



CITY OF DALLAS

CITY PLAN COMMISSION  
Thursday, December 8, 2005  
AGENDA

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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.

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Theresa O'Donnell, Director  
David Cossum, Assistant Director of Current Planning  
Richard Brown, Principal Planner

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**BRIEFINGS:**

Subdivision Docket  
Zoning Docket

**ACTION ITEMS:**

Subdivision Docket Planner: Paul Nelson

Consent Agenda - Preliminary Plats

- (1) **S056-037**  
(District 6)  
(Miranda)

An application to replat a 3.704 acre tract of land containing Lot 2A in City Block B/6374 into one 2.314 acre lot, and one 1.390 acre lot Regal Row at IH-35E, southeast corner  
Applicant: Aviator Development, LP  
Application Filed: November 8, 2005  
Zoning: MU-3  
Staff Recommendation: Approval, subject to the conditions listed in the docket
- (2) **S056-038**  
(District 13)  
(Scott)

An application to replat a 2.884 acre tract of land in Lot 3, City Block 7290 into one, 0.458 acre lot and one 2.426 acre lot on Manderville Lane at N. Central Expressway, northeast corner  
Applicant: ROMAC Development Co., LP  
Application Filed: November 9, 2005  
Zoning: CR  
Staff Recommendation: Approval, subject to the conditions listed in the docket

- (3) **S056-039**  
(District 14)  
(Emmons)  
An application to create one 0.3581 acre lot from a tract of land in City Block 2/1499 on 3320 Douglas Avenue southwest of Rawlins Street  
Applicant: Rodney Johnson  
Application Filed: November 11, 2005  
Zoning: PDD No. 193(MF-2)  
Staff Recommendation: Approval, subject to the conditions listed in the docket
- (4) **S056-040**  
(District 14)  
(Emmons)  
An application to replat a 0.3049 acre tract of land containing part of Lot 10D, all of Lots 11 and 12 in City Block 2/1521 into one 13,283 square foot lot on Buena Vista Street, southwest of Fitzhugh Avenue  
Applicant: Mark Giambrone  
Application Filed: November 14, 2005  
Zoning: PD No. 193 (S-62)  
Staff Recommendation: Approval, subject to the conditions listed in the docket
- (5) **S056-043**  
(District 14)  
(Emmons)  
An application to create an 18 lot Shared Access Area Development from a 0.6436 acre tract of land in City Block 718 on Adair Street between Bryan Street and Convent Street  
Applicant: Peyman Horri  
Application Filed: November 15, 2005  
Zoning: PDD No. 298, Sub district 7  
Staff Recommendation: Approval, subject to the conditions listed in the docket
- (6) **S056-044**  
(District 14)  
(Emmons)  
An application to create a 36 lot Shared Access Area Development from a 1.4053 acre tract of land in City Block 718 on Washington Avenue between Bryan Street and Convent Street  
Applicant: Peyman Horri  
Application Filed: November 15, 2005  
Zoning: PDD No. 298, Sub district 7  
Staff Recommendation: Approval, subject to the conditions listed in the docket
- (7) **S056-045**  
(District 14)  
(Emmons)  
An application to create a 14.6703 acre lot from a tract of land in City Blocks 5696 and 5697 on Lemmon Avenue north of Inwood Road  
Applicant: Raytheon Company  
Application Filed: November 15, 2005  
Zoning: IR & CS  
Staff Recommendation: Approval, subject to the conditions listed in the docket

- (8) **S056-046**  
(District 14)  
(Emmons)  
An application to replat part of Lots 2 and 3 in City Block 1318 into a four lot Shared Access Area Development on 3817 Bowser Avenue, northeast of Oak Lawn Avenue  
Applicant: Sterling Designs Inc.  
Application Filed: November 15, 2005  
Zoning: PDD No. 193 (MF-2)  
Staff Recommendation: Approval, subject to the conditions listed in the docket
- (9) **S056-047**  
(District 2)  
(Strater)  
An application to replat Lots 1 and 2 and part of Lot 3 in City Block 2/1336 into one 0.5427 acre lot on 2803, 2807, and 2811 Shelby Avenue at Congress Avenue, north corner  
Applicant: Sterling Designs, Inc.  
Application Filed: November 15, 2005  
Zoning: PDD No. 193 (MF-3D)  
Staff Recommendation: Approval, subject to the conditions listed in the docket
- (10) **S056-048**  
(District 14)  
(Emmons)  
An application to replat part of City Block 2/1499 into one 0.7460 acre lot on 3319, 3323, and 3331 Knight Street at Rawlins Street, west corner  
Applicant: Sterling Designs, Inc.  
Application Filed: November 15, 2005  
Zoning: PDD No. 193 (MF-2)  
Staff Recommendation: Approval, subject to the conditions listed in the docket
- (11) **S056-050**  
(District 2)  
(Strater)  
An application to create a 0.276 acre lot in City Block 53 on Elm Street at Lamar Street, northeast corner  
Applicant: Dallas Area Rapid Transit  
Application Filed: November 15, 2005  
Zoning: CA-1(A) (CP)  
Staff Recommendation: Approval, subject to the conditions listed in the docket
- (12) **S056-052**  
(District 8)  
(Brandon)  
An application to create a 49.85 acre lot from a tract of land in City Block 8284 on Langdon Road, northeast of Bonnieview Road  
Applicant: The Dallas Morning News, Inc.  
Application Filed: November 15, 2005  
Zoning: IR  
Staff Recommendation: Approval, subject to the conditions listed in the docket

Individual Items – Residential Replats

- (13) **S056-041**  
(District 8)  
(Brandon)  
An application to replat a 0.553 acre tract of land being Lot 1 in City Block 30/7614 into three lots on Sierra Way at Plaza Blvd. and Alta Mesa Drive, northeast corner  
Applicant: Capital Holdings, Ltd.  
Application Filed: November 15, 2005  
Notices Mailed: November 21, 2005  
Zoning: R-7.5 (A)  
Staff Recommendation: Approval, subject to the conditions listed in the docket
- (14) **S056-042**  
(District 13)  
(Scott)  
An application to replat Lot 1 in City Block B/6146 into one 0.2761 acre lot, and one 0.3228 acre lot on a 0.5989 acre tract of land on Lomita Lane between Edith Lane and Folkstone Road  
Applicant: Peyman Horri  
Application Filed: November 15, 2005  
Notices Mailed: November 21, 2005  
Zoning: R-10(A)  
Staff Recommendation: Approval, subject to the conditions listed in the docket
- (15) **S056-049**  
(District 14)  
(Emmons)  
An application to replat a 2.0191 acre tract of land containing part of Lot 11 and all of Lot 12 in City Block 5074 into a 16 lot shared access development on 4122 and 4130 W. Northwest Highway  
Applicant: North American Development Corporation  
Application Filed: November 15, 2005  
Notices Mailed: November 21, 2005  
Zoning: TH-2(A)  
Staff Recommendation: Approval, subject to the conditions listed in the docket

Miscellaneous Docket

- M056-004**  
Richard Brown  
(CC District 11)  
(Buehler)  
A minor amendment to development plan and landscape plan for Planned Development District No. 614, Tract I, on the east side of Montfort Drive between Belt Line Road and Arapaho Road.  
Staff Recommendation: **Approval**
- M056-005**  
Richard Brown  
(CC District 11)  
(Buehler)  
A minor amendment to development plan and landscape plan for Planned Development District No. 614, Tract III, on the east side of Montfort Drive between Belt Line Road and Arapaho Road.  
Staff Recommendation: **Approval**

**M056-006**  
Richard Brown  
(CC District 11)  
(Buehler)

A minor amendment to development plan and landscape plan for Planned Development District No. 614, Tract VII, on the east side of Montfort Drive between Belt Line Road and Arapaho Road.

Staff Recommendation: **Approval**

**M056-008**  
Richard Brown  
(CC District 13)  
(Scott)

A minor amendment to site plan for Planned Development District No. 1, on south line of Forest Lane, between Inwood Road and Eastern Avenue.

Staff Recommendation: **Approval**

**Z056-106(RB)**  
Richard Brown  
(CC District 6)  
(Miranda)

Site plan, conditions and deed restrictions submitted in conjunction with an application for an IM Industrial Manufacturing District, subject to volunteered deed restrictions, and approval of a Specific Use Permit for an Industrial (outside) potentially incompatible use for a Concrete crushing plant, on the west line of Conveyor Lane, Southwest of Inwood Road

Staff Recommendation: **Approval**

**D056-001**  
Frank Dominguez  
(CC District 14)  
(Emmons)

A development plan and landscape plan for Planned Development District No. 305, in an area bounded by Cityplace West Boulevard, McKinney Avenue, Blackburn Street and Noble Avenue.

Staff Recommendation: **Approval**

#### Zoning Cases – Consent

1. **Z056-116(WE)**  
Warren Ellis  
(CC District 13)  
(Scott)

An application for an amendment to Specific Use Permit No. 1557 for a Community service center on property zoned an MF-1(A) Multifamily District, on the west corner of Holly Hill Drive and Pineland Drive.

Staff Recommendation: **Approval**, for a two-year period with automatic renewal for additional two-year periods, subject to a site plan and staff's recommended conditions.

Applicant: Nuran Inc.

Representative: Kevin Kareem Nurani

2. **Z056-117(WE)**  
Warren Ellis  
(CC District 3)  
(Gary)

An application for a Specific Use Permit for a Mini-warehouse on property zoned an RR-D Regional Retail District with a D Dry Liquor Overlay District on the west line of Duncanville Road, north of Walton Walker Boulevard (Loop 12).

Staff Recommendation: **Approval**, for a ten-year period with automatic renewal for additional ten-year periods, subject to a site plan, landscape plan and staff's recommended conditions.

Applicant: KBS Partners, L.P.

Representative: Joe Bowers

3. **Z056-118(MM)**  
Michael Finley  
(CC District 10)  
(Avery)
- An application to renew Specific Use Permit No. 1500 for a vehicle display, sales, and service use on property zoned a Planned Development District No. 629 for MU-3 Mixed Use District uses on the northeast corner of the intersection of North Central Expressway and Bonner Street.
- Staff Recommendation: **Approval**, for a three year period, subject to a site plan and conditions.
- Applicant: Ali A. Heidari
- Representative: Robert Reeves, Robert Reeves and Associates

Zoning Cases – Under Advisement

4. **Z045-120 (MM)**  
David Cossum  
(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; June 23, 2005 and October 27, 2005

5. **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; June 23, 2005 and October 27, 2005
6. **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 Light Commercial Subdistrict within Planned Development District No. 193, the Oak Lawn Special Purpose District, in an area 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, a revised conceptual plan, and an avigation easement, release, indemnification and disclosure agreement volunteered by the applicant.  
Applicant: Cityville, HBL, L.P.  
Representative: Myron Dornic, Jackson Walker  
U/A From: November 3, 2005 and November 17, 2005
7. **Z045-299 (JH)**  
Jennifer Hiromoto  
(CC District 2)  
(Strater)
- An application to create a new subdistrict for single family uses within Planned Development District No. 465, the Arlington Park Special Purpose District on the southwest corner of Van Winkle Boulevard and Record Crossing Road  
Staff Recommendation: **Denial**  
Applicant/Representative: Jose R. Alfaro  
U/A From: October 27, 2005

- A. **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  
U/A From: December 1, 2005

Zoning Cases – Individual

8. **Z056-119(MM)**  
Michael Finley  
(CC District 10)  
(Avery)
- An application for a TH-2 Townhouse District on property zoned an R-7.5(A) Single Family District, on the east side of Audelia Road, south of Shadow Way.  
Staff Recommendation: **Approval** of an R-5(A) Single Family District in lieu of the applicant's request for a TH-2(A) Townhouse District.  
Applicant: Marlin Atlantis  
Representative: Mardy Brown
9. **Z056-120(RB)**  
Richard Brown  
(CC District 5)  
(Wilson)
- An application for a TH-2(A) Townhouse District on property zoned an R-7.5(A) Single Family District on the northwest line of 52<sup>nd</sup> Street, west of Sunnyvale Street.  
Staff Recommendation: **Denial**  
Applicant: Felicia Bell  
Representative: Felicia Bell, Richard L. Pace
10. **Z056-121(RB)**  
Richard Brown  
(CC District 5)  
(Wilson)
- An application for a TH-2(A) Townhouse District on property zoned an R-7.5(A) Single Family District on the northwest line of 52<sup>nd</sup> Street, west of Sunnyvale Street.  
Staff Recommendation: **Denial**  
Applicant: Felicia Bell  
Representative: Felicia Bell, Richard L. Pace

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Other Matters

Minutes: December 1, 2005

Adjournment



**CITY PLAN COMMISSION PUBLIC COMMITTEE MEETINGS**

**Thursday, December 8, 2005**

None