

PLAN COMMISSION MINUTES

The City Plan Commission held a regular Zoning Hearing on May 4, 2006, with the briefing at 10:20 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) **S056-215**

Motion: It was moved to **approve** an application to replat part of Lot 16 and all of Lots 17 and 18 in City Block E/6184 into one 35,999.0 sq. ft. (0.826 ac.) lot at 2222 Buckner Boulevard between Barclay Street and Jennie Lee Street, subject to compliance with the conditions listed in the docket.

Maker: Neumann

Second: Gary

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

*out of the room, shown voting in favor

Speakers: None

(2) **S056-216**

Motion: It was moved to **approve** an application to replat part of Lot 2 and all of Lots 3 through 18 in City Block 390 into one 2.7309 acre lot at N. Houston Street, N. Lamar Street and Broom Street, subject to compliance with the conditions listed in the docket with added Conditions 10 and 11.

Maker: Neumann

Second: Gary

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

*out of the room, shown voting in favor

Speakers: None

(3) **S056-219**

Motion: It was moved to **approve** an application to replat Lots 7 through 9 in City Block 5/602 into an 8 lot Shared Access Area Development containing 0.479 acres at the south corner of Haskell Avenue and Munger Street, subject to compliance with the conditions listed in the docket.

Maker: Neumann

Second: Gary

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

*out of the room, shown voting in favor

Speakers: None

(4) **S056-220**

Motion: It was moved to **approve** an application to replat part of Lot 9 and all of Lot 10 in City Block A/913 into three lots, two lots at 2,531 sq. ft. each and one lot at 2,532 sq. ft., on McKee Street between Browder Street and Ervay Street, subject to compliance with the conditions listed in the docket.

Maker: Neumann

Second: Gary

Result: Carried: 15 to 0

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

Against: 0
Absent: 0
Vacancy: 0

*out of the room, shown voting in favor

Speakers: None

(5) **S056-225**

Motion: It was moved to **approve** an application to replat part of Lots 6 and 7 in City Block 6/5199 into one 36,543 sq. ft. (0.839 ac.) lot at 7110 Greenville Avenue between Phoenix Street and Holly Hill Street, subject to compliance with the conditions listed in the docket.

Maker: Neumann

Second: Gary

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

*out of the room, shown voting in favor

Speakers: None

Individual Items – Residential Replats

(6) **S056-212**

Motion: It was moved to **approve** an application to replat Lots 5 through 11, Lots 19 through 23, and part of Lots 12, 13, 16, 17 & 18 in City Block 19/2269 into one 2.5576 acre lot at Harry Hines Boulevard, Wycliff Avenue, and Vagas Street, subject to compliance with the conditions listed in the docket.

Maker: Wilson

Second: Buehler

Result: Carried: 14 to 0

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

Against: 0

Absent: 0

Vacancy: 0

Conflict: 1 - Bagley

*out of the room, shown voting in favor

Speakers: For: Rebecca Sotelo, 2243 Vagas St., Dallas, TX, 75219
Against: None

(7) **S056-213**

Motion: It was moved to **approve** an application to replat Lots 17, 18 and 19 in City Block B/6185 at the northeast corner of Bruton Road and Lolita Drive into one 29,668.4 sq. ft. (0.6811 ac.) lot and reducing the platted building line to 29.5 feet on the existing Church building and the remaining property at 30 feet setback, subject to compliance with the conditions listed in the docket with added Conditions 9 and 10.

Maker: Gary

Second: Emmons

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

*out of the room, shown voting in favor

Speakers: For: Mike Farnoush, 6715 Santa Anita Dr., Dallas, TX, 75214
Against: None

(8) **S056-214**

Motion: It was moved to **approve** an application to replat Lots 1 through 3 in City Block C/7849 and part of Lot 1 in City Block 7848 into one 4.284 acre lot at the southeast corner of Dowdy Ferry Road and Midland Lane, subject to compliance with the conditions listed in the docket.

Maker: Brandon

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

*out of the room, shown voting in favor

Speakers: For: James E. Wheeler, 7263 Lane Park Dr., Dallas, TX, 75225
Against: None

(9) **S056-217**

Motion: It was moved to **approve** an application to replat Lots 2 and 3 in City Block M/8343 into three lots, two lots of 11,700 sq. ft. each and one lot of 12,600 sq. ft., at 6018 Plata Way between Merrifield Road and Navy Avenue, subject to compliance with the conditions listed in the docket.

Maker: Weiss

Second: Brandon

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

*out of the room, shown voting in favor

Speakers: For: Josh Jensen, 3559 Williams Rd., Fort Worth, TX, 76116
Against: None

(10) **S056-218**

Motion: It was moved to **approve** an application to replat Lots 1 and 2 in City Block A/7356 into one lot of 33,413 sq. ft. on the southwest corner of Oates Drive and Michael Lane, subject to compliance with the conditions listed in the docket.

Maker: Bagley
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

*out of the room, shown voting in favor

Speakers: For: Robert Baldwin, 401 Exposition Ave., Dallas, TX, 75226
Against: None

(11) **S056-221**

Motion: It was moved to **approve** an application to replat Lots 22, 23A, 24A, 24B, 25A and 25B in City Block 1/8205 at Davenport Road and Stedman Drive by reducing the platted building line in the Shared Access Area Development from 15 feet to 6 feet on Stedman Drive (Lots 22A and 22B), 10 feet building line along Stedman Drive (Lot 22C) and the 15 feet setback on Davenport Road, subject to compliance with the conditions listed in the docket with added Condition 21.

Maker: Avery
Second: Brandon
Result: Carried: 13 to 2

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

Against: 2 - Gary, Burnham
Absent: 0
Vacancy: 0

*out of the room, shown voting in favor

Speakers: For: Bart Reeder, 6310 Windmill Cr., Dallas, TX, 75252
Against: None

(12) **S056-222**

Motion: It was moved to **approve** an application to replat Lots 26, 27, 28 and 29 in City Block 1/8205 in the Shared Access Area Development at Davenport Road and Duffield Drive by removing an existing 30' platted building line and replacing it with a 15 foot platted building line along Davenport Road, subject to compliance with the conditions listed in the docket.

Maker: Burnham
Second: Brandon
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

*out of the room, shown voting in favor

Speakers: None

(13) **S056-223**

Motion: It was moved to **approve** an application to replat Lots 30, 31, 32 and 33 in City Block 1/8205 in the Shared Access Area Development at Davenport Road and Duffield Drive by removing an existing 30' platted building line and replacing it with a 15 foot platted building line along Davenport Road, subject to compliance with the conditions listed in the docket.

Maker: Burnham
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

*out of the room, shown voting in favor

Speakers: None

(14) **S056-224**

Motion: It was moved to **approve** an application to replat Lots 34 and 35 in City Block 1/8205 in the Shared Access Area Development at Davenport Road south of Duffield Drive by removing an existing 30' platted building line and replacing it with a 15 foot platted building line along Davenport Road, subject to compliance with the conditions listed in the docket.

Maker: Burnham

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

*out of the room, shown voting in favor

Speakers: None

Zoning Cases - Consent

1. **Z056-214(DW)**

Planner: David Whitley

Motion: It was moved to recommend **approval** of a CS Commercial Service District limiting uses on the site with deed restrictions volunteered by the applicant on property zoned a CR Community Retail District on the northwest side of Inwood Road, northeast of Cedar Springs Road.

Maker: Neumann

Second: Gary

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

*out of the room, shown voting in favor

Notices: Area: 200 Mailed: 12
Replies: For: 0 Against: 0

Speakers: None

2. Z056-215(DW)

Planner: David Whitley

Motion: In considering an application for a Specific Use Permit for an Alcoholic Beverage Establishment for a bar, lounge or tavern on property zoned an IR Industrial Research District on the north corner of Inwood Road and Maple Avenue, it was moved to **hold** this case under advisement until May 18, 2006.

Maker: Neumann
Second: Gary
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

*out of the room, shown voting in favor

Notices: Area: 300 Mailed: 25
Replies: For: 0 Against: 7

Speakers: For: None
Against: Nancy Feaster, 10157 Case View Ave., Dallas, TX, 75228

3. Z056-191(WE)

Planner: Warren Ellis

Motion: It was moved to recommend **approval** of an amendment to Tract III portion of Subdistrict D-1 within PD No. 468, the Oak Cliff Gateway Special Purpose District, subject to a conceptual plan and **approval** of the Specific Use Permit for a financial institution with a drive-through window for a ten year period with eligibility for automatic renewals for additional 15 year periods, subject to a site plan and conditions, on the northeast corner of Zang Boulevard and Colorado Boulevard.

Maker: Neumann

Second: Gary

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

*out of the room, shown voting in favor

Notices: Area: 200 Mailed: 9

Replies: For: 0 Against: 0

Speakers: None

4. Z056-153(WE)

Planner: Warren Ellis

Motion I: It was moved to recommend **denial** of a Specific Use Permit for a Pedestrian skybridge on property zoned a CA-1(A) Central Area District on Munger Avenue, between Akard Street and St. Paul Street.

Maker: Emmons

Second: Burnham

Result: Failed: 4 to 11

For: 4 - Strater*, Bagley, Burnham, Emmons

Against: 11 - Neumann, Gary, Marshall, Wilson, Miranda, Brandon, Weiss, Avery, Buehler, Ekblad, Culbreath

Absent: 0

Vacancy: 0

*out of the room, shown voting in favor

Motion II: It was moved to recommend **approval** of a Specific Use Permit for a Pedestrian skybridge for a permanent time period, subject to a site plan and conditions on property zoned a CA-1(A) Central Area District on Munger Avenue, between Akard Street and St. Paul Street.

Maker: Miranda
Second: Avery

Amendment: It was moved to **amend** the motion for a 40 year time period, instead of a permanent time period.

Maker: Emmons
Second: Bagley
Result: Carried: 9 to 6

For: 9 - Neumann, Strater*, Gary, Marshall, Bagley,
Buehler, Burnham, Ekblad, Emmons

Against: 6 - Brandon, Weiss Avery, Miranda, Wilson,
Culbreath

Absent: 0
Vacancy: 0

*out of the room, shown voting in favor

Amended Motion: It was moved to recommend **approval** of a Specific Use Permit for a Pedestrian skybridge for a 40 year time period, subject to a site plan and conditions on property zoned a CA-1(A) Central Area District on Munger Avenue, between Akard Street and St. Paul Street.

Maker: Miranda
Second: Avery
Result: Carried: 12 to 3

For: 12 - Neumann, Strater*, Gary, Marshall, Wilson,
Bagley, Brandon, Weiss, Buehler, Ekblad,
Emmons, Culbreath

Against: 3 - Miranda, Avery, Burnham
Absent: 0
Vacancy: 0

*out of the room, shown voting in favor

Notices: Area: 750 Mailed: 17
Replies: For: 0 Against: 0

Speakers: For: Dana Swope, 1445 Ross Ave., Dallas, TX, 75202
Against: Leslie Brosi, 3030 McKinney Ave., Dallas, TX, 75204
Dick Brink, 1999 McKinney Ave., Dallas, TX, 75201

5. Z034-166(RB)

Planner: Richard Brown

Motion: It was moved to recommend **approval** of a Planned Development District for MU-3 Mixed Use District Uses, subject to a development plan and revised conditions on property zoned an MU-3 Mixed Use District on Motor Street and Amelia Court, southwest of Harry Hines Boulevard with the following revised conditions: 1) YARD, LOT AND REGULATION, (1) to read as follows: "Front yard-Tract 1: No minimum front yard along Motor Street." 2) YARD, LOT AND REGULATION, (3) to read as follows: "Tower spacing and urban form setbacks do not apply to this Planned Development District." 3) New item #4 to read as follows: "Limiting number of stories to 15." Two new items under SIGNS to read as follows: 1) "The prohibition of the illumination of the attached signage." 2) Specific provisions for monument control signs limiting height to a maximum 16 feet an effective area to 35 square feet and that these movement control signs may contain an institutional use, name and logo, limited to a hospital."

Maker: Neumann

Second: Gary

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

*out of the room, shown voting in favor

Notices: Area: 500 Mailed: 16

Replies: For: 0 Against: 0

Speakers: None

Zoning Cases – Under Advisement

6. **Z056-121(RB)**

Planner: Richard Brown

Motion: In considering an application for a TH-2(A) Townhouse District on property zoned an R-7.5(A) Single Family District on the northwest line of 52nd Street, west of Sunnyvale Street, it was moved to **hold** this case under advisement until August 3, 2006

Maker: Wilson

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

*out of the room, shown voting in favor

Notices: Area: 200 Mailed: 19

Replies: For: 0 Against: 0

Speakers: None

7. **Z056-177(DW)**

Planner: David Whitley

Motion: It was moved to recommend **approval** of a Specific Use Permit for an open-enrollment charter school and termination of Specific Use Permit No. 487 for a YMCA 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-5(A) Single Family District, on the east corner of Highland Hills Drive and Bonnie View Road with the conditions to return on a future miscellaneous docket.

Maker: Brandon

Second: Wilson

Result: Carried: 9 to 6

For: 9 - Neumann, Strater*, Wilson, Brandon, Weiss, Avery, Buehler, Ekblad, Culbreath

Against: 6 - Gary, Marshall, Bagley, Miranda, Burnham,
Emmons
Absent: 0
Vacancy: 0

*out of the room, shown voting in favor

Notices: Area: 300 Mailed: 36
Replies: For: 2 Against: 4

Speakers: For: Peter Kavanagh, 1620 Handley Dr., Dallas, TX, 75208
Claude Allen, 5409 N. Jim Miller Rd., Dallas, TX, 75227
Ken Chaney, 6516 Bonnie View Rd., Dallas, TX, 75227
Against: Verbie Watson, 6212 Highland Hills Dr., Dallas, TX, 75241
Thomas Watson, 6212 Highland Hills Dr., Dallas, TX, 75241
Theresa Washington, 3433 Silverhill Dr., Dallas, TX, 75241
Marva Jo Miles, 3707 State Oak Dr., Dallas, TX, 75241
Johnnie Taylor, Jr., 3745 State Oak Dr., Dallas, TX, 75241

Zoning Cases – Individual

8. Z056-210(RB)

Planner: Richard Brown

Motion: It was moved to recommend **approval** an MU-1 Mixed Use District on property zoned an IR Industrial Research District subject to an avigation easement and deed restrictions volunteered by the applicant including limiting dwelling unit density to one unit on the northeast line of Maple Avenue, southeast of Inwood Road.

Maker: Emmons
Second: Miranda
Result: Carried: 14 to 0

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

Against: 0
Absent: 1 - Burnham**
Vacancy: 0

*out of the room, shown voting in favor

**Commissioner Burnham left, before vote taken

Notices: Area: 200 Mailed: 12
Replies: For: 0 Against: 0

Speakers: For: Luit Huizenga, 8835 Lakemont Dr., Dallas, TX, 75209
Against: None

9. **Z056-113(MM)**

Planner: Neva Dean

Motion: It was moved to recommend **denial without prejudice** for an RR Regional Retail District on property zoned a CR-D Community Retail District with a Dry Liquor Control Overlay, on the southwest side of Jefferson Boulevard, west of Dwight Avenue.

Maker: Miranda

Second: Weiss

Result: Carried: 14 to 0

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

Against: 0

Absent: 1 - Burnham

Vacancy: 0

Notices: Area: 200 Mailed: 15

Replies: For: 0 Against: 0

Speakers: For: Karen Tellez, 85930 LBJ, Dallas, TX, 75240
Against: None

10. **Z045-289(NB)**

Planner: Nathaniel Barnett

Motion I: It was moved to recommend **approval** of the Conceptual Plan and the Conservation District on property zoned an R-7.5(A) Single Family District, an R-7.5(A)-MD-1 Single Family District with a Modified Delta Overlay and a TH-3(A)-MD-1 Townhouse with a Modified Delta Overlay in an area generally bound by both sides of Goodwin to the north, Greenville to the east, both sides of Richard to the south and Laneri to the west.

Maker: Emmons

Second: Strater

Substitute Motion: In considering a City Plan Commission authorized hearing to determine the proper zoning on property zoned an R-7.5(A) Single Family District, an R-7.5(A)-MD-1 Single Family District with a Modified Delta Overlay and a TH-3(A)-MD-1 Townhouse with a Modified Delta Overlay with consideration being given to a new Conservation District in an area generally bound by both sides of Goodwin to the north, Greenville to the east, both sides of Richard to the south and Laneri to the west, it was moved to hold this case under advisement until to June 1, 2006.

Maker: Miranda
Second: Wilson
Result: Carried: 13 to 1
For: 13 - Neumann, Strater, Gary, Marshall, Wilson,
Miranda, Bagley, Brandon, Avery, Buehler,
Ekblad, Emmons, Culbreath

Against: 1 - Weiss
Absent: 1 - Burnham
Vacancy: 0

Notices: Area: 200 Mailed: 651
Replies: For: 270 Against: 124

Speakers: For: Linda Mitchell, 5451 Vickery Blvd., Dallas, TX, 75206
Beth Bentley, 5551 Vickery Blvd., Dallas, TX, 75206
Shelia Huffman, 5548 Richard Ave., Dallas, TX, 75206
Katherine Seale, 2922 Swiss Ave., Dallas, TX, 75204
Mark Rieves, 5530 Goodwin Ave., Dallas, TX, 75206
Betty Garza, 5443 Richard Ave., Dallas, TX, 75206
Thomas Price, 5307 Miller Ave., Dallas, TX, 75206
Kenneth Adams, 5606 Vickery Blvd., Dallas, TX, 75206
Michael Northrup, 5703 Goliad Ave., Dallas, TX, 75206
Jerelyn Arbuckle, 4800 Victor St., Dallas, TX, 75246
Rick Bentley, 5551 Vickery Blvd., Dallas, TX, 75206
Jennifer Briley, Address not given
Against: Jason Dennis, 5429 Richard Ave., Dallas, TX, 75206
Alice Rodriguez, 5331 Goodwin Ave., Dallas, TX, 75206
Eric Lardner, 5314 Vickery Blvd., Dallas, TX, 75206
Darrell Fant, 5448 Richard Ave., Dallas, TX, 75206

Land Use Study

Motion: In considering the adoption of the District 10 Strategic Plan to be used as a guide in the implementation of future development in an area generally defined as Northeast Dallas bounded by the Dallas City Limits to the north and east, Northwest Highway to the south, and U.S. Highway 75 and the White Rock Greenbelt to the west, it was moved to **hold** this case under advisement until May 18, 2006.

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

Against: 0
Absent: 2 - Marshall**, Burnham
Vacancy: 0
*out of the room, shown voting in favor
**Commissioner Marshall left, before vote taken

Speakers: None

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 implementation plan and monitoring system, it was moved to **hold** this case under advisement until May 11, 2006.

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

Against: 0
Absent: 2 - Marshall, Burnham
Vacancy: 0

Speakers: Neal Sleeper, 3232 McKinney Ave., Dallas, TX, 75204
Michael Jung, 7143 Fisher Rd., Dallas, TX, 75214
Art Rogers, 4523 Holland Ave., Dallas, TX, 75219
David McAtee, 3844 Turtle Creek Dr., Dallas, TX, 75219
Cay Kolb, 4402 Rawlins St., Dallas, TX, 75219
Mike Northrup, 5703 Goliad Ave., Dallas, TX, 75206
Thelma Norman, 2628 Blackstone Dr., Dallas, TX, 75237
Joanna Hampton, 4924 Tremont St., Dallas, TX, 75214
Virginia McAlester, 5703 Swiss Ave., Dallas, TX, 75214
Pamela Ventouras, 1700 Routh St., Dallas, TX, 75201
Larry Sykes, 3617 Cragmont, Dallas, TX, 75205
Gay Hopkins, 6030 Monticello Ave., Dallas, TX, 75206
Dan Eddy, 8915 S. Hampton Rd., Dallas, TX, 75232
Rene Schmidt, 715 Parkmont, Dallas, TX, 75214
Jerelyn Arbuckle, 4800 Victor St., Dallas, TX, 75246
Liz Wally, 5528 Victor St., Dallas, TX, 75214
Keller Webster, 6931 Colfax, Dallas, TX, 75231

Landmark Commission Appeal

Swiss Avenue Historic District (CA056-044(MF))

Planner: Margaret Fiskell

Motion I: In considering an appeal of the decision of the Landmark Commission to deny a Certificate of Appropriateness (CA056-044(MF)) in the Peak/Suburban District at 4715 Swiss Avenue, it was moved to **grant** a certificate of appropriateness.

Maker: Strater
Second: Neumann
Result: Failed: 4 to 9
For: 4 - Neumann, Strater, Brandon, Culbreath

Against: 9 - Gary, Wilson, Miranda, Bagley, Weiss, Avery,
Buehler, Ekblad, Emmons
Absent: 2 - Marshall, Burnham
Vacancy: 0

Substitute Motion: In considering an appeal of the decision of the Landmark Commission to deny a Certificate of Appropriateness (CA056-044(MF)) in the Peak/Suburban District at 4715 Swiss Avenue, it was moved to **remand** this case back to the Landmark Commission.

Maker: Buehler
Second: None

Failed due to lack of a second

Motion II: In considering an appeal of the decision of the Landmark Commission to deny a Certificate of Appropriateness (CA056-044(MF)) in the Peak/Suburban District at 4715 Swiss Avenue, it was moved to **sustain** the decision of the Landmark Commission.

Maker: Avery
Second: Weiss
Result: Carried: 9 to 4
For: 9 - Gary, Wilson, Miranda, Bagley, Weiss, Avery,
Buehler, Ekblad, Emmons

Against: 4 - Neumann, Strater, Brandon, Culbreath
Absent: 2 - Marshall, Burnham
Vacancy: 0

Speakers: Applicant: Michael Brent Duncan, 4715 Swiss Ave., Dallas, TX, 75204
City: Casey Burgess, Assistant City Attorney

Other Matters

Minutes

Motion: It was moved to **approve** the minutes of the April 20, 2006, meeting, subject to corrections.

Maker: Emmons

Second: Avery

Result: Carried: 13 to 0

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

Against: 0

Absent: 2 - Marshall, Burnham

Vacancy: 0

Adjournment

Motion: It was moved to **adjourn** the hearing at 9:23 p.m.

Maker: Buehler

Second: Emmons

Result: Carried: 13 to 0

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

Against: 0

Absent: 2 - Miranda, Marshall

Vacancy: 0

Betty Culbreath, Chair