



CITY OF DALLAS

CITY PLAN COMMISSION  
Thursday, February 23, 2006  
AGENDA

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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.

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Theresa O'Donnell, Director  
David Cossum, Assistant Director of Current Planning  
Warren Ellis, Principal Planner

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**BRIEFINGS:**

Subdivision Docket  
Zoning Docket

**ACTION ITEMS:**

Subdivision Docket

Planner: Paul Nelson

Consent Agenda - Preliminary Plats

- (1) **S056-125**  
(District 14)  
(Emmons)
- An application to plat a 0.7 acre tract of land in Block 641 into a 21 lot Shared Access Development on San Jacinto Street, southwest of Caddo Street.  
Applicant: Peyman Horri  
Application Filed: January 25, 2006  
Zoning: PD#298 (sub area 8)  
Staff Recommendation: Approval, subject to the conditions listed in the docket
- (2) **S056-126**  
(District 14)  
(Emmons)
- An application to replat part of lots 13 and 14 and all of lots 15 and 16, Block 4/1509 into one, 0.82 acre lot at the southwest corner of Oaklawn Avenue and Avondale avenue.  
Applicant: Massud Parvian  
Application Filed: January 25, 2006  
Zoning: PD#193 (P & GR)  
Staff Recommendation: Approval, subject to the conditions listed in the docket

- (3) **S056-130**  
(District 14)  
(Emmons)
- An application to replat lots 2B and 2C, Block 12/959 into one, 6.26 acre lot at the southeast corner of Cedar Springs Road and Carlisle Street.  
Applicant: Lion Gables Realty, L.P.  
Application Filed: January 25, 2006  
Zoning: PD#193 (O-2)  
Staff Recommendation: Approval, subject to the conditions listed in the docket
- (4) **S056-131**  
(District 2)  
(Strater)
- An application to replat part of Block M/7940 of Brookhollow Place, Section Four Addition into one, 1.38 acre lot on Brookriver Drive, south of Hollow Brook Lane.  
Applicant: Searer, Robbins & Stephens, Inc.  
Application Filed: January 25, 2006  
Zoning: MU-3  
Staff Recommendation: Approval, subject to the conditions listed in the docket
- (5) **S056-132**  
(District 8)  
(Brandon)
- An application to plat a 1.38 acre tract of land in Block 7554 into one lot at the southwest corner of Kirnwood Drive and Hampton Road.  
Applicant: City of Dallas  
Application Filed: January 31, 2006  
Zoning: TH-1 (A)  
Staff Recommendation: Approval, subject to the conditions listed in the docket
- (6) **S056-133**  
(District 7)  
(Bagley)
- An application to plat a 7.87 acre tract of land in Block A/5806 into one lot at the east corner of Military Parkway and Hunnicut Road.  
Applicant: Maria Kannon Zen Association  
Application Filed: January 31, 2006  
Zoning: CR  
Staff Recommendation: Approval, subject to the conditions listed in the docket
- (7) **S056-136**  
(District 1)  
(Neumann)
- An application to plat a 0.96 acre tract of land in Block 5172 into one lot, north and east of the northeast corner of W. Illinois Avenue and Cockrell Hill Road.  
Applicant: Mesquite-Clay Mathis 33123, Ltd.  
Application Filed: January 25, 2006  
Zoning: CR  
Staff Recommendation: Approval, subject to the conditions listed in the docket

- (8) **S056-137**  
(District 6)  
(Miranda)  
An application to replat lots 7 and 8, Block 15/8342 into one, 0.54 acre lot at the southeast corner of W. Jefferson Boulevard and S. Morrocco Avenue.  
Applicant: Orlando Ordonez  
Application Filed: January 31, 2006  
Zoning: CS  
Staff Recommendation: Approval, subject to the conditions listed in the docket
- (9) **S056-138**  
(District 1)  
(Neumann)  
An application to replat part of lots 3, 4 and 5, Block 1/3450 into one, 0.57 acre lot on S. Hampton Road, north of Clarendon Drive.  
Applicant: Juan, Jaime and Humberto Correa  
Application Filed: January 31, 2006  
Zoning: CR  
Staff Recommendation: Approval, subject to the conditions listed in the docket
- (10) **S056-139**  
(District 6)  
(Miranda)  
An application to plat a 3.87 acre tract of land in Block B/6537 into one lot on Joe Field Road, west of Stemmons Freeway.  
Applicant: Wescorp Services, Inc.  
Application Filed: January 31, 2006  
Zoning: IR  
Staff Recommendation: Approval, subject to the conditions listed in the docket

Individual Items – Residential Replats

- (11) **S056-117**  
(District 3)  
(Gary)  
An application to plat a 9.96 acre tract of land in Block B/8680 into a 40 lot Single Family Residential Subdivision on Camp Wisdom Road, west of Clarkridge Drive.  
Applicant: Texas Real Estate Mortgages, Inc.  
Application Filed: January 19, 2006  
Zoning: PD#521 (S-9)  
Notices Mailed: January 27 2006  
Staff Recommendation: Approval, subject to the conditions listed in the docket
- (12) **S056-127**  
(District 9)  
(Weiss)  
An application to amend the Enclave At Wyrick Estates Addition, in order to add front building lines on E. Northwest Highway, east of Lake Highlands Drive.  
Applicant: Len-Mac Development  
Application Filed: January 25, 2006  
Zoning: R-7.5 (A)  
Staff Recommendation: Approval, subject to the conditions listed in the docket

- (13) **S056-128**  
(District 13)  
(Ekblad)  
An application to replat lots 1 and 2, Block A/5496 into one, 1.3 acre lot on Northport Drive at Brookshire Drive.  
Applicant: Marvin Levin  
Application Filed: January 25, 2006  
Zoning: R-16 (A)  
Notices Mailed: January 27, 2006  
Staff Recommendation: Approval, subject to the conditions listed in the docket
- (14) **S056-134**  
(District 8)  
(Brandon)  
An application to replat lot 25, Block E/7588 into 2 lots on Beckley View Avenue, south of Beckleymeade Avenue.  
Applicant: Emmanuel McSween  
Application Filed: January 31, 2006  
Zoning: R-7.5 (A)  
Notices Mailed: February 3, 2006  
Staff Recommendation: Approval, subject to the conditions listed in the docket
- (15) **S056-135**  
(District 9)  
(Weiss)  
An application to replat lots 12 and 13, Block 4/1984 into one, 1 acre lot on Carolyncrest Drive, east of Wendover Road.  
Applicant: Max Post  
Application Filed: January 31, 2006  
Zoning: R-5 (A)  
Notices Mailed: February 6, 2006  
Staff Recommendation: Approval, subject to the conditions listed in the docket
- (16) **S056-140**  
(District 3)  
(Gary)  
An application to plat a 6.54 acre tract of land in Blocks 8760 and 8721 into one lot on Clark Road, south of W. Camp Wisdom Road.  
Applicant: Don Valk  
Application Filed: February 1, 2006  
Zoning: PD#521 (Subdistrict 10)  
Notices Mailed: February 6, 2006  
Staff Recommendation: Approval, subject to the conditions listed in the docket

Miscellaneous Docket

- M045-033**  
Richard Brown  
(CC District 8)  
(Brandon)  
A minor amendment to the development plan for Planned Development District No. 464, on the southeast corner of Wheatland Road and Bolton Boone Drive.  
Staff Recommendation: **Approval**
- M056-012**  
Richard Brown  
(CC District 14)  
(Emmons)  
A minor amendment to the development plan for Planned Development Subdistrict No. 39, on the west corner of Maple Avenue and Wolf Street.  
Staff Recommendation: **Approval**

- M056-014**  
Richard Brown  
(CC District 2)  
(Strater)  
A minor amendment for site plan for Specific Use Permit No. 697, on the northwest line of Good-Latimer Expressway, southeast of Ferris Street.  
Staff Recommendation: **Approval**
- M056-015**  
Richard Brown  
(CC District 11)  
(Buehler)  
A minor amendment to the development plan for Tract III portion of Planned Development District No. 44, on the northeast corner of Greenville Avenue and LBJ Freeway.  
Staff Recommendation: **Approval**
- Z045-296(RB)**  
Richard Brown  
(CC District 14)  
(Emmons)  
Conceptual plan and conditions submitted in conjunction with an amendment to Planned Development District No. 174 on the west corner of Lemmon Avenue and Carlisle Street.  
Staff Recommendation: **Approval**

Zoning Cases – Consent

1. **Z045-309(MM)**  
Michael Finley  
(CC District 12)  
(Burnham)  
An application to amend Specific Use Permit No. 1344 for a college, university, or seminary, a community service center, and a police or fire station to allow a private school or an open enrollment charter school on property zoned an MF-1(A) Multifamily District, on the northeast corner of Frankford Road and Marsh Lane.  
Staff Recommendation: **Approval**, subject to a site plan and revised conditions.  
Applicant: Choices Leadership Academy  
Representative: Horace Harkey
2. **Z056-160(JH)**  
Jennifer Hiromoto  
(CC District 14)  
(Emmons)  
A City Plan Commission authorized hearing to determine proper zoning on property zoned an TH-3(A) Townhouse District and an IR Industrial Research District, on the northwest corner of Vilbig Street and TX Pacific Railroad, with consideration given to a single family district.  
Staff Recommendation: **Approval** of an R-5 Single Family District.  
Bus Tour Date: February 9, 2006

3. **Z056-161(JH)**  
Jennifer Hiromoto  
(CC District 14)  
(Emmons)
- An application for a GR General Retail Subdistrict on a 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** of the change in zoning from P to GR on a portion of the site and approval of a Specific Use Permit for a ten-year period with eligibility for automatic renewal for additional ten-year periods, subject to site plans and conditions.  
Applicant: Wachovia Bank  
Representative: Bryan Burger, Lawrence A. Cates and Associates  
Bus Tour Date: February 9, 2006
4. **Z056-163(JH)**  
Jennifer Hiromoto  
(CC District 11)  
(Buehler)
- An application for a Planned Development District for MU-1 uses with retention of the D Dry Liquor Control Overlay on property zoned an MU-1 Mixed Use District with a D Dry Liquor Control Overlay and LO-2 Limited Office District with a D Dry Liquor Control Overlay with consideration of a MU-2 Mixed Use District with retention of the D Dry Liquor Control Overlay on the southwest corner of Northaven Road and Central Expressway.  
Staff Recommendation: **Approval** of an MU-2 Mixed Use District with retention of the D Dry Liquor Control Overlay, subject to deed restrictions volunteered by the applicant.  
Applicant: Libby Fields, Investments, LLC  
Representative: MASTERPLAN  
Bus Tour Date: February 9, 2006

Zoning Cases – Under Advisement

5. **Z056-143(RB)**  
Richard Brown  
(CC District 14)  
(Emmons)
- An application for a Planned Development Subdistrict for MF-2 Multiple Family Subdistrict Uses on property zoned an MF-2 Multiple Family Subdistrict within Planned Development District No. 193, the Oak Lawn Special Purpose District on property generally bounded by Cedar Springs Road, Hawthorne Avenue, Hartford Street, and the northern half of Raleigh Street.  
Staff Recommendation: **Approval**, subject to a conceptual plan and staff's recommended conditions.  
Applicant: Winston Capital Corporation  
Representative: Karl Crawley  
U/A From: January 26, 2006  
Bus Tour Date: January 12, 2006

6. **Z056-156(RB)**  
Richard Brown  
(CC District 10)  
(Avery)
- An application for a Planned Development District for TH-1(A) Townhouse District Uses and Private streets on property zoned an R-7.5(A) Single Family District, on the east line of Audelia Road, south of Shadow Way with consideration being given to the granting of an R-5(A) Single Family District and the granting of a Specific Use Permit for Private streets  
Staff Recommendation: **Approval** of an R-5(A) Single Family District and approval of a Specific Use Permit for Private streets for a permanent time period, subject to a site plan and conditions, in lieu of the applicant's request for a Planned Development District for TH-1(A) Townhouse District Uses and Private streets  
Applicant: Marlin Atlantis  
Representative: Mardy Brown  
U/A From: February 2, 2006
7. **Z056-154 (WE)**  
Warren Ellis  
(CC District 12)  
(Burnham)
- An application for a TH-3(A) Townhouse District on property zoned an R-10(A) Single Family District on the west line of Davenport Road, south of Stedman Drive  
Staff Recommendation: **Approval**, subject to deed restrictions volunteered by the applicant.  
Applicant: Ted Reeder, Inc.  
Representative: Bart Reeder  
U/A From: February 2, 2006  
Bus Tour Date: February 9, 2006
8. **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 revised 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  
Bus Tour Date: November 3, 2005

9. **Z034-297(MM)**  
Michael Finley  
(CC District 3)  
(Gary)
- An application to expand and amend Specific Use Permit No. 1450 for an Open Enrollment Charter School on property zoned an R-7.5(A) Single Family District on the southwest corner of West Illinois Street and Chalmers Street.
- Staff Recommendation: **Approval** for a ten-year period, with eligibility for automatic renewals for additional ten-year periods, subject to a site plan and conditions.
- Applicant/Representative: Vicente Delgado  
U/A From: February 9, 2006

Zoning Cases – Individual

10. **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.
11. **Z056-159(JH)**  
Jennifer Hiromoto  
(CC District 14)  
(Emmons)
- An application for an amendment to Specific Use Permit No. 1465 for a community service center on a property zoned Planned Development District No. 67, on the northwest corner of University Boulevard and Roper Street.
- Staff Recommendation: **Approval**, for a two-year period with eligibility for automatic renewal for additional two-year periods, subject to a site plans and staff conditions.
- Applicant: North Park Community Development Corporation  
Representative: Joe Prelow

Development Code Amendments

- DCA 056-005**  
David Cossum
- Consideration of amendments to Chapters 51, 51A, and 52 of Dallas City Code, providing and defining a culpable mental state for offenses punishable by a fine exceeding \$500; amending provisions making the agent of the property owner criminally responsible for violations; and providing a penalty not to exceed \$2,000.
- Staff Recommendation: **Approval**  
ZOAC Recommendation: **Approval**



**DCA 056-006**  
David Cossum

Consideration of amendments to Section 51A-1.106, "Notification Signs Required to be Obtained and Posted," of Chapter 51A of the Dallas Development Code to allow notification signs for Board of Adjustment compliance case to be posted in the public right-of-way.  
Staff Recommendation: **Approval**  
ZOAC Recommendation: **Approval**

**DCA 056-007**  
David Cossum

Consideration of amendments to Section 51A-4.602(d), "Visual Obstruction Regulations," of Chapter 51A, the Dallas Development Code, to permit encroachments into visibility triangles caused by roadway construction or right-of-way acquisition when the director of Public Works and Transportation determines the encroachment will not constitute a traffic hazard  
Staff Recommendation: **Approval**  
ZOAC Recommendation: **Approval**

Authorization of Hearing

Neva Dean  
(CC District 2)  
(Strater)

Consideration of authorization of a hearing to determine the proper zoning on property zoned Planned Development District No. 269, the Deep Ellum Planned Development District in an area bounded by Parry Avenue, R.L. Thornton Freeway, North Central Expressway, and the T&P Railroad Right-of-way, with consideration being given to a review of the uses and regulations contained in the Planned Development District, including, but not limited to, dance halls, tattoo and body piercing studio, and bar. This is a hearing to consider the request to authorize the hearing and not the rezoning of property at this time.

Neva Dean  
(CC District 3)  
(Gary)

Consideration of authorization of a hearing to determine the proper zoning generally located on the on property zoned an CR Community Retail District on the four corners of Homeland Street and Vilbig Road, 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.

Neva Dean  
(CC District 6)  
(Miranda)

Consideration of authorization of a hearing to determine the proper zoning on property zoned an R-7.5(A) Single Family District on the east side of Newkirk Street between Crown Road and Cindy Lane(both sides), with consideration being given to a non-residential district compatible to surrounding zoning. This is a hearing to consider the request to authorize the hearing and not the rezoning of property at this time.

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Other Matters

Minutes: February 9, 2006

Adjournment

**CITY PLAN COMMISSION PUBLIC COMMITTEE MEETINGS**

**Thursday, February 23, 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]