



CITY OF DALLAS

CITY PLAN COMMISSION  
Thursday, November 15, 2007  
AGENDA

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BRIEFINGS:	5ES	11:00 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  
Olga Torres-Holyoak, Principal Planner

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**BRIEFINGS:**

Subdivision Docket  
Zoning Docket

**ACTION ITEMS:**

Subdivision Docket

Planner: Paul Nelson

Consent Agenda - Preliminary Plats

- (1) **S078-022**  
(CC District 2)  
(Strater)
- An application to replat all of Lots 19, 20 and 21 in City Block 12/8570 into one 0.478 acre lot on Mississippi Avenue and Iberria Street, northwest corner  
Addition: Hampton & Industrial Addition  
Owner/Applicant: Pannell Asset Development , LLC  
Surveyor: Arthur Surveying Company  
Application Filed: October 22, 2007  
Zoning: IR  
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket
- (2) **S078-026**  
(CC District 6)  
(Vacant)
- An application to create a 5.83 acre lot from a tract of land in City Block 6541 on Newkirk Road south of Joe Field Road  
Addition: Q Building Addition  
Owner/Applicant: Q Building Maintenance  
Surveyor: Cotton Surveying Co.  
Application Filed: October 23, 2007  
Zoning: IR  
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket

- (3) **S078-027**  
(CC District 14)  
(Emmons)
- An application to replat a 0.3260 acre tract of land containing all of Lots 18 and 19 in City Block 2/1529 into four lots on Travis Street between Oliver Street and Lee Street  
Addition: Terrasse on Travis Addition  
Owner: Delicart Corporation  
Applicant: Brown Architects  
Surveyor: Survey Consultants, Inc.  
Application Filed: October 23, 2007  
Zoning: PDD #193(MF-2)  
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket
- (4) **S078-028**  
(CC District 7)  
(Bagley)
- An application to replat a 0.454 acre tract of land containing all of Lots 1, 2, 3, and 4 in City Block 9/2513 to create 8 lots ranging in size from 1,774 square feet in size to 2,294 square feet in size on property at 5302, 5310, and 5314 Bexar Street between Ghent Street and Starks Avenue  
Addition: Bexar Street North Townhomes No. 3 Addition  
Owner/Applicant: East Dallas Community Organization  
Surveyor: Shields and Lee Surveyors  
Application Filed: October 23, 2007  
Zoning: PDD 730  
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket
- (5) **S078-029**  
(CC District 6)  
(Vacant)
- An application to create a 23.2821 acre lot from a tract of land in City Blocks 8286 and 8287 on Bonnie View Road at Port Boulevard, southwest corner  
Addition: Dallas Freightliner Addition  
Owner/Applicant: Bowen Realty Investments, LLC  
Surveyor: Michael Peeples Engineers & Surveyors  
Application Filed: October 24, 2007  
Zoning: IR  
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket
- (6) **S078-031**  
(CC District 9)  
(Weiss)
- An application to replat a 2.13 acre tract of land containing all of Lot 1G in City Block C/5414 into one 1.1298 acre lot and one 1.0008 acre lot on Skillman Street at Eastridge Drive  
Addition: Eastridge Center No. 5 Addition  
Owner/Applicant: Skillman Eastridge Ltd.  
Surveyor: Raymond L. Goodson, Jr. Inc.  
Application Filed: October 26, 2007  
Zoning: CR  
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket

- (7) **S078-032**  
(CC District 2)  
(Strater)  
An application to replat a tract of land containing 2.849 acres of land and being part of City Block M/7940 into one lot on Empire Central and Brookriver Drive, southwest corner  
Addition: Lot 6, Block M/7940 Brookhollow Place, Section 4C  
Owner/Applicant: Dallas Brookhollow Corporation  
Surveyor: Spiars Engineering, Inc.  
Application Filed: October 26, 2007  
Zoning: MU-3  
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket
- (8) **S078-033**  
(CC District 9)  
(Weiss)  
An application to replat a 2.396 acre tract of land being all of Lots 1, 3 and 4 in City Block 6/5284 and a tract of land into one Lot on Garland Road and Angora Street southwest of Tavaros Avenue  
Addition: Dallas Arboretum Addition  
Owner/Applicant: Dallas Arboretum and Botanical Society  
Surveyor: Pacheco Koch Consulting Engineers  
Application Filed: October 26, 2007  
Zoning: PDD 287, Tracts 8a and 8b  
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket
- (9) **S078-034**  
(CC District 1)  
(Prothro)  
An application to create one 0.994 acre lot and one 4.473 acre lot from a 5.467 acre tract of land in City Blocks 8014 and 8015 on 4810 W. Illinois Avenue east of Duncanville Road  
Addition: Cockrell Hill Dialysis Center  
Owner: BNNC, Inc.  
Applicant: Huffman-Renal, J.V.  
Surveyor: Lamb-Star Engineering, L.P.  
Application Filed: October 29, 2007  
Zoning: CR  
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket

Miscellaneous Docket

- D078-001**  
Frank Dominguez  
(CC District 2)  
(Strater)  
A development plan for Planned Development District No. 663 on the southwest corner of Motor Street and Bengal Street  
Staff Recommendation: **Approval**
- W078-002**  
David Cossum  
(CC District 2)  
(Strater)  
A waiver of the two-year waiting period in order to amend the conditions to Specific Use Permit No. 1567 for a homeless assistance center use on property zoned Planned Development District No. 715 on southwest corner of Cadiz Street and Ervay Street  
Staff Recommendation: **No objection**

Miscellaneous Docket – Under Advisement

**W067-015**  
Neva Dean  
(CC District 11)  
(Buehler)

A waiver of the two-year waiting period in order to submit an application for an amendment to Planned Development District No. 750 on the northwest corner of Walnut Hill Lane and North Central Expressway  
Staff Recommendation: **Denial**  
U/A From: September 20, 2007 and October 11, 2007

Certificates of Appropriateness for Signs

**Downtown Sign District:**

**0710051024**  
Michael Finley  
(CC District 14)  
(Emmons)

An application for the installation of a 63 square foot Lower Level flat attached wall sign reading “**CHASE**” and containing the Chase logo at 1700 Pacific Avenue, west side beside the Elm Street frontage, west elevation facing Ervay Street  
Applicant: Melanie Hancock  
Staff Recommendation: **Approval**  
SSDAC Recommendation: **Approval**

**0710051022**  
Michael Finley  
(CC District 14)  
(Emmons)

An application for the installation of a 63 square foot Lower Level flat attached wall sign reading “**CHASE**” and containing the Chase logo at 1700 Pacific Avenue, south side beside the Elm Street frontage, west elevation facing Ervay Street  
Applicant: Melanie Hancock  
Staff Recommendation: **Approval**  
SSDAC Recommendation: **Approval**

**0710315001**  
Michael Finley  
(CC District 14)  
(Emmons)

An application for the installation of a 2,560 square foot Upper Level flat attached wall sign reading “**Sheraton**” at 400 North Olive Street, northeast elevation facing Pearl Street  
Applicant: Bobby A. Nichols  
Staff Recommendation: **Approval**  
SSDAC Recommendation: **Approval**

**0710315002**  
Michael Finley  
(CC District 14)  
(Emmons)

An application for the installation of a 2,560 square foot Upper Level flat attached wall sign reading “**Sheraton**” at 400 North Olive Street, southwest elevation facing Olive Street  
Applicant: Bobby A. Nichols  
Staff Recommendation: **Approval**  
SSDAC Recommendation: **Approval**

**0710315003**  
Michael Finley  
(CC District 14)  
(Emmons)

An application for the installation of a 100 square foot Upper Level flat attached wall sign containing the Sheraton logo: a Roman wreath with the letter 'S' in it, at 400 North Olive Street, northeast elevation facing Pearl Street

Applicant: Applicant: Bobby A. Nichols

Staff Recommendation: **Approval**

SSDAC Recommendation: **Approval**

Zoning Cases – Under Advisement

- Z067-275(OTH)**  
Olga Torres-Holyoak  
(CC District 14)  
(Emmons)

An application for a Planned Development Subdistrict for HC Heavy Commercial Subdistrict uses within Planned Development District No. 193, on property zoned a GR General Retail Subdistrict and an HC Heavy Commercial Subdistrict within Planned Development District No. 193, the Oak Lawn Special Purpose District on both sides of Routh Street at its terminus at the Katy Trail

Staff Recommendation: **Approval** of a Planned Development Subdistrict for GR General Retail Subdistrict uses, subject to a conceptual plan and conditions

Applicant: Katy Venture Ltd.

Representative: Kirk Williams and Tommy Mann

U/A From: September 20, 2007; October 11, 2007 and November 15, 2007

Bus Tour Date: October 11, 2007
- 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: **Approval**, subject to a conceptual plan and staff conditions

Applicant: JPI Partners, LLC

Representative: Jonathan Vinson

U/A From: October 25, 2007
- Z067-305(JH)**  
Jennifer Hiromoto  
(CC District 2 )  
(Strater)

An application for a Specific Use Permit for a bar, lounge, or tavern and a inside commercial amusement for a Class A dancehall on property zoned Tract A within Planned Development District No. 269, the Deep Ellum/Near East Side Special Purpose District on the southeast corner of Main Street and Good Latimer Expressway

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

Applicant: F & N Holdings, LCC

Representative: Dallas Cothrum

U/A From: October 25, 2007

4. **Z067-331(JH)**  
Jennifer Hiromoto  
(CC District 2)  
(Strater)  
An application for a Specific Use Permit for an inside commercial amusement for a live music venue on property zoned Planned Development District No. 269 on the southeast corner of Main Street and Crowdus Street  
Staff Recommendation: **Approval** for a two-year period, subject to a site plan and conditions  
Representative: Mark Whitford  
U/A From: November 1, 2007
- A. **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  
U/A From: November 8, 2007

Zoning Cases – Individual

5. **Z067-187(JH)**  
Jennifer Hiromoto  
(CC District 2)  
(Strater)  
An application for a Planned Development Subdistrict for MF-2 uses within Planned Development District No. 193, the Oak Lawn Special Purpose District, on property zoned an MF-2 Multifamily Subdistrict with Planned Development District No. 193 on the northeast side of Cedar Springs Road, on both sides of Hudnall Street  
Staff Recommendation: **Approval**, subject to a conceptual plan and staff conditions  
Applicant: John Firestone, The HUB Apartments, Ltd.  
Representative: Karl Crawley  
Bus Tour Date: November 8, 2007
6. **Z067-309(JH)**  
Jennifer Hiromoto  
(CC District 14)  
(Emmons)  
An application for a Specific Use Permit for a bank or savings and loan with drive-through window service on property zoned a GR General Retail Subdistrict within Planned Development District No. 193, the Oak Lawn Special Purpose District on the northwest corner of Oak Lawn Avenue and Rawlins Street  
Staff Recommendation: **Approval** for a ten-year period with eligibility for automatic renewal of additional ten-year periods, subject to a site plan, a revised landscape plan, and conditions  
Applicant: Century Bank  
Bus Tour Date: October 11, 2007

Special Provision Sign District – Under Advisement

**SPSD067-004**

Michael Finley  
(CC District 2)  
(Strater)

An application for designation of an Extraordinarily Significant Sign on the billboard in an area generally within the boundaries of Dallas North Tollway, Harry Hines Boulevard, Goat Hill Road and Houston Street

Staff Recommendation: **Approval**

SSDAC Recommendation: **Approval**

U/A From: October 4, 2007

Development Code Amendment

**DCA067-006**

David Cossum

Consideration of amendments to Chapter 51A, the Dallas Development Code, to delete the ability to request a variance to maximum floor area requirements (FAR).

Staff Recommendation: **Approval**

ZOAC Recommendation: **Approval**

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Other Matters

CPC Committee Appointments and Reports

Minutes: November 8, 2007

Adjournment

**CITY PLAN COMMISSION PUBLIC COMMITTEE MEETINGS**

**Thursday, November 15, 2007**

**ZONING ORDINANCE ADVISORY COMMITTEE MEETING (ZOAC)** - Thursday, November 15, 2007, at 9:00 p.m., City Hall, 1500 Marilla Street, in Room 5ES to consider *forwardDallas!* Development Code Amendment updates, DCA 078-001 and DCA078-002

**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]
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]