

PLAN COMMISSION MINUTES

The City Plan Commission held a regular Zoning Hearing on April 20, 2006, with the briefing at 10:25 a.m. in Room 5ES and the public hearing at 1:34 p.m. in the City Council Chambers of City Hall. Presiding were Betty Culbreath, Chair and Carol Brandon, Vice Chair. The following Commissioners were present during the hearing: Dave Neumann, Jeff Starter, Clarence Gary, Angela Marshall, Erik Wilson, Michael Miranda, Ann Bagley, Robert Weiss, Bill Avery, Chris Buehler, Dennis Burnham, Robert Ekblad and Neil Emmons. The following Commissioner was absent from this hearing as defined in the City Plan Commission rules: None. There are no vacancies.

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: Allen Heist

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) **S056-205**

Motion: It was moved to **approve** an application to replat Lots 4, 4A, 4B, 5, 5A, 5B, 6 and an 8 foot wide alley to be abandoned in City Block 6/6100 into one 5.6588 acre lot on S. Central Expressway (St. Hwy. 310) South of Bateman Avenue, subject to compliance with the conditions listed in the docket.

Maker: Brandon

Second: Marshall

Result: Carried: 15 to 0

For: 15 - Neumann, Strater, Gary, Marshall, Wilson, Miranda, Bagley, Brandon, Weiss, Avery, Buehler, Burnham, Ekblad, Emmons, Culbreath

Against: 0
Absent: 0
Vacancy: 0

Speakers: None

(2) **S056-206**

Motion: It was moved to **approve** an application to create a 15.304 acre lot in City Block 7212 on Stone Mesa Drive north of Rock Quarry Road, subject to compliance with the conditions listed in the docket including the following added condition: #10 Allow Director of Parks and Recreation an opportunity to negotiate the acquisition of the parcel prior to submittal of the final plat.

Maker: Brandon

Second: Marshall

Result: Carried: 15 to 0

For: 15 - Neumann, Strater, Gary, Marshall, Wilson,
Miranda, Bagley, Brandon, Weiss, Avery,
Buehler, Burnham, Ekblad, Emmons,
Culbreath

Against: 0
Absent: 0
Vacancy: 0

Speakers: None

(3) **S056-208**

Motion: It was moved to **approve** an application to replat a 0.2514 acre tract of land containing all of Lots 1, 2, and 3 in City Block 1/635 into one 2,004.82 square foot lot and one 10,949.53 square foot lot on N. Hall Street at Howell Street, east corner, subject to compliance with the conditions listed in the docket.

Maker: Brandon

Second: Marshall

Result: Carried: 15 to 0

For: 15 - Neumann, Strater, Gary, Marshall, Wilson,
Miranda, Bagley, Brandon, Weiss, Avery,
Buehler, Burnham, Ekblad, Emmons,
Culbreath

Against: 0
Absent: 0
Vacancy: 0

Speakers: None

(4) **S056-209**

Motion: It was moved to **approve** an application to replat a 2.373 acre tract containing Lot 1K in City Block 11/1017 to add building lines on Brown Street between Enid Street and Hood Street, subject to compliance with the conditions listed in the docket.

Maker: Avery

Second: Brandon

Result: Carried: 14 to 0

For: 14 - Neumann, Strater, Gary, Marshall, Wilson,
Miranda, Bagley, Brandon, Weiss, Avery,
Buehler, Burnham, Ekblad, Culbreath

Against: 0

Absent: 0

Vacancy: 0

Conflict: 1 - Emmons

Speakers: None

(5) **S056-210**

Motion: It was moved to **approve** an application to replat part of Lot 1 in City Block B/8224 and a 4.503 acre tract of land in City Blocks 8225 and 8232 into one 5.866 acre lot on Knoll Trail and Dallas Parkway, south of Westgrove Road, subject to compliance with the conditions listed in the docket.

Maker: Brandon

Second: Marshall

Result: Carried: 15 to 0

For: 15 - Neumann, Strater, Gary, Marshall, Wilson,
Miranda, Bagley, Brandon, Weiss, Avery,
Buehler, Burnham, Ekblad, Emmons,
Culbreath

Against: 0

Absent: 0

Vacancy: 0

Speakers: None

(6) **S056-211**

Motion: It was moved to **approve** an application to replat a 1.03 acre tract of land in City Block 6091 into a lot on Bonnieview Road at Illinois Avenue, subject to compliance with the conditions listed in the docket.

Maker: Brandon

Second: Marshall

Result: Carried: 15 to 0

For: 15 - Neumann, Strater, Gary, Marshall, Wilson,
Miranda, Bagley, Brandon, Weiss, Avery,
Buehler, Burnham, Ekblad, Emmons,
Culbreath

Against: 0

Absent: 0

Vacancy: 0

Speakers: None

Individual Items – Residential Replats

(7) **S056-207**

Motion: It was moved to **approve** an application to replat a 0.407 acre tract of land containing part of Lot 3 in City Block 1453 into one 8,746.2 square foot lot and one 8,994.8 square feet on 1441 Rowan Avenue at Upshur Street, west corner, subject to compliance with the conditions listed in the docket.

Maker: Brandon

Second: Marshall

Result: Carried: 15 to 0

For: 15 - Neumann, Strater, Gary, Marshall, Wilson,
Miranda, Bagley, Brandon, Weiss, Avery,
Buehler, Burnham, Ekblad, Emmons,
Culbreath

Against: 0

Absent: 0

Vacancy: 0

Speakers: None

Miscellaneous Docket

M056-022

Planner: Richard Brown

Motion: It was moved to **approve** a minor amendment to the development plan for Planned Development District No. 334, in an area bounded by Pearl Street, McKinney Avenue, Olive Street and Cedar Springs Road.

Maker: Neumann

Second: Wilson

Result: Carried: 15 to 0

For: 15 - Neumann, Strater, Gary, Marshall, Wilson, Miranda, Bagley, Brandon, Weiss, Avery, Buehler, Burnham, Ekblad, Emmons, Culbreath

Against: 0

Absent: 0

Vacancy: 0

Speakers: None

M056-028

Planner: Richard Brown

Motion: It was moved to **approve** a minor amendment to the development plan and landscape plan-Tract I for Planned Development District No. 710, on the southeast corner of Illinois Avenue and Coombs Creek Drive.

Maker: Neumann

Second: Wilson

Result: Carried: 15 to 0

For: 15 - Neumann, Strater, Gary, Marshall, Wilson, Miranda, Bagley, Brandon, Weiss, Avery, Buehler, Burnham, Ekblad, Emmons, Culbreath

Against: 0

Absent: 0

Vacancy: 0

Speakers: None

M056-031

Planner: Richard Brown

Motion: It was moved to **approve** a minor amendment to the site plan for Specific Use Permit No. 1469, on the northeast corner of Bruton Road and Pleasant Drive.

Maker: Neumann
Second: Wilson
Result: Carried: 15 to 0
For: 15 - Neumann, Strater, Gary, Marshall, Wilson,
Miranda, Bagley, Brandon, Weiss, Avery,
Buehler, Burnham, Ekblad, Emmons,
Culbreath

Against: 0
Absent: 0
Vacancy: 0

Speakers: None

Z056-179(DW)

Planner: David Whitley

Motion: It was moved to **approve** a site plan and conditions submitted in conjunction with an application for a Specific Use Permit for an outside salvage and reclamation use for a five-year period on property zoned an IM Industrial Manufacturing District and Planned Development District No. 535, on the northeast side of C.F. Hawn Freeway, northwest of Haymarket Road.

Maker: Neumann
Second: Wilson
Result: Carried: 15 to 0
For: 15 - Neumann, Strater, Gary, Marshall, Wilson,
Miranda, Bagley, Brandon, Weiss, Avery,
Buehler, Burnham, Ekblad, Emmons,
Culbreath

Against: 0
Absent: 0
Vacancy: 0

Speakers: None

Certificates of Appropriateness for Signs

Deep Ellum/Near East Side Sign District

0603315002

Planner: Michael Finley

Motion: It was moved to **approve** a Certificate of Appropriateness to replace an existing monument sign with a 20 square feet monument sign containing the text '**Post Worthington Apartment Homes**' on the west corner of the property at 2808 McKinney Avenue.

Maker: Emmons
Second: Weiss

Result: Carried: 15 to 0
For: 15 - Neumann, Strater, Gary, Marshall, Wilson,
Miranda, Bagley, Brandon, Weiss, Avery,
Buehler, Burnham, Ekblad, Emmons,
Culbreath

Against: 0
Absent: 0
Vacancy: 0

Speakers: None

Note: The Commission voted unanimously to change the order of the agenda and vote on the Comprehensive Plan

Zoning Cases - Consent

1. **Z056-157(RB)**

Planner: Richard Brown

Motion: It was moved to recommend **approval** of the termination of existing deed restrictions on the property, and **approval** of the acceptance of the new volunteered deed restrictions for a portion of the property on property zoned a CR Community Retail District on the southeast corner of Mockingbird Lane and Skillman Street.

Maker: Brandon

Second: Wilson

Result: Carried: 15 to 0

For: 15 - Neumann, Strater, Gary, Marshall, Wilson,
Miranda, Bagley, Brandon, Weiss, Avery,
Buehler, Burnham, Ekblad, Emmons,
Culbreath

Against: 0
Absent: 0
Vacancy: 0

Notices: Area: 300

Mailed: 62

Replies: For: 0

Against: 7

Speakers: None

2. **Z056-182(RB)**

Planner: Richard Brown

Motion: It was moved to recommend **approval** of an amendment to the conditions for Specific Use Permit No. 1381 for a Group residential facility and Community service center for a five-year period with eligibility for automatic renewals for additional five-year periods on property zoned a Planned Development District No. 539 for CR Community Retail Uses and a Group residential facility with the Dry Liquor Control Overlay on the east corner of Graham Avenue and Philip Avenue.

Maker: Brandon

Second: Wilson

Result: Carried: 15 to 0

For: 15 - Neumann, Strater, Gary, Marshall, Wilson,
Miranda, Bagley, Brandon, Weiss, Avery,
Buehler, Burnham, Ekblad, Emmons,
Culbreath

Against: 0

Absent: 0

Vacancy: 0

Notices: Area: 200

Mailed: 22

Replies: For: 1

Against: 1

Speakers: None

3. **Z056-208(RB)**

Planner: Richard Brown

Motion: It was moved to recommend **approval** of a Specific Use Permit for an Industrial (outside) not potentially incompatible use for a Concrete batch plant for a five-year period, subject to a site plan and revised conditions on property zoned an IR Industrial Research District, on the northwest corner of Commerce Street and Manila Road.

Maker: Brandon

Second: Wilson

Result: Carried: 15 to 0

For: 15 - Neumann, Strater, Gary, Marshall, Wilson,
Miranda, Bagley, Brandon, Weiss, Avery,
Buehler, Burnham, Ekblad, Emmons,
Culbreath

Against: 0

Absent: 0

Vacancy: 0

Notices: Area: 300 Mailed: 15
Replies: For: 0 Against: 0

Speakers: None

4. **Z056-185(JH)**

Planner: Jennifer Hiromoto

Motion: It was moved to recommend **approval** of a Specific Use Permit for an Alcoholic Beverage Establishment use to be used as a bar, lounge or tavern for a five-year period with eligibility for automatic renewal of additional five-year periods, subject to site plan and conditions on property zoned an RR Regional Retail District on the northeast corner of Park Lane and Central Expressway/U.S. Highway No. 75.

Maker: Brandon

Second: Wilson

Result: Carried: 15 to 0

For: 15 - Neumann, Strater, Gary, Marshall, Wilson,
Miranda, Bagley, Brandon, Weiss, Avery,
Buehler, Burnham, Ekblad, Emmons,
Culbreath

Against: 0

Absent: 0

Vacancy: 0

Notices: Area: 200 Mailed: 4
Replies: For: 0 Against: 0

Speakers: None

5. **Z056-189(WE)**

Planner: Warren Ellis

Motion: It was moved to recommend **approval** an amendment to Specific Use Permit No. 1175 for a community service center and a private recreation center, club or area, for a ten-year period with eligibility for automatic renewals for additional ten-year periods, subject to a site plan and conditions on property zoned an R-7.5(A) Single Family District at the southwest corner of East Ledbetter Drive and Corrigan Avenue.

Maker: Brandon

Second: Wilson

Result: Carried: 15 to 0

For: 15 - Neumann, Strater, Gary, Marshall, Wilson,
Miranda, Bagley, Brandon, Weiss, Avery,
Buehler, Burnham, Ekblad, Emmons,
Culbreath

Against: 0
Absent: 0
Vacancy: 0

Notices: Area: 200 Mailed: 32
Replies: For: 1 Against: 2

Speakers: For: None
Against: Willie Dean Johnson, 5008 Corrigan Ct., Dallas, TX, 75241

6. **Z056-190(WE)**

Planner: Warren Ellis

Motion: It was moved to recommend **approval** of a Planned Development District for a transit passenger station and R-5(A) Single Family District Uses, subject to a development plan and revised conditions on property zoned a CC Community Commercial Subdistrict and an R-5(A) Single Family Subdistrict within Planned Development District No. 595, the South Dallas Fair Park Special Purpose District, on the south line of Scyene Road, west of Hatcher Street.

Maker: Brandon

Second: Weiss

Result: Carried: 14 to 0

For: 14 - Neumann, Strater, Gary, Marshall, Wilson,
Miranda, Brandon, Weiss, Avery, Buehler,
Burnham, Ekblad, Emmons, Culbreath

Against: 0
Absent: 0
Vacancy: 0
Conflict: 1 - Bagley

Notices: Area: 500 Mailed: 122
Replies: For: 2 Against: 1

Speakers: For: Bille Milton, 4211 Hatcher St., Dallas, TX, 75227
Against: None

7. Z056-193(WE)

Planner: Warren Ellis

Motion: It was moved to recommend **approval** of the creation of a new subdistrict within Planned Development No. 462 for mixed residential, retail and office uses, on the southwest line of Henderson Avenue, between Capital Avenue and Fuqua Street subject to conditions with the following changes: 1) Allow barber shops, beauty shops and nail salons be permitted by right, 2) Require approval of specific use permits for all other personal service uses, 3) Prohibit massage parlors, tattoo parlors and body piercing salons and 4) Prohibit commercial access to alley 24 hours a day.

Maker: Strater

Second: Marshall

Result: Carried: 9 to 6

For: 9 - Strater, Marshall, Bagley, Brandon, Weiss, Buehler, Burnham, Ekblad, Emmons

Against: 6 - Neumann, Gary, Wilson, Miranda, Avery, Culbreath

Absent: 0

Vacancy: 0

Notices: Area: 500 Mailed: 100

Replies: For: 10 Against: 2

Speakers: For: Karl Crawley, 900 Jackson St., Dallas, TX, 75201
Against: Charles Craver, 2302 Moser Ave., Dallas, TX, 75206
Daren Moneta, 2226 Moser Ave., Dallas, TX, 75206

8. Z056-204(WE)

Planner: Warren Ellis

Motion: It was moved to recommend **approval** of an R-10(A) Single Family District on property zoned an A(A) Agricultural District, southwest of Middlefield Road at the terminus of Bicentennial Lane.

Maker: Brandon

Second: Wilson

Result: Carried: 15 to 0

For: 15 - Neumann, Strater, Gary, Marshall, Wilson, Miranda, Bagley, Brandon, Weiss, Avery, Buehler, Burnham, Ekblad, Emmons, Culbreath

Against: 0

Absent: 0

Vacancy: 0

Notices: Area: 300 Mailed: 10
Replies: For: 1 Against: 2

Speakers: None

9. Z056-205(WE)

Planner: Warren Ellis

Motion: It was moved to recommend **approval** of a TH-2(A) Townhouse District on property zoned an NO(A) Neighborhood Office District on the east line of Westmoreland Road, south of Watership Lane.

Maker: Brandon

Second: Wilson

Result: Carried: 15 to 0

For: 15 - Neumann, Strater, Gary, Marshall, Wilson,
Miranda, Bagley, Brandon, Weiss, Avery,
Buehler, Burnham, Ekblad, Emmons,
Culbreath

Against: 0

Absent: 0

Vacancy: 0

Notices: Area: 300 Mailed: 17
Replies: For: 0 Against: 1

Speakers: For: Susan Mead, 901 Main St., Dallas, TX, 75202
Against: None

10. Z056-207(WE)

Planner: Warren Ellis

Motion: In considering an application for a Planned Development District for single family uses on property zoned an R-1/2 ac(A) Single Family District on the south line of Spring Valley Road, between Hillcrest Road and Preston Road, it was moved to **hold** this case under advisement until May 11, 2006.

Maker: Brandon

Second: Wilson

Result: Carried: 15 to 0

For: 15 - Neumann, Strater, Gary, Marshall, Wilson,
Miranda, Bagley, Brandon, Weiss, Avery,
Buehler, Burnham, Ekblad, Emmons,
Culbreath

Against: 0

Absent: 0

Vacancy: 0

Notices: Area: 500 Mailed: 32
Replies: For: 2 Against: 7

Speakers: None

11. **Z056-196(DW)**

Planner: David Whitley

Motion: It was moved to recommend **approval** of a Specific Use Permit for single family uses with the following added condition: 1) Requiring a 8 ft. masonry solid fence for a permanent time period, subject to a site/development plan and **approval** of the termination of Specific Use Permit No. 759 for a community, welfare and health center, subject to revised condition on property zoned Tract 12 within Planned Development District No. 508, on the south side of Bickers Street, east of Westmoreland Road

Maker: Gary

Second: Avery

Result: Carried: 15 to 0

For: 15 - Neumann, Strater, Gary, Marshall, Wilson, Miranda, Bagley, Brandon, Weiss, Avery, Buehler, Burnham, Ekblad, Emmons, Culbreath

Against: 0

Absent: 0

Vacancy: 0

Notices: Area: 400 Mailed: 12
Replies: For: 1 Against: 1

Speakers: For: Victor Toledo, 9925 Lakeway Ct., Dallas, TX, 75230
Against: None

12. **Z056-198(DW)**

Planner: David Whitley

Motion: It was moved to recommend **approval** of an R-5(A) Single Family District on property zoned a CR Community Retail District, generally on the four corners of Vilbig Road and Homeland Street.

Maker: Brandon

Second: Wilson

Result: Carried: 14 to 0

For: 14 - Neumann, Strater, Gary, Wilson, Miranda, Bagley, Brandon, Weiss, Avery, Buehler, Burnham, Ekblad, Emmons, Culbreath

Against: 0
Absent: 0
Vacancy: 0
Abstained: 1 - Marshall**

**abstained due to bus tour requirement

Notices: Area: 200 Mailed: 55
Replies: For: 0 Against: 1

Speakers: None

Zoning Cases – Under Advisement

13. **Z045-120(MM)**

Planner: Michael Finley

Motion: In considering 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 portions 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, an MU-2 Mixed Use District, an MU-2-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 LO-3-D Limited Office District with a Dry Liquor Control Overlay, an IM Industrial Manufacturing District and a GO(A) General Office District, located within an area generally bounded by Live Oak Street, Haskell Street, Main Street and Malcolm X Blvd. 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, it was moved to **hold** this case under advisement until May 18, 2006.

Maker: Emmons
Second: Wilson
Result: Carried: 13 to 0

For: 13 - Neumann, Strater, Gary, Wilson, Miranda,
Bagley, Brandon, Avery, Buehler, Burnham,
Ekblad, Emmons, Culbreath

Against: 0
Absent: 0
Vacancy: 0

Conflict: 1 - Weiss
Abstained: 1 - Marshall**

**abstained due to bus tour requirement

Note: Assistant City Attorney Kathy Zibilich left the room, due to a conflict of interest.

Notices: Area: 500 Mailed: 229
Replies: For: 9 Against: 8
Speakers: None

14. Z045-132(RB)

Planner: Richard Brown

Motion: In considering 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 with consideration being given to an MU-2 Mixed Use District with retention of the D Dry Liquor Control Overlay on the north corner of Washington Avenue and Worth Street, it was moved to **hold** this case under advisement until May 18, 2006.

Maker: Emmons
Second: Wilson
Result: Carried: 14 to 0
For: 14 - Neumann, Strater, Gary, Wilson, Miranda,
Bagley, Brandon, Weiss, Avery, Buehler,
Burnham, Ekblad, Emmons, Culbreath

Against: 0
Absent: 0
Vacancy: 0
Abstained: 1 - Marshall**

**abstained due to bus tour requirement

Notices: Area: 200 Mailed: 4
Replies: For: 1 Against: 0
Speakers: None

15. Z056-177(DW)

Planner: David Whitley

Motion: In considering an application for a Specific Use Permit for an open-enrollment charter school and termination of Specific Use Permit No. 487 for a YMCA on property zoned an R-5(A) Single Family District, on the east corner of Highland Hills Drive and Bonnie View Road, it was moved to **hold** this case under advisement until May 4, 2006.

Maker: Brandon

Second: Wilson

Result: Carried: 15 to 0

For: 15 - Neumann, Strater, Gary, Marshall, Wilson, Miranda, Bagley, Brandon, Weiss, Avery, Buehler, Burnham, Ekblad, Emmons, Culbreath

Against: 0

Absent: 0

Vacancy: 0

Notices: Area: 300 Mailed: 36

Replies: For: 2 Against: 4

Speakers: None

16. Z056-169(WE)

Planner: Warren Ellis

Motion: It was moved to recommend **approval** of a Planned Development District for mixed uses, subject to a conceptual plan and revised conditions on property zoned an MF-1(A) Multifamily District and an MF-2(A) Multifamily District, on both sides of Manderville Lane, north of Blair Road and south of Royal Lane with the following change: Strike hotel from both charts.

Maker: Ekblad

Second: Brandon

Result: Carried: 14 to 0

For: 14 - Neumann, Strater, Gary, Wilson, Miranda, Bagley, Brandon, Weiss, Avery, Buehler, Burnham, Ekblad, Emmons, Culbreath

Against: 0

Absent: 0

Vacancy: 0

Abstained: 1 - Marshall**

**abstained due to bus tour requirement

Notices: Area: 500 Mailed: 146
Replies: For: 2 Against: 0

Speakers: For: Tim Keiser, 3811 Turtle Creek Blvd., Dallas, TX, 75219
Against: None

Zoning Cases – Individual

17. **Z056-108(JH)**

Planner: Jennifer Hiromoto

Motion: In considering an application for a Planned Development District on property zoned an RS-I Regional Service Industrial Subdistrict, a P(A) Parking Subdistrict, a MF-2(A) Multifamily Subdistrict, and a CC Community Commercial Subdistrict within Planned Development District No. 595, the South Dallas/Fair Park Special Purpose District, on property bounded by Ervay Street, Grand Avenue, Lamar Street, Parnell Street and GCSF Railroad with consideration being given to an RS-I Regional Service Industrial Subdistrict within Planned Development District No. 595, the South Dallas/Fair Park Special Purpose District, it was moved to **hold** this case under advisement until May 11, 2006.

Maker: Bagley

Second: Neumann

Result: Carried: 13 to 0

For: 13 - Neumann, Strater, Gary, Marshall, Wilson,
Miranda, Bagley, Brandon, Avery, Buehler,
Ekblad, Emmons, Culbreath

Against: 0

Absent: 0

Vacancy: 0

Abstained: 2 - Weiss**, Burnham**

**abstained due to bus tour requirement

Notices: Area: 500 Mailed: 148
Replies: For: 2 Against: 2

Speakers: For: Santos Martinez, 900 Jackson St., Dallas, TX, 75202
Orlando Alameda, 3700 Ross Ave., Dallas, TX, 75204
Against: Georgia Hudgens, 1927 Idaho Ave., Dallas, TX, 75216
Ernest Manning, 9523 E. Lake Highlands Dr., Dallas, TX, 75218
Cynthia Manning, 9523 E. Lake Highlands Dr., Dallas, TX, 75218
Mr. Justin, 2401 S. Ervay St., Dallas, TX, 75215
Kim Coffman, 2401 S. Ervay St., Dallas, TX, 75215
Charlie Manning, 206 W 10th St., Dallas, TX, 75208
Frenchie Granville, 1304 Arbor Vitae, Dallas, TX, 75224

18. **Z056-183(JH)**

Planner: Jennifer Hiromoto

Motion: In considering an application for a Planned Development District for R-7.5(A) uses and manufactured home park use and a Specific Use Permit for a manufactured home park use on property zoned an R-7.5(A) Single Family District located on the south side of Highland Road, south of Barbaree Boulevard, it was moved to **hold** this case under advisement until May 18, 2006.

Maker: Bagley
Second: Wilson
Result: Carried: 13 to 0
For: 13 - Neumann, Strater, Gary, Wilson, Miranda,
Bagley, Brandon, Weiss, Avery, Buehler,
Burnham, Ekblad, Culbreath

Against: 0
Absent: 1 - Emmons*
Vacancy: 0
Abstained: 1 - Marshall**

* Commissioner Emmons left, before vote taken

**abstained due to bus tour requirement

Notices: Area: 500 Mailed: 53
Replies: For: 3 Against: 14

Speakers: None

19. **Z056-200(JH)**

Planner: Jennifer Hiromoto

Motion: In considering an application for a TH-3(A) District on property zoned an R-7.5(A) Single Family District on the east side of Marsalis Avenue, north of Ann Arbor Avenue, it was moved to **hold** this case under advisement until May 11, 2006.

Maker: Marshall
Second: Brandon
Result: Carried: 14 to 0
For: 14 - Neumann, Strater, Gary, Marshall, Wilson,
Miranda, Bagley, Brandon, Weiss, Avery,
Buehler, Burnham, Ekblad, Culbreath

Against: 0
Absent: 1 - Emmons
Vacancy: 0

Notices: Area: 300 Mailed: 54
Replies: For: 1 Against: 0

Speakers: None

20. **Z056-202(JH)**

Planner: Jennifer Hiromoto

Motion: It was moved to recommend **approval** of a CH Clustered Housing District subject to volunteered deed restrictions on property zoned an R-7.5(A) Single Family District on the south side of Umphress Road, west of Burnet Court.

Maker: Marshall

Second: Bagley

Result: Carried: 14 to 0

For: 14 - Neumann, Strater, Gary, Marshall, Wilson,
Miranda, Bagley, Brandon, Weiss, Avery,
Buehler, Burnham, Ekblad, Culbreath

Against: 0

Absent: 1 - Emmons

Vacancy: 0

Notices: Area: 300 Mailed: 68
Replies: For: 1 Against: 2

Speakers: For: Dallas Cothrum, 900 Jackson St., Dallas, TX, 75202
Against: Bishop Carl Morgan, 18150 , Dallas, TX, 75217
Betty Hall, 7221 Umphress Rd., Dallas, TX, 75217

Comprehensive Plan

forwardDallas!

Janet Tharp

Motion: In considering the *forwardDallas!* Plan providing a vision for Dallas' future, an overall framework and policies to guide the city in achieving the vision, and an implemenation plan and monitoring system, it was moved to **hold** this case under advisement until May 4, 2006.

Maker: Weiss

Second: Wilson

Result: Carried: 15 to 0

For: 15 - Neumann, Strater, Gary, Marshall, Wilson,
Miranda, Bagley, Brandon, Weiss, Avery,
Buehler, Burnham, Ekblad, Emmons,
Culbreath

Against: 0
Absent: 0
Vacancy: 0

Speakers: Thelma Norman, 2628 Blackstone Dr., Dallas, TX, 75237
Art Rogers, 4523 Holland Ave., Dallas, TX, 75219
Besty del Monte, 4420 Greenbrier Dr, Dallas, TX, 75225
James Pratt, 3520 Routh St., Dallas, TX, 75219
Cay Kolb, 4402 Rawlins St., Dallas, TX, 75219
Jeri Arbuckle, 4800 Victor St., Dallas, TX, 75246
Virginia McAlester, 5703 Swiss Ave., Dallas, TX, 75214
Judy Smith Hearst, 2512 Thomas Ave., Dallas, TX, 75201
Patty Ventouras, 1700 Routh St., Dallas, TX, 75201

Other Matters

Reconsideration

Z056-191(WE)
(CC District 1)

Motion I: It was moved to **reconsider** the action taken on April 6, 2006, which was approval of Specific Use Permit for a ten year period with eligibility for automatic renewals for additional 15 year periods, subject to a revised site plan and revised conditions for a financial institution with a drive-in window within Subdistrict D-1 of Planned Development District No. 468, the Oak Cliff Gateway Special Purpose District, located on the northeast corner of Zang Boulevard and Colorado Boulevard.

Maker: Neumann

Second: Buehler

Result: Carried: 14 to 0

For: 14 - Neumann, Strater, Gary, Marshall*, Wilson,
Miranda, Bagley, Brandon*, Weiss, Avery,
Buehler, Burnham, Ekblad, Culbreath

Against: 0

Absent: 1 - Emmons

Vacancy: 0

*out of the room, shown voting in favor

Speakers: None

Motion II: It was moved to **instruct** staff to re-advertise zoning case Z056-191(WE) to include an amendment to the conditions and conceptual plan for Tract III in Subdistrict D-1 within Planned Development District No. 468 in addition to the application for the Specific Use Permit for a financial institution with a drive-in window on the northeast corner of Zang Boulevard and Colorado Boulevard.

Maker: Neumann

Second: Buehler

Result: Carried: 14 to 0

For: 14 - Neumann, Strater, Gary, Marshall*, Wilson, Miranda, Bagley, Brandon*, Weiss, Avery, Buehler, Burnham, Ekblad, Culbreath

Against: 0

Absent: 1 - Emmons

Vacancy: 0

*out of the room, shown voting in favor

Speakers: None

Minutes

Motion: It was moved to **approve** the minutes of the April 6, 2006, meeting, subject to corrections.

Maker: Miranda

Second: Wilson

Result: Carried: 14 to 0

For: 14 - Neumann, Strater, Gary, Marshall, Wilson, Miranda, Bagley, Brandon, Weiss, Avery, Buehler, Burnham, Ekblad, Culbreath

Against: 0

Absent: 1 - Emmons

Vacancy: 0

Adjournment

The hearing **adjourn** at 5:20 p.m.

Betty Culbreath, Chair