



CITY OF DALLAS

CITY PLAN COMMISSION
Thursday, November 3, 2005
AGENDA

BUS TOUR:	See attachment	9:00 a.m.
BRIEFINGS:	5ES	Following bus tour
PUBLIC HEARING	Council Chambers	1:30 p.m.

*The City Plan Commission may be briefed or visit any item on the agenda if it becomes necessary.

Theresa O'Donnell, Director
David Cossum, Assistant Director of Current Planning
Jennifer Hiromoto, Principal Planner

BRIEFINGS:

Bachman Lake/West Northwest Highway Needs Assessment Study
Janet Tharp, Interim Assistant Director of Long Range Planning
David Schleg, Senior Planner

Subdivision Docket
Zoning Docket

ACTION ITEMS:

Subdivision Docket Planner: Paul Nelson

Consent Agenda - Preliminary Plats

- (1) **S056-005**
(District 14)
(Emmons) An application to create one 3.3723 acre lot in City Block 945 on Wolf Street between Maple Avenue and Bookhout Street
Applicant: High Street Maple Terrace Associates, L.P.
Application Filed: October 5, 2005
Zoning: PDD No. 193 [PDS#39]
Staff Recommendation: Approval, subject to the conditions listed in the docket

- (2) **S056-006**
(District 6)
(Miranda) An application to create one, 3.25 acre lot from City Block 6555 on Crown Road and Newberry Street, northwest corner
Applicant: Mike Smith
Application Filed: October 10, 2005
Zoning: R-7.5(A), IR
Staff Recommendation: Approval, subject to the conditions listed in the docket

- (3) **S056-007**
(District 5)
(Wilson)
An application to create an 8 lot single family subdivision on a 3.2087 acre tract of land in City Block 6719 on Catskill Street, west of Cheyenne Road
Applicant: Benito Lincoln Otiniano
Application Filed: October 10, 2005
Zoning: R-5(A)
Staff Recommendation: Approval, subject to the conditions listed in the docket
- (4) **S056-009**
(District 14)
(Emmons)
An application to create one, 0.1376 acre lot from a tract of land in City Block 595 on 3108 Flora Street southwest of Watkins Avenue
Applicant: Flora Street Properties, Inc
Application Filed: October 11, 2005
Zoning: PDD No. 298, Sub district 1
Staff Recommendation: Approval, subject to the conditions listed in the docket
- (5) **S056-010**
(District 14)
(Emmons)
An application to replat part of Lots 1 thru 5 and 7, and part of a 25 foot abandoned alley into one 0.4882 acre lot in City Block B/5187 on Dyer Street at Greenville Avenue, southwest corner
Applicant: Skylar Bell
Application Filed: October 11, 2005
Zoning: MU-3
Staff Recommendation: Approval, subject to the conditions listed in the docket
- (6) **S056-011**
(District 14)
(Emmons)
An application to replat Lots 1 thru 9 in City Block 13/969 into one 2.567 acre lot on Carlisle Street between Hall Street and Bowen Street
Applicant: ECOM WillMax Carlisle, L.P.
Application Filed: October 11, 2005
Zoning: PDD #193, (MF-2)
Staff Recommendation: Approval, subject to the conditions listed in the docket
- (7) **S056-012**
(District 7)
(Vacant)
An application to replat Part of City Blocks B/2388, 2/2390, 4/2392, 2395,A/2395, B/2395, B/4483, A/4484, 4485, 4486, 4487, 4488, and 4489 and all of Lot 1B in City Block A/4479 and abandoned streets and alleys, and containing 23.610 acres into four lots on Hatcher Street between Pacific Street and Lyons Street
Applicant: Dallas Housing Authority
Application Filed: October 11, 2005
Zoning: PDD No. 595 (MF-1A)
Staff Recommendation: Approval, subject to the conditions listed in the docket

- (8) **S056-013**
(District 3)
(Gary)
- An application to create one 2.9649 acre lot in City Block 6950 on 4635 Barstow Boulevard between Cockatiel Lane and Pheasant Park
Applicant: Michael D. Robinson
Application Filed: October 12, 2005
Zoning: R-7.5(A)
Staff Recommendation: Approval, subject to the conditions listed in the docket

Miscellaneous Docket

- W056-001**
Neva Dean
(CC District 3)
(Gary)
- A waiver of the two-year waiting period in order to submit an application to create a new subdistrict within the Planned Development District No. 714 and amend public deed restrictions on the east side of Bahama Drive, southeast of Fort Worth Avenue.
Staff Recommendation: **No objection**

Zoning Cases – Under Advisement

1. **Z045-275 (DW)**
David Whitley
(CC District 14)
(Emmons)
- 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
Staff Recommendation: **Approval**, subject to a conceptual plan, development plan, and staff's recommended conditions
Applicant: Hanover R.S., L.P.
Representative: Masterplan
U/A From: October 20, 2005

Zoning Cases – Individual

2. **Z045-306 (DW)**
David Whitley
(CC District 11)
(Wilke)
- An application for a Specific Use Permit for a private school and private recreation, center, club or area on property zoned an R-1ac(A) Single Family District and an NO(A) Neighborhood Office District, on the southwest corner of Hillcrest Road and Hillcrest Plaza Drive
Staff Recommendation: **Approval** for a five-year period with eligibility for automatic renewals for additional five-year periods, subject to a site plan and staff's recommended conditions.
Applicant: Coram Deo Academy
Representative: John Fowler

3. **Z045-249 (RB)**
Richard Brown
(CC District 14)
(Emmons)
An application for a Planned Development District for Mixed Uses on property zoned an MU-3 Mixed Use District, on the southeast corner of Mockingbird Lane and North Central Expressway.
Staff Recommendation: **Approval**, subject to a Tract 1 development/Tract 2 conceptual plan and staff's recommended conditions.
Applicant: Realty America Group
Representative: Susan Mead
4. **Z045-291 (WE)**
Warren Ellis
(CC District 2)
(Strater)
An application for a Specific Use Permit for a Commercial Amusement (inside) use for a dance hall and an alcoholic beverage establishment use for a bar, lounge or tavern within Subdistrict 2 of Planned Development District No. 317, the Cedar Area Special Purpose District, on the southeast corner of Harwood Street and Hickory Street.
Staff Recommendation: **Denial**
Applicant: Monico Ayala
Representative: Masterplan
5. **Z045-297 (JP)**
Jennifer Hiromoto
(CC District 2 & 14)
(Strater & Emmons)
An application for a Planned Development Subdistrict for single family, multiple family and mixed uses on property zoned an MF-2 Multiple Family Subdistrict and an LC Commercial Subdistrict within Planned Development District No. 193, the Oak Lawn Special Purpose District, on approximately 25.03 acres generally bounded by Lemmon Avenue, Mahanna Street, City Limit line, Miles Street, Holland Avenue, Dorothy Street, Bowser Avenue, and Cedar Plaza Lane.
Staff Recommendation: **Approval**, subject to staff's recommended conditions and a conceptual plan.
Applicant: Cityville, HBL, L.P.
Representative: Myron Dornic, Jackson Walker

Development Code Amendments – Under Advisement

- DCA 045-010**
(Richard Brown)
Consideration of an amendment to the Dallas Development Code to revise Section 51A-4.702, the regulations regarding 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
U/A From: October 20, 2005

Other Matters

Minutes: October 27, 2005

Adjournment

CITY PLAN COMMISSION PUBLIC COMMITTEE MEETINGS

Thursday, November 3, 2005

None