Lots 3, 4, and 5 and an unplatted parcel in City Block 117/3100 into one lot on the southeast line of R. L. Thornton Freeway, east of Ewing Avenue.
 - Applicant: Addison Stone, L.L.E.
 - Application Filed: July 20, 2005
 - Zoning: RR
 - Staff Recommendation: **Approval**, subject to the conditions listed in the docket

- (2) **S045-302**
(District 14)
(Emmons)
- An application to replat all of Lots 7 and 8 in City Block B/652 into one 0.463 acre lot on the west corner of the intersection of Worthington Street and State Street.
Applicant: Post Properties
Application Filed: July 20, 2005
Zoning: PD 225-Subarea II-a
Staff Recommendation: **Approval**, subject to the conditions listed in the docket
- (3) **S045-303**
(District 2)
(Strater)
- An application to plat a 5.7146 acre tract of land in City Block A/5746 into one 5.7146 acre lot on the southeast side of Motor Street between Bengal Street and Cass Street.
Applicant: Worthington at Motor LP
Application Filed: July 21, 2005
Zoning: PD No. 712
Staff Recommendation: **Approval**, subject to the conditions listed in the docket
- (4) **S045-304**
(District 8)
(Brandon)
- An application to plat a 15.50 acre tract of land in City Block 8829 into a 46 lot community unit development on the southwest corner of the intersection of Garden Grove Drive and IH-20.
Applicant: McHale Properties, Inc.
Application Filed: July 25, 2005
Zoning: R-10 (A)
Staff Recommendation: **Approval**, subject to the conditions listed in the docket
- (5) **S045-305**
(District 7)
(Traylor)
- An application to replat Lots 1, 2, 3, 4, 5 and 6 in City Block 17/1298 into one 0.56 acre lot on the east corner of the intersection of Martin Luther King Jr. Boulevard and South Central Expressway.
Applicant: PDP Consulting Group
Application Filed: July 26, 2005
Zoning: PD 595-CC Tr 4
Staff Recommendation: **Approval**, subject to the conditions listed in the docket
- (6) **S045-306**
(District 14)
(Emmons)
- An application to plat a 1.724 acre tract of land in City Block 524 into two lots on the west corner of the intersection of Harwood Street and Woodall Rogers Freeway.
Applicant: Behringer Harvard Funds
Application Filed: July 26, 2005
Zoning: PD No. 193 (HC)
Staff Recommendation: **Approval**, subject to the conditions listed in the docket

- (7) **S045-307**
(District 2)
(Strater)
An application to replat Lots 4, 5, 6, 7, 8 and 9 in City Block 7/2468 into one lot on the north corner of the intersection of Lemmon Avenue and Wheeler Street.
Applicant: Sandy Owens
Application Filed: July 27, 2005
Zoning: PD No. 193 (LC)
Staff Recommendation: **Approval**, subject to the conditions listed in the docket
- (8) **S045-308**
(District 2)
(Strater)
An application to plat a 6.59 acre tract of land in City Block 5745 into one lot on the east corner of the intersection of Motor Street and Harry Hines Boulevard.
Applicant: Dallas County Hospital District
Application Filed: July 28, 2005
Zoning: IR
Staff Recommendation: **Approval**, subject to the conditions listed in the docket
- (9) **S045-309**
(District 3)
(Gary)
An application to replat a 2.75 acre tract of land in Block A/73 into 3 lots at the west corner of Young Street and S. Akard St.
Applicant: HPI/ GSA-2B, L.P.
Application Filed: July 29, 2005
Zoning: CA-1 (A)
Staff Recommendation: **Approval**, subject to the conditions listed in the docket

Amending Plats, Certificate of Corrections

- (10) **S045-230R**
(District 8)
(Brandon)
An application to amend the Janee Addition, Lot 5A, Block 7618 in order to add a 15 ft. Sanitary Sewer Easement along the eastern property line on S. Lancaster Road, south of Cherry Valley Boulevard.
Applicant: J.D. Franks
Application Filed: August 1, 2005
Zoning: CS
Staff Recommendation: **Approval**
- (11) **SMC867-425R**
(District 13)
(Scott)
An application to amend the Lot 44-A, Block 5543 Addition in order to reconfigure the Floodway Easement line on Lot 44-A, on Rockport Drive, south of Walnut Hill Lane.
Applicant: Russell and Blanca Davis
Application Filed: August 1, 2005
Zoning: R-1Ac (A)
Staff Recommendation: **Approval**

- (12) **S034-327**
(District 2)
(Strater)
- An application to correct the Coronado Townhome Addition in order to change incorrect distances on lots 13 and 14, at the southeast corner of Coronado Avenue and Grand Avenue.
Applicant: Perry Homes
Application Filed: August 8, 2005
Zoning: MF-2 (A)
Staff Recommendation: **Approval**

Individual Items – Residential Replats:

- (13) **S045-301**
(District 5)
(Lee)
- An application to replat all of Lots 10 and 11 in City Block 6319 into one 14,593 square foot lot and one 9,255 square foot lot on the northeast corner of the intersection of Pleasant Drive and Bohannon Drive.
Applicant: Jose L. & Maricela Segovia
Application Filed: July 20, 2005
Zoning: R-7.5 (A)
Staff Recommendation: **Approval**, subject to the conditions listed in the docket

Miscellaneous Docket

- W045-006**
Neva Dean
(CC District 13)
(Scott)
- A waiver of the two-year waiting period to submit an application to amend Specific Use Permit No. 1550 to allow rehabilitation patients from any medical facility to be admitted to the in-patient rehabilitation facility on the west side of North Central Expressway, north of Park Lane and south of Glen America Street
Staff Recommendation: **Denial**
- D045-030**
Frank Dominguez
(CC District 14)
(Emmons)
- A development plan and landscape plan for Planned Development District No. 305, "Cityplace," on property bound by Cole Avenue, Blackburn Street, Travis Street and Haskell Avenue
Staff Recommendation: **Approval**
- D045-031**
Frank Dominguez
(CC District 3)
(Gary)
- A development/landscape plan for Planned Development District No. 508 for Clustered Housing, Multifamily, Limited Office, Mixed Use and additional specified uses on the south side of Canada Drive, west of Hampton Road
Staff Recommendation: **Approval**
- D045-034**
Frank Dominguez
(CC District 9)
(Cunningham)
- A development/landscape plan for Planned Development District No. 287 with Historic Overlay No. 38 for a Public Arboretum, a Botanical Regional Park and Support Uses on the north corner of Garland Road and east Lawther Drive.
Staff Recommendation: **Approval**

Zoning Cases – Consent

1. **Z045-255 (RB)**
Richard Brown
(CC District 3)
(Gary)

An application for a Specific Use Permit for a Vehicle display, sales, and service use on property located within the Subdistrict 5 portion of Planned Development District No. 714, the West Commerce Street/Fort Worth Avenue Special Purpose District, on the southeast line of Ft. Worth Avenue, east of Westmount Avenue
Staff Recommendation: **Approval** for a two-year period with eligibility for automatic renewal for additional two-year periods, subject to a site plan and conditions
Applicant/Representative: Manuel Martinez
2. **Z045-256 (RB)**
Richard Brown
(CC District 3)
(Gary)

An application for a Specific Use Permit for a Vehicle display, sales, and service use on property located within the Subdistrict 5 portion of Planned Development District No. 714, the West Commerce Street/Fort Worth Avenue Special Purpose District, on the southeast line of Ft. Worth Avenue, east of Westmount Avenue
Staff Recommendation: **Approval** for a two-year period with eligibility for automatic renewal for additional two-year periods, subject to a site plan and conditions
Applicant/Representative: Manuel Martinez
3. **Z045-258 (WE)**
Warren Ellis
(CC District 1)
(Neumann)

An application for an amendment to Specific Use Permit No. 1388 for a open enrollment charter school on property zoned an MF-2(A) Multifamily District, located on the northeast corner of 10th Street and Tyler Street
Staff Recommendation: **Approval**, for a five-year period with eligibility for automatic renewals for additional five-year periods, subject to a site plan and conditions
Applicant: School of Liberal Arts & Science
Representative: Masterplan
4. **Z045-262 (WE)**
Warren Ellis
(CC District 7)
(Traylor)

An application for a Planned Development District for a public school other than an open-enrollment charter school and RR Regional Retail District uses on property zoned an LI Light Industrial District and RR Regional Retail District, located on both sides of Chevrolet Drive, south of Chenault Street
Staff Recommendation: **Approval**, subject to a revised development plan and revised conditions
Applicant: Dallas Independent School District
Representative: Masterplan

5. [Z045-259 \(JA\)](#)
Jim Anderson
(CC District 2)
(Strater)
A Landmark Commission authorized hearing to consider removal of Historic Overlay No. 57 for the Ross Avenue Baptist Church on property zoned a CR Community Retail District on the north corner of Ross Avenue and Moser Avenue
Staff Recommendation: **Approval**
6. [Z045-250 \(MM\)](#)
Maureen Meredith
(CC District 3)
(Gary)
An application for a Specific Use Permit for a Community Service Center on property zoned an R-5(A) Single Family District, on the northeast corner of the intersection of Norwich Street and Homeland Street.
Staff Recommendation: **Approval**, for a five year time period with eligibility for automatic renewals for additional ten-year periods, subject to a site plan and conditions.
Applicant: Westmoreland Heights Neighborhood Association
Representative: Patricia Stephens

Zoning Cases – Under Advisement

7. [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 a bank and a gym 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 for retail, commercial, personal service, and office uses.
Staff Recommendation: **Approval** of amending Planned Development District No. 16 to RR Regional Retail District uses and update the Planned Development to Chapter 51A format and 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.
U/A From: July 21, 2005
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
U/A From: July 21, 2005

9. [Z045-240 \(WE\)](#)
Warren Ellis
(CC District 7)
(Traylor)
An application for a TH-2(A) Townhouse District 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.
Staff Recommendation: **Denial**
Applicant: Wellstone Housing Corporation
Representative: Masterplan
U/A From: July 21, 2005
10. [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; July 14, 2005 and July 21, 2005
- A. [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
U/A From: August 11, 2005

Zoning Cases - Individual Items

11. [Z045-233 \(RB\)](#)
Richard Brown
(CC District 11)
(Wilke)
An application for an amendment to the conceptual plan and conditions for Planned Development District No. 143 for Office uses and a Plant nursery on the northwest corner of LBJ Freeway and Valley View Lane
Staff Recommendation: **Approval**, subject to a new conceptual plan (Conceptual Plan B), a revised existing conceptual plan (Conceptual Plan A), and revised conditions
Applicant: The Covenant Knights School
Representative: Kirk R. Williams

12. [Z045-252 \(JP\)](#)
Jennifer Pitner
(CC District 7)
(Traylor)
An application for a Specific Use Permit for the placement of fill material on property zoned IR Industrial Research adjacent to the southeast corner of Kiest Boulevard and Southerland Avenue.
Staff Recommendation: **Approval**, for a two-year time period, subject to staff's recommended conditions and site plan.
Applicant: Tips Brand & Drury, Inc.
Representative: Laury Ripper
13. [Z045-263 \(DW\)](#)
David Whitley
(CC District 8)
(Brandon)
An application for an NS(A) Neighborhood Service District on property zoned an R-7.5(A) Single Family District, on the northwest corner of Elam Road and Pleasant Hills Drive
Staff Recommendation: **Denial**
Applicant: Isabel Longoria
Representative: Martha Fernandez

Authorization of Hearings

- (CC District 2 and 14)
(Strater & Emmons)
Consideration of authorization of a public hearing to determine the proper zoning on property zoned an R-7.5(A) Single Family District, an R-7.5(A)-MD-1 Single Family District with a Modified Delta Overlay, and a TH-3(A)-MD-1 Townhouse District with a Modified Delta Overlay on property generally bound by Laneri Avenue, both sides of Goodwin Avenue, Greenville Avenue, and both sides of Richard Avenue, also known as the Vickory Place neighborhood, with consideration given to Conservation District. This is a hearing to consider the request to authorize the hearing and not on the rezoning of property at this time.
- (CC District 7)
(Traylor)
Consideration of authorization of a public hearing to determine the proper zoning on property zoned Planned Development District No. 571 on property generally bound R.L. Thornton Freeway, the Trinity River Levee, Denley Drive, and Hutchins Avenue to review development standards and appropriate uses with consideration given to amending the Planned Development District. This is a hearing to consider the request to authorize the hearing and not on the rezoning of property at this time.

Other Matters

Minutes: August 11, 2005

Adjournment