



CITY OF DALLAS

CITY PLAN COMMISSION  
Thursday, November 8, 2007  
AGENDA

---

BUS TOUR:		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.

---

Theresa O'Donnell, Director  
David Cossum, Assistant Director of Current Planning  
Jennifer Hiromoto, Principal Planner

---

**BRIEFINGS:**

forwardDallas! Development Code Amendments update

Theresa O'Donnell, Director, Development Services  
(A quorum of Zoning Ordinance Advisory Committee may be present)

**Z067-288(JH)**

Jennifer Hiromoto  
(CC District 2)  
(Strater)

An application for a Planned Development District for mixed uses on property zoned an IM Industrial Manufacturing District and a CS Commercial Service District on both sides of Industrial Boulevard, between Continental Avenue and Union Pacific Railroad  
Staff Recommendation: **Pending**  
Applicant: JPI Partners, LLC  
Representative: Jonathan Vinson

Subdivision Docket  
Zoning Docket

**ACTION ITEMS:**

Subdivision Docket

Planner: Paul Nelson

Consent Agenda - Preliminary Plats

(1) **S067-017R**  
(CC District 2)

An application to revise a previously approved plat that created 2 lots from a 5.381 acre tract of land in City Block 7888 by creating 3 lots and adding a mutual access easement on Oak Lawn Avenue at Hi Line Drive, north corner  
Addition: Block 1500 Addition  
Owner/Applicant: LUI2 Dallas Oak Lawn III, LLC  
Surveyor: Lopez Garcia  
Application Filed: October 16, 2007  
Zoning: PDD 621  
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket

- (2) **S078-011**  
(CC District 6)  
(Vacant)
- An application to replat a portion of City Block A/6476 and a tract of land into one 1.5351 acre lot in City Block A/6475 on Olympic Drive between Sparkman Road and Olympic Drive  
Addition: Horizon Distributors Addition  
Owner/Applicant: Horizon Distributors  
Surveyor: Michael Peeples Engineers & Surveyors  
Application Filed: October 10, 2007  
Zoning: IR  
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket
- (3) **S078-012**  
(CC District 2)  
(Strater)
- An application to replat all of Lot 1 in City Block B/5715 and a tract of land into a 6.868 acre lot on 3331 and 3304 Haggard Way, at Peeler Street and Manor Way  
Addition: Campbell Taggart Addition No.2  
Owner/Applicant: Sewell Corp.  
Surveyor: Lane's Southwest Surveying, Inc.  
Application Filed: October 10, 2007  
Zoning: IR  
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket
- (4) **S078-016**  
(CC District 3)  
(Gary)
- An application to create a 4.7969 acre lot from a tract of land in City Block 8683 on Mountain Creek Parkway north of Tolar Trail  
Addition: Mountain View Community Missionary Baptist Church  
Owner/Applicant: Mountain View Community Missionary Baptist Church  
Surveyor: Keeton Surveying Company  
Application Filed: October 16, 2007  
Zoning: PDD 521, Sub Area S3  
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket
- (5) **S078-017**  
(ETJ)
- An application to create a 21 lot single family subdivision from a 12.239 acre tract of land on FM 548 between US Hwy. 80 and Ranch Road in Kaufman County  
Addition: Devonshire Phase 2A  
Owner/Applicant: Forney 921 Infrastructure Partners, L.P.  
Surveyor: Carter & Burgess  
Application Filed: October 16, 2007  
Zoning: None  
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket

- (6) **S078-018**  
(CC District 8)  
(Jones-Dodd)
- An application to create a 1.013 acre lot and a 1.647 acre lot from a 2.660 acre tract of land in City Block 7547 on West Virginia Drive, US Hwy. 67 and IH 20  
Addition: West Virginia/Highway 67 Addition  
Owner/Applicant: Stough Development Corporation  
Surveyor: Winkelman & Associates, Inc.  
Application Filed: October 16, 2007  
Zoning: MU-3  
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket

Individual Items: Residential Replats

- (7) **S078-013**  
(CC District 7)  
(Bagley)
- An application to replat Lots 1 and 2 in City Block 2/6091 into one 0.663 acre lot on 3453 and 3459 E. Overton Road south of Southern Oaks Blvd.  
Addition: Ebenezer Addition  
Owner/Applicant: Ebenezer Missionary Bible Church  
Surveyor: Sheilds & Lee  
Application Filed: October 11, 2007  
Zoning: R-5(A)  
Notices Mailed: 6 notices mailed October 17, 2007  
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket
- (8) **S078-020**  
(CC District 2)  
(Strater)
- An application to replat part of Lots 2 thru 8 in City Block D/770 into one 0.265 acre lot on 4830 Swiss Avenue between Fitzhugh Avenue and Grigsby Avenue  
Addition: Avenue Heights/Mitchell II  
Owner/Applicant: Dallas Dixie 4517 LLC  
Surveyor: Analytical Survey  
Application Filed: October 16, 2007  
Zoning: R-7.5(A)  
Notices Mailed: 17 notices mailed October 23, 2007  
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket

Miscellaneous Docket

- W078-001**  
Neva Dean  
(CC District 13)  
(Ekblad)
- A waiver of the two-year waiting period in order to submit an application for a CR Community Retail District with deed restrictions volunteered by the applicant on property zoned an LO-1 Limited Office District on west side of Marsh Lane, north of Walnut Hill Lane.  
Staff Recommendation: **Denial**

**M067-045**  
Richard Brown  
(CC District 4)  
(Davis)  
Minor amendment to the site plan for Planned Development District No. 86 for a Hospital and Doctor's Office on Scyene Road between Loganwood Drive and McNeil Street  
Staff Recommendation: **Approval**

**M067-046**  
Richard Brown  
(CC District 6)  
(Vacant)  
Minor amendment to the site plan for Specific Use Permit No. 884 for a concrete batching plant on the west line of Bickham Road, south of Northwest Highway  
Staff Recommendation: **Approval**

Zoning Cases –Under Advisement

1. **Z067-272(OTH)**  
Olga Torres-Holyoak  
(CC District 6)  
(Vacant)  
An application to create a new subdistrict within Planned Development District No. 714, West Commerce Street/Fort Worth Avenue Special Purpose District, on property zoned a TH-3(A) Townhouse District, on the northeast corner of the terminus of Folsom Street, north of Fort Worth Avenue, east of Willomet Avenue  
Staff Recommendation: **Approval**, subject to staff's recommended conditions  
Applicant: Options Holding Ltd.  
Representative: Will Pinkerston  
Bus Tour Date: August 9, 2007  
U/A From: September 27, 2007, October 4, 2007 and October 25, 2007
  
2. **Z067-311(JH)**  
Jennifer Hiromoto  
(CC District 7)  
(Bagley)  
An application for a Specific Use Permit for a tower/antenna for cellular communication on property zoned a CR Community Retail District on the south side of Ferguson Road, east of Lakeland Drive.  
Staff Recommendation: **Approval** for a ten-year period with eligibility for automatic renewal for additional ten-year periods, subject to a site plan and staff conditions  
Applicant: 8686 Ferguson, LTD  
Representative: Peter Kavanagh  
U/A From: October 4, 2007
  
- A. **Z067-333(RB)**  
Richard Brown  
(CC District 2)  
(Strater)  
An application for a Specific Use Permit for a bar, lounge, or tavern on property zoned Planned Development District No. 269, the Deep Ellum/Near East Side Special Purpose District on the northeast line of Exposition Avenue, west of Willow Street.  
Staff Recommendation: **Approval** for a two-year period, subject to a site plan and conditions  
Applicant: Slippery Monkey  
Representative: Gerald Stogsdill  
U/A From: November 1, 2007

Zoning Cases – Individual

3. **Z067-320(RB)**  
Richard Brown  
(CC District 2)  
(Strater)  
An application for an MU-2 Mixed Use District on property zoned an MF-2(A) Multifamily District and the termination of existing deed restrictions encumbering the property on the northeast line of Maple Avenue, northwest of Kimsey Drive with consideration being given to the granting of an MU-1 Mixed Use District  
Staff Recommendation: **Approval** of an MU-1 Mixed Use District in lieu of the requested MU-2 Mixed Use District, and **approval** of the termination of existing deed restrictions  
Applicant: JLB Realty, LLC  
Representative: Robert Baldwin
  
4. **Z067-332(RB)**  
Richard Brown  
(CC District 7)  
(Bagley)  
An application for a Specific Use Permit for a bar, lounge, or tavern on property zoned Planned Development District No. 269, the Deep Ellum/Near East Side Special Purpose District on the southwest line of Exposition Avenue, east of Ash Lane  
Staff Recommendation: **Approval** for a two-year period, subject to a site plan and conditions  
Applicant: Julie Campbell, Representative
  
5. **Z067-334(RB)**  
Richard Brown  
(CC District 7)  
(Bagley)  
An application for a Specific Use Permit for a bar, lounge, or tavern and an inside commercial amusement for a live music venue on property zoned Planned Development District No. 269, the Deep Ellum/Near East Side Special Purpose District on the southwest line of Exposition Avenue, west of Parry Avenue  
Staff Recommendation: **Approval** for a two-year period, subject to a site plan and conditions  
Applicant: Exposition Taverns  
Representative: Michael Scheel
  
6. **Z067-340(RB)**  
Richard Brown  
(CC District 7)  
(Bagley)  
An application for a Specific Use Permit for a bar, lounge, or tavern on property zoned Planned Development District No. 269, the Deep Ellum/Near East Side Special Purpose District on the southwest line of Exposition Avenue, west of Parry Avenue  
Staff Recommendation: **Approval** for a two-year period, subject to a site plan and conditions  
Applicant/Representative: Ulisses D. Rusher

7. **Z067-347(RB)**  
Richard Brown  
(CC District 2)  
(Strater)  
An application for a Specific Use Permit for a bar, lounge, or tavern and an inside commercial amusement limited to a live music venue on property zoned Planned Development District No. 269, the Deep Ellum/Near East Side Special Purpose District, on the southeast line of Elm Street, west of Crowdus Street  
Staff Recommendation: **Approval** for a two-year period, subject to a site plan and conditions  
Applicant: Club Dada, LLC  
Representative: David Seeberger
8. **Z067-348(RB)**  
Richard Brown  
(CC District 2)  
(Strater)  
An application for a Specific Use Permit for a bar, lounge, or tavern and an inside commercial amusement for a live music venue on property zoned Planned Development District No. 269, the Deep Ellum/Near East Side Special Purpose District, on the northwest corner of Commerce Street and La France Street  
Staff Recommendation: **Approval** for a two-year period, subject to a site plan and conditions  
Applicant/Representative: Jillian Sabeh
9. **Z067-336(JH)**  
Jennifer Hiromoto  
(CC District 2)  
(Strater)  
An application for a Specific Use Permit for a bar, lounge or tavern and an inside commercial amusement for a live music venue on property zoned Planned Development District No. 269 on the southwest corner of Elm Street and Crowdus Street  
Staff Recommendation: **Approval** for a two-year period, subject to a site plan and conditions  
Applicant: Festigiamo!!! Ltd  
Representative: Steve Lindsey
10. **Z067-343(JH)**  
Jennifer Hiromoto  
(CC District 2)  
(Strater)  
An application for a Specific Use Permit for a bar, lounge or tavern on property zoned Planned Development District No. 269 on the south side of Elm Street, east of Crowdus Street  
Staff Recommendation: **Approval** for a two-year period, subject to a site plan and conditions  
Applicant: Fully Blown LLC  
Representative: Michael Donathan
11. **Z067-344(JH)**  
Jennifer Hiromoto  
(CC District 2)  
(Strater)  
An application for a Specific Use Permit for a bar, lounge or tavern and an inside commercial amusement for a live music venue on property zoned Planned Development District No. 269 on the south side of Elm Street, east of Crowdus Street  
Staff Recommendation: **Approval** for a two-year period, subject to a site plan and conditions  
Applicant: Fully Blown LLC  
Representative: Michael Donathan

Other Matters

CPC Committee Appointments and Reports

Minutes: November 1, 2007

Adjournment

**CITY PLAN COMMISSION PUBLIC COMMITTEE MEETINGS**

**Tuesday, November 6, 2007**

**SPECIAL SIGN DISTRICT ADVISORY COMMITTEE (SSDAC)** - Tuesday, November 6, 2007, 2:00 p.m., City Hall, 1500 Marilla Street, in Room 5BN Conference Room to discuss Certificate of Appropriateness #0710051022, #0710051024, #0710315001, #0710315002 and # 0710315003 in the Downtown Sign District.

**Thursday, November 8, 2007**

**ZONING ORDINANCE ADVISORY COMMITTEE MEETING (ZOAC)** - Thursday, November 8, 2007, at 12:00 p.m., City Hall, 1500 Marilla Street, in Room 5ES to consider *forwardDallas!* Development Code Amendments

**Tuesday, November 13, 2007**

**JOINT CPC TRINITY RIVER AD HOC COMMITTEE & URBAN DESIGN ADVISORY COMMITTEE (UDAC)** – Tuesday, November 13, 2007, at 5:30 PM, City Hall, 1500 Marilla Street, in Room 6ES to discuss the Mixmaster Riverfront and Cedars West study area 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]
1. 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]