

PLAN COMMISSION MINUTES

The City Plan Commission held a regular Zoning Hearing on February 8, 2007, with the bus tour starting at 1:47 p.m. followed by the briefing at 3:15 p.m. in Room 5ES and the public hearing at 6:00 p.m. in the City Council Chambers of City Hall. Presiding were Robert Weiss, Chair and Angela Marshall, Vice Chair. The following Commissioners were present during the hearing: Jeff Strater, Clarence Gary, Michael Miranda, Ann Bagley, Erma Jones-Dodd, Peggy Hill, Chris Buehler, Sally Wolfish, Robert Ekblad and Neil Emmons. The following Commissioner was absent from this hearing as defined in the City Plan Commission rules: None. There are three vacancies: District 1, District 5, and District 15.

The City Plan Commission was briefed by staff on each item on the agenda and a question and answer period followed each briefing.

A variety of dockets, requests and briefings were presented to the Commission during the open public hearing. The applicants or their representatives presented their arguments, citizen comments were heard, and using the information and staff recommendations in the hearing dockets, the Commission took the following actions.

NOTE: For more detailed information on discussion on any issue heard during this briefing and public hearing, refer to the tape recording retained on file in the Department of Development Services.

PUBLIC HEARINGS:

Subdivision Docket

Planner: Paul Nelson

Pursuant to Texas Local Government Code Section 212.009(e) these minutes and recording of the hearing certify the reasons for denial of any plat application.

Preliminary Plats - Consent Items

(1) **S067-083**

Motion: It was moved to **approve** an application to replat a 4.9440 acre tract of land containing part of Lots 6, and 7, and all of Lots 13, 14 and 15 in City Block B/6044 into one 4.990 acre lot on Red Bird Lane and Mozart Avenue between Cockrell Hill Road and Blue Bird Avenue, subject to compliance with the conditions listed in the docket.

Maker: Emmons
Second: Buehler
Result: Carried: 12 to 0

For: 12 - Strater, Gary, Marshall, Miranda, Bagley, Jones-Dodd, Weiss, Hill, Buehler, Wolfish, Ekblad, Emmons

Against: 0
Absent: 0
Vacancy: 3 - District 1, District 5, District 15

Speakers: None

(2) **S067-085**

Motion: It was moved to **approve** an application to create a 4.3127 acre lot from a tract of land in City Block 3/791 on 629 Peak Street, subject to compliance with the conditions listed in the docket.

Maker: Emmons
Second: Buehler
Result: Carried: 12 to 0

For: 12 - Strater, Gary, Marshall, Miranda, Bagley, Jones-Dodd, Weiss, Hill, Buehler, Wolfish, Ekblad, Emmons

Against: 0
Absent: 0
Vacancy: 3 - District 1, District 5, District 15

Speakers: None

(3) **S067-086**

Motion: It was moved to **approve** an application to replat part of Lot 2 in City Block A/6049 into one 0.770 acre lot and one 0.550 acre lot from a 1.32 acre tract of land on Ledbetter Drive east of S. Hampton Road, subject to compliance with the conditions listed in the docket.

Maker: Emmons
Second: Buehler
Result: Carried: 12 to 0

For: 12 - Strater, Gary, Marshall, Miranda, Bagley, Jones-Dodd, Weiss, Hill, Buehler, Wolfish, Ekblad, Emmons

Against: 0
Absent: 0
Vacancy: 3 - District 1, District 5, District 15

Speakers: None

(4) **S067-087**

Motion: It was moved to **approve** an application to create one, 9.1322 acre lot from all of Lots 4, 5, and 8 and in City Block A/5708 on Denton Drive between Inwood Road, Maple Avenue, and Butler Street, subject to compliance with the conditions listed in the docket and adding condition #13 to read as follows: “#13. Water/wastewater for the project must be coordinated with Dallas Water Utilities and any main extensions are required to be done by private Development Contract.”

Maker: Strater
Second: Buehler
Result: Carried: 11 to 0

For: 11 - Strater, Gary, Marshall, Miranda, Jones-Dodd,
Weiss, Hill, Buehler, Wolfish, Ekblad, Emmons

Against: 0
Absent: 0
Vacancy: 3 - District 1, District 5, District 15
Conflict: 1 - Bagley

Speakers: None

(5) **S067-088**

Motion: It was moved to **deny** an application to replat a 0.17 acre tract of land containing part of Lot 8 in City Block A/1998 into one 3,423 sq. ft. lot, and one 3,827 sq. ft. lot on 5815 Hubert Street at Hudson Street, northwest corner, due to noncompliance with Section 51A-8.503 of the Dallas Development Code.

Maker: Emmons
Second: Gary
Result: Carried: 12 to 0

For: 12 - Strater, Gary, Marshall, Miranda, Bagley, Jones-
Dodd, Weiss, Hill, Buehler, Wolfish, Ekblad,
Emmons

Against: 0
Absent: 0
Vacancy: 3 - District 1, District 5, District 15

Speakers: For: Jared Jackson, Address not given
Against: None

Individual Items – Residential Replats

(6) **S067-084**

Motion: It was moved to **approve** an application to replat all of Lots 8 and 9 in City Block H/5446 into one 0.418 acre lot on 8516 Thunderbird Lane, subject to compliance with the conditions listed in the docket with the following two changes: 1) Change Condition #10 to read as follows: “10 On the final plat provide a note prohibiting vehicular access to Bargiames Alley.” 2) Add Condition #11 to read as follows: “11. On the final plat dedicate 25 feet of R.O.W. by street easement or fee simple dedication from the centerline of Bargiames Alley.”

Maker: Hill
Second: Emmons
Result: Carried: 11 to 0

For: 11 - Strater, Gary, Marshall, Miranda, Bagley, Jones-Dodd, Weiss, Hill, Buehler, Wolfish, Emmons

Against: 0
Absent: 1 - Ekblad
Vacancy: 3 - District 1, District 5, District 15

Speakers: None

Miscellaneous Docket

M067-014

Planner: Richard Brown

Motion: It was moved to **approve** a minor amendment to the landscape plan for Planned Development District No. 1550, for a Medical clinic or ambulatory surgical center and an in-patient rehabilitation facility on the west line of North Central Expressway, north of Park Lane.

Maker: Wolfish
Second: Buehler
Result: Carried: 11 to 0

For: 11 - Strater, Gary, Marshall, Miranda, Bagley, Jones-Dodd, Weiss, Hill, Buehler, Wolfish, Emmons

Against: 0
Absent: 1 - Ekblad
Vacancy: 3 - District 1, District 5, District 12

Speakers: None

M067-015

Planner: Richard Brown

Motion: In considering a minor amendment to the development plan for Planned Development District No. 722, for a Single family uses and Private streets on the west line of Preston Road, north of Frankford Road.

Maker: Wolfish

Second: Buehler

Result: Carried: 11 to 0

For: 11 - Strater, Gary, Marshall, Miranda, Bagley, Jones-Dodd, Weiss, Hill, Buehler, Wolfish, Emmons

Against: 0

Absent: 1 - Ekblad

Vacancy: 1 - District1, District 5, District 12

Speakers: None

Miscellaneous Docket – Under Advisement

M067-004

Planner: Richard Brown

Motion: In considering a minor amendment to the development plan for Planned Development District No. 582, the Victory Planned Development District in an area generally bounded by property north of Hi Line Drive, the M.K.&T. Railroad to the east, Continental Avenue to the south, and Stemmons Freeway to the west, it was moved to **hold** this case under advisement until February 15, 2007.

Maker: Strater

Second: Marshall

Result: Carried: 11 to 0

For: 11 - Strater, Gary, Marshall, Miranda, Bagley, Jones-Dodd, Weiss, Hill, Buehler, Wolfish, Emmons

Against: 0

Absent: 1 - Ekblad

Vacancy: 3 - District 1, District 5, District 15

Speakers: None

Zoning Cases – Consent

1. **Z056-227(RB)**

Planner: Richard Brown

Motion: It was moved to recommend **approval** of a Specific Use Permit for Private streets for a permanent time period, subject to a site plan and conditions on property zoned an R-7.5(A) Single Family District, on the east line of Audelia Road, south of Shadow Way.

Maker: Hill
Second: Buehler
Result: Carried: 9 to 0

For: 9 - Strater, Gary, Marshall, Miranda, Bagley, Weiss, Hill, Buehler, Emmons

Against: 0
Absent: 1 - Ekblad
Vacancy: 3 - District 1, District 5, District 15
Abstained: 2 - Jones-Dodd**, Wolfish**

** Abstained due to bus tour requirements

Notices: Area: 500 Mailed: 113
Replies: For: 7 Against: 7
Speakers: None

Other Matters

The Commission discussed and requested that the matter of the 2007 CPC Calendar regarding night meeting be placed on the next CPC agenda.

Chairman Weiss made the following appointments to the Rules Committee:

Neil Emmons- Chair
Michael Miranda – Vice Chair

Minutes

Motion: It was moved to **approve** the minutes of the February 1, 2007, meetings, subject to corrections.

Maker: Buehler
Second: Jones-Dodd
Result: Carried: 11 to 0

For: 11 - Strater, Gary, Marshall, Miranda, Bagley, Jones-Dodd, Weiss, Hill, Buehler, Wolfish, Emmons

Against: 0
Absent: 1 - Ekblad
Vacancy: 1 - District 1, District 5, District 15

Speakers: None

Adjournment

Motion: It was moved to **adjourn** the hearing at 6:35 p.m.

Maker: Bagley

Second: Wolfish

Result: Carried: 11 to 0

For: 11 - Strater, Gary, Marshall, Miranda, Bagley, Jones-Dodd, Weiss, Hill, Buehler, Wolfish, Emmons

Against: 0

Absent: 1 - Ekblad

Vacancy: 3 - District 1, District 5, District 15

Robert Weiss, Chair