



CITY OF DALLAS

CITY PLAN COMMISSION  
Thursday, July 13, 2006  
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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**EXECUTIVE SESSION:**

Executive Session for attorney briefing pursuant to Section 551.071 of the Texas Government Code (Texas Open Meetings Act) regarding Preservation Dallas, et al. v. Victor Wyly, et al., No. DV-04-00158-B

**BRIEFINGS:**

Subdivision Docket  
Zoning Docket

**ACTION ITEMS:**

Subdivision Docket Planner: Allen Heist

Consent Agenda - Preliminary Plats

- (1) **S056-281**  
(CC District 14)      An application to replat a 0.641 acre tract of land containing all of Lots 4, 5, and 6 in Block T/1484 into a 15 lot Shared Access Area Development at 5914 thru 5922 Hudson Street, east of Hubert Street  
Applicant: Horri Investment Corp.  
Application Filed: June 16, 2006  
Zoning: MF-2(A)  
Staff Recommendation: Approval, subject to the conditions listed in the docket

- (2) **S056-282**  
(CC District 8) An application to create three lots of 0.838, 0.86 & 3.001 acres lot from a 4.707 acre tract of land in Block 8770 on St. Augustine Road at Haymarket Road, south corner  
Applicant: Edward and Linda Guthrie  
Application Filed: June 14, 2006  
Zoning: A(A) (Zoning change pending to R-1/2(A) [Z056-259])  
Staff Recommendation: Approval, subject to the conditions listed in the docket
- (3) **S056-283**  
(CC District 2, 14) An application to replat 8.5888 acres of land containing part of Lot 2 and all of Lots 3 thru 12 in Block 7/2461 and all of Lots 1 thru 12 in Block 12/7463 into one 3.1304 acre lot on Lemmon Avenue, Wheeler Street, Bowser Avenue and Mahanna Street; replat all of lots 1 thru 12 in Block 11/2472 and all of Lots 1 thru 12 in Block 6/2460 into one 3.3190 acre lot on Bowser Avenue, Wheeler Street, Holland Avenue, and Mahanna Street; and replat all of lots 1 thru 24 in Block 8/2469 into one 2.1394 acre lot on Bowser Avenue, Wheeler Street, Holland Avenue, and Cedar Plaza Lane  
Applicant: Firstworthing  
Application Filed: June 14, 2006  
Zoning: PDD 193, Subdistrict 67 (Tracts E, G & H)  
Staff Recommendation: Approval, subject to the conditions listed in the docket
- (4) **S056-285**  
(CC District 14) An application to replat a 0.2561 acre tract of land containing part of Lot 10 and all of Lot 12 in Block 2/645 into one 0.2561 acre lot at 1505 N. Haskell Avenue  
Applicant: Building Maintenance and Management, Inc.  
Application Filed: June 14, 2006  
Zoning: PDD No. 298 (Sub Area 8)  
Staff Recommendation: Approval, subject to the conditions listed in the docket
- (5) **S056-287**  
(CC District 1) An application to replat Lot 12A in Block 157/3216 containing 0.2525 acres by removing the platted 25 foot building line along W. Jefferson Boulevard, west of Van Buren Avenue  
Applicant: IIIM Partners, Ltd.  
Application Filed: June 15, 2006  
Zoning: PDD No. 316 (Sub Area 1h)  
Staff Recommendation: Approval, subject to the conditions listed in the docket

- (6) **S056-288**  
(CC District 8) An application to create a 6 lot subdivision from a 1.3667 acre tract of land in Block 8532 on Dowdy Ferry Road north of I-20 Freeway  
Applicant: Pedro C. and Maria Avila  
Application Filed: June 16, 2006  
Zoning: R-7.5(A)  
Staff Recommendation: Approval, subject to the conditions listed in the docket
- (7) **S056-289**  
(CC District 11) A minor amending plat application to reconfigure the common lot line between Lots 3A (2.711 ac.) and 4A (5.0016 ac.) in Block M/8416 at Greenville Avenue and Amberton Parkway, south corner  
Applicant: Q Northpoint, LP  
Application Filed: June 19, 2006  
Zoning: PDD No. 44  
Staff Recommendation: Approval, subject to the conditions listed in the docket
- (8) **S056-291**  
(CC District 8) An application to create a 2 lot subdivision of 0.4974 and 2.9332 acres each from a 3.4307 acre tract of land in Block 7821 on Fireside Drive west of St. Augustine Road  
Applicant: Everett Higgins  
Application Filed: June 20, 2006  
Zoning: R-7.5(A)  
Staff Recommendation: Approval, subject to the conditions listed in the docket
- (9) **S056-292**  
(CC District 3) An application to replat Lots 10, 11, 12, 13 and an abandoned alley into one 0.3919 acre tract of land in Block 8/7234 at 2100 Singleton Boulevard and Hampton Road, southwest corner  
Applicant: Billie J. Epley  
Application Filed: June 20, 2006  
Zoning: IR  
Staff Recommendation: Approval, subject to the conditions listed in the docket
- (10) **S056-293**  
(CC District 11) An application to revise a previously approved plat (S045-171) that created a 12 lot residential plat by creating executive addresses on a 3.845 acre tract of land in Block 7460 at 6300 Forest Lane, east of Preston Road  
Applicant: 6500 Forest Lane, LLC  
Application Filed: June 20, 2006  
Zoning: PDD No. 719  
Staff Recommendation: Approval, subject to the conditions listed in the docket

- (11) **S056-294**  
(CC District 2) An application to create a 6 lot subdivision from a 0.3512 acre tract of land containing part of Lots 4, 5 and 6 in Block D/2010 on Kirby Street at Deere Street, east corner  
Applicant: Horri Investment Corp.  
Application Filed: June 20, 2006  
Zoning: MF-2(A)  
Staff Recommendation: Approval, subject to the conditions listed in the docket
- (12) **S056-295**  
(CC District 2) An application to create a 12 lot Shared Access Area Development from a 0.6441 acre tract of land containing part of Lots 4, 5 and 6; all of Lot 2B; and an abandoned alley in Block D/2010 at 4716 Deere Street, northeast of Kirby Avenue  
Applicant: Horri Investment Corp.  
Application Filed: June 20, 2006  
Zoning: MF-2(A)  
Staff Recommendation: Approval, subject to the conditions listed in the docket
- (13) **S056-296**  
(CC District 11) An application to replat a 11.041 acre tract of land containing all of Lot 4 in Block B/8222 into four lots of 1.568, 1.683, 1.562 and 4.807 acres and an 80 foot wide private street right-of-way on Montfort Drive between Belt Line Road and Arapaho Road  
Applicant: WXIII PWM Real Estate, LP  
Application Filed: June 20, 2006  
Zoning: PDD No. 614  
Staff Recommendation: Approval, subject to the conditions listed in the docket
- (14) **S056-297**  
(CC District 14) An application to replat a 0.17 acre tract of land containing part of Lot 8 in Block N/1480 into four lots at 5815 Hubert Street and Hudson Street, northwest corner  
Applicant: Epic Homes  
Application Filed: June 20, 2006  
Zoning: MF-2(A)  
Staff Recommendation: Approval, subject to the conditions listed in the docket
- (15) **S056-298**  
(CC District 2) An application to revise a previously approved preliminary plat to create two lots of 0.944 and 0.326 acres each from a 1.270 acre tract of land in Block 420 at 913 Bellview Street  
Applicant: Bellview Condo Associates I, Ltd.  
Application Filed: June 20, 2006  
Zoning: PDD No. 317, Sub Area 3a  
Staff Recommendation: Approval, subject to the conditions listed in the docket

- (16) **S056-299**  
(CC District 2) An application to replat a 0.469 acre tract of land containing all of Lots 1 and 2 and part of Lots 17 and 18 in Block 38/1341 to create one 0.469 acre lot at 2631 Reagan Street  
Applicant: Ebanks Equity Partners, LLC  
Application Filed: June 21, 2006  
Zoning: PDD No. 193 (MF-2)  
Staff Recommendation: Approval, subject to the conditions listed in the docket

Individual Items – Residential Replat

- (17) **S056-284**  
(CC District 5) An application to replat all of Lots 10 and 11 in Block Z/6256 into one 0.3271 acre lot at 530 Elsberry Avenue  
Applicant: Iglesia de Cristo  
Application Filed: June 14, 2006  
Notices Mailed: June 23, 2006  
Number of Notices Sent: 22  
Zoning: R-7.5(A)  
Staff Recommendation: Approval, subject to the conditions listed in the docket
- (18) **S056-286**  
(CC District 4) An application to replat all of Lots 7 and 8 in Block 8/6083 into one 7,799 sq. ft. (0.179 ac.) lot at 4237 Aztec Avenue  
Applicant: Dallas Neighborhood Alliance for Habitat  
Application Filed: June 15, 2006  
Notices Mailed: June 23, 2006  
Number of Notices Sent: 27  
Zoning: R-7.5(A)  
Staff Recommendation: Approval, subject to the conditions listed in the docket
- (19) **S056-290**  
(CC District 5) An application to create one 0.498 acre lot in the RR-D zoning district; and one 0.229 acre (10,000 sq. ft.) lot in the R-7.5(A) zoning district from a 0.727 acre tract of land containing part of Lot 5 and all of Lot 14 in Block C/6627 at 6907 Altaire Avenue and 6906 R.L. Thornton Freeway  
Applicant: Tobias Velasquez  
Application Filed: June 16, 2006  
Notices Mailed: June 23, 2006  
Number of Notices Sent: 26  
Zoning: R-7.5(A) & RR-D  
Staff Recommendation: Approval, subject to the conditions listed in the docket

Miscellaneous Docket

**M056-038**  
Richard Brown  
(CC District )

A minor amendment to the development plan for Planned Development District No. 695 for Retirement housing and related uses, on the southeast quadrant of Coit Road and Frankford Road

Staff Recommendation: **Approval**

**W056-009**  
Neva Dean  
(CC District 13)

A wavier of the two-year waiting period in order to submit an application for an amendment to the Planned Development No. 344 on the north side of Park Lane, northeast of Abrams Road

Staff Recommendation: **Denial**

**W056-010**  
Neva Dean  
(CC District 2 & 14)

A wavier of the two-year waiting period in order to submit an application for an amendment to Victory Special Provision Sign District on property generally east of Stemmons Freeway and north of Woodall Rodgers Freeway.

Staff Recommendation: **Approval**

Zoning Cases – Consent

1. **Z056-229(RB)**  
Richard Brown  
(CC District 9)

An application for the renewal of Specific Use Permit No. 975 for a Private school on property zoned an R-7.5(A) Single Family District on the southwest corner of Lovers Lane and Fisher Road.

Staff Recommendation: **Approval** for a three-year time period, subject to a site plan and conditions.

Applicant: St. Paul's Evangelical & Reformed Church

Representative: James Blume, Joshua Northam

2. **Z056-249(RB)**  
Richard Brown  
(CC District 3)

An application for Specific Use Permit for a Mini-warehouse on property zoned an RR Regional Retail District, with the Dry Liquor Control Overlay on the eastern portion of the site, on the northeast of the northeast corner of Marvin D. Love Freeway and Polk Street.

Staff Recommendation: **Approval** for a ten-year period with eligibility for automatic renewals for additional ten-year periods, subject to a site plan, landscape plan and conditions.

Applicant: U-Stor Midstates Management

Representative: Michael K. Russell

3. **Z056-255(WE)**  
Warren Ellis  
(CC District 2)  
An application for an MU-2 Mixed Use District with deed restrictions volunteered by the applicant on property zoned an IR Industrial Research District on the southwest line of Maple Avenue, northwest of Motor Street  
Staff Recommendation: **Approval**, subject to the deed restrictions volunteered by the applicant.  
Applicant: Maple Station L.P.  
Representative: MASTERPLAN
4. **Z056-256(WE)**  
Warren Ellis  
(CC District 2)  
An application for a Specific Use Permit for an Alcoholic Beverage Establishment use for a bar, lounge, or tavern on property zoned a CA-1(A) Central Area District on the east line of North Lamar Street, between Munger Avenue and McKinney Avenue  
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: US Mambo LLC  
Representative: MASTERPLAN

Zoning Cases – Under Advisement

5. **Z045-254(RB)**  
Richard Brown  
(CC District 11)  
An application for a Planned Development District for Mixed Uses on property zoned as Planned Development District No. 29 for Retail and Multiple Family Uses on the northwest corner of Walnut Hill Lane and North Central Expressway.  
Staff Recommendation: **Approval**, subject to a conceptual plan and staff's recommended conditions.  
Applicant: 9837 North Central, L.P., Owner  
Representative: William E. Cothrum  
U/A From: June 1, 2006 and June 22, 2006
6. **Z056-200(JH)**  
Jennifer Hiromoto  
(CC District 4)  
An application for a TH-3(A) Townhouse District on property zoned an R-7.5(A) Single Family District on the east side of Marsalis Avenue, north of Ann Arbor Avenue.  
Staff Recommendation: **Approval**  
Applicant: Patricia Hawkins  
Representative: Michael R. Coker, Coker Company  
Bus Tour Date: May 11, 2006  
U/A From: April 20, 2006; May 11, 2006 and June 22, 2006

Zoning Cases – Individual

7. [Z056-132\(JH\)](#)  
Jennifer Hiromoto  
(CC District 6)
- An application for a Specific Use Permit for an Alcoholic Beverage Establishment use to be used as a bar, lounge, or tavern on property zoned an IR Industrial Research District on the west side of Shady Trail, south of Walnut Hill Lane.
- Staff Recommendation: **Denial**
- Applicant: J. K. Choi
- Representative: Derek Coker
- Bus Tour Date: July 13, 2006

Development Code Amendment

- DC056-014**  
(District - All)
- Consideration of an amendment to Chapter 51A of the Dallas Development Code, Article VIII, "Plat Regulations," including granting authority to the Subdivision Administrator to approve those plats, subdivisions, and replats of land within the corporate limits and extraterritorial jurisdiction of the city that are authorized to be delegated to city staff under Section 212.0065(a)(1) and (2) of the Texas Local Government Code with further restrictions set forth in Article VIII, and providing expiration dates for plats that have not been recorded as authorized by Section 245.005 of the Texas Local Government Code.
- Zoning Ordinance Advisory Committee and Subdivision Review Committee Recommendation: Approval
- Staff Recommendation: Approval

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Other Matters

Minutes: June 22, 2006

Adjournment

**CITY PLAN COMMISSION PUBLIC COMMITTEE MEETINGS**

**Thursday, July 13, 2006**

None

### **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]