



CITY OF DALLAS

CITY PLAN COMMISSION  
Thursday, September 15, 2005  
AGENDA

BRIEFINGS:	5ES	11:00 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  
Jennifer Pitner, Principal Planner

**SUBDIVISION REVIEW COMMITTEE:** City Council Chamber 10:00 A.M. to consider Item No. (8), S045-336; Item (A), S045-085R

**EXECUTIVE SESSION "** City of Dallas v. Beazer Homes Texas L.P., cause number 12777-G regarding Mountain Creek Lake Additions No. 1 and 2 (City case files S012-072R and S034-186)."

**BRIEFINGS:**

Subdivision Docket  
Zoning Docket

**PUBLIC HEARINGS:**

Subdivision Docket Planner: George Campbell

Consent Agenda - Preliminary Plats

- (1) **S045-333**  
(District 11)  
(Wilke)
  - An application to replat lot 1, Block B/7005 in order to dedicate access, drainage, water and wastewater easements at the northeast corner of Noel Road and Southern Boulevard.
  - Applicant: Boulevard Builders, LLC
  - Application Filed: August 22, 2005
  - Zoning: PD #216
  - Staff Recommendation: **Approval**, subject to the conditions listed in the docket

- (2) **S045-334**  
(District 8)  
(Brandon)  
An application to replat part of lot 2, Block A/7557 into one, 1.15 acre lot on Old Hickory Trail, south of W. Wheatland Road.  
Applicant: Infinity Trust  
Application Filed: August 23, 2005  
Zoning: RR  
Staff Recommendation: **Approval**, subject to the conditions listed in the docket
- (3) **S045-335**  
(District 7)  
(Traylor)  
An application to plat a 0.43 acre tract of land in Block J/1846 into 3 lots on Penelope Street, southwest of Gertrude Street.  
Applicant: Jaime Huerta  
Application Filed: August 23, 2005  
Zoning: PD#595  
Staff Recommendation: **Approval**, subject to the conditions listed in the docket
- (4) **S045-309R**  
(District 2)  
(Strater)  
An application to revise a previously approved preliminary plat, S45-309, in order to plat tracts of land in Block A/73 and abandoned alley Rights-Of Way into one, 2.75 acre lot bounded by S. Field Street, Wood Street, S. Akard Street and Young St.  
Applicant: Burson and Williams Architects  
Application Filed: August 23, 2005  
Zoning: CA 1 (A)  
Staff Recommendation: **Approval**, subject to the conditions listed in the docket
- (5) **S045-338**  
(District 2)  
(Strater)  
An application to plat abandoned Hobbs Avenue R.O.W. and tracts of land in Blocks D/2659, B/2208 and 2657 into one, 3.12 acre lot between S. Haskell Avenue and Alpine Street, east of Beeman Avenue.  
Applicant: Southern Food Groups LP  
Application Filed: August 23, 2005  
Zoning: CS  
Staff Recommendation: **Approval**, subject to the conditions listed in the docket

#### Amending Plats

- (6) **S045-149**  
(District 11)  
(Wilke)  
An application to amend the Woolfolk Addition in order to amend the Floodway Easement on lot 1C, Block A/7463, on Grovedale Drive, north of Churchill Way.  
Applicant: Doug Connally and Assoc.  
Application Filed: September 1, 2005  
Zoning: R-1/2 ac. (A)  
Staff Recommendation: **Approval**, subject to the conditions listed in the docket

Individual Items - Residential Replats

- (7) **S045-332**  
(District 8)  
(Brandon)  
An application to replat lots 12 and 13, Block H/7590 into one, 1.39 acre lot at the northwest corner of Springfield Avenue and Willoughby Boulevard  
Applicant: Gustavo and Maristal Reyes  
Application Filed: August 17 2005  
Notices Sent: August 22, 2005  
Zoning: R-7.5 (A)  
Staff Recommendation: **Approval**, subject to the conditions listed in the docket
- (8) **S045-336**  
(District 13)  
(Scott)  
An application to replat lots 5 and 6, Block 4/5650 into one, 0.82 acre lot on Stonegate Drive west of Devonshire Drive.  
Applicant: Diane and John Nealon, Jr.  
Application Filed: August 23, 2005  
Notices Sent: August 25, 2005  
Zoning: R-16 (A)  
Staff Recommendation: **Approval**, subject to the conditions listed in the docket
- (9) **S034-337**  
(District 8)  
(Brandon)  
An application to replat 4A, Block 3/5522 into one, 1.33 acre lot and one, 1.0 acre lot on Harry's Lane, east of Lennox Lane.  
Applicant: Charles and Dierdre Seeds  
Application Filed: August 23, 2005  
Notices Sent: August 30, 2005  
Zoning: R-1ac (A)  
Staff Recommendation: **Approval**, subject to the conditions listed in the docket
- (A) **S045-085R**  
(District 14)  
(Emmons)  
An application to amend the previously approved and recorded plat to reduce the 18 foot building line to a 10 foot building line on Lots 1B thru 1F in City Block H/573 on Thomas Avenue between Clay Alley and Allen Street  
Applicant: Robby Rahmani  
Application Filed: August 16, 2005  
Zoning: PDD #225, Sub District IIF  
Staff Recommendation: Approval, subject to the conditions listed in the docket

Miscellaneous Docket

**W045-009**

Neva Dean  
(CC District 4)  
(Marshall)

A waiver of the two-year waiting period to submit an application to amend the Planned Development District to reduce the number of parking spaces and number of site trees required on property bounded by Berridge Lane, St. Francis Avenue, Trace Road and Charoit Drive.

Staff Recommendation: **Denial**

Zoning Cases – Consent

1. **Z045-260 (WE)**  
Warren Ellis  
(CC District 13)  
(Scott)

An application for a Planned Development District for a public school other than an open-enrollment charter school and R-16(A) Single Family District uses on property zoned an R-16(A) Single Family District, located on the southeast corner of Nuestra Drive and Wozencraft Drive.

Staff Recommendation: **Approval**, subject to a development/landscape plan and conditions.

Applicant: Dallas Independent School District

Representative: Masterplan

2. **Z045-270 (MM)**  
Maureen Meredith  
(CC District 14)  
(Emmons)

An application for an O-2 Office Subdistrict on property zoned an O-1 Office Subdistrict within Planned Development District No. 193, the Oak Lawn Special Purpose District, with deed restrictions volunteered by the applicant on the east corner of the intersection of McKinney Avenue and Elizabeth Street

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

Applicant: McKinney Avenue, J-V Yancey Expressway Properties

Representative: Dallas Cothrum, Masterplan Consultants

3. **Z045-271 (WE)**  
Warren Ellis  
(CC District 13)  
(Scott)

An application for an amendment to Planned Development District No. 344 for a commercial amusement (inside and outside) to reconfigure the equestrian center and provide additional parking spaces on the north side of Park Lane, northwest of Abrams Road.

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

Applicant: Golf Centers of Texas, L.P.

Representative: Robert Reeves & Associates

Zoning Cases – Under Advisement

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  
U/A From: August 11, 2005 and August 18, 2005
- A. **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  
U/A From: August 18, 2005 and September 8, 2005

Zoning Cases - Individual Items

5. **Z045-272 (WE)**  
Warren Ellis  
(CC District 5)  
(Vacant)  
An application for a Specific Use Permit for a child-care facility on property zoned an R-7.5(A) Single Family District on the east line of Greenspan Avenue, south of Midvale Drive and north of High Fall Drive  
Staff Recommendation: **Denial**  
Applicant/Representative: Larry Ray

Development Code Amendment

- DCA 045-012**  
David Cossum  
A proposal to amend Chapter 51 to establish Handicapped Group Dwelling Unit & Group Residential Facility uses to be consistent with the use provisions of Chapter 51A.  
Staff Recommendation: **Approval**  
ZOAC Recommendation: **Approval**

Other Matters

CPC Rules of Procedure Consideration of proposed amendments to the Commission's rules of procedure

Minutes: September 8, 2005

Adjournment