



CITY OF DALLAS

CITY PLAN COMMISSION  
Thursday, July 23, 2009  
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 on the agenda if it becomes necessary.

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Theresa O'Donnell, Director  
David Cossum, Assistant Director of Current Planning  
Megan Wimer, Principal Planner

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**BRIEFINGS:**

Subdivision Docket  
Zoning Docket

**ACTION ITEMS:**

Subdivision Docket

Planner: Michael Grace

Consent Agenda - Preliminary Plats

(1) **S089-115**  
(CC District 5)

An application to create a 1.46 acre lot out of a tract of land in City Block 6310 located on the east side of Conner Drive, south of Bruton Road, also known as 2048 Conner Drive.

Owner: Jesus & Gaudensia Santoyo

Surveyor: Maranot (Xavier Chapa Engineering/Surveying)

Application Filed: June 26, 2009

Zoning: R-7.5(A)

Staff Recommendation: **Approval**, subject to the conditions listed in the docket.

Residential Replats

- (2) **S089-117**  
(CC District 14)
- An application to replat and reduce the building line on Lot 1 of the Lakeshore Hills Addition, Revision of Block 1 Part of Block 6, in City Block 6/2748, located at the intersection of Gaston Parkway and Loving Avenue, northeast corner.
- Owner: Gordon C. & Debra Webster  
Surveyor: Gonzalez & Schneeberg  
Application Filed: June 29, 2009  
Zoning: R-7.5(A)  
Staff Recommendation: **Approval**, subject to the conditions listed in the docket.

Miscellaneous Docket

- M089-031**  
Richard Brown  
(CC District 10)
- Minor amendment to the development plan and the landscape plan for Planned Development District No. 563 for a Private school, Child-care facility, and R-7.5(A) Single Family District uses on the northeast corner of Audelia Road and McGee Road.
- Staff Recommendation: **Approval**

- Z078-159**  
Neva Dean  
(CC District 14)
- Extension of a development schedule for an amendment to the Zone 1 portion of Planned Development District No. 184 on the northeast corner of Carlisle Street and Cedar Springs Road.

Zoning Cases – Consent

1. **Z089-180(OTH)**  
(Olga Torres Holyoak)  
(CC District 9)
- An application for a Specific Use Permit for an alcoholic beverage establishment for a private club bar and a commercial amusement (inside) for a dance hall on property zoned a CR Community Retail District on the east side of Ferguson Road, south of Gus Thomasson Road.
- Staff Recommendation: **Approval** for a two-year period with eligibility for automatic renewal for additional two-year periods, subject to site plan and conditions.
- Applicant: 10290, Ltd.  
Representative: Debbie Hobbs

2. **Z089-200(MAW)**  
(Megan Wimer)  
(CC District 14)
- An application for a Specific Use Permit for a tower/antenna for cellular communication on property within Subarea B of Planned Development District No. 326, the West Lovers Lane Planned Development District on the north side of Lovers Lane, east of Linwood Avenue.  
Staff Recommendation: **Approval** for a ten-year period with eligibility for automatic renewal for additional ten-year periods, subject to a site plan and conditions.  
Applicant: MetroPCS LLC  
Representative: Dave Green, Bauman Consultants
3. **Z089-218(MAW)**  
(Megan Wimer)  
(CC District 8)
- An application for a Specific Use Permit for an extended stay hotel or motel use on property zoned an IR Industrial Research District with deed restrictions on the northeast corner of Beckleymeade Avenue and Stoneview 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 conditions.  
Applicant: Kalpesh Patel  
Representative: Kevin Patel, The Triangle Engineering LLC

Zoning Cases – Under Advisement

4. **Z089-188(MAW)**  
(Megan Wimer)  
(CC District 3)  
(Gary)
- An application for a Specific Use Permit for a mini-warehouse use on property zoned a CR Community Retail District on the north side of Mountain Creek Parkway, west of Clark Road.  
Staff Recommendation: **Approval** for a two-year period with eligibility for automatic renewal for one three-year period, subject to a site plan and conditions.  
Applicant/ Representative: David Balour  
U/A From: June 25, 2009
- A. **Z089-195(WE)**  
(Warren Ellis)  
(CC District 7)
- An application for an amendment to, and an expansion of, Planned Development District No. 597 for a private school on property zoned Planned Development District No. 597, an MF-2(A) Multifamily Subdistrict, a CC Community Commercial Subdistrict and a NC Neighborhood Commercial Subdistrict within Planned Development District No. 595, the South Dallas/Fair Park Special Purpose District in an area generally on both sides of Pennsylvania Avenue, between Holmes Street and Colonial Avenue, and Panama Place and south of Martin Luther King Boulevard.  
Staff Recommendation: **Approval**, subject to a revised development plan, revised landscape plan, traffic management plan and staff's recommended conditions.  
Applicant: St. Phillips School  
Representative: Bennett Ratliff  
U/A From: July 16, 2009

Other Matters

Consideration of amendments to the City Plan Commission Rules of Procedure

Minutes: July 16, 2009

Adjournment

**CITY PLAN COMMISSION PUBLIC COMMITTEE MEETINGS**

**SUBDIVISION REVIEW COMMITTEE (SRC)** - Thursday, July 23, 2009, City Hall, 1500 Marilla Street, in Dallas City Council Chambers, at 9:30 a.m. to consider Street name change **NC089-004** – Application to change the name of Midway Road, between Blue Bonnet Road and West Lovers Lane to Canyon Drive. The new street name would be Canyon Drive.

## 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]