



CITY OF DALLAS

CITY PLAN COMMISSION  
Thursday, November 17, 2005  
AGENDA

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BRIEFINGS:	5ES	10:00 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.

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Theresa O'Donnell, Director  
David Cossum, Assistant Director of Current Planning  
Maureen Meredith, Principal Planner

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**BRIEFINGS:**

Homeless Assistance Center Update  
Mike Rawlings

Subdivision Docket  
Zoning Docket

**ACTION ITEMS:**

Subdivision Docket Planner: Paul Nelson

Consent Agenda - Preliminary Plats

- (1) **S056-022**  
(District 5)  
(Wilson)
- An application to create a 16 lot single family subdivision from a 4.086 acre tract of land in City Block 6254 on Pemberton Hill Road north of Jeane Street  
Applicant: McHale Properties, Inc.  
Application Filed: October 21, 2005  
Zoning: R-7.5(A)  
Staff Recommendation: Approval, subject to the conditions listed in the docket

- (2) **S056-023**  
(District 14)  
(Emmons)  
An application to replat Lots 15 and 16 in City Block 309 into two lots from a 0.4589 acre tract of land on Skiles Street, between Live Oak Street and Carmel Street  
Applicant: Cherie Boettcher  
Application Filed: October 21, 2005  
Zoning: PDD No. 298, Sub District 10  
Staff Recommendation: Approval, subject to the conditions listed in the docket
- (3) **S056-024**  
(District 2)  
(Strater)  
An application to create one, 0.8264 acre lot from a tract of land in City Block 43/8 on North Houston Street at Ross Avenue  
Applicant: Transcontinental Realty Investors, Inc.  
Application Filed: October 25, 2005  
Zoning: CA-1(A) H/2  
Staff Recommendation: Approval, subject to the conditions listed in the docket
- (4) **S056-025**  
(District 8)  
(Brandon)  
An application to create a 51 lot residential subdivision from a 11.7451 acre tract of land in City Block 8822 on S. Belt Line Road between Seagoville Road and Garden Grove Road  
Applicant: D&M Properties Ltd.  
Application Filed: October 25, 2005  
Zoning: R-7.5(A)  
Staff Recommendation: Approval, subject to the conditions listed in the docket
- (5) **S056-027**  
(District 2)  
(Strater)  
An application to replat Lots 2 and 3 in City Block 1/1974 and Lots 1, 2 and 3 in City Block 2/1975 into one 0.8311 acre lot on N. Henderson Avenue and Belmont Avenue  
Applicant: McBuehring Properties, L.L.C.  
Application Filed: October 25, 2005  
Zoning: PDD #462, Subdistrict 2  
Staff Recommendation: Approval, subject to the conditions listed in the docket

Individual Item: Preliminary Plat

- (6) **S056-020**  
(District 14)  
(Emmons)  
An application to replat a 0.1653 acre tract of land being part of Lot 4 in City Block S/1484 into five lots on Hubert Street at Hudson Street, southwest corner  
Applicant: Patrick Turner  
Application Filed: October 21, 2005  
Zoning: MF-2(A)  
Staff Recommendation: Denial

Individual Items: Residential Replats

- (7) **S056-019**  
(District 5)  
(Wilson)  
An application to replat a 2.673 acre tract of land in Lot 1 of City Block 6255 into 10 lots on Pemberton Hill Road at Jeane Street  
Applicant: McHale Properties, Inc.  
Application Filed: October 19, 2005  
Notices Mailed: October 28, 2005  
Zoning: R-7.5(A)  
Staff Recommendation: Approval, subject to the conditions listed in the docket
- (8) **S056-021**  
(District 11)  
(Buehler)  
An application to replat Lot 6 in City Block 4/7460 and all of Lots A and B in City Block 5/7460 and all of an abandoned 15 foot wide alley and revocation of an offer to dedicate right of way for Talmadge Lane; and removal of platted building lines on 11.116 acres of land on Churchill Way east of Preston Road  
Applicant: St. Alcuin Montessori School  
Application Filed: October 21, 2005  
Notices Mailed: October 28, 2005  
Zoning: PDD No. 368 and R-16(A)  
Staff Recommendation: Approval, subject to the conditions listed in the docket
- (9) **S056-026**  
(District 14)  
(Emmons)  
An application to replat all of Lots 11 and 12 in City Block 4/2159 into one 0.4591 acre lot at 6243 and 6245 Vickery Boulevard at Alderson Street, northwest corner  
Applicant: Reinhard Ziegler and Lori L. Lovelace  
Application Filed: October 25, 2005  
Notices Mailed: October 28, 2005  
Zoning: R-7.5(A)  
Staff Recommendation: Denial

Certificated of Appropriateness for Signs

Uptown Sign District

**0510285005**  
Michael Finley  
(District 14)  
(Emmons)

An application for a Certificate of Appropriateness for the instillation of a 72.5 square feet illuminated channel letter wall sign on the west elevation of 2222 McKinney Avenue.  
Staff Recommendation: **Approval**  
SSDAC Recommendation: **Approval**

**0510285007**  
Michael Finley  
(District 14)  
(Emmons)

An application for a Certificate of Appropriateness for the instillation of a 72.5 square feet illuminated channel letter wall sign on the south elevation of 2222 McKinney Avenue.  
Staff Recommendation: **Approval**  
SSDAC Recommendation: **Approval**

Downtown Sign District

**0510075011**

Michael Finley  
(District 14)  
(Emmons)

An application for a Certificate of Appropriateness for the instillation of a 16 square feet monument sign on south side of the building (Main Street and St. Paul Street) at 1717 Main Street.

Staff Recommendation: **Approval**

SSDAC Recommendation: **Approval**

**0510215004**

Michael Finley  
(District 14)  
(Emmons)

An application for a Certificate of Appropriateness for the instillation of a 115 square feet monument (pylon) sign on the northwest corner of Woodall Rodgers Freeway and North Harwood Street at 1919 Woodall Rodgers Freeway.

Staff Recommendation: **Approval**

SSDAC Recommendation: **Approval**, subject to the sign meeting the setback regulations on both street frontages.

Thoroughfare Plan Amendments

Keith Manoy  
(CC District 14)  
(Emmons)

An amendment to the City of Dallas' CBD Streets and Vehicular Circulation Plan to delete Jack Evans Street from Woodall Rodgers to Ross Avenue.

Staff Recommendation: **Approval**

Transportation Committee: **Pending** Transportation Committee meeting of November 10, 2005

Zoning Cases – Consent

1. **Z045-308 (WE)**

Warren Ellis  
(CC District 14)  
(Emmons)

An application for an amendment to the development plan for Planned Development District No. 517 for a Country Club with private membership, south of Gaston Avenue, east of Abrams Road

Staff Recommendation: **Approval**, subject to the development plan.

Applicant: Lakewood Country Club

Representative: Jackson Walker

2. **Z056-102 (WE)**

Warren Ellis  
(CC District 13)  
(Scott)

An application for an amendment to Planned Development District No. 620 for a private school and child-care facility, on the northeast corner of Northaven Road and Inwood Road.

Staff Recommendation: **Approval**, subject to a revised development plan and revised conditions and landscape plan.

Applicant: Grace Bible Church

Representative: Robert Reeves & Associates

3. **Z056-103 (WE)**  
Warren Ellis  
(CC District 9)  
(Cunningham)
- An application for an amendment to the conceptual plan and conditions for Planned Development District No. 287 for the Dallas Arboretum & Botanical Garden, on the west line of Garland Road at Lakeland Drive.
- Staff Recommendation: **Approval**, subject to recommended conditions and conceptual plan.
- Applicant: Dallas Arboretum & Botanical Garden
- Representative: Robert Reeves & Associates

Zoning Cases – Under Advisement

4. **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, 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 2, 2005; June 23, 2005 and September 8, 2005
5. **Z045-268 (MM)**  
Maureen Meredith  
(CC District 10)  
(Avery)
- An application to amend Planned Development District No. 572 for a public or private school and to request a Specific Use Permit for a tower/antenna for cellular communication on property zoned a Planned Development District No. 572, on the southeast corner of Pleasant Valley Drive and Chimney Hill Lane
- Staff Recommendation: **Approval**, of an amendment to Planned Development District No. 572, subject to a development plan, and **approval** of a Specific Use Permit for a monopole cell tower 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/Voice Stream
- Representative: John Rooney
- U/A From: September 8, 2005 and October 20, 2005

6. **Z045-297 (JP)**  
Jennifer Hiromoto  
(CC District 2 & 14)  
(Strater & Emmons)  
An application for a Planned Development Subdistrict for single family, multiple family and mixed uses on property zoned an MF-2 Multiple Family Subdistrict and an LC Light Commercial Subdistrict within Planned Development District No. 193, the Oak Lawn Special Purpose District, in an area generally bounded by Lemmon Avenue, Mahanna Street, City Limit line, Miles Street, Holland Avenue, Dorothy Street, Bowser Avenue, and Cedar Plaza Lane.  
Staff Recommendation: **Approval**, subject to staff's recommended conditions and a conceptual plan.  
Applicant: Cityville, HBL, L.P.  
Representative: Myron Dornic, Jackson Walker  
U/A From: November 3, 2005
7. **Z045-249 (RB)**  
Richard Brown  
(CC District 14)  
(Emmons)  
An application for a Planned Development District for Mixed Uses on property zoned an MU-3 Mixed Use District, on the southeast corner of Mockingbird Lane and North Central Expressway.  
Staff Recommendation: **Approval**, subject to a Tract 1 development/Tract 2 conceptual plan and staff's recommended conditions.  
Applicant: Realty America Group  
Representative: Susan Mead  
U/A From: November 3, 2005
8. **Z045-275 (DW)**  
David Whitley  
(CC District 14)  
(Emmons)  
An application for a Planned Development Subdistrict for HC Heavy Commercial uses on property zoned an HC Heavy Commercial Subdistrict within Planned Development District No. 193, the Oak Lawn Special Purpose District on the east corner of McKinney Avenue and St. Paul Street  
Staff Recommendation: **Approval**, subject to a conceptual plan, development plan, and staff's recommended conditions  
Applicant: Hanover R.S., L.P.  
Representative: Masterplan  
U/A From: October 20, 2005 and November 3, 2005

Zoning Cases - Individual Items

9. **Z045-305 (DW)**  
David Whitley  
(CC District 2)  
(Strater)  
An application for a Specific Use Permit for Commercial Amusement (inside) use for a Dance Hall on property zoned a CS Commercial Service District, on the west corner of East Grand Avenue and St. Mary Avenue.  
Staff Recommendation: **Approval**, for a two-year period, subject to a site plan and staff's recommended conditions  
Applicant/Representative: Jaime Tamayo:

10. [Z045-310 \(WE\)](#)  
Warren Ellis  
(CC District 13)  
(Scott)  
An application for a Planned Development District for a Branch YMCA and R-16(A) Single Family District uses and the termination of Specific Use Permit No. 50, on property zoned an R-16(A) Single Family District, on the south line of Northaven Road, east of Midway Road  
Staff Recommendation: **Approval**, of a Planned Development District, subject to a development plan, landscape plan and staff's recommended conditions.  
Applicant: YMCA of Metropolitan Dallas  
Representative: Masterplan
11. [Z056-101 \(RB\)](#)  
Richard Brown  
(CC District 13)  
(Scott)  
An application for an amendment to the conceptual plan for Planned Development District No. 577 for a Vehicle display, sales, and service use, and a GO(A) General Office District with consideration being given to amending the conditions for Planned Development District No. 577 on the east line of North Central Expressway, between Meadow Road and Royal Lane  
Staff Recommendation: **Approval**, subject to a revised conceptual plan and staff's recommended conditions.  
Applicant: RMI Royal Central Partners, L.P.; Dallas SSA, L.P., Owners  
Representative: Karl A. Crawley
12. [Z056-106 \(RB\)](#)  
Richard Brown  
(CC District 6)  
(Miranda)  
An application for an IM Industrial Manufacturing District and a Specific Use Permit for an Industrial (outside) potentially incompatible use for a Concrete crushing plant on property zoned an IR Industrial Research District on the west line of Conveyor Lane, southwest of Inwood Road  
Staff Recommendation: **Denial**  
Applicant: Destructors, Inc.; Paul Baker-President  
Representative: Paul Baker

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Other Matters

Minutes: November 10, 2005

Adjournment

**CITY PLAN COMMISSION PUBLIC COMMITTEE MEETINGS**

**Thursday, November 17, 2005**

**ZONING ORDINANCE ADVISORY COMMITTEE (ZOAC):** City Hall, Council Briefing Room – 5ES, 9:00 a.m.

**SUBDIVISION REVIEW COMMITTEE:** Meeting in City Council Chambers at 9:15 AM to consider Items #6 (S056-020) and #9 (S056-026)