



CITY OF DALLAS

CITY PLAN COMMISSION  
Thursday, March 9, 2006  
AGENDA

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BUS TOUR:	See attachment	9:30 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  
Jennifer Hiromoto, Principal Planner

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**BRIEFINGS:**

Subdivision Docket  
Zoning Docket

**ACTION ITEMS:**

Subdivision Docket

Planner: Paul Nelson

Consent Agenda - Preliminary Plats

- (1) **S056-147**  
(District 9)  
(Weiss)
  - An application to create a four lot Shared Access Area Development creating four, 8,736 square foot lots from a 0.8048 acre tract of land in City Block B/5364 on Easton Road southeast of Lake Gardens Dr.
  - Applicant: Brenna Johnson
  - Application Filed: February 24, 2006
  - Zoning: R-7.5(A)
  - Staff Recommendation: Approval, subject to the conditions listed in the docket

- (2) **S056-149**  
(District 2)  
(Strater)  
An application to replat a tract of land containing part of City Blocks 392, 393, 397, 398 and 399 into one, 3.921 acre lot on Victory Avenue at Wichita Street, southeast corner  
Applicant: Anland Block D, L.P. a Texas Limited Partnership  
Application Filed: February 8, 2006  
Zoning: PDD 193 (I-3)  
Staff Recommendation: Approval, subject to the conditions listed in the docket
- (3) **S056-151**  
(District 6)  
(Miranda)  
An application to create one 6.6106 acre Lot in City Block 7153 on Singleton Boulevard, west of Norwich Street  
Applicant: William & Sharol Moore; dba RCI Services Co.  
Application Filed: February 9, 2006  
Zoning: IM  
Staff Recommendation: Approval, subject to the conditions listed in the docket
- (4) **S056-152**  
(District 2)  
(Strater)  
An application to replat Lots 1, 2, and 3 in City Block 4/649 into one 0.571 acre lot on Ross Avenue between Haskell Avenue and Ripley Street  
Applicant: Jeanett Inv. Ltd. & Saltillo Apts. Ltd.  
Application Filed: February 10, 2006  
Zoning: PDD No. 298, Sub area 3  
Staff Recommendation: Approval, subject to the conditions listed in the docket
- (5) **S056-153**  
(District 2)  
(Strater)  
An application to replat all of Lots 2 and 3 and part of Lots 4 and 5 in City Block C/1993 into a 31 lot Shared Access Development on 1.383 acres on Belmont Avenue between Garrett Avenue and Henderson Avenue  
Applicant: Belmont Henderson, LP  
Application Filed: February 10, 2006  
Zoning: MF-2(A)  
Staff Recommendation: Approval, subject to the conditions listed in the docket
- (6) **S056-154**  
(District 14)  
(Emmons)  
An application to replat all of Lots 1 and 2 in City Block H/1320 into a 0.698 acre tract containing an 8 lot Shared Access Development on North Hall Street at Reagan Street, west corner  
Applicant: Perry Homes  
Application Filed: February 10, 2006  
Zoning: PDD No. 193 (MF-2)  
Staff Recommendation: Approval, subject to the conditions listed in the docket

- (7) **S056-155**  
(District 3)  
(Gary)  
An application to create a 24 lot single family residential subdivision on a 5.914 acre tract of land in City Block 8681 on Camp Wisdom Road, west of Clark Road  
Applicant: Rocky Mountain Properties, Ltd.  
Application Filed: February 13, 2006  
Zoning: MF-2(A)  
Staff Recommendation: Approval, subject to the conditions listed in the docket
- (8) **S056-156**  
(District 7)  
(Bagley)  
An application to replat a 3.147 acre tract of land containing Lot 1 in City Block 7372 to create one 1.597 acre lot and one 1.550 acre lot on the I-30 East Freeway service road between Dilido Street and St. Francis Avenue  
Applicant: SAI Enterprises, LP  
Application Filed: February 10, 2006  
Zoning: RR  
Staff Recommendation: Approval, subject to the conditions listed in the docket
- (9) **S056-162**  
(District 3)  
(Gary)  
An application to create a 71 lot single family residential development from a 13.23 acre tract of land in City Block 7135 on Bickers Street east of Westmoreland Road  
Applicant: KB Homes  
Application Filed: February 15, 2006  
Zoning: PDD No. 508, Area 12  
Staff Recommendation: Approval, subject to the conditions listed in the docket
- (10) **S056-163**  
(District 7)  
(Bagley)  
An application to replat Phase 1-A of Eastpoint Business Center, an Industrial Subdivision into one 5.224 acre lot, one 2.800 acre lot and one 5.208 acre lot from a 13.232 acre tract of land in City Block L/6213 on Catron Drive and Eastpoint Drive, Northwest corner  
Applicant: TIG Development Co., LLC  
Application Filed: February 16, 2006  
Zoning: LI  
Staff Recommendation: Approval, subject to the conditions listed in the docket
- (11) **S056-164**  
(District 8)  
(Brandon)  
An application to create one 0.9864 acre lot from Lot 2 in City Block A/7557 on Old Hickory Trail, between Wheatland Road and Stoneview Drive  
Applicant: Charles Houston  
Application Filed: February 16, 2006  
Zoning: RR  
Staff Recommendation: Approval, subject to the conditions listed in the docket

- (12) **S056-165**  
(District 1)  
(Neumann)
- An application to create one 0.511 acre lot from a tract of land in City Block 4568 on 2525 W. Jefferson Blvd. between Paisley St. and Bernice St.  
Applicant: Cirilo and Olga Garcia  
Application Filed: February 17, 2006  
Zoning: PDD 631 (West Davis Special Purpose District)  
Staff Recommendation: Approval, subject to the conditions listed in the docket

Individual Items – Residential Replats

- (13) **S056-150**  
(District 7)  
(Bagley)
- An application to replat property within a previously approved preliminary plat by adding 4.7565 acres of land to an existing 12.5696 acre tract of land to create one 17.279 acre lot in City Block A/7026 on Ferguson Road northeast of Interstate 30  
Applicant: L.P.S. Development Corporation  
Application Filed: February 9, 2006  
Notices Mailed: February 15, 2006  
Zoning: R-7.5 (A) and MF-2(A)  
Staff Recommendation: Approval, subject to the conditions listed in the docket
- (14) **S056-157**  
(District 12)  
(Burnham)
- An application to replat Lots 22, 23A, 24A, 24B, 25A and 25B in City Block 1/8205 into a 1.019 acre tract of land containing a 12 lot Shared Access Area Development fronting on Davenport Road at Stedman Drive, southwest corner  
Applicant: Davenport Meadows LP  
Application Filed: February 14, 2006  
Notices Mailed: February 16, 2006  
Zoning: R-10(A), Zone Change pending to TH  
Staff Recommendation: Approval, subject to the conditions listed in the docket
- (15) **S056-158**  
(District 12)  
(Burnham)
- An application to replat Lots 26, 27, 28 and 29 in City Block 1/8205 into a 1.019 acre tract of land containing a 12 lot Shared Access Area Development fronting on Davenport Road; 300 feet south of Stedman Drive  
Applicant: Davenport Meadows LP  
Application Filed: February 14, 2006  
Notices Mailed: February 16, 2006  
Zoning: R-10(A), Zone Change pending to TH  
Staff Recommendation: Approval, subject to the conditions listed in the docket

- (16) **S056-159**  
(District 12)  
(Burnham)
- An application to replat Lots 30, 31, 32 and 33 in City Block 1/8205 into a 1.019 acre tract of land containing a 12 lot Shared Access Area Development fronting on Davenport Road at Duffield Rd., if extended  
Applicant: Davenport Meadows LP  
Application Filed: February 14, 2006  
Notices Mailed: February 17, 2006  
Zoning: R-10(A), Zone Change pending to TH  
Staff Recommendation: Approval, subject to the conditions listed in the docket
- (17) **S056-160**  
(District 12)  
(Burnham)
- An application to replat Lots 34 and 35 in City Block 1/8205 into a 0.550 acre tract of land containing a 6 lot Shared Access Area Development fronting on Davenport Road south of Duffield Rd., if extended  
Applicant: Davenport Meadows LP  
Application Filed: February 14, 2006  
Notices Mailed: February 17, 2006  
Zoning: R-10(A), Zone Change pending to TH  
Staff Recommendation: Approval, subject to the conditions listed in the docket

Zoning Cases – Consent

1. **Z045-276(RB)**  
Richard Brown  
(CC District 3)  
(Gary)
- An application for a Specific Use Permit for an Industrial (inside) potentially incompatible use for soap or detergents manufacturing use on property zoned an IM Industrial Manufacturing District, on the east and west line of Weir Street, south of Singleton Boulevard.  
Staff Recommendation: **Approval** for a two-year time period, with eligibility for automatic renewal for additional two-year periods, subject to a site plan and conditions.  
Applicant: Johnson Detergents  
Representative: Angie Keddy
2. **Z056-167(WE)**  
Warren Ellis  
(CC Dist. 8)  
(Brandon)
- An application for a Specific Use Permit for a child-care facility and private school use other than an open-enrollment charter school on property zoned an MF-2(A) Multifamily District and an MU-2 Mixed Use District, on the northeast corner of Westmoreland Road and Glennlyons Drive.  
Staff Recommendation: **Approval** for a five-year period with eligibility for automatic renewals for additional ten-year periods, subject to a site plan and conditions  
Applicant: Inspiring Body of Christ

Zoning Cases – Under Advisement

3. **Z056-114(WE)**  
Warren Ellis  
(CC District 14)  
(Emmons)
- An application for a Planned Development Subdistrict for HC Heavy Commercial Subdistrict uses on property zoned an HC Heavy Commercial Subdistrict within Planned Development District No. 193, the Oak Lawn Special Purpose District, bounded by McKinney Avenue, Olive Street, Woodall Rodgers Freeway, and Harwood Street.  
Staff Recommendation: **Approval**, subject to a conceptual plan and staff's recommended conditions.  
Applicant: Lincoln Property Company Commercial, Inc., a Texas Corporation  
Representative: Jackson Walker  
U/A From: February 2, 2006 and February 23, 2006  
Bus Tour Date: November 3, 2005
4. **Z056-152(WE)**  
Warren Ellis  
(CC District 12)  
(Burnham)
- An application for an amendment to Planned Development District No. 318 to create a new Subarea for residential uses, an increase in height and the maximum number of stories permitted, on the northwest corner of the North Dallas Parkway and Haverwood Street.  
Staff Recommendation: **Approval**, subject to staff's recommended conditions.  
Applicant: Birkel Residential Group, LTD  
Representative: Michael Coker Company, Inc.  
U/A From: February 23, 2006
5. **Z056-161(JH)**  
Jennifer Hiromoto  
(CC District 14)  
(Emmons)
- An application for a GR General Retail Subdistrict on property zoned a P Parking Subdistrict within Planned Development District No. 193, the Oak Lawn Special Purpose District, and a Specific Use Permit for a Bank or Savings and Loan Office with drive-through lanes on property zoned a P Parking Subdistrict and a GR General Retail Subdistrict within Planned Development District No. 193, on the southwest corner of Avondale Avenue and Oak Lawn Avenue.  
Staff Recommendation: **Approval** for a ten-year period with eligibility for automatic renewals for additional ten-year periods, subject to revised site plan and conditions.  
Applicant: Wachovia Bank  
Representative: Bryan Burger, Lawrence A. Cates and Associates  
U/A From: February 23, 2006  
Bus Tour Date: February 9, 2006

Individual Cases

**6. Z045-288(JH)**

Jennifer Hiromoto  
(CC Dist. 7)  
(Bagley)

An application for an MF-2 Multifamily Subdistrict on property zoned a CC Community Commercial Subdistrict within Planned Development District No. 595, the South Dallas/Fair Park Special Purpose District, on the southeast side of Martin Luther King Boulevard, north of Latimer Street.

Staff Recommendation: **Denial**

Applicant: Sarah Thomas, Familiar Footsteps

Bus Tour Date: March 9, 2006

**7. Z056-181(RB)**

Richard Brown  
(CC Dist. 1 & 3)  
(Neumann & Gary)

A City Plan Commission authorized hearing to consider proper zoning for the Subdistrict D-1 portion of Planned Development District No. 468 for Mixed Uses located in the east quadrant of Colorado Boulevard and Zang Boulevard and the north quadrant and Zang Boulevard and Plowman Avenue. Consideration will be given to amending the Tract 1 and 2 Development Plan/Tract 3 Conceptual Plan and conditions as it relates to multifamily uses on Tract 2 as well as various provisions related to the retail development on Tract 1.

Staff Recommendation: **Approval**, subject to a revised Tract 1 and 2 development plan/Tract 3 conceptual plan and conditions.

**8. Z056-168(WE)**

Warren Ellis  
(CC Dist. 2)  
(Strater)

An application for a CS Commercial Service District with deed restrictions volunteered by the applicant on property zoned a CR Community Retail District and a CR Community Retail District on a portion of the property zoned Planned Development District No. 72 for Automobile Sales and Service, north of Inwood Road, east of Cedar Springs Road.

Staff Recommendation: **Approval**, of the CS Commercial District, subject to the deed restrictions volunteered by the applicant and **approval** of the CR Community Retail District.

Applicant: Cathedral of Hope, Inc.

Representative: Gardere Wynne Sewell L.L.P.

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Other Matters

Minutes: March 2, 2006

Adjournment

**CITY PLAN COMMISSION PUBLIC COMMITTEE MEETINGS**

**Thursday, March 9, 2006**

**SUBDIVISION REVIEW COMMITTEE:** City Council Chambers at 8:30 a.m. to consider Items No. 14, S056-157; 15, S056-158; 16, S056-159; and 17, S056-160.

### **EXECUTIVE SESSION NOTICE**

The Commission may hold a closed executive session regarding any item on this agenda when:

1. seeking the advice of its attorney about pending or contemplated litigation, settlement offers, or any matter in which the duty of the attorney to the Commission/Board under the Texas Disciplinary Rules of Professional Conduct of the State Bar of Texas clearly conflicts with the Texas Open Meetings Act. [Tex, Govt. Code §551.071]
2. deliberating the purchase, exchange, lease, or value of real property if deliberation in an open meeting would have a detrimental effect on the position of the city in negotiations with a third person. [Tex. Govt. Code §551.072]
3. deliberating a negotiated contract for a prospective gift or donation to the city if deliberation in an open meeting would have a detrimental effect on the position of the city in negotiations with a third person. [Tex. Govt. Code §551.073]
4. deliberating the appointment, employment, evaluation, reassignment, duties, discipline, or dismissal of a public officer or employee; or to hear a complaint or charge against an officer or employee unless the officer or employee who is the subject of the deliberation or hearing requests a public hearing. [Tex. Govt. Code §551.074]
5. deliberating the deployment, or specific occasions for implementation, of security personnel or devices. [Tex. Govt. Code §551.076]
6. discussing or deliberating commercial or financial information that the city has received from a business prospect that the city seeks to have locate, stay or expand in or near the city and with which the city is conducting economic development negotiations; or deliberating the offer of a financial or other incentive to a business prospect. [Tex Govt. Code §551.086]