



CITY OF DALLAS

CITY PLAN COMMISSION  
Thursday, June 23, 2005

BRIEFINGS:	5ES	10:30 a.m.
PUBLIC HEARING	Council Chambers	1:30 p.m.

\*The City Plan Commission may be briefed on any item on the agenda if it becomes necessary.

Theresa O'Donnell, Director  
David Cossum, Assistant Director of Current Planning  
Warren Ellis, Principal Planner

**SUBDIVISION REVIEW COMMITTEE:** Meeting in Room 5ES in Dallas City Hall at 10:00 A.M. to consider Items # 3 and 4, S045-234 and S045-235

**BRIEFINGS:**

Subdivision Docket  
Zoning Docket

**PUBLIC HEARINGS:**

Subdivision Docket Planner: George Campbell

Consent Agenda – Preliminary Plats

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| <p>(1) <b>S045-232</b><br/>(District 14)<br/>(Emmons)</p> | <p>A request to replat tracts of land in Blocks 304,305, 306, 368 and 370 and abandoned Flora Street, Cudney Street, Munger Avenue, Boll Street and Wade Alley Rights Of Way into 2 lots on Routh Street at Flora Street.<br/><u>Applicant:</u> Billingsley Company<br/><u>Application Filed:</u> May 25, 2005<br/><u>Zoning:</u> PD#708 (the Dallas Arts District Extension Area)<br/><u>Staff Recommendation:</u> <b>Approval</b>, subject to the conditions listed in the docket</p> |
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| <p>(2) <b>S045-233</b><br/>(District 11)<br/>(Wilke)</p> | <p>An application to plat a 1.08 acre tract of land in Block 1/7755 into 1 lot on Coit Road, south of IH 635.<br/><u>Applicant:</u> Coit Partners, L.P.<br/><u>Application Filed:</u> May 25, 2005<br/><u>Zoning:</u> MU-3<br/><u>Staff Recommendation:</u> <b>Approval</b>, subject to the conditions listed in the docket</p> |
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- (3) **S045-234**  
(District 14)  
(Emmons)  
An application to plat a 1.82 acre tract of land in Blocks 1/983 and 2/983 into a 36 lot Shared Access Development on N. Haskell Avenue between Travis Street and Cole Avenue.  
Applicant: Boulevard Builders/ Valencia L.P.  
Application Filed: May 26, 2005  
Zoning: PD#305 (MF-2{A})  
Staff Recommendation: **Denial**
- (4) **S045-235**  
(District 14)  
(Emmons)  
An application to plat a 1.02 acre tract of land in Blocks 1/983 and 2/983 into a 18 lot Shared Access Development south of N. Haskell Avenue between Travis Street and Cole Avenue.  
Applicant: Boulevard Builders/ Valencia L.P.  
Application Filed: May 26, 2005  
Zoning: PD#305 (MF-2 {A})  
Staff Recommendation: **Denial**
- (5) **S045-237**  
(District 14)  
(Emmons)  
An application to replat lot 1A and 2A, Block A/541 in order to adjust a common lot line at the east corner of McKinney Avenue and Pearl Street.  
Applicant: Shafer Plaza XXXV, LTD.  
Application Filed: May 26, 2005  
Zoning: PD#193 (HC)  
Staff Recommendation: **Approval**, subject to the conditions listed in the docket
- (6) **S045-067R**  
(District 1)  
(Vacant)  
An application to revise a previously approved preliminary plat (S045-067) in order to add an additional lot to the replat and create one, 0.38 acre lot, on Centre Street, west of Van Buren Avenue.  
Applicant: III M Partners, LTD  
Application Filed: May 26, 2005  
Zoning: PD 316, Area 1B, 6  
Staff Recommendation: **Approval**, subject to the conditions listed in the docket
- (7) **S045-238**  
(District 12)  
(Perkett)  
An application to replat lots 1-9, Block K/8728 and lots 1-11, 13-17 and 19, Block J/8728 into 3 lots at the southeast corner of Preston Road and Mapleshade Lane.  
Applicant: Otis Hawkins  
Application Filed: May 31, 2005  
Zoning: CR  
Staff Recommendation: **Approval**, subject to the conditions listed in the docket

- (8) **S045-240**  
(District 6)  
(Vacant)
- An application to plat a tract of land in Blocks 14/3988 and 15/3989 and abandoned N. Willomet Street R.O.W. into one, 0.64 acre lot at the northwest corner of W. Commerce Street and Conklin Street.  
Applicant: Augusta and Walter Huerta  
Application Filed: June 1, 2005  
Zoning: IR  
Staff Recommendation: **Approval**, subject to the conditions listed in the docket
- (9) **S045-241**  
(District 2)  
(Strater)
- An application to plat a 6.05 acre tract of land in Blocks 6054 and 6055 into one lot, on Market Center Boulevard at Wycliff Avenue.  
Applicant: IPC-DMC TRC Inc.  
Application Filed: June 2, 2005  
Zoning: MU-3  
Staff Recommendation: **Approval**, subject to the conditions listed in the docket
- (10) **S045-242**  
(District 14)  
(Emmons)
- An application to plat a 1.48 acre tract of land in Block 2/982 into one lot on N. Haskell Avenue, between Cole Avenue and McKinney Avenue.  
Applicant: D.I.S.D.  
Application Filed: June 2, 2005  
Zoning: PD#305 and PD#193  
Staff Recommendation: **Approval**, subject to the conditions listed in the docket
- (11) **S045-243**  
(District 11)  
(Wilke)
- An application to plat a 6.39 acre tract of land in Block 3/7004 into one lot at the northeast corner of Noel Road and Alpha Road.  
Applicant: Cypress Equities  
Application Filed: June 3, 2005  
Zoning: PD#713 (For Mixed Uses)  
Staff Recommendation: **Approval**, subject to the conditions listed in the docket

Consent Agenda – Minor Amending Plats

- (12) **S012-117**  
(District 1)  
(Vacant)
- An application to amend the Raul Compian No. II Addition, in order to adjust a common lot line between lots 38A and 38B, Block 2/8016 and adjust the boundary of a Floodway Easement, on Wisteria Street, east of Reservoir Street.  
Applicant: Raul Compian  
Application Filed: May 27, 2005  
Zoning: R-7.5 (A)  
Staff Recommendation: **Approval**, subject to the conditions listed in the docket

- (13) **S034-108R-A**  
(District 3)  
(Gary)
- An application to amend the Summit Parc-Phase 4 Addition, in order to edit the Easement language, generally located on Clark Road, south of Camp Wisdom Road.  
Applicant: Continental Homes of Texas, L.P.  
Application Filed: June 15, 2005  
Zoning: PD#521  
Staff Recommendation: **Approval**, subject to the conditions listed in the docket

Individual Items – Residential Replats

- (14) **S045-229**  
(District 12)  
(Perkett)
- An application to replat lot 7, Block 8736 and part of lot 5, Block B/8736 into a 55 lot Single-Family Residential Subdivision on Preston Road, north of Frankford Road.  
Applicant: Stratford Park, LTD.  
Application Filed: May 25, 2005  
Notices Sent: June 2, 2005  
Zoning: PD No. 722  
Staff Recommendation: **Approval**, subject to the conditions listed in the docket
- (15) **S034-237R**  
(District 13)  
(Scott)
- An application to replat lots 1 and 2, Block N/6431 into 12 lots, south of the intersection of Webbs Chapel Road and Assembly Court.  
Applicant: McHale Properties, Inc.  
Application Filed: May 25, 2005  
Notices Sent: June 2, 2005  
Zoning: R-10 (A)  
Staff Recommendation: **Approval**, subject to the conditions listed in the docket
- (16) **S045-239**  
(District 8)  
(Brandon)
- An application to replat lot 36A and a tract of land in Block F/7887 into one, 1.88 acre lot, at the northwest corner of N. Masters Drive and Grove Oaks Boulevard.  
Applicant: Dexter Coleman  
Application Filed: May 31, 2005  
Notices Sent: June 6, 2005  
Zoning: R-7.5 (A)  
Staff Recommendation: **Approval**, subject to the conditions listed in the docket

Miscellaneous Docket

- M045-035**  
Richard Brown  
(CC District 2)  
(Strater)
- A minor amendment to the development plan for Planned Development District No. 518 for a Hospital and Related Use on the south corner of Maple Avenue and Oak Lawn Avenue  
Staff Recommendation: **Denial**

**W045-005**  
Jennifer Pitner  
(District 14)  
(Emmons)

A waiver of the two-year waiting period for an application to be submitted on property zoned Planned Development Subdistrict No. 59 for TH-4 Townhouse District and O Office District uses within Planned Development District No. 193, the Oak Lawn Special Purpose District, on the northwest corner of Wycliff Avenue and Throckmorton Street  
Staff Recommendation: **No objection**

**Z045-215 (WE)**  
Warren Ellis  
(CC District 7)  
(Traylor)

Specific Use Permit conditions and site plan submitted in conjunction with an application for a Specific Use Permit for a Community Service Center, on the south line of Oates Drive, between Marimont Lane and Michael Lane  
Staff Recommendation: **Approval**

Certificates of Appropriateness for Signs

Farmers Market Sign District

**0506021127**  
Michael Finley  
(CC District 14)  
(Emmons)

An application for a Certificate of Appropriateness for the instillation of a 160 square feet flat attached special purpose sign on the west façade of 2320 Taylor Street (Farmers Market Way façade at Taylor Street).

Staff and SSDAC Recommendation: **Approval**

**0506021126**  
Michael Finley  
(CC District 14)  
(Emmons)

An application for a Certificate of Appropriateness for the instillation of a 160 square feet flat attached special purpose sign on the east façade of 512 S. Good Latimer Expressway between Taylor Street and Canton Street

Staff and SSDAC Recommendation: **Approval**

**0506021124**  
Michael Finley  
(CC District 14)  
(Emmons)

An application for a Certificate of Appropriateness for the instillation of a 160 square feet flat attached special purpose sign on the east façade of 2410 Taylor Street (Good-Latimer Expressway frontage south of Taylor Street)

Staff and SSDAC Recommendation: **Approval**

Uptown Sign District

**0505251036**  
Michael Finley  
(CC District 14)  
(Emmons)

An application for a Certificate of Appropriateness for the instillation of a 99 square feet flat internally illuminated sign consisting of attached channel letters on the south façade of 2222 McKinney Avenue (Pearl Street at McKinney).

Staff and SSDAC Recommendation: **Approval**

**0505201071**  
Michael Finley  
(CC District 14)  
(Emmons)

An application for a Certificate of Appropriateness for the instillation of a 99 square feet flat internally illuminated sign consisting of attached channel letters on the west façade of 2222 McKinney Avenue (McKinney Avenue at Pearl).

Staff and SSDAC Recommendation: **Approval**

Downtown Sign District

**0505191083**  
Michael Finley  
(CC District 14)  
(Emmons)

An application for a Certificate of Appropriateness for the instillation of a 72 square feet projecting wall sign on the north façade of 1500 Jackson Street.

Staff and SSDAC Recommendation: **Approval**

**0505261057**  
Michael Finley  
(CC District 14)  
(Emmons)

An application for a Certificate of Appropriateness for the instillation of a Kiosk at 1100 Patterson Street, east corner.

Staff and SSDAC Recommendation: **Approval**

**0505261053**  
Michael Finley  
(CC District 2)  
(Strater)

An application for a Certificate of Appropriateness for the instillation of a Kiosk at 1914 N. Lamar Street, east side of Lamar, south of Munger Boulevard.

Staff and SSDAC Recommendation: **Approval**

**0505261033**  
Michael Finley  
(CC District 2)  
(Strater)

An application for a Certificate of Appropriateness for the instillation of a Kiosk at 810 Young Street, north corner.

Staff and SSDAC Recommendation: **Approval**

**0505261060**  
Michael Finley  
(CC District 2)  
(Strater)

An application for a Certificate of Appropriateness for the instillation of a Kiosk at 325 Austin Street, south corner.

Staff and SSDAC Recommendation: **Approval**

**0505261062**  
Michael Finley  
(CC District 2)  
(Strater)

An application for a Certificate of Appropriateness for the instillation of a Kiosk at 325 Austin Street, north corner.

Staff and SSDAC Recommendation: **Approval**

**0505261063**  
Michael Finley  
(CC District 2)  
(Starter)

An application for a Certificate of Appropriateness for the instillation of a Kiosk at 1802 Griffin Street, east corner.

Staff and SSDAC Recommendation: **Approval**

**0505261065**  
Michael Finley  
(CC District 14)  
(Emmons)

An application for a Certificate of Appropriateness for the instillation of a Kiosk at 701 Pearl Street, east side of Olive Street at Federal.

Staff and SSDAC Recommendation: **Approval**

- 0505261080**  
Michael Finley  
(CC District 2)  
(Strater)  
An application for a Certificate of Appropriateness for the instillation of a Kiosk at 1100 McKinney Avenue (Woodall Rogers Freeway), south corner (Griffin & Corbin).  
Staff and SSDAC Recommendation: **Approval**
- 0505261079**  
Michael Finley  
(CC District 2)  
(Strater)  
An application for a Certificate of Appropriateness for the instillation of a Kiosk at 1100 McKinney Avenue south corner of Field Street and McKinney (Woodall Rogers Freeway Service Road).  
Staff and SSDAC Recommendation: **Approval**
- 0505261029**  
Michael Finley  
(CC District 2)  
(Strater)  
An application for a Certificate of Appropriateness for the instillation of a Kiosk at 500 Wood Street, east corner.  
Staff and SSDAC Recommendation: **Approval**
- 0505261024**  
Michael Finley  
(CC District 14)  
(Emmons)  
An application for a Certificate of Appropriateness for the instillation of a Kiosk at 600 N. Pearl Street, southeast corner of Pearl Street and San Jacinto Street.  
Staff and SSDAC Recommendation: **Approval**
- 0505261070**  
Michael Finley  
(CC District 14)  
(Emmons)  
An application for a Certificate of Appropriateness for the instillation of a Kiosk at 401 N. Harwood Street, west side of Harwood, south of Bryan.  
Staff and SSDAC Recommendation: **Approval**
- 0505271051**  
Michael Finley  
(CC District 2)  
(Strater)  
An application for a Certificate of Appropriateness for the instillation of a Kiosk at 1800 Field Street, south corner (Field and McKinney).  
Staff and SSDAC Recommendation: **Approval**

Zoning Cases – Consent

1. **Z045-231 (JP)**  
Jennifer Pitner  
(CC District 8)  
(Brandon)  
An application for a R-7.5(A) Single Family District on property zoned an A(A) Agricultural District on the west side of Dowdy Ferry Road, north of I-20  
Staff Recommendation: **Approval**  
Applicant: Pedro Avila  
Representative: Ramon Aranda
2. **Z045-232 (JP)**  
Jennifer Pitner  
(CC District 14)  
(Emmons)  
An application for a TH-2(A) Townhouse District on property zoned an R-10(A) Single Family District on the south side of Northwest Highway, west of Midway Road  
Staff Recommendation: **Approval**  
Applicant: Kween and Michonne Baker

3. **Z045-208 (MM)**  
Maureen Meredith  
(CC District 8)  
(Brandon)
- An application for a Specific Use Permit for a Child-care Facility on property zoned an R-7.5(A) Single Family District on the north corner of the intersection of Mojave Drive and Nandina Drive
- Staff Recommendation: **Approval** for a two-year period, with eligibility for automatic renewals for additional two-year periods, subject to a site plan and conditions
- Applicant/Representative: Melissa M. Neugent

Zoning Cases – Under Advisement

4. **Z045-120 (MM)**  
Maureen Meredith  
(CC District 2 & 14)  
(Strater & Emmons)
- An application for (1) a Planned Development District for mixed uses to be known as the Baylor University Medical Center Area Special Purpose District; (2) the termination of Specific Use Permits Nos. 853, 673, and 1110; (3) the termination of Planned Development District No. 613 and a portion of Planned Development District No. 298 and Planned Development District No. 298-D, the Bryan Area Special Purpose District; and (4) the termination of deed restrictions on property zoned Planned Development District No. 298, Planned Development District 298-D, an MU-3 Mixed Use District, an MU-3-D Mixed Use District with a Dry Liquor Control Overlay, a P(A) Parking District, a CS Commercial Service District, an MF-2(A) Multifamily District, an LO-3 Limited Office District, an IM Industrial Manufacturing District, and a GO General Office District on property generally bounded by Live Oak Street, Haskell Avenue, Main Street and Exposition Street. Consideration will be given to creating three subareas in Planned Development District No. 298 and 298-D to allow additional uses and development standards, in lieu of including this area of PDD No. 298 in the proposed Baylor University Medical Center Area Special Purpose District.
- Staff Recommendation: **Approval**, subject to a conceptual plan, master parking plan, floor area plan and conditions.
- Applicant: Baylor Health Care System
- Representative: Robert Reeves, Robert Reeves & Assoc.
- U/A From: February 24, 2005; March 24, 2005 and April 14, 2005 and May 12, 2005



5. [Z045-132 \(RB\)](#)  
Richard Brown  
(CC District 2)  
(Strater)  
An application for an MU-3 Mixed Use District with removal of the D Dry Liquor Control Overlay on property zoned an LO-3-D Limited Office District with the D Liquor Control Overlay on the north corner of Washington Avenue and Worth Street with consideration being given to an MU-2 Mixed Use District with retention of the D Dry Liquor Control Overlay  
Staff Recommendation: **Approval** of an MU-2 Mixed Use District with retention of the D Dry Liquor Control Overlay in lieu of the applicant's request  
Applicant: 606 Washington Limited; James M. Eidson-Manager, Owner  
Representative: Kirk R. Williams  
U/A From: January 20, 2005; February 10, 2005; February 24, 2005; March 24, 2005; April 14, 2005 and May 12, 2005
6. [Z045-222 \(WE\)](#)  
Warren Ellis  
(CC District 14)  
(Emmons)  
An application for an amendment to Tract 4 for personal service uses within Planned Development Subdistrict No. 1 for office, surface parking and MF-2 Subdistrict uses within Planned Development District No. 193, the Oak Lawn Special Purpose District, located on the south corner of Hall Street and Reagan Street  
Staff Recommendation: **Approval**, subject to staff's recommended conditions  
Applicant/Representative: Omar D. Samper  
U/A From: June 6, 2005
7. [Z034-306 \(DW\)](#)  
David Whitley  
(CC District 3&6)  
(Gary & Vacant)  
An application for a CS Commercial Service District on property zoned an IM Industrial Manufacturing District and an R-5(A) Single Family District on the north side of Interstate 30 on either side of Chalk Hill Road.  
Staff Recommendation: **Approval** of a CS Commercial Service District for property located east of Chalk Hill Road, and approval of a CR Community Retail District on property located west of Chalk Hill Road, approval of termination of SUP No. 98 with the retention of SUP No. 1509  
Applicant: Principal Life Insurance Co.  
Representative: John Gorman, The Holt Companies

Zoning Cases – Individual

8. [Z045-173 \(DW\)](#)  
David Whitley  
(CC District 8)  
(Brandon)  
An application for a Specific Use Permit for an Alcoholic Beverage Establishment to be used as a Private-Club Bar on property zoned an MU-2 Mixed Use District, south of Interstate 20 and west of Westmoreland Road  
Staff Recommendation: **Approval** for a two-year period, subject to a site plan and conditions  
Applicant: Roderick Powe

9. [Z045-220 \(RB\)](#)  
Richard Brown  
(CC District 3)  
(Gary)  
An application for a Planned Development District for Single Family Uses, Private streets, and an Accessory community center (private) use on property zoned an A(A) Agricultural District on the southwest corner of Clark Road and Panavision Trail  
Staff Recommendation: **Denial**  
Applicant: Wilbow Corporation, Inc.  
Representative: Jonathan Vinson
10. [Z045-229 \(MM\)](#)  
Maureen Meredith  
(CC District 6)  
(Vacant)  
An application for an NS(A) Neighborhood Service District on property zoned an LO-1 Limited Office District, on the southeast side of Clydedale Drive, south of Overlake Drive  
Staff Recommendation: **Denial**  
Applicant/Representative: Agustin Dominquez
11. [Z045-230 \(MM\)](#)  
Maureen Meredith  
(CC District 9)  
(Cunningham)  
An application for a Specific Use Permit for a tower/antenna for cellular communication on property zoned an MF-2(A) Multifamily District, on the south corner of the intersection of Ridgecrest Road and Hemlock Avenue  
Staff Recommendation: **Denial**  
Applicant: T-Mobile  
Representative: Telesis/Gatewood Apartments I, LTD

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Other Matters

Minutes: June 9, 2005

Adjournment