



CITY OF DALLAS

CITY PLAN COMMISSION
Thursday, November 1, 2007
AGENDA

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.

Theresa O'Donnell, Director
David Cossum, Assistant Director of Current Planning
Richard Brown, Principal Planner

BRIEFINGS:

forwardDallas! Development Code Amendments update
Theresa O'Donnell, Director, Development Services

Subdivision Docket
Zoning Docket

ACTION ITEMS:

Subdivision Docket Planner: Paul Nelson

Consent Agenda - Preliminary Plats

- (1) **S078-002**
(CC District 9)
- An application to plat a 2.0881 acre tract of land into two 1.044 acre lots on 360 Gloria Road between Barnes Bridge Road, US Hwy 80 and west of Lake Ray Hubbard
- Addition: Canfield
Owner/Applicant: Canfield Land Co.
Surveyor: Tipton Engineering, Inc.
Application Filed: October 8, 2007
Zoning: A(A);
Zoning Change: R-1ac(A) [Z078-102 to CPC Dec. 13, 2007]
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket

- (2) **S078-005**
(CC District 10)
(Hill)
- An application to replat a 20.568 acre tract of land containing all of Lot 2 in City Block A/7748 into two lots of 4.325 and 16.165 acres each on the northeast corner of Forest Lane and N. Central Expressway
Addition: Forest Central No. 8
Owner: WRC Central Forest LP
Applicant: GP BT Healthcare Development Partners, LLC
Surveyor: Wier & Associates, Inc.
Application Filed: October 9, 2007
Zoning: PDD No. 441
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket
- (3) **S078-007**
(CC District 11)
(Buehler)
- An application to replat a 0.5197 acre tract of land containing all of Lot 1 in City Block A/8189 to remove the 45 foot platted building lines for property located on the northeast corner of Preston Road and Belt Line Road
Addition: Mobil Oil Service Station No. 11889-0
Owner: CDC-BELT, LP
Applicant: CDC Real Estate Corp.
Surveyor: Vilbig & Associates, Inc.
Application Filed: October 9, 2007
Zoning: CR
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket

Individual Items: Residential Replats

- (4) **S078-004**
(CC District 9)
(Weiss)
- An application to replat Lots 8 thru 18 and an abandoned alley right-of-way in City Block 5/5364 into one 2.804 acre lot on 11221 Lochwood Boulevard between Marchant Circle and Lake Gardens Drive
Addition: Lochwood Branch Library
Owner/Applicant: City of Dallas
Surveyor: Pacheco Koch Consulting Engineers
Application Filed: October 9, 2007
Zoning: D(A)
Notices Mailed: 18 notices mailed October 10, 2007
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket

- (5) **S078-008**
(CC District 5)
(Lipscomb)
- An application to replat Lots 5 thru 9 in City Block 6340 into one 10.744 acre lot on the east side of S. Buckner Boulevard between Lake June Road and Elam Road
Addition: Eastfield College Pleasant Grove Campus
Owner/Applicant: Dallas County Community College District
Surveyor: Jaster-Quintanilla Dallas, LLP
Application Filed: October 9, 2007
Zoning: R-7.5(A)
Notices Mailed: 3 notices mailed October 15, 2007
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket
- (6) **S078-009**
(CC District 8)
(Jones-Dodd)
- An application to replat a 0.4713 acre tract of land containing all of Lot 24 in City Block D/7587 into two 10,250 sq. ft. lots on the east side of Beckley View Avenue and the west side of Winterset Avenue south of Beckleymeade Avenue
Addition: Molina Beckley View
Owner/Applicant: Pascual Molina
Surveyor: Xavier Chapa Engineering/Surveying
Application Filed: October 8, 2007
Zoning: R-7.5(A)
Notices Mailed: 13 notices mailed October 15, 2007
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket

Miscellaneous Docket

- M067-006**
Richard Brown
(CC District 14)
(Emmons)
- Minor amendment to Phase 1 development plan for Planned Development District No. 174 for Retirement housing, Assistance living, Convalescent and nursing home, Multiple family, Hotel, Office Game court center , Private recreation club, Private club, Medical clinic, Electrical substation, and those retail uses permitted as limited uses in an Office 2 District on the west corner of Lemmon Avenue and Carlisle Street.
Staff Recommendation: **Approval**
- M067-048**
Richard Brown
(CC District 1)
(Prothro)
- Minor amendment to the development plan and landscape plan for Planned Development District No. 710, on the southeast corner of Illinois Avenue and Coombs Creek Drive
Staff Recommendation: **Approval**

Zoning Cases – Under Advisement

1. [Z067-299\(RB\)](#)
Richard Brown
(CC District 10)
(Hill)
An application for a Planned Development District for MF-2(A) Multifamily District Uses on property zoned an MF-2(A) Multifamily District in the northwest quadrant of Northwest Highway and Lullwater Drive
Staff Recommendation: **Approval**, subject to a conceptual plan and staff's recommended conditions
Applicant: Churchill Residential, LLC
Representative: Karl Crawley
Bus Tour Date: October 10, 2007
U/A From: October 11, 2007

Zoning Cases – Individual

2. [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 Crowds Street
Staff Recommendation: **Approval**, for a two-year period, subject to a site plan and conditions
Representative: Mark Whitford
3. [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
4. [Z067-335\(JH\)](#)
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 dance hall and live music venue on property zoned Planned Development District No. 269, on the south side of Commerce Street, west of Henry Street.
Staff Recommendation: **Approval**, for a two-year period, subject to site plans and conditions
Applicant: Adair's Saloon Inc
Representative: Marty Monroe

5. [Z067-339\(JH\)](#)
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 Commerce Street, east of Malcolm X Boulevard.

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

Applicant: Abbman Enterprises, Inc. / Tom Clemmons
6. [Z067-342\(JH\)](#)
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 north side of Commerce Street, east of Good Latimer Expressway.

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

Applicant: Brad Garret, BG's Red Blood Club
7. [Z067-345\(RB\)](#)
Richard Brown
(CC District 2)
(Strater)

An application for a Specific Use Permit for a Bar, lounge, or tavern and a Commercial amusement (inside) use limited to a Class A Dance hall on property zoned Planned Development District No. 269, the Deep Ellum/Near East Side Special Purpose District, on both sides of Main Street, west of Hall Street

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

Applicant: Deep Ellum Enterprises, Inc.; Joseph R. Martinez-Sole Officer

Representative: Barbara Martinez
8. [Z067-293\(WE\)](#)
Warren Ellis
(CC District 5)
(Woolen Lipscomb)

An application to create a new subarea within Planned Development District No. 366 on property zoned a portion of Subdistrict No. 2 within Planned Development District No. 366, the Buckner Special Purpose District and an R-7.5(A) Single Family District on the east side of Buckner Boulevard between Rayville Drive and Dell Garden Avenue

Staff Recommendation: **Approval**, subject to a development plan and staff's conditions

Applicant: Dallas County Community College

Representative: Karl Crawley, MASTERPLAN

Landmark Commission Appeal

Marcus Watson
(CC District 14)
(Emmons)

An appeal of the Landmark Commission decision to deny without prejudice to replace a composition shingle roof with a standing seam metal roof, unpainted Certificate of Appropriateness (CA067-518(MW) at 6014 Bryan Parkway.

Staff Recommendation: **Approval** of Landmark Commission's decision

Other Matters

CPC Committee Appointments and Reports

Minutes: October 25, 2007

Adjournment

CITY PLAN COMMISSION PUBLIC COMMITTEE MEETINGS

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

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]