



CITY OF DALLAS

CITY PLAN COMMISSION
Thursday, December 1, 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 Hiromoto, Principal Planner

BRIEFINGS:

Comprehensive Plan Update

Theresa O'Donnell, Director of Development Services
Janet Tharp, Interim Assistant Director of Long Range Planning

Subdivision Docket

Zoning Docket

ACTION ITEMS:

Subdivision Docket

Planner: George Campbell

Consent Agenda - Preliminary Plats

(1) **S056-031**
(District 5)
(Wilson)

An application to plat a 0.13 acre tract of land in Block 6234 into one lot on Lake June Place, east of Pemberton Hill Road.
Applicant: Ramon Sanchez
Application Filed: November 2, 2005
Zoning: CS
Staff Recommendation: **Approval**, subject to the conditions listed in the docket

- (2) **S056-032**
(District 1)
(Neumann)
- An application to plat a 8.16 acre tract of land in Block 5958 into one lot at the southeast corner of Kernack Street and Phinney Avenue.
Applicant: D.I.S.D.
Application Filed: November 2, 2005
Zoning: R-7.5 (A)
Staff Recommendation: **Approval**, subject to the conditions listed in the docket
- (3) **S056-034**
(District 3)
(Gary)
- An application to plat a 6.59 acre tract of land in Block 7665 into one lot at the southeast corner of Loop 12 and Preakness Lane.
Applicant: Megan Choi
Application Filed: November 8, 2005
Zoning: RR
Staff Recommendation: **Approval**, subject to the conditions listed in the docket

Individual Item Agenda-Residential Replats

- (4) **S056-029**
(District 13)
(Scott)
- An application to replat lot 2A, Block 1/5563 in order to remove a platted 50 ft. building line along Glenleigh Drive and a 25 ft. Platted building line along Manchester Drive at the northwest corner of Glenleigh Drive and Manchester Drive.
Applicant: Kelsan Group, LTD.
Application Filed: November 2, 2005
Zoning: R-10 (A)
Notices Mailed: November 10, 2005
Staff Recommendation: **Denial**
- (5) **S056-030**
(District 14)
(Emmons)
- An application to replat lot 5, Block 3/5065 in order to reduce a 25 ft. platted building line along Rexford Drive to 15 ft. at the southwest corner of Rexford Drive and Glencrest Lane.
Applicant: Robert Elliot
Application Filed: November 2, 2005
Zoning: R-10 (A)
Notices Mailed: November 9, 2005
Staff Recommendation: **Denial**

- (6) **S056-033**
(District 3)
(Gary)
An application to replat lots 11 and 12, Block D/7111 into one, 0.22 acre lot on McBroom Street, east of Rutz Street.
Applicant: Juan and Berta Aguin
Application Filed: November 8, 2005
Zoning: R-5 (A)
Notices Mailed: November 10, 2005
Staff Recommendation: **Approval**, subject to the conditions listed in the docket
- (7) **S056-035**
(District 3)
(Gary)
An application to revise a previously approved preliminary plat (S045-326) in Block 8682, in order to create a 133 lot single family residential subdivision with 3 common areas, at the north corner of Mountain Creek Parkway and Eagle Ford Road.
Applicant: Zena GP LLC
Application Filed: November 8, 2005
Zoning: PD#521, Subdistrict S-5
Notices Mailed: November 14, 2005
Staff Recommendation: **Approval**, subject to the conditions listed in the docket

Miscellaneous Docket

- M056-002**
Richard Brown
(CC District 14)
(Emmons)
A minor amendment for development plan and landscape plan for Planned Development Subdistrict No. 37-D, on Hall Street, between Hood Street and Sale Street.
Staff Recommendation: **Approval**
- M056-007**
Richard Brown
(CC District 11)
(Buehler)
A minor amendment to the development plan for Planned Development District No. 608, on Churchill Way, west of Preston Road.
Staff Recommendation: **Approval**
- Z045-275(DW)**
(David Whitley)
(CC District 14)
(Emmons)
Conceptual plan, development plan and submitted in conjunction with an application for a Planned Development Subdistrict zoned HC Heavy Commercial Subdistrict uses 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** of a conceptual plan, development plan and conditions.

Miscellaneous Docket – Under Advisement

W056-001

Neva Dean
(CC District 3)
(Gary)

A wavier 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**

U/A From: November 3, 2005

Zoning Cases – Under Advisement

1. **2023-179 (MM)**

Michael Finley
(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

U/A From: October 27, 2005

2. **2045-308 (WE)**

Warren Ellis
(CC District 14)
(Emmons)

An application for an amendment to the development plan for Planned Development District No. 517 for a Country Club with private membership, south of Gaston Avenue, east of Abrams Road

Staff Recommendation: **Approval**, subject to the development plan.

Applicant: Lakewood Country Club

Representative: Jackson Walker

U/A From: November 17, 2005

3. **2045-314 (WE)**

Warren Ellis
(CC District 5)
(Wilson)

An application to create new deed restrictions on property zoned a CS Community Service District with deed restrictions and the termination of the existing deed restrictions on the west line of St. Augustine Road, north of Military Parkway.

Staff Recommendation: **Approval**, of deed restrictions and **approval** of the termination of the existing deed restrictions

Applicant: Steven L. Aaron

Representative: Jackson Walker, L.L.P.

U/A From: November 10, 2005

Zoning Cases – Individual

4. [Z056-115\(WE\)](#)
Warren Ellis
(CC District 2)
(Strater)
An application for a Specific Use Permit for Vehicle Display, Sales and Services on property zoned Subdistrict 1 of Planned Development District 621, the Old Trinity and Design Special Purpose District, on the east line of Industrial Boulevard, between Cole Street and Howell Street.
Staff Recommendation: **Approval**, for a two-year period with eligibility for automatic renewals for additional two-year periods, subject to a site plan and conditions
Applicant: Don R. Nabb
Representative: Karl Crawley, MASTERPLAN

5. [Z056-109 \(JH\)](#)
Jennifer Hiromoto
(CC District 10)
(Avery)
An application for a Specific Use Permit for an Alcoholic Beverage Establishment use to be used as a private club on property zoned an MU-2 Mixed Use District on the southeast side of Skillman Street, south of Adleta Boulevard
Staff Recommendation: **Approval**, for a two-year period with eligibility for automatic renewals for additional three-year periods, subject to a site plan and conditions
Applicant: Frank Vu
Representative: Derek Coker, Real Estate Solutions

6. [Z056-111\(MM\)](#)
Michael Finley
(CC District 6)
(Miranda)
An application for an IM Industrial Manufacturing District on property zoned an IR Industrial Research District and an R-7.5(A) Single Family District, with deed restrictions volunteered by the applicant on the northwest corner of Crown Road and Newberry Street.
Staff Recommendation: **Approval** of an IR Industrial Research District on the R-7.5(A) portion in lieu of the applicant's request for an IM Industrial Manufacturing District with deed restrictions volunteered by the applicant.
Applicant: Ryan Bibb
Representative: Ryans Bibb, Ryan Bibb Consultants

Development Code Amendment – 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**, of staff's recommendation

ZOAC Recommendation: **Approval**

U/A From: October 20, 2005; November 3, 2005 and November 10, 2005

Landmark Appeal

Leif Sandberg
(CC District 14)
(Emmons)

An appeal of the decision of the Landmark Commission to deny a Certificate of Appropriateness (CA045-434(JA)) for the Bluit Building at 2036 Commerce Street.

Other Matters

2006 Calendar

Minutes: November 17, 2005

Adjournment

CITY PLAN COMMISSION PUBLIC COMMITTEE MEETINGS

Thursday, December 1, 2005

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

SUBDIVISION REVIEW COMMITTEE: City Council Chamber 10:30 A.M. to consider Items No. 4 and 5, S056-029 and S056-030