



CITY OF DALLAS

CITY PLAN COMMISSION  
Thursday, October 23, 2008  
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  
Warren Ellis, Principal Planner

**EXECUTIVE SESSION:**

Executive session regard a request by the applicant to have an application to amend the thoroughfare plan to add unnamed FE1 aligning with Lyons Road east of Bobtown Road removed from the Thoroughfare Committee and brought forward to the City Plan Commission.

**BRIEFINGS:**

**Historic Preservation and Conservation Districts**

Michael Pumphrey, Manager, Long Range Planning Division  
Development Services Department

Subdivision Docket  
Zoning Docket

**ACTION ITEMS:**

Subdivision Docket Planner: Carolyn Horner

Consent Agenda - Preliminary Plats

- (1) S078-270  
(District 13)      An application to replat all of Lots 18A & 19A of the Lakeview Two Addition, in City Block 8/5200 into one 3.266 acre lot, located at 7057 Greenville Avenue, south of Phoenix Drive  
Applicant/Owner: RaceTrac Petroleum, Inc.  
Surveyor: Baird, Hampton & Brown, Inc.  
Application Filed: September 25, 2008  
Zoning: MU-3  
Staff Recommendation: **Approval**, subject to the conditions listed in the docket

- (2) S078- 272  
(District 12) An application to plat a tract of land in City Block B/8759 into one 0.913 acre lot on Frankford Road east of Coit Road  
Applicant/Owner: Pavilion Development Co./Frank Coit Right L.P.  
Surveyor: Allen & Ridinger Consulting Inc.  
Application Filed: October 2, 2008  
Zoning: MC-3  
Staff Recommendation: **Approval**, subject to the conditions listed in the docket
- (3) S078- 273  
(District 2) An application to plat a tract of land in City Block 5717 into one 3.899 acre lot, 6219 Peeler Street, south of Manor Way  
Applicant/Owner: Kings Road Realty, Ltd.  
Surveyor: Pacheco Koch Consulting Eng.  
Application Filed: October 2, 2008  
Zoning: IR  
Staff Recommendation: **Approval**, subject to the conditions listed in the docket
- (4) S089- 001  
(District 4) An application to plat a tract of land in City Block 7535 into one 3.438 acre lot and one 5.68 acre lot at the northeast corner of Bonnie View Road and Arrow Road  
Applicant/Owner: Southwest Region Conference Association of Seventh Day Adventists  
Surveyor: Shields & Lee  
Application Filed: October 3, 2008  
Zoning: R-7.5(A)  
Staff Recommendation: **Approval**, subject to the conditions listed in the docket

Individual Item - Residential Replat

- (5) S078- 271  
(District 13) An application to replat Lots 2 and 3 of the Prestonway Estates Addition, in City Block D/5481, to move the lot line between Lots 2 and 3 20 feet east, on 6215 and 6223 Lupton Drive  
Applicant/Owner: Janice James  
Surveyor: Doug Connally & Associates  
Application Filed: September 29, 2008  
Zoning: R-10(A)  
Staff Recommendation: **Approval**, subject to the conditions listed in the docket

Miscellaneous Docket

- D078-026** A development plan for Planned Development District No. 695, on the southeast corner of Coit Road and Frankford Road.  
Frank Dominguez  
(CC District 12) Staff Recommendation: **Approval**  
(Wolfish)

Zoning Cases – Consent

1. **Z078-294(WE)** An application for a Specific Use Permit for a Tower/antenna for cellular communication on property zoned Planned Development District No. 644 for a public school and R-7.5(A) Single Family uses located on the southeast corner of Marsh Lane and Clover Lane.  
Warren Ellis  
(CC District 6)  
(Lozano)  
Staff Recommendation: **Approval**, for a ten-year period with eligibility for automatic renewals for additional ten-year periods, subject to a site plan and conditions  
Applicant: T-Mobile  
Representative: Denise Cardinal
2. **Z078-297(WE)** An application for a Specific Use Permit for a child-care facility within Tract 2A of Planned Development District No. 160 for residential and office uses, on the west side of Bishop Avenue, between 5<sup>th</sup> Street and Neches Street.  
Warren Ellis  
(CC District 1)  
(Prothro)  
Staff Recommendation: **Approval** for a two year period, subject to a site plan and conditions  
Applicant: Lindsey Barker  
Representative: Lindsey Barker

Zoning Cases – Individual

3. **Z078-290(WE)** An application for a Specific Use Permit for a commercial amusement (inside) for an amusement center on property zoned a CR Community Retail District, on the southeast corner of Forest Lane and Marsh Lane.  
Warren Ellis  
(CC District 13)  
(Ekblad)  
Staff Recommendation: **Approval**, for a ten year period with eligibility for automatic renewals for additional ten year periods, subject to a site plan and conditions.  
Applicant: Paul Griffiths  
Representative: Tom Morgan

4. [Z078-293\(WE\)](#)  
Warren Ellis  
(CC District 11)  
(Buehler)
- An application for a Planned Development District for multifamily uses on property zoned an MF-1(A) Multifamily District, on the northwest corner of Montfort Drive and Verde Valley Lane.  
Staff Recommendation: **Hold under advisement to November 6, 2008.**  
Applicant: CDP Development Company, LLC  
Representative: MASTERPLAN, Karl Crawley
5. [Z078-295\(WE\)](#)  
Warren Ellis  
(CC District 6)  
(Lozano)
- An application for a Specific Use Permit for a metal salvage facility on property zoned Planned Development District No. 406, the Ledbetter/Eagle Ford Special Purpose District, located in an area generally bounded by Ruder Street, Progressive Drive and Chippewa Drive.  
Staff Recommendation: **Approval**, for a two-year period, subject to a site plan and staff's recommended conditions  
Applicant: Lone Star Foxhall.  
Representative: MASTERPLAN, Santos Martinez

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Other Matters

CPC Committee Appointments and Reports

Minutes: October 16, 2008

Adjournment

**CITY PLAN COMMISSION PUBLIC COMMITTEE MEETINGS**

**Thursday, October 23, 2008**

**SUBDIVISION REVIEW COMMITTEE (SRC)** - Thursday, October 23, 2008, at 9:30 a.m., City Hall, 1500 Marilla Street, in the Council Chambers, to discuss 1) **NC078-004** a Shepherd Road between Forest Lane and Stults Road to R E Price Drive.

**Thursday, October 30, 2008**

**JOINT CPC TRINITY RIVER AD HOC COMMITTEE & URBAN DESIGN ADVISORY COMMITTEE (UDAC)** – Thursday, October 30, 2008, at 6:30 PM, Methodist Hospital, northwest corner of W. Colorado Boulevard and N. Bishop Avenue, in the Hitt Auditorium to discuss potential zoning changes in the Oak Cliff Gateway Study Area.

## 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]