



CITY OF DALLAS

CITY PLAN COMMISSION
Thursday, January 5, 2006
AGENDA

BRIEFINGS:	5ES	10:30 a.m.
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
David Whitley, Principal Planner

BRIEFINGS:

Subdivision Docket
Zoning Docket

ACTION ITEMS:

Subdivision Docket Planner: Paul Nelson

Consent Agenda - Preliminary Plats

- (1) **S056-072**
(District 14)
(Emmons)
An application to replat a 0.8618 acre tract of land containing Lots 6, 7, 9C and part of Lots 8 and 9 in City Block B/1323 into one, 0.8618 acre lot on N. Hall Street at Knight Street, east corner
Applicant: Hall/Knight L.P.
Application Filed: December 7, 2005
Zoning: PDD 193(MF-2)
Staff Recommendation: Approval, subject to the conditions listed in the docket

- (2) **S056-073**
(District 14)
(Emmons)
An application to create a 1.602 acre tract of land in City Block 524 into one lot on McKinney Avenue between N. Harwood Street and N. St. Paul Street
Applicant: 1900 McKinney Properties, LP
Application Filed: December 7, 2005
Zoning: PDD No. 193(HC)
Staff Recommendation: Approval, subject to the conditions listed in the docket

- (3) **S056-074**
(District 6)
(Miranda)
An application to replat Lots 11, 12, 13, and 14 in City Block E/6364 into one 0.5969 acre lot on 4746 Don Drive between Jane Street and Doug Street
Applicant: Rafael Vargas
Application Filed: December 7, 2005
Zoning: IR
Staff Recommendation: Approval, subject to the conditions listed in the docket
- (4) **S056-075**
(District 6)
(Miranda)
An application to replat a 0.939 acre tract of land containing all of Lots 23, 24 and 25 in City Block Q/7164 and all of Lot 25 in City Block P/7164 into one 40,899 square foot lot on 5207 Singleton Boulevard at Bernal Drive
Applicant: Gary and Jana Sayre
Application Filed: December 7, 2005
Zoning: CS
Staff Recommendation: Approval, subject to the conditions listed in the docket
- (5) **S056-076**
(District 8)
(Brandon)
An application to create one 3.727 acre lot in City Block 8830 on Garden Grove Road between Rylie Crest Road and Ravenview Road
Applicant: Adolfo and Maria Chacon
Application Filed: December 7, 2005
Zoning: R10(A)
Staff Recommendation: Approval, subject to the conditions listed in the docket
- (6) **S056-077**
(District 14)
(Emmons)
An application to replat Lot 2 and Lot 5B in City Block A/5413 into one 18.807 acre lot on E. Northwest Highway between Shady Brook Lane and Village Glen Drive
Applicant: Lincoln Property Company
Application Filed: December 9, 2005
Zoning: MF-2(A)
Staff Recommendation: Approval, subject to the conditions listed in the docket
- (7) **S056-078**
(District 13)
(Ekblad)
An application to create a 0.869 acre lot from a tract of land in City Block D/5505 on Preston Road between Royal Lane and Park Village Place
Applicant: Betty Jane Walkup, Joseph Lisotta, Mitchell Rasansky et al, and Cochran Chapel United Methodist Church et al
Application Filed: December 9, 2005
Zoning: CR
Staff Recommendation: Approval, subject to the conditions listed in the docket

- (8) **S056-079**
(District 8)
(Brandon)
An application to create a 1.901 acre Lot from a 9.55 acre tract of land in City Block 8820 on U.S. Highway 175 Service Road between Woody Road and S. Belt Line Road
Applicant: Baltazar Maldonado
Application Filed: December 12, 2005
Zoning: IM
Staff Recommendation: Approval, subject to the conditions listed in the docket
- (9) **S056-080**
(District 9)
(Cunningham)
An application to replat Lots 1B,1C,1E and a 9.1041 acre tract of land into one 2.117 acre lot and one 6.983 acre lot in City Block C/5414 Skillman Avenue and Eastridge Drive
Applicant: Home Depot USA
Application Filed: December 12, 2005
Zoning: CR
Staff Recommendation: Approval, subject to the conditions listed in the docket
- (10) **S056-082**
(District 14)
(Emmons)
An application to replat lots 1, 2 and 3, Block 1/635 into one, 0.25 acre lot and remove a platted 25 ft. building line along Howell Street and a platted 10 ft. building line along N. Hall Street, at the east corner of Howell Street and N. Hall Street.
Applicant: Richard and Fred Carey
Application Filed: December 13, 2005
Zoning: PD#193 (GR)
Staff Recommendation: Approval, subject to the conditions listed in the docket
- (11) **S056-083**
(District 14)
(Emmons)
An application to replat lots 1-4, Block 2885 into one, 0.86 acre lot at the southeast corner of McCommas Boulevard and Matilda Street.
Applicant: Timm Baumann and Shea Byers
Application Filed: December 13, 2005
Zoning: MF- 2(A)
Staff Recommendation: Approval, subject to the conditions listed in the docket
- (12) **S056-084**
(District 2)
(Strater)
An application to replat part of lot 18 and all of lots 19-24, Block 9/1616 into one, 1.2 acre lot at the north corner of Dickason Avenue and Douglas Avenue.
Applicant: Brandenburg Homes
Application Filed: December 13, 2005
Zoning: PD#193 (MF-2)
Staff Recommendation: Approval, subject to the conditions listed in the docket

- (13) **S056-087**
(District 8)
(Brandon)
An application to plat a 4.18 acre tract of land in Block 6/6854 into one lot at the southeast corner of Cockrell Hill Road and Shilling Way.
Applicant: Aquirre Corporation
Application Filed: December 13, 2005
Zoning: IR
Staff Recommendation: Approval, subject to the conditions listed in the docket
- (14) **S056-088**
(District 10)
(Avery)
An application to plat a 1.35 acre tract of land in Block 8412 into one lot on Abrams Road, north of Forest Lane.
Applicant: Taco Bell of America
Application Filed: December 13, 2005
Zoning: MU-3
Staff Recommendation: Approval, subject to the conditions listed in the docket
- (15) **S056-089**
(District 14)
(Emmons)
An application to replat all of lot 5 and part of lots 6 and 7, Block D/757 into one, 0.38 acre lot at the southwest corner of Live Oak Street and Lindell Avenue.
Applicant: E.S. Middleton, Inc.
Application Filed: December 13, 2005
Zoning: MF-2 (A)
Staff Recommendation: Approval, subject to the conditions listed in the docket
- (16) **S056-090**
(District 5)
(Wilson)
An application to plat a 2.84 acre tract of land in Block 6262 into 10 lots at the southeast corner of Elam Road and Bissonet Avenue.
Applicant: H.R. Fender
Application Filed: December 16, 2005
Zoning: R-7.5 (A)
Staff Recommendation: Approval, subject to the conditions listed in the docket
- (17) **S056-091**
(District 14)
(Emmons)
An application to replat lot 1, Block 722, in order to remove a platted 28 ft. building line along Live Oak Street, at the west corner of Live Oak Street and Haskell Avenue.
Applicant: Haskell/Live Oak Partners, LTD.
Application Filed: December 16, 2005
Zoning: PD#298
Staff Recommendation: Approval, subject to the conditions listed in the docket

- (18) **S056-092**
(District 2)
(Strater)
- An application to plat a 1.22 acre tract of land in Block 208 into one lot, at the south corner of Ross Avenue and Lamar Street.
- Applicant: Jefferson on Ross Avenue-Phase II, L.P.
Application Filed: December 16, 2005
Zoning: CA-1 (A)
Staff Recommendation: Approval, subject to the conditions listed in the docket

Individual Items – Residential Replats

- (19) **S056-058**
(District 8)
(Brandon)
- An application to replat a 0.7831 acre tract of land containing Lot 2 in City Block 33/7614 into two 0.3915 acre lots on Alta Mesa Drive, northeast of Nandina Drive
- Applicant: Cornelius Walker and Otto Williams
Application Filed: December 7, 2005
Notices Mailed: December XX, 2005
Zoning: R-7.5 (A)
Staff Recommendation: Approval, subject to the conditions listed in the docket
- (20) **S056-085**
(District 11)
(Buehler)
- An application to replat Lot 2 in City Block 7492 to reduce the 40 foot existing building line to 35 feet along Lloyd Valley Lane on a 0.3399 acre tract of land on Hillcrest Road at Lloyd Valley Lane, northeast corner
- Applicant: Patricia Kline
Application Filed: December 13, 2005
Notices Mailed: December 15, 2005
Zoning: R-16(A)
Staff Recommendation: Denial
- (21) **S056-086**
(District 3)
(Gary)
- An application to replat lot 1, Block B/8721 into a 77 lot Shared Access Development at the southwest corner of Clark Road and Panavision Trail.
- Applicant: Wilbow Corporation
Application Filed: November 13, 2005
Notices Mailed: December 15, 2005
Zoning: PD#
Staff Recommendation: Approval, subject to the conditions listed in the docket

Miscellaneous Docket

- M056-011**
Richard Brown
(CC District 13)
(Ekblad)
- A minor amendment to site plan and landscape plan for Specific Use Permit No. 1550, on west line of North Central Expressway, north of Park Lane.
- Staff Recommendation: **Approval**

- D056-005**
Frank Dominguez
(CC District 1)
(Neumann)
A development plan and landscape plan for Planned Development District No. 710, on the southeast corner of West Illinois Avenue and Coombs Creek Drive.
Staff Recommendation: **Approval**
- W056-002**
Neva Dean
(CC District 11)
(Buehler)
A wavier of the two-year waiting period in order to submit an application to amend the Planned Development District to allow a new design for the landscape buffer on the east side of Preston Road, north of LBJ Freeway.
Staff Recommendation: **Approval**

Zoning Cases – Consent

1. **Z056-122(DW)**
David Whitley
(CC District 3)
(Gary)
An application to renew Specific Use Permit No. 1496 for an open-enrollment charter school on property zoned an IR Industrial Research District, at the southeast corner of Joseph Hardin Drive and Exchange Service Drive.
Staff Recommendation: **Approval**, for a period expiring on April 14, 2009 with eligibility for automatic renewal for additional five-year periods, subject to a site plan and staff's recommended conditions
Applicant: Eagle Advantage Schools Inc.
Representative: Chris Cardenas
2. **Z056-128(DW)**
David Whitley
(CC District 6)
(Miranda)
An application for a Specific Use Permit for a foster home on property zoned an R-7.5(A) Single Family District, at the south corner of Bachman Drive and Webb Chapel Extension.
Staff Recommendation: **Approval**, for a period expiring on September 30, 2016, subject to a site plan and staff's recommended conditions
Applicant: YMCA
Representative: Masterplan
3. **Z056-133(JH)**
Jennifer Hiromoto
(CC District 3)
(Gary)
An application for a Specific Use Permit for a Commercial Motor Vehicle Parking use on property zoned an IR Industrial Research District, on the north side of Brass Way, west of Cockrell Hill Road.
Staff Recommendation: **Approval**, for a five-year period with eligibility for automatic renewals for additional five-year periods, subject to a site plan and conditions
Applicant: Jesus Ruiz
Representative: Peter Kavanagh, Zone Systems

4. **Z056-139(RB)**
Richard Brown
(CC District 7)
(Bagley)

An application for a Specific Use Permit for an Auto service center on property zoned an NCE Neighborhood Center (Enhanced) Subdistrict within Planned Development District No. 595, the South Dallas Fair Park Special Purpose District, on the west corner of Second Avenue and Hatcher Street.
Staff Recommendation: **Approval**, for a five-period, with eligibility for automatic renewal for additional five-year periods, subject to a site plan and conditions.
Applicant: Thomas Yakoob
Representative: Peter Kavanagh
5. **Z056-137(WE)**
Warren Ellis
(CC District 12)
(Vacant)

An application for a Specific Use Permit for a Tower/antenna for cellular communication on property zoned a CR Community Retail District on the northeast corner of Arapaho Road and Meadowcreek Drive.
Staff Recommendation: **Approval**, for a ten-year period with eligibility for automatic renewals for additional ten-year periods, subject to a revised site plan and staff's recommended conditions
Applicant: T-Mobile
Representative: Dave Kirk
6. **Z056-138(WE)**
Warren Ellis
(CC District 7)
(Bagley)

An application for a Specific Use Permit for a Tower/antenna for cellular communication on property zoned an R-7.5(A) Single Family District on the southeast line of Ferguson Road, between Hibiscus Drive and Pasteur Avenue.
Staff Recommendation: **Approval**, for a ten-year period with eligibility for automatic renewals for additional ten-year periods, subject to a revised site plan and staff's recommended conditions
Applicant: T-Mobile
Representative: John Rooney
7. **Z056-150(JA)**
Jim Anderson
(CC District 14)
(Emmons)

A request for Historic Overlay, on property zoned Planned Development Subdistrict No. 1 within Planned Development District No. 193, the Oak Lawn Special Purpose District, on the south corner of Hall Street and Reagan Street.
Staff Recommendation: **Approval**, subject to attached preservation criteria
Landmark Commission Recommendation: **Approval**, subject to attached preservation criteria

Zoning Cases – Under Advisement

8. **Z045-222 (WE)**
Warren Ellis
(CC District 14)
(Emmons)
An application for an amendment to Tract 4 for personal service uses in Planned Development Subdistrict No. 1 for office, surface parking and MF-2 Subdistrict uses within Planned Development District No. 193, the Oak Lawn Special Purpose District, on the south corner of Hall Street and Reagan Street.
Staff Recommendation: **Approval**, subject to the staff's recommended conditions
Applicant/Representative: Omar D. Samper
U/A From: June 2, 2005; June 23, 2005; September 8, 2005; November 17, 2005 and December 15, 2005
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 52nd Street, west of Sunnyvale Street.
Staff Recommendation: **Denial**
Applicant: Felicia Bell
Representative: Felicia Bell, Richard L. Pace
U/A From: December 8, 2005 and December 15, 2005

Zoning Cases – Individual

10. **Z056-136(RB)**
Richard Brown
(CC District 8)
(Brandon)
An application for a Specific Use Permit for a Child-care facility on property zoned an R-7.5(A) Single Family District on the northwest corner of Old Seagoville Road and Marks Drive.
Staff Recommendation: **Denial**
Applicant: Marcus D. Gaston, Owner
Representative: Deidra Warren
11. **Z045-283(JH)**
Jennifer Hiromoto
(CC District 3)
(Gary)
An application for an amendment to Specific Use Permit No. 1265 for a Tower/antenna for cellular communication on property zoned an A(A) Agricultural District on the northeast corner of Illinois Avenue and Walton Walker Boulevard/ Loop 12
Staff Recommendation: **Denial**
Applicant : Dave Kirk, T-Mobile
Representative: John Rooney, JR Grace Co.
12. **Z056-135(DW)**
David Whitley
(CC District 9)
(Cunningham)
An application for a Planned Development District for RR Regional Retail District uses plus multifamily uses on property zoned an MF-2(A) Multifamily District, at the north corner of Northwest Highway and Skillman Street.
Staff Recommendation: **Approval**, subject to a conceptual plan and staff's recommended conditions
Applicant: TCDFW Acquisitions
Representative: Robert Reeves

13. [Z056-130\(WE\)](#)
Warren Ellis
(CC District 6)
(Miranda)
- An application for an IM Industrial Manufacturing District with deed restrictions volunteered by the applicant and a Specific Use Permit for potentially incompatible industrial uses with outside storage on property zoned an IR Industrial Research District, on the west side of Spangler Road, between Ryan Road and Walnut Hill Lane.
- Staff Recommendation: **Approval** of the change in zoning, subject to the deed restrictions volunteered by the applicant and approval of the Specific Use Permit for a two-year period with no automatic renewals, subject to a site plan and staff's recommended conditions.
- Applicant: Weir Brothers Partners
Representative: Al Weir
14. [Z056-134\(WE\)](#)
Warren Ellis
(CC District 9)
(Cunningham)
- An application for an amendment to Planned Development District No. 592 to allow for mini-warehouse uses on the north line of Northwest Highway, east of Shady Brook Lane with consideration for a Specific Use Permit for mini-warehouse use.
- Staff Recommendation: **Approval** of a Specific Use Permit for a mini-warehouse use for a ten-year period with eligibility for automatic renewals for additional ten-year periods, subject to a site plan, and staff's recommended conditions in lieu of the requested Planned Development District amendment.
- Applicant: W.W. Caruth Jr., Trust, Bank of America Blue Star Land
Representative: Robert Reeves & Associates
15. [Z056-147\(DC\)](#)
David Cossum
(CC District 2)
(Strater)
- An application to renew Specific Use Permit No. 1567 for a homeless assistance center use on property zoned Planned Development District No. 715 and amend Planned Development District No. 715 for CA-1(A) Central Area District uses and a homeless assistance center use, on the south corner of Cadiz Street and Ervay Street.
- Staff Recommendation: **Approval** of the renewal of Specific Use Permit No. 1567 for a Homeless Assistance Center use for a period to expire on January 31, 2008, subject to conditions.

Authorization of Public Hearing

Neva Dean
(CC Dist. 3)
(Gary)

Consideration of authorization of a hearing to determine the proper zoning on property zoned a TH-3(A) Townhouse District and an IR Industrial Research District on the northwest corner of Vilbig Road and the Texas and Pacific Railroad Tracks and containing approximately 14 acres, with consideration being given to a single family district. This is a hearing to consider the request to authorize the hearing and not the rezoning of property at this time.

Other Matters

Minutes: December 15, 2005

Adjournment

CITY PLAN COMMISSION PUBLIC COMMITTEE MEETINGS

Thursday, January 5, 2006

ZONING ORDINANCE ADVISORY COMMITTEE (ZOAC): City Hall, Council Briefing Room - 5ES, 9:30 a.m.

SUBDIVISION REVIEW COMMITTEE: Meeting in City Council Chambers at 10:00 AM to consider No. 20, S056-085.