



CITY OF DALLAS

CITY PLAN COMMISSION
Thursday, December 15, 2005
AGENDA

BRIEFINGS:	5ES	10:00 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
Warren Ellis, Principal Planner

EXECUTIVE SESSION:

Coppell Independent School District Board of Trustees v. CB Parkway Business Center VI, Ltd., et al., No. CC-05-15967-E and related legal proceedings

City of Coppell, Texas v. CB Parkway Business Center VI, Ltd., et al., No. CC-05-15940-C and related legal proceedings

BRIEFINGS:

Homeless Assistance Center Update
Mike Rawlings

Neighborhood Stabilization Overlay
David Whitley, Planner
Janet Tharp, Interim Long Range Planning Assistant Director

Subdivision Docket
Zoning Docket

ACTION ITEMS:

Subdivision Docket Planner: George Campbell

Consent Agenda - Preliminary Plats

- (1) **S056-051** An application to plat an 8.29 acre tract of land in Block
 (District 8) 1/6886 into one lot at the northwest corner of Lancaster Road
 (Brandon) and Wheatland Road.
 Applicant: St. Mark Believers Temple

Application Filed: November 17, 2005

Zoning: CR and R-7.5 (A)

Staff Recommendation: **Approval**, subject to the conditions listed in the docket

- (2) **S056-053**
(District 7)
(Vacant)

An application to replat part of lots 1-5, Block 117/3100 into one, 0.58 acre lot on R.L. Thornton Freeway, east of S. Ewing Avenue.

Applicant: Addison Stone L.L.C.

Application Filed: November 18, 2005

Zoning: RR

Staff Recommendation: **Approval**, subject to the conditions listed in the docket

- (3) **S056-055**
(District 3)
(Gary)

An application to replat lot 7, Block A/7211 into 2 lots at the northeast corner of N. Cockrell Hill Road and Adler Drive.

Applicant: Trilogy Group

Application Filed: November 21, 2005

Zoning: IR

Staff Recommendation: **Approval**, subject to the conditions listed in the docket

- (4) **S056-057**
(District 6)
(Miranda)

An application to plat a 3.06 acre tract of land in Block A/6546 into one lot at the southwest corner of Royal Lane and Carterette Lane.

Applicant: Soh Koo Lee

Application Filed: November 22 2005

Zoning: IR

Staff Recommendation: **Approval**, subject to the conditions listed in the docket

- (5) **S056-059**
(District 3)
(Gary)

An application to plat an 18.25 acre tract of land in Block 7135 into one lot on Singleton Boulevard, east of Westmoreland Road.

Applicant: K.B. Homes

Application Filed: November 22, 2005

Zoning: PD#508-MF-2 (A)

Staff Recommendation: **Approval**, subject to the conditions listed in the docket

- (6) **S056-060**
(District 14)
(Emmons)

An application to replat lots 3-7, Block 8/943, lots 1-7, Block F/941 and abandoned alley R.O.W. into 2 lots at the south corner of Maple Avenue and Wolf Street.

Applicant: Kodiak Investment Group, L.C.

Application Filed: November 22, 2005

Zoning: PD#193, LC

Staff Recommendation: **Approval**, subject to the conditions listed in the docket

- (7) **S056-061**
(District 14)
(Emmons)
- An application to replat all of lots 1-9, part of lots 10-18, Block 6/1511, all of lots 1-8, Block 2/1517, all of lots 5-7, Block 1/1517, abandoned alley and Cambrick Street Rights Of Way into 2 lots between McKinney Avenue and N. Central Expressway at Cambrick Street.
Applicant: Church of the Incarnation
Application Filed: November 22, 2005
Zoning: PD#193 (MF-2)
Staff Recommendation: **Approval**, subject to the conditions listed in the docket
- (8) **S056-062**
(District 11)
(Buehler)
- An application to replat lot 1, Block 7438 and a tract of land in Block 7438 into one, 4.96 acre lot at the southeast corner of Preston Road and Dilbeck Lane.
Applicant: Preston Valley View, Ltd.
Application Filed: November 23, 2005
Zoning: RR
Staff Recommendation: **Approval**, subject to the conditions listed in the docket
- (9) **S056-065**
(District 3)
(Gary)
- An application to replat all of lot 9 and part of lot 8, Block 18/6959 into a 36 lot Shared Access Development at the northeast corner of Ledbetter Drive and Altoona Drive.
Applicant: Domain Coronado, LTD.
Application Filed: November 23, 2005
Zoning: PD#38
Staff Recommendation: **Approval**, subject to the conditions listed in the docket
- (10) **S056-066**
(District 14)
(Emmons)
- An application to plat a 0.45 acre tract of land in Block 293 into one lot at the northwest corner of N. Akard Street and McKinney Avenue.
Applicant: Downtown Vistas Development Co., L.P.
Application Filed: November 23, 2005
Zoning: PD#193 (PDS 24)
Staff Recommendation: **Approval**, subject to the conditions listed in the docket
- (11) **S056-067**
(District 2)
(Strater)
- An application to replat part of lots 3 and 4, Block B/907 into a 12 lot Shared Access Development at the east corner of Wall Street and McKee Street.
Applicant: Peggy Joyce Stark
Application Filed: November 23, 2005
Zoning: PD#317 (Subdistrict 2)
Staff Recommendation: **Approval**, subject to the conditions listed in the docket

- (12) **S056-069**
(District 2)
(Strater)
An application to replat part of lot 4 and all of lots 5-18, Block 2341 into one, 1.93 acre lot on Cedarplaza Lane, north of Cedar Springs Road.
Applicant: John Firestone Master L.P. and Even L. Shaw
Application Filed: November 23, 2005
Zoning: PD#193 (MF-2)
Staff Recommendation: **Approval**, subject to the conditions listed in the docket
- (13) **S056-070**
(District 2)
(Strater)
An application to replat all of lots 32-44, Block 1/2340 into one, 1.72 acre lot on Cedarplaza Lane, south of Lemmon Avenue.
Applicant: John Firestone Master L.P. and Even L. Shaw
Application Filed: November 23, 2005
Zoning: PD#193 (MF-2)
Staff Recommendation: **Approval**, subject to the conditions listed in the docket
- (14) **S056-071**
(District 14)
(Emmons)
An application to create one 0.9350 acre lot in City Block 1520 on Cole Avenue northwest of Elizabeth Street.
Applicant: 4111 Cole Ltd.
Application Filed: December 2, 2005
Zoning: PD#193 (MF-2)
Staff Recommendation: **Approval**, subject to the conditions listed in the docket

Individual Item Agenda-Residential Replats

- (15) **S045-301**
(District 5)
(Wilson)
An application to replat lots 10 and 11, Block 6319 in order to remove platted 20 ft. and 30 ft. building lines along Pleasant Dr. and a 30 ft. platted building line along Bohannon Dr. at the northeast corner of N. Pleasant Dr. and Bohannon Dr.
Applicant: Len Davis
Application Filed: November 23, 2005
Zoning: R-7.5 (A)
Notices Mailed: November 29, 2005
Staff Recommendation: **Approval**, subject to the conditions listed in the docket
- (16) **S056-056**
(District 11)
(Buehler)
An application to replat lots 8 and 9, Block C/7494 into one, 1.03 acre lot on S. Janmar Drive at Kenny Lane.
Applicant: Marc L. and Debra C. Andres
Application Filed: November 21, 2005
Zoning: R-16 (A)
Notices Mailed: November 30, 2005
Staff Recommendation: **Denial**

Miscellaneous Docket

D056-003

Frank Dominguez
(CC District 3)
(Gary)

A development/landscape plan for a planned development district for a Single family dwelling with private street use and an accessory private community center use on the southwest corner of Clark Road and Panavision Trail.

Staff Recommendation: **Approval**

D056-004

Frank Dominguez
(CC District 1)
(Neumann)

A development plan and landscape plan for Planned Development District No. 710, for CR Community Retail District uses, on the southeast corner of the intersection of West Illinois Avenue and Coombs Creek Drive.

Staff Recommendation: **Approval**

Z045-249(RB)

Richard Brown
(CC District 14)
(Emmons)

Tract 1 development/Tract 2 conceptual plan, Tract 1 landscape plan, and conditions submitted in conjunction with an application for a Planned Development District for Mixed Uses on the southeast corner of Mockingbird Lane and North Central Expressway.

Staff Recommendation: Approval, subject to a Tract 1 Development/Tract 2 Conceptual plan, Tract 1 landscape plan, and conditions.

Certificated of Appropriateness for Signs

Downtown Sign District

0511051044

Michael Finley
(District 14)
(Emmons)

An application for a Certificate of Appropriateness for the instillation of a 40 square feet monument sign on the Field Street side of 704 North Griffin Street.

Staff Recommendation: **Approval**

SSDAC Recommendation: **Approval**

0511285001

Michael Finley
(District 14)
(Emmons)

An application for a Certificate of Appropriateness to reface a 16 square feet monument sign on the northeast corner of Elm Street and St. Paul Street (1717 Main Street).

Staff Recommendation: **Approval**

SSDAC Recommendation: **Approval**

Zoning Cases – Consent

1. **Z056-124(DW)**
David Whitley
(CC District 7)
(Vacant)
An application to renew Specific Use Permit No. 1439 for a child-care facility on property zoned an MF-2(A) Multifamily District on the south corner of Highland Road and Hunnicut Road.
Staff Recommendation: **Approval**, for a five-year period with eligibility for automatic renewal for additional five-year periods, subject to a site plan and staff's recommended conditions
Applicant/Representative: Bob Conway

2. **Z056-127 (DW)**
David Whitley
(CC District 3)
(Gary)
An application to amend Planned Development District No. 128 for hospital, medical office, and related uses on property zoned an MF-2(A) Multifamily District at the northwest corner of Hampton Road and Perryton Drive.
Staff Recommendation: **Approval**, subject to a conceptual plan, development plan and staff's recommended conditions.
Applicant: Renaissance Hospital
Representative: Masterplan

Zoning Cases – Under Advisement

3. **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; and November 17, 2005

4. **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
U/A From: December 1, 2005

5. **Z023-179 (MM)**
David Cossum
(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 and December 1, 2005
- A. **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
- B. **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 52nd Street, west of Sunnyvale Street.
Staff Recommendation: **Denial**
Applicant: Felicia Bell
Representative: Felicia Bell, Richard L. Pace
U/A From: December 8, 2005

Zoning Cases – Individual

6. **Z045-296(RB)**
Richard Brown
(CC District 14)
(Emmons)
An application for an amendment to the conceptual plan and conditions for Planned Development District No. 174 for Retirement housing, Assisted living, Convalescent and nursing home, Multiple family, Hotel, Office, Game court center, Private recreation club, Private club, Medical clinic, Electrical substation, and those retail uses permitted as limited uses in an Office 2 District on the west corner of Lemmon Avenue and Carlisle Street.
Staff Recommendation: **Approval**, subject to a revised conceptual plan and staff's recommended conditions.
Applicant: FW Lemmon, L.P.
Representative: William Cothrum

7. **Z056-125 (RB)**
Richard Brown
(CC District 2)
(Strater)
- An application for a Planned Development District for a Transit Passenger Station or transfer center and an MU-3 Mixed Use District on property zoned an IM Industrial Manufacturing District, an MU-3 Mixed Use District, and as Planned Development District No. 269, the Deep Ellum Special Purpose District, on the southeast quadrant of Malcolm X Boulevard and Junius Street with consideration being given to granting a Specific Use Permit for a Transit Passenger Station or transfer center.
- Staff Recommendation: **Approval**, of a Specific Use Permit for a Transit passenger station or transfer center for a permanent time period, subject to a site plan and conditions, in lieu of the requested Planned Development District.
- Applicant: Dallas Area Rapid Transit
Representative: Karl A. Crawley
8. **Z045-107(DW)**
David Whitley
(CC District 6)
(Miranda)
- An application for an MU-3 Mixed Use District and a TH-3(A) Townhouse District on property zoned an A(A) Agricultural District and Planned Development District No. 387 for office, private recreation area, inside industrial, electrical generating plant, electric substation, educational facility, and restaurant uses with Specific Use Permit No. 953 for an electrical substation on a portion of the property north of Hackberry Road, east of Belt Line Road
- Staff Recommendation: Pending discussions with City Attorney's Office
- Applicant: Trammell Crow Company NO. 43, LTD & CB Parkway Business Center VI, LTD
Representative: Kirk Williams

Development Code Amendment

- DCA 045-014**
David Cossum
- Consideration of amendments to Article II, "Interpretations and Definitions," Article IV, "Zoning Regulations," Article VIII, "Plat Regulations," and Article X, "Landscape and Tree Preservation Regulations," of Chapter 51A, the City of Dallas Development Code, concerning shared access development standards.
- Staff Recommendation: Approval
ZOAC Recommendation: Approval

Other Matters

Minutes: December 8, 2005

Adjournment

CITY PLAN COMMISSION PUBLIC COMMITTEE MEETINGS

Thursday, December 15, 2005

SUBDIVISION REVIEW COMMITTEE: City Council Chamber 9:30 A.M. to consider
Item No. 16, S056-056