



CITY OF DALLAS

CITY PLAN COMMISSION
Thursday, October 27, 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
David Whitley, Principal Planner

BRIEFINGS:

DCA 045-010

Subdivision Docket
Zoning Docket

ACTION ITEMS:

Subdivision Docket

Planner: George Campbell

Consent Agenda - Preliminary Plats

- (1) **S045-376**
(District 3)
(Gary)

An application to plat a 15.45 acre tract of land in Blocks 7209 and 7212 into one lot at the northeast corner of Cockrell Hill Road and Davis Street.
Applicant: BVD HBTS, LP (Tom Leiser)
Application Filed: September 28, 2005
Zoning: PD#525 (For Industrial Research District and Office uses)
Staff Recommendation: **Approval**, subject to the conditions listed in the docket

- (2) **S045-377**
(District 14)
(Emmons)
An application to plat a 5.54 acre tract of land in Blocks 11/1017, 1021 and 1026 into one lot on Turtle Creek Boulevard and Gillespie Street.
Applicant: SCA 2727 Turtle Creek, L.P.
Application Filed: September 28, 2005
Zoning: PD#193 (O-2-D)
Staff Recommendation: **Approval**, subject to the conditions listed in the docket
- (3) **S045-378**
(District 14)
(Emmons)
An application to replat all of lots 5-7 and part of lots 1-4 and 8, Block 302, part of lots 1-4, Block 303, vacated Wade Alley and Munger Avenue R.O.W. into one, 4.23 acre lot bounded by Woodall Rodgers Freeway, Routh Street, Flora Street and Jack Evans Street.
Applicant: DISD
Application Filed: September 28, 2005
Zoning: PD#145, H/44
Staff Recommendation: **Approval**, subject to the conditions listed in the docket
- (4) **S056-002**
(District 2)
(Strater)
An application to plat a 2.98 acre tract of land in Block A/2571 into one lot on Cedar Springs Road, south of Mockingbird Lane.
Applicant: PRA Cedar Springs Stow and Go L.P.
Application Filed: October 4, 2005
Zoning: IR
Staff Recommendation: **Approval**, subject to the conditions listed in the docket
- (5) **S056-003**
(District 14)
(Emmons)
An application to replat lots 14-20, Block 36/1576 into one, 1.29 acre lot at the west corner of Gilbert Avenue and Douglas Avenue.
Applicant: BDRC Lago Brisas, LTD.
Application Filed: October 4, 2005
Zoning: PD#193(MF-2)
Staff Recommendation: **Approval**, subject to the conditions listed in the docket
- (6) **S056-004**
(District 14)
(Emmons)
An application to replat lots 7, 8 and 9, Block 6/1580 into one, 0.55 acre lot on Bowser Avenue, east of Herschel Avenue.
Applicant: 4330 Bowser L.P.
Application Filed: October 4, 2005
Zoning: PD#193(MF-2)
Staff Recommendation: **Approval**, subject to the conditions listed in the docket

Individual Item Agenda-Residential Replats

- (7) **S056-001**
(District 3)
(Gary)
- An application to amend a previously approved preliminary plat (S023-346) in order to delete preliminary conditions: (8) dedicate additional 1.5 ft. R.O.W. for Spruce Valley Lane and Alvarado Street and (9) add a 30 ft. platted building line along Spruce Valley Lane and Alvarado Street, at the northwest corner of Alvarado Street and Spruce Valley Lane.
Applicant: Ernesto Nieto
Notices Sent: October 5, 2005
Application Filed: October 1, 2005
Zoning: R-7.5. (A)
Staff Recommendation: **Approval**, subject to the conditions listed in the docket

Miscellaneous Docket

- M056-001**
Richard Brown
(CC District 14)
(Emmons)
- A minor amendment to the landscape plan of Planned Development Subdistrict No. 58 within Planned Development District No. 193, on property bounded by Cedar Springs Road, Carlisle Road and Routh Street.
Staff Recommendation: **Approval**

- D045-036**
Frank Dominguez
(CC District 3)
(Gary)
- A development plan/landscape plan for Planned Development District No. 508, in an area bounded by Bickers Street, Greenleaf Street and Holystone Street.
Staff Recommendation: **Approval**

Miscellaneous Docket – Under Advisement

- M045-036**
Richard Brown
(CC District 14)
(Emmons)
- A minor amendment to the development plan of Planned Development District Subdistrict No. 23 for MF-2 Multiple Family Subdistrict Uses, SC Shopping Center Subdistrict Uses, and a Commercial parking lot or garage within PDD No. 193, on Clyde Lane, southeast of McKinney Avenue.
Staff Recommendation: **Approval**
U/A From: October 20, 2005

Certificates of Appropriateness for Signs

- Deep Ellum District
0509151002
Michael Finley
(District 2)
(Strater)
- An application for a Certificate of Appropriateness by Bret Wells of B & B Sign Systems for the installation of a 288 square feet attached non-lighted wall sign on the west façade of 2616 Commerce Street.
Staff Recommendation: **Approval**
SSDAC Recommendation: **Approval**

0509151003
Michael Finley
(District 2)
(Strater)

An application for a Certificate of Appropriateness by Bret Wells of B & B Sign Systems for the installation of a 288 square feet attached non-lighted wall sign on the south façade of 2616 Commerce Street.

Staff Recommendation: **Approval**
SSDAC Recommendation: **Approval**

Zoning Cases – Consent

1. **Z023-179 (MM)**
Maureen Meredith
(CC District 6)
(Miranda)
An application to expand and amend Specific Use Permit No. 85 for a Cemetery on property zoned an MF-2(A) Multifamily District and a CR Community Retail District with Specific Use Permit No. 85, on Lombardy Lane, east of Brockbank Drive and west of Harwell Drive.
Staff Recommendation: **Approval**, subject to a site plan.
Applicant: Calvary Hill Cemetery
Representative: Jonathan G. Vinson

2. **Z045-301 (RB)**
Richard Brown
(CC District 7)
(Vacant)
An application for a Specific Use Permit for a transit passenger station or transfer station on property zoned a CS Commercial Service District, on the east line of Parry Avenue, between Commerce Street and First 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

3. **Z045-302 (RB)**
Richard Brown
(CC District 3)
(Gary)
An application for an amendment to the Subdistrict D portion of Planned Development District No. 468, the Oak Cliff Gateway Special Purpose District, on the north line of Tilden Street, east of Beckley Avenue.
Staff Recommendation: **Approval**, subject to conditions.
Applicant: INCAPFUND
Representative: Karl A. Crawley

4. **Z045-303 (RB)**
Richard Brown
(CC District 4)
(Marshall)
An application for a Specific Use Permit for a Vehicle storage lot on property zoned a CS Commercial Service District on the east line of South Central Expressway, south of Bateman Avenue.
Staff Recommendation: **Approval** for a two-year period, subject to a site plan and conditions.
Applicant: Chris Fletcher, Owner
Representative: Brian Lingle

5. **Z045-304 (JH)**
Jennifer Hiromoto
(CC District 5)
(Vacant)
- An application for an R-7.5(A) Single Family District on a property zoned an LI-D-1 Light Industrial District with a D-1 Liquor Control Overlay on the west side of Prairie Creek Road, north of Military Parkway.
Staff Recommendation: **Approval**, with retention of the D-1 Liquor Control Overlay.
Applicant: Frank Geis, Whiterock Holding, Ltd.
6. **Z045-307 (DW)**
David Whitley
(CC District 1)
(Neumann)
- An application to amend Specific Use Permit No. 1570 for an open-enrollment charter school and private recreation, center, club or area on property zoned an MF-2(A)-D Multifamily District with a Liquor Control Overlay and an RR Regional Retail District on the northwest corner of Jefferson Boulevard and Marsalis Avenue.
Staff Recommendation: **Approval**, subject to a site plan and staff's recommended conditions.
Applicant: Oak Cliff United Methodist Church
Representative: Zone Systems, Inc.

Zoning Cases – Under Advisement

7. **Z045-120 (MM)**
Maureen Meredith
(CC District 2&14)
(Strater & Emmons)
- An application for (1) a Planned Development District for mixed uses to be known as the Baylor University Medical Center Area Special Purpose District; (2) the termination of Specific Use Permits Nos. 853, 673, and 1110; (3) the termination of Planned Development District No. 613 and portions of Planned Development District No. 298 and Planned Development District No. 298-D, the Bryan Area Special Purpose District; and (4) the termination of deed restrictions on property zoned Planned Development District No. 298, Planned Development District 298-D, an MU-3 Mixed Use District, an MU-3-D Mixed Use District with a Dry Liquor Control Overlay, an MU-2 Mixed Use District, an MU-2-D Mixed Use District with a Dry Liquor Control Overlay, a P(A) Parking District, a CS Commercial Service District, an MF-2(A) Multifamily District, an LO-3 Limited Office District, an LO-3-D Limited Office District with a Dry Liquor Control Overlay, an IM Industrial Manufacturing District and a GO(A) General Office District, located within an area generally bounded by Live Oak Street, Haskell Street, Main Street and Malcolm X Blvd. Consideration will be given to creating three subareas in Planned Development District No. 298 and 298-D to allow additional uses and development standards, in lieu of including this area of PDD No. 298 in the proposed Baylor University Medical Center Area Special Purpose District.
Staff Recommendation: **Approval**, subject to a conceptual plan, master parking plan, floor area plan and conditions.
Applicant: Baylor Health Care System
Representative: Robert Reeves, Robert Reeves & Assoc.
U/A From: February 24, 2005; March 24, 2005; April 14, 2005; May 12, 2005 and June 23, 2005
8. **Z045-132 (RB)**
Richard Brown
(CC District 2)
(Strater)
- An application for an MU-3 Mixed Use District with removal of the D Dry Liquor Control Overlay on property zoned an LO-3-D Limited Office District with the D Liquor Control Overlay with consideration being given to an MU-2 Mixed Use District with retention of the D Dry Liquor Control Overlay on the north corner of Washington Avenue and Worth Street.
Staff Recommendation: **Approval** of an MU-2 Mixed Use District with retention of the D Dry Liquor Control Overlay in lieu of the applicant's request
Applicant: 606 Washington Limited; James M. Eidson-Manager, Owner
Representative: Kirk R. Williams
U/A From: January 20, 2005; February 10, 2005; February 24, 2005; March 24, 2005; April 14, 2005; May 12, 2005 and June 23, 2005

Zoning Cases – Individual

9. **Z045-299 (JH)** An application to create a new subdistrict for single family uses
Jennifer Hiromoto within Planned Development District No. 465, the Arlington
(CC District 2) Park Special Purpose District on the southwest corner of Van
(Strater) Winkle Boulevard and Record Crossing Road
Staff Recommendation: **Denial**
Applicant/Representative: Jose R. Alfaro

Other Matters

Minutes: October 20, 2005

Adjournment

CITY PLAN COMMISSION PUBLIC COMMITTEE MEETINGS

Thursday, October 27, 2005

CPC TRANSPORTATION COMMITTEE: City Hall, 5ES, 9:00 a.m.

SUBDIVISION REVIEW COMMITTEE: City Council Chamber 10:00 A.M. to consider
Item No. 7, S056-001