



CITY OF DALLAS

CITY PLAN COMMISSION
Thursday, October 20, 2005
AGENDA

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

BRIEFINGS:

Homeless Assistance Center Update
David Cossum

Subdivision Docket
Zoning Docket

ACTION ITEMS:

Subdivision Docket Planner: Paul Nelson

Consent Agenda - Preliminary Plats

- (1) **S045-355** An application to create one 1.2209 acre lot in City Block
 (District 13) 6426 on Marsh Lane, north of Walnut Hill Lane
 (Scott)
- Applicant: Jack In The Box
Application Filed: September 21, 2005
Zoning: CR
Staff Recommendation: Approval, subject to the conditions
 listed in the docket

- (2) **S045-356**
(District 1)
(Neumann)
An application to create one, 3.099 acre lot and one, 2.523 acre lot from a 5.62 acre tract of land in City Block 8014 on W. Illinois Avenue, east of Duncanville Road
Applicant: 3 Ortega's and SB LLC
Application Filed: September 21, 2005
Zoning: CR, MF-2(A)
Staff Recommendation: Approval, subject to the conditions listed in the docket
- (3) **S045-357**
(District 11)
(Wilke)
An application to replat all of lot 2A in City Block C/7497 into one 1.11 acre lot, one 2.60 acre lot, and one 1.21 acre lot on LBJ Freeway at Blossomheath Lane, northeast corner
Applicant: BM Capital Investment Group, LLC
Application Filed: September 21, 2005
Zoning: MU-1
Staff Recommendation: Approval, subject to the conditions listed in the docket
- (4) **S045-358**
(District 6)
(Miranda)
An application to replat all of lots 25, 26, 27, 28 and 29 in City Block 14/5776 into one 0.99 acre lot on 3314 & 3330 Lombardy Lane, east of Geraldine Drive
Applicant: Miguel and Xochitl Trejo
Application Filed: September 21, 2005
Zoning: NO(A)
Staff Recommendation: Approval, subject to the conditions listed in the docket
- (5) **S045-359**
(District 2)
(Strater)
An application to replat all of Lots 1, 2, and 3 in City Block C/787 and all of Lots 2, 3, and 4 in City Block D/788 and a portion of an alley to be abandoned into one 3.6272 acre lot on Washington Ave., Junius St., N. Hill Ave. and Worth St.
Applicant: Baylor University
Application Filed: September 21, 2005
Zoning: MU-2
Staff Recommendation: Approval, subject to the conditions listed in the docket
- (6) **S045-362**
(District 13)
(Scott)
An application to create a 1.8365 acre lot from a tract of land in City Block 5615 on Park Lane at Douglas Avenue, southeast corner
Applicant: Robert and Judith Pierson
Application Filed: September 22, 2005
Zoning: R-1ac.(A)
Staff Recommendation: Approval, subject to the conditions listed in the docket

- (7) **S045-363**
(District 13)
(Scott)
- An application to replat Lots 1A and 3A in City Block 3/5625 into one 4.555 acre lot on Luther Lane between Douglas Avenue and Lomo Alto Drive
Applicant: Metropolitan Investment III, LP; RMC Luther, LP; RMC PC Hotel, L.P., & RMC Douglas, LP
Application Filed: September 22, 2005
Zoning: PDD #314, Subdistrict II, Sub Area A
Staff Recommendation: Approval, subject to the conditions listed in the docket
- (8) **S045-364**
(District 8)
(Brandon)
- An application to create one 0.8633 acre lot from a 37,606 sq. ft. tract of land in City Block 8814 on Seagoville Road at Stark Road, south corner
Applicant: Mark Stewart
Application Filed: September 23, 2005
Zoning: CR
Staff Recommendation: Approval, subject to the conditions listed in the docket
- (9) **S045-365**
(District 14)
(Emmons)
- An application to replat Lots 11, 12, 15-A and 15-B in City Block 2231 into one 1.519 acre lot on Oram Street at Alderson Street, northwest corner
Applicant: Incap Fund I, LP
Application Filed: September 23, 2005
Zoning: MF-2(A)
Staff Recommendation: Approval, subject to the conditions listed in the docket
- (10) **S045-366**
(District 2)
(Strater)
- An application to replat part of Lot 2 in City Block 6/813 and a part of City Block 6/813 into one 1,580.15 sq. ft. lot; one 1,794.40 sq. ft. lot; one 2,071.64 sq. ft. lot; and one 2,407.39 sq. ft. lot from a 0.1959 acre tract of land on First Avenue at Hickory Street
Applicant: Nicole L. Davis and Thomas A. Granese
Application Filed: September 26, 2005
Zoning: PDD 269
Staff Recommendation: Approval, subject to the conditions listed in the docket
- (11) **S045-367**
(District 2)
(Strater)
- An application to replat a 0.2465 acre tract of land containing all of Lot 15 and part of Lot 16 in City Block 2/7915 into one, 5,368.3 square foot lot, and one 5,369.3 square foot lot on Arlington Park Drive and Carnation Drive
Applicant: Quirino Miranda
Application Filed: September 26, 2005
Zoning: PDD 465, Area 5
Staff Recommendation: Approval, subject to the conditions listed in the docket

- (12) **S045-368**
(District 6)
(Miranda)
An application to create one, 19.48 acre lot in City Block 6537 on Joe Field Road at Newkirk Street, southeast corner
Applicant: Hensley Industries, Inc.
Application Filed: September 26, 2005
Zoning: PDD 391 and FP
Staff Recommendation: Approval, subject to the conditions listed in the docket
- (13) **S045-369**
(District 14)
(Emmons)
An application to replat Lots 3, 4, 5, and 6 in City Block D/1587 into one, 0.8425 acre lot on the south line of Newton Avenue, west of Throckmorton Street
Applicant: BDRC Newton, Ltd
Application Filed: September 27, 2005
Zoning: PDD No. 193 (MF-2)
Staff Recommendation: Approval, subject to the conditions listed in the docket
- (14) **S045-370**
(District 14)
(Emmons)
An application to replat Lots 3 thru 10 in City Block A/1586 into one, 1.6853 acre lot on the north line of Newton Avenue, west of Throckmorton Street
Applicant: BDRC Newton, Ltd
Application Filed: September 27, 2005
Zoning: PDD No. 193 (MF-2)
Staff Recommendation: Approval, subject to the conditions listed in the docket
- (15) **S045-371**
(District 3)
(Gary)
An application to replat Lots 223 and 224 into one 5.977 acre lot in City Block 8031 on W. Ledbetter Road, west of Dan Morton Drive
Applicant: Cao Dai Tay-Ninh Temples of Texas
Application Filed: September 27, 2005
Zoning: IR
Staff Recommendation: Approval, subject to the conditions listed in the docket
- (16) **S045-372**
(District 12)
(Vacant)
An application to create 33 single family lots from a 9.005 acre tract of land in City Block 8734 on Hillcrest Road and Frankford Road
Applicant: Crossing Frankford at Hillcrest, L.P.
Application Filed: September 27, 2005
Zoning: TH-1(A), FP, deed restricted to 40 dwelling units
Staff Recommendation: Approval, subject to the conditions listed in the docket

- (17) **S045-373**
(District 2)
(Strater)
An application to create one 16.125 acre lot in City Block 6055 on Motor Street at IH-35E, east corner
Applicant: Market Center Land, L.P.
Application Filed: September 27, 2005
Zoning: MU-3
Staff Recommendation: Approval, subject to the conditions listed in the docket
- (18) **S045-374**
(District 4 & 5)
(Marshall & Vacant)
An application to create a 101 lot Community Unit Development single family subdivision from a 33.775 acre tract of land in City Block 6779 on Military Parkway, west of Prairie Creek Road
Applicant: Maverick Development Company, LLC and Whiterock Holdings, Ltd
Application Filed: September 27, 2005
Zoning: R-7.5(A)
Staff Recommendation: Approval, subject to the conditions listed in the docket
- (19) **S045-375**
(District 14)
(Emmons)
An application to replat all of Lots 9 and 10 in City Block 35/1575 into an 8 lot Shared Access Development on a 0.3673 acre tract of land on Wycliff Avenue at Bowser Avenue, east corner
Applicant: Perry Homes
Application Filed: September 27, 2005
Zoning: PD No. 193(MF-2)
Staff Recommendation: Approval, subject to the conditions listed in the docket

Individual Item – Residential Replat

- (20) **S045-360**
(District 14)
(Emmons)
An application to replat Lots 32 and 33A in City Block L/2602 into one, 0.7163 acre lot on Tyree Street and Thedford Street, southwest corner
Applicant: North Park CME Church
Application Filed: September 21, 2005
Zoning: PDD 67, Tract III
Notices Mailed: September 26, 2005
Staff Recommendation: Approval, subject to the conditions listed in the docket

Miscellaneous Docket

- M045-036**
Richard Brown
(CC District 14)
(Emmons)
A minor amendment to the development plan of Planned Development District Subdistrict No. 23 within Planned Development District No. 193, on the east corner of Cedar Springs Road and Kings Road.
Staff Recommendation: **Approval**

Zoning Cases – Consent

1. **Z045-292 (WE)**
Warren Ellis
(CC District 6)
(Miranda)
An application for a CR Community Retail District on property zoned an MF-1(A) Multifamily District on the west line of Webb Chapel Road, north of Northwest Highway
Staff Recommendation: **Approval**
Applicant: Granite Redevelopment
Representative: Masterplan

2. **Z045-298 (JP)**
Jennifer Pitner
(CC District 5)
(Vacant)
An application for a CR Community Retail District on property zoned an R-7.5(A) Single Family District on the northwest corner of Prairie Creek Road and Military Parkway.
Staff Recommendation: **Approval**
Applicant: Frank Geis, Whiterock Holding, Ltd.

3. **Z045-300 (RB)**
Richard Brown
(CC District 14)
(Emmons)
An application for a Specific Use Permit for a Railroad Passenger Station within the Subdistrict 12 portion of Planned Development District No. 298, the Bryan Area Special Purpose District, located within the eastern portion of the Good-Latimer Expressway right-of-way, between Pacific Avenue and Swiss Avenue
Staff Recommendation: **Approval** for a permanent time period, subject to a site plan and conditions.
Applicant: Dallas Area Rapid Transit
Representative: Karl A. Crawley

4. **Z045-293 (MM)**
Maureen Meredith
(CC District 13)
(Scott)
An application to amend Specific Use Permit No. 1550 for a medical clinic or ambulatory surgical center and an in-patient rehabilitation facility that provides post-surgical rehabilitation services for patients of the medical clinic or ambulatory surgical center on land zoned Tract 1 and Tract 3 within Planned Development District No. 260, north of Park Lane on the west side of North Central Expressway.
Staff Recommendation: **Approval**, subject to revised conditions.
Applicant: Central Park MOB, L.P.
Representative: Barry Knight, Winstead Sechrest & Minick

Zoning Cases – Under Advisement

5. **Z045-268 (MM)** An application to amend Planned Development District No. 572 for a public or private school and to request a Specific Use Permit for a tower/antenna for cellular communication on property zoned a Planned Development District No. 572, on the southeast corner of Pleasant Valley Drive and Chimney Hill Lane
Maureen Meredith
(CC District 10)
(Avery)
Staff Recommendation: **Approval**, of an amendment to Planned Development District No. 572, subject to a development plan, and **approval** of a Specific Use Permit for a monopole cell tower for a ten-year period, with eligibility for automatic renewals for additional ten-year periods, subject to a site plan and conditions.
Applicant: T-Mobile/Voice Stream
Representative: John Rooney
U/A From: September 8, 2005

Zoning Cases – Individual

6. **Z045-275 (DW)** An application for a Planned Development Subdistrict for HC Heavy Commercial uses on property zoned an HC Heavy Commercial Subdistrict within Planned Development District No. 193, the Oak Lawn Special Purpose District on the east corner of McKinney Avenue and St. Paul Street
David Whitley
(CC District 14)
(Emmons)
Staff Recommendation: **Approval**, subject to a conceptual plan, development plan, and staff's recommended conditions
Applicant: Hanover R.S., L.P.
Representative: Masterplan

Development Code Amendments

- DCA 045-010** Consideration of an amendment to the Dallas Development Code to revise Section 51A-4.702, the regulations regarding (Richard Brown) consideration for a minor amendment to a development plan and landscape plan relating to a planned development district and Section 51A-4.219, the regulations regarding consideration for a minor amendment to a site plan and landscape plan related to a specific use permit.
Staff Recommendation: **Approval**
ZOAC Recommendation: **Approval**, subject to staff's recommendations

DCA 045-013
(David Cossum)

Consideration of an amendment to Chapter 51 of the Dallas City Code, to correct use restrictions dealing with the alcoholic beverage use and restaurant without drive in service use which dates back to 1997 when these uses were call forwarded to Chapter 51A.

Staff Recommendation: **Approval**

ZOAC Recommendation: **Approval**

Other Matters

Minutes: September 29, 2005

Adjournment

CITY PLAN COMMISSION PUBLIC COMMITTEE MEETINGS

Thursday, October 20, 2005

ZONING ORDINANCE ADVISORY COMMITTEE (ZOAC): City Hall, Council Briefing Room – 5ES, 9:00 a.m.