



- (2) **S067-189**  
(CC District 14) An application to replat the remainder of Lot 6 in City Block 10/2038 to create a 2,500 sq. ft. lot and a 2,818 sq. ft. lot located just south of the intersection of Gilbert Avenue and Hawthorne Avenue, southeast corner.  
Applicant: Epic Homes, Ltd.  
Surveyor: Cuzzo Land Surveying  
Application Filed: June 1, 2007  
Zoning: PD-193 (MF-2)  
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket
- (3) **S067-190**  
(CC District 14) An application to replat all of Lot 19 in City Block 12/2027 to create two 3,587.50 sq. ft. lots located on the south side of Prescott Avenue between Douglas Avenue and Throckmorton Street.  
Applicant: Epic Homes, LTD  
Surveyor: Cuzzo Land Surveying  
Application Filed: June 1, 2007  
Zoning: PD-193 (MF-1)  
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket

Individual Items – Residential Replats

- (4) **S067-007R**  
(CC District 14) An application to replat all of Lot 18, a portion of an abandoned public street (Simone Drive) in City Block 2/5013 and a portion of Block C/5633 to create one 0.3173 acre lot located at 5534 Stanford Avenue between Preston Park Drive and Devonshire Drive.  
Applicant: Donald Hilgemann & Christiane Baud  
Surveyor: Doug Connally & Assoc, Inc.  
Application Filed: May 29, 2007  
Zoning: R-7.5 (A)  
Date Notices Mailed: June 1, 2007  
Staff Recommendation: **Approval**
- (5) **S067-183**  
(CC District 14) An application to replat Lots 4 and 5 in City Block 5/5022 to relocate the common lot line resulting in the creation of a 6,007.62 sq. ft. lot and a 7,241.18 sq. ft. lot located on the south side of Edgewater Drive west of Glenwood Lane.  
Applicant: Christopher & Lauren Bryant  
Surveyor: Doug Connally & Assoc, Inc.  
Application Filed: May 29, 2007  
Zoning: PD-193  
Date Notices Mailed: June 1, 2007  
Staff Recommendation: **Approval**

- (6) **S067-184**  
(CC District 3) An application to replat all of Lot 9 in City Block 3/6028 to create four lots ranging in size from 7,380.00 sq. ft. to 8,431.36 sq. ft. at 2737 Glenfield Avenue located at the intersection of Pierce Street and Glenfield Street, northeast corner.  
Applicant: Jose & Orfa Castro  
Surveyor: Doug Connally & Assoc, Inc.  
Application Filed: June 4, 2007  
Zoning: R-7.5 (A)  
Date Notices Mailed: June 4, 2007  
Staff Recommendation: **Approval**
- (7) **S067-185**  
(CC District 13) An application to replat all of Lots 13 and 14A in City Block B/5515 to create a 14,850.82 sq. ft. lot and a 18,543.28 sq. ft. lot at 9918 Avalon Creek Court located on the south side of Lakehurst Avenue east of the N. Dallas Tollway.  
Applicant: Robert McCarter, Gary & Cheryl Rudin  
Surveyor: Doug Connally & Assoc, Inc.  
Application Filed: May 29, 2007  
Zoning: R-10 (A)  
Date Notices Mailed: June 4, 2007  
Staff Recommendation: **Approval**

Miscellaneous Docket – Under Advisement

- M067-032**  
Richard Brown  
(CC District 11) A minor amendment to the development plan for Planned Development No. 713 for Mixed Uses on the northeast corner of Alpha Road and Noel Road.  
Staff Recommendation: **Approval**  
U/A From: June 14, 2007

Certificates of Appropriateness for Signs

**Jefferson Boulevard Sign District:**

- 0705101023**  
Michael Finley  
(CC District 1) An application for the installation of a 160 square feet flat attached box sign to read “**FAMSA**” at 425 West Jefferson Boulevard above the entrance on the south façade of the building on the north side of Jefferson Boulevard east of Llewellyn Avenue.  
Applicant: Tommy Falcone  
Staff Recommendation: **Approval**  
SSDAC Recommendation: **Approval**

**Deep Ellum/Near East Side District:**

**0705185006**  
Michael Finley  
(CC District 2)

An application for the installation of a 40 square feet interior lit cabinet type, flag style pole sign with the permanent text “**DEEP ELLUM PARKING**” on both sides with space for non-premise advertising at 2710 Elm Street, west of Crowdus Street.

Applicant: Tommy Reynolds

Staff Recommendation: **Approval**

SSDAC Recommendation: **Approval**

**0705185008**  
Michael Finley  
(CC District 2)

An application for the installation of a 40 square feet interior lit cabinet type, flag style pole sign with the permanent text “**DEEP ELLUM PARKING**” on both sides with space for non-premise advertising at 2806 Elm Street, at the southeast corner of Crowdus Street.

Applicant: Tommy Reynolds

Staff Recommendation: **Approval**

SSDAC Recommendation: **Approval**

Zoning Cases – Consent

1. [Z067-233\(MF\)](#)  
Michael Finley  
(CC District 2)

An application for a Specific Use Permit for a bar, lounge, or tavern on property zoned Planned Development District No. 289, the Deep Ellum Special Purpose District, on the south line of Elm Street, west of Malcolm X Boulevard.

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

Applicant/Representative: Rave T. Kabolati

2. [Z067-237\(JA\)](#)  
Jim Anderson  
(CC District 14)

An application to create a new tract within Conservation District No. 6, the Hollywood Heights/Santa Monica Conservation District on Shady Side Lane, both sides, southeast of Lindsley Avenue.

Staff Recommendation: **Approval**

Applicant: Gulf Streams Multi-Family VII, LP

Representative: Karl Crawley, MASTERPLAN

3. [Z067-227\(JH\)](#)  
Jennifer Hiromoto  
(CC District 1)  
An application for a Specific Use Permit for a restaurant with drive-thru service and a financial institution with drive-in windows on property zoned Subdistrict D in Planned Development District No. 468 on the south side of Colorado Boulevard, west of Zang Boulevard.  
Staff Recommendation: **Approval** for a five-year period with eligibility for automatic renewals of additional ten-year periods, subject to a site plan and staff conditions.  
Applicant: Greenway Investment Company  
Representative: Karl Crawley, MASTERPLAN
4. [Z067-232\(WE\)](#)  
Warren Ellis  
(CC District 3)  
An application for an amendment to the Tract VI portion of Planned Development District No. 88, for a linguistic center, retirement housing and monopole cellular tower on the south line of Camp Wisdom, west of Clark Road.  
Staff Recommendation: **Approval**, subject to a development plan and conditions.  
Applicant: Summer Institute of Linguistics  
Representative: Carl Christensen
5. [Z067-191\(RB\)](#)  
Richard Brown  
(CC District 3)  
An application for an amendment to Planned Development District No. 743 for A(A) Agricultural District Uses, Recreational, Residential, Lodging, and Institutional and Community Service Uses on the northeast corner of Grady Niblo Road and Kiwanis Road.  
Staff Recommendation: **Approval**, subject to a conceptual plan and staff's recommended conditions.  
Applicant: Teen/Life Challenge of Dallas, Inc.  
Representative: Don Featherson

Zoning Cases – Under Advisement

6. [Z067-158\(RB\)](#)  
Richard Brown  
(CC District 8)  
An application for a Planned Development District for Certain nonresidential uses on property zoned an MF-2(A) Multifamily District, an R-7.5(A) Single Family District, a CR Community Retail District, an RR Regional Retail District, an LI Industrial District, and an IM Industrial Manufacturing District and the termination of existing deed restrictions that encumbers a portion of the site on property generally bounded by IH 20, J.J. Lemmon Road, Wintergreen Road, and Bonnie View Road.  
Staff Recommendation: **Approval** of the requested Planned Development District, to be known as the Dallas Logistics Hub Special Purpose District, subject to staff's recommended conditions, and **approval** of the termination of deed restriction that encumber a portion of the site.  
Applicant: Allen Development of Texas, LLC  
Representative: William Dahlstrom  
U/A From: May 17, 2007 and June 7, 2007

7. [Z067-178\(WE\)](#)  
Warren Ellis  
(CC District 13)
- An application for a CR Community Retail District with deed restrictions volunteered by the applicant on property zoned a TH-1(A) Townhouse District, on the north side of Northwest Highway, west of Midway Road.  
Staff Recommendation: **Denial**  
Applicant: Hunt Properties, Inc.  
Representative: MASTERPLAN  
U/A From: April 12, 2007 and May 3, 2007  
Bus Tour Date: June 14, 2007
- A. [Z067-188\(WE\)](#)  
Warren Ellis  
(CC District 2)
- An application for a Planned Development District for RR Regional Retail District, IM Industrial Manufacturing District and IR Industrial Research District uses on property zoned an IM Industrial Manufacturing District and IR Industrial Research District, in an area generally bounded by West Mockingbird Lane, Forest Park Road, Empire Central and Maple Avenue.  
Staff Recommendation: **Approval** of a Planned Development District for RR Regional Retail District uses, subject to a conceptual plan and staff's conditions  
Applicant: Balcones Realty Partners  
Representative: Jackson Walker  
U/A From: June 14, 2007  
Bus Tour Date: May 10, 2007
- B. [Z067-207\(OTH\)](#)  
Olga Torres-Holyoak  
(CC District 3)
- An application to create two new Subareas within Planned Development District No. 714 on property zoned Planned Development District No. 714 and an MF-2(A) Multifamily District on the north side of Forth Worth Avenue between Colorado Boulevard and Walter Drive, and on the south side of Fort Worth Avenue between Bahama Drive and Colorado Boulevard.  
Staff Recommendation: **Approval**, subject to a conceptual plan and staff's proposed conditions.  
Applicant: La Reunion Towncenter, LLC  
Representative: Karl Crawley, MASTERPLAN  
U/A From: June 14, 2007  
Bus Tour Date: June 14, 2007

Individual Cases

8. [Z067-179\(WE\)](#)  
Warren Ellis  
(CC District 14)

An application for a Planned Development District for institutional uses and a child-care facility and termination of Specific Use Permit No. 820 for a day care center on property zoned an R-7.5(A) Single Family District on the east line of Devonshire Drive, between Stanford Avenue and Hanover Avenue.

Staff Recommendation: **Denial**

Applicant: Westminster Presbyterian Church

Representative: MASTERPLAN

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Other Matters

CPC Committee Appointments and Reports

Minutes: June 14, 2007

Adjournment

**CITY PLAN COMMISSION PUBLIC COMMITTEE MEETINGS**

**Thursday, June 21, 2007**

**ZONING ORDINANCE ADVISORY COMMITTEE MEETING (ZOAC)** - Thursday, June 21, 2007, at 9:00 a.m., City Hall, 1500 Marilla Street, in Room 5ES to consider (1) DCA067-006 - Amendments to Chapter 51A, the Dallas Development Code, regarding a mining use, pertaining to gas wells.

**Monday, June 25, 2007**

**JOINT CPC TRINITY RIVER AD HOC COMMITTEE & URBAN DESIGN ADVISORY COMMITTEE (UDAC)** - Monday, June 25, 2007, at 6:30 PM, City Hall, 1500 Marilla Street, in Room L1 Auditorium, to host a community meeting for the Old Trinity Industrial authorized hearing (Z067-229)

**Tuesday, June 26, 2007**

**JOINT CPC TRINITY RIVER AD HOC COMMITTEE & URBAN DESIGN ADVISORY COMMITTEE (UDAC)** - Tuesday, June 26, 2007, at 5:30 PM, City Hall, 1500 Marilla Street, in Room 6ES, to discuss the Old Trinity Industrial study area (Z067-229) recommendations



### **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]