

CITY PLAN COMMISSION MINUTES

The City Plan Commission held a regular Zoning Hearing on May 19, 2005, with the briefing starting at 10:59 a.m. in Room 5ES and the public hearing at 1:45 p.m. in the City Council Chambers of City Hall. Presiding were Bruce Wilke, Chair and Carol Brandon, Vice Chair. The following Commissioners were present during the hearing: Jeff Strater, Clarence Gary, Angela Marshall, D'Angelo Lee, Melvin Traylor, Bulldog Cunningham, Ilene Perkett, Carol Scott, Neil Emmons and Ralph Isenberg. The following Commissioner was absent from this hearing as defined in the City Plan Commission rules: Olegario Estrada and Bill Avery. 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: 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) **S045-143R1**

Motion: It was moved to **approve** an application to create 5 lots from a 2.297 acre tract of land in City Block 5829 on S. Buckner Boulevard south of Carr Street, subject to compliance with the conditions listed in the docket.

Maker: Cunningham

Second: Marshall

Result: Carried: 12 to 0

For: 12 - Strater*, Gary, Marshall, Lee, Traylor, Brandon, Cunningham, Wilke, Perkett, Scott, Emmons, Isenberg

Against: 0

Absent: 3 - Vera, Estrada, Avery

Vacancy: 0

*out of the room, shown voting in favor

Speakers: None

(2) **S045-191R**

Motion: It was moved to **approve** an application to create one, 0.750 acre lot and one 0.620 acre lot from a 1.369 acre tract of land in City Block A/5464 and Lot 9 in City Block B/5464 fronting on W. Northwest Highway, west of Hillcrest Road, subject to compliance with the conditions listed in the docket.

Maker: Cunningham

Second: Marshall

Result: Carried: 12 to 0

For: 12 - Strater*, Gary, Marshall, Lee, Traylor, Brandon, Cunningham, Wilke, Perkett, Scott, Emmons, Isenberg

Against: 0

Absent: 3 - Vera, Estrada, Avery

Vacancy: 0

*out of the room, shown voting in favor

Speakers: None

(3) **S045-203**

Motion: It was moved to **approve** an application to create an 84 lot residential subdivision on a 30.4567 acre tract of land in City Blocks 8033, 8034, 8035 and part of Lots 58 and 59 in City Block 8035 west of Duncanville Road, between W. Ledbetter Drive and Ranchoero Road, subject to compliance with the conditions listed in the docket.

Maker: Cunningham

Second: Marshall

Result: Carried: 12 to 0

For: 12 - Strater*, Gary, Marshall, Lee, Traylor, Brandon, Cunningham, Wilke, Perkett, Scott, Emmons, Isenberg

Against: 0

Absent: 3 - Vera, Estrada, Avery

Vacancy: 0

*out of the room, shown voting in favor

Speakers: None

(4) **S045-205**

Motion: It was moved to **approve** an application to create a seven lot residential subdivision from a 1.7769 acre tract of land in City Block 7184 on 5403, 5423 and 5505 Fannie Street west of Chalk Hill Road, subject to compliance with the conditions listed in the docket.

Maker: Cunningham

Second: Marshall

Result: Carried: 12 to 0

For: 12 - Strater*, Gary, Marshall, Lee, Traylor, Brandon, Cunningham, Wilke, Perkett, Scott, Emmons, Isenberg

Against: 0

Absent: 3 - Vera, Estrada, Avery

Vacancy: 0

*out of the room, shown voting in favor

Speakers: None

(5) **S045-206**

Motion: It was moved to **approve** an application to create one, 2.006 acre lot from a tract of land in City Block 6216 on Scyene Road, between Minoco Drive and Delafield Lane, subject to compliance with the conditions listed in the docket.

Maker: Cunningham

Second: Marshall

Result: Carried: 12 to 0

For: 12 - Strater*, Gary, Marshall, Lee, Traylor, Brandon, Cunningham, Wilke, Perkett, Scott, Emmons, Isenberg

Against: 0

Absent: 3 - Vera, Estrada, Avery

Vacancy: 0

*out of the room, shown voting in favor

Speakers: None

(6) **S045-207**

Motion: It was moved to **approve** an application to create a 14 lot residential subdivision on a 3.417 acre tract of land in City Block 7388 on La Prada Drive, south of Lockhart Street, subject to compliance with the conditions listed in the docket.

Maker: Cunningham

Second: Marshall

Result: Carried: 12 to 0

For: 12 - Strater*, Gary, Marshall, Lee, Traylor, Brandon, Cunningham, Wilke, Perkett, Scott, Emmons, Isenberg

Against: 0

Absent: 3 - Vera, Estrada, Avery

Vacancy: 0

*out of the room, shown voting in favor

Speakers: None

(7) **S045-208**

Motion: It was moved to **approve** an application to replat Lots 6 and 7 in City Block 4/1566 to create one 0.3673 acre lot on Holland Avenue, southeast of Throckmorton Street, subject to compliance with the conditions listed in the docket.

Maker: Cunningham

Second: Marshall

Result: Carried: 12 to 0

For: 12 - Strater*, Gary, Marshall, Lee, Traylor, Brandon, Cunningham, Wilke, Perkett, Scott, Emmons, Isenberg

Against: 0

Absent: 3 - Vera, Estrada, Avery

Vacancy: 0

*out of the room, shown voting in favor

Speakers: None

(8) **S045-209**

Motion: It was moved to **approve** an application to create one 6.9758 acre lot from City Block M/8151 on Forest Springs Drive, and to abandon Forest Springs Drive and create a mutual access easement/private street on Forest Springs Drive, southeast of Abrams Road, subject to compliance with the conditions listed in the docket.

Maker: Cunningham

Second: Marshall

Result: Carried: 12 to 0

For: 12 - Strater*, Gary, Marshall, Lee, Traylor, Brandon, Cunningham, Wilke, Perkett, Scott, Emmons, Isenberg

Against: 0

Absent: 3 - Vera, Estrada, Avery

Vacancy: 0

*out of the room, shown voting in favor

Speakers: None

Consent Agenda – Minor Amending Plats

(9) **S045-204**

Motion: It was moved to **approve** an application to relocate the lot line between lots 11 and 12 in City Block 5/2099 on Richmond Avenue west of Alderson Street, subject to compliance with the conditions listed in the docket.

Maker: Cunningham

Second: Marshall

Result: Carried: 12 to 0

For: 12 - Strater*, Gary, Marshall, Lee, Traylor, Brandon, Cunningham, Wilke, Perkett, Scott, Emmons, Isenberg

Against: 0

Absent: 3 - Vera, Estrada, Avery

Vacancy: 0

*out of the room, shown voting in favor

Speakers: None

(10) **S045-085**

Motion: It was moved to **approve** an application to add an 8 foot sidewalk easement to lots 1B, 1C, 1D, 1E and 1F in City Block H/573 on Thomas Avenue northeast of Clay Alley, subject to compliance with the conditions listed in the docket.

Maker: Cunningham

Second: Marshall

Result: Carried: 12 to 0

For: 12 - Strater*, Gary, Marshall, Lee, Traylor, Brandon, Cunningham, Wilke, Perkett, Scott, Emmons, Isenberg

Against: 0

Absent: 3 - Vera, Estrada, Avery

Vacancy: 0

*out of the room, shown voting in favor

Speakers: None

Individual Item

(11) **S045-202**

Motion: It was moved to **approve** an application to create three lots subdivision from a 2.396 acre tract of land in City Block 6349 on Odom Drive west of Odeneal Drive, subject to compliance with staff's recommended conditions.

Maker: Lee

Second: Brandon

Result: Carried: 12 to 0

For: 12 - Strater, Gary, Marshall, Lee, Traylor, Brandon, Cunningham, Wilke, Perkett, Scott, Emmons, Isenberg

Against: 0

Absent: 3 - Vera, Estrada, Avery

Vacancy: 0

Speakers: For: Vernon Smith Jr., 3210 Main St., Dallas, TX, 75226

Miscellaneous Docket

M045-030

Planner: Richard Brown

Motion: It was moved to **approve** a minor amendment to the landscape plan and development plan for Planned Development District No. 344 for a Commercial Amusement Use (Indoor and Outdoor), on the northeast line of Park Lane, northwest of Abrams Road.

Maker: Cunningham

Second: Marshall

Result: Carried: 12 to 0

For: 12 - Strater, Gary, Marshall, Lee, Traylor, Brandon, Cunningham, Wilke, Perkett, Scott, Emmons, Isenberg

Against: 0

Absent: 3 - Vera, Estrada, Avery

Vacancy: 0

Speakers: None

Z034-316(MM)

Planner: Maureen Meredith

Motion: It was moved to **approve** a revised development plan and conditions for a six-story building height maximum submitted in conjunction with an application to amend Planned Development District No. 311 for a Nursing Home, Retirement Housing, Office, Medical Clinic and Convalescent and Nursing Home, Hospice Care and Related Institutions, south of Northwest Highway, west of West Lawther Road, north of Mockingbird Lane, and east of Brentcove Circle.

Maker: Cunningham

Second: Marshall

Result: Carried: 12 to 0

For: 12 - Strater, Gary, Marshall, Lee, Traylor, Brandon, Cunningham, Wilke, Perkett, Scott, Emmons, Isenberg

Against: 0

Absent: 3 - Vera, Estrada, Avery

Vacancy: 0

Speakers: None

Zoning Cases – Consent

1. **Z045-195 (RB)**

Planner: Richard Brown

Motion: In considering an application for an MF-1(A) Multifamily District on property zoned a CR Community Retail District and a TH-2(A) Townhouse District, on the east line of Cockrell Hill Road, north of Kiest Boulevard, it was moved to **hold** this case under advisement indefinitely to allow the applicant to revise the application for a Planned Development District.

Maker: Gary
Second: Brandon
Result: Carried: 12 to 0
For: 12 - Strater, Gary, Marshall, Lee*, Traylor, Brandon, Cunningham, Wilke, Perkett, Scott, Emmons, Isenberg
Against: 0
Absent: 3 - Vera, Estrada, Avery
Vacancy: 0

*out of the room, shown voting in favor

Notices: Area: 500 Mailed: 25
Replies: For: 1 Against: 2

Speakers: For: None
Against: Shibu Kuriakose, 2950 S. Cockrell Hill Rd., Dallas, TX, 75236

2. **Z045-212 (MM)**

Planner: Maureen Meredith

Motion: It was moved to recommend **approval** of a Specific Use Permit for a General Merchandise, subject to a site plan and conditions or Food Store greater than 100,000 sq. feet for a permanent time period on property zoned a CR Community Retail District on the southeast of the intersection of Northwest Highway and Skillman Street, west of Abrams Road and north of Fisher Road.

Maker: Emmons
Second: Perkett
Result: Carried: 12 to 0
For: 12 - Strater, Gary, Marshall, Lee*, Traylor, Brandon, Cunningham, Wilke, Perkett, Scott, Emmons, Isenberg
Against: 0
Absent: 3 - Vera, Estrada, Avery
Vacancy: 0

*out of the room, shown voting in favor

Notices: Area: 500 Mailed: 58
Replies: For: 8 Against: 0
Speakers: None

(Commissioner Vera arrived at the meeting)

3. Z045-215 (WE)

Planner: Warren Ellis

Motion: It was moved to recommend **approval** of a Specific Use Permit for a Community Service Center for a five-year period with eligibility for automatic renewals for additional five-year periods, subject to a revised site plan and revised conditions to return on a future miscellaneous docket on property zoned an R-7.5(A) Single Family District on the south line of Oates Drive, between Marimont Lane and Michael Lane.

Maker: Traylor

Second: Emmons

Result: Carried: 11 to 2

For: 11 - Vera, Strater, Gary, Marshall, Lee, Traylor,
Brandon, Cunningham, Wilke, Perkett,
Emmons

Against: 2 - Scott, Isenberg

Absent: 2 - Estrada, Avery

Vacancy: 0

Notices: Area: 200 Mailed: 22
Replies: For: 1 Against: 3

Speakers: For: Robert Baldwin, 401 Exposition Ave., Dallas, TX, 75226
Jenny Williams, 4761 Preston Trail, Mesquite, TX, 75150
Against: Kelly Whitney, 9624 Michael Ln., Dallas, TX, 75228
Gilbert Sims, 9707 Michael Ln., Dallas, TX, 75228
Brittany Bjoraker, 9707 Michael Ln., Dallas, TX, 75228

4. Z045-219 (RB)

Planner: Richard Brown

Motion: It was moved to recommend **approval** of a Specific Use Permit for a tower/antenna for cellular communication for a monopole cellular tower for a ten-year period, with eligibility for automatic renewal for additional ten-year periods, subject to a site plan and conditions on property zoned an R-7.5(A) Single Family District on the west corner of Easton Road and Northcliff Drive.

Maker: Cunningham
Second: Isenberg
Result: Carried: 13 to 0
For: 13 - Vera, Strater, Gary, Marshall, Lee, Traylor,
Brandon, Cunningham, Wilke, Perkett, Scott,
Emmons, Isenberg

Against: 0
Absent: 2 - Estrada, Avery
Vacancy: 0

Notices: Area: 200 Mailed: 3
Replies: For: 1 Against: 1

Speakers: None

Zoning Cases – Under Advisement

5. **Z045-171 (DW)**

Planner: David Whitley

Motion: In considering an application for an IM Industrial Manufacturing District on property zoned an IR Industrial Research District, east of Goodnight Lane, north of Lombardy Lane it was moved to **hold** this case under advisement until June 2, 2005.

Maker: Brandon
Second: Marshall
Result: Carried: 13 to 0
For: 13 - Vera, Strater, Gary, Marshall, Lee, Traylor,
Brandon, Cunningham, Wilke, Perkett, Scott,
Emmons, Isenberg*

Against: 0
Absent: 2 - Estrada, Avery
Vacancy: 0

*out of the room, shown voting in favor

Notices: Area: 200 Mailed: 6
Replies: For: 1 Against: 1

Speakers: None

6. Z045-197 (WE)

Planner: Warren Ellis

Motion: In considering an application to create a new Subdistrict for retail uses within Subdistrict C, the Lake Cliff Residential Area, of Planned Development District No. 468, the Jefferson Special Purpose District, on the northwest corner of Ewing Avenue and Eighth Street it was moved to **hold** this case under advisement until June 9, 2005.

Maker: Vera
Second: Perkett
Result: Carried: 13 to 0
For: 13 - Vera, Strater, Gary, Marshall, Lee, Traylor, Brandon, Cunningham*, Wilke, Perkett, Scott, Emmons, Isenberg*

Against: 0
Absent: 2 - Estrada, Avery
Vacancy: 0

*out of the room, shown voting in favor

Notices: Area: 500 Mailed: 46
Replies: For: 1 Against: 2

Speakers: None

7. Z045-202 (WE)

Planner: Warren Ellis

Motion: In considering an application for an NC Neighborhood Commercial Subdistrict on property zoned an R-5(A) Single Family Subdistrict, within Planned Development District No. 595, the South Dallas/Fair Park Special Purpose District, on the southwest corner of Lagow Street and Metropolitan Avenue it was moved to **hold** this case under advisement until June 2, 2005.

Maker: Traylor
Second: Marshall
Result: Carried: 13 to 0
For: 13 - Vera, Strater*, Gary, Marshall, Lee, Traylor, Brandon, Cunningham, Wilke, Perkett*, Scott, Emmons, Isenberg

Against: 0
Absent: 2 - Estrada, Avery
Vacancy: 0

*out of the room, shown voting in favor

Notices: Area: 200 Mailed: 28
Replies: For: 1 Against: 1

Speakers: None

A. Z045-198 (RB)

Planner: Richard Brown

Motion: It was moved to recommend **approval** of a TH-3(A) Townhouse District on property zoned an R-7.5(A) Single Family District, on the north line of Ferguson Road, east of Lakeland Drive and the east line of Lakeland Drive, north of Ferguson Road, subject to revised deed restrictions volunteered by the applicant, limiting the maximum dwelling units to 64 with the intent that the following items be put in the form of deed restriction before council hearing date: 1) No vehicular access on Lakeland Road, 2) Provide assurance that the project will not be apartments, 3) Dedicate land along Ash Creek opposite of Springhill in a conservation easement, 4) Provide additional evergreen screening along Ash Creek, 5) Provide open area accessible useable for townhome owners with amenities such as picnic tables, gazebos etc., 6) Provide fences and screening along Ferguson Road, 7) Provide landscaping along Ferguson Road including grass and bushes visible from Ferguson Road, 8) Concrete sidewalks along Ferguson Road and Lakeland Drive, 9) Provide every unit with two car garage, 10) Impose 25 foot building setback from Ferguson Road, 11) Provide minimum 30 feet between fronts and backs of townhomes facing each other, 12) Plant clear and plant grass bushes along Lakeland Drive, 13) Provide street or other light on Lakeland Drive, 14) Provide park benches or similar amenities along Lakeland Drive, 15) Plant 100 6 foot crape myrtles along Ferguson Road and Lakeland Drive, 16) Remove or replace the metal barrier along Lakeland Drive, 17) Construction must be 75 percent brick, stone, masonry including stucco, 18) Clearly define the perimeter of the conservation easement, 19) Plant groups of evergreens to break building lines and screen spars areas between development and Springhill Drive, 20) Provide a wall and a fence along Ferguson Road to the creek with gates, 21) Limit the number attached unit in one block to six, 22) Height of units on end rows perpendicular to the creek will be limited to two-stories (30 feet).

Maker: Cunningham

Second: Marshall

Result: Carried: 13 to 0

For: 13 - Vera*, Strater, Gary, Marshall, Lee, Traylor, Brandon, Cunningham, Wilke, Perkett, Scott, Emmons, Isenberg

Against: 0

Absent: 2 - Estrada, Avery

Vacancy: 0

*out of the room, shown voting in favor

Notices: Area: 400 Mailed: 110
Replies: For: 10 Against: 38

Speakers: For: Charles McGee, 3350 Blackburn, Dallas, TX, 75204
Kym Hughes, 2244 Springhill Dr., Dallas, TX, 75228
Kelly Allen, 2244 Springhill Dr., Dallas, TX, 75228
Dolores Wolfe, 2125 Ash Grove Way, Dallas, TX, 75228
Bobbi Bilnoski, 5322 Monticello Ave., Dallas, TX, 75206
William Coleman, 2001 N. Buckner Blvd., Dallas, TX, 75228
Against: William Martin, 2323 Springhill Dr., Dallas, TX, 75228
Bob Thornton, 2310 Springhill Dr., Dallas, TX, 75228
Michelle Azzaro, 2268 Springhill Dr., Dallas, TX, 75228

Zoning Cases – Individual

8. **Z045-200 (WE)**

Planner: Warren Ellis

Motion: In considering a City Plan Commission authorized hearing to determine proper zoning on property zoned an NC Neighborhood Commercial Subdistrict, a CCE Community Commercial Enhanced Subdistrict, and an R-5(A) Single Family Subdistrict, within Planned Development District No. 595, the South Dallas/Fair Park Special Purpose District, located on both sides of Bexar Street, between Brigham Lane and C.F. Hawn Freeway it was moved to **hold** this case under advisement until June 2, 2005.

Maker: Traylor

Second: Brandon

Result: Carried: 13 to 0

For: 13 - Vera, Strater, Gary, Marshall, Lee, Traylor,
Brandon, Cunningham, Wilke, Perkett, Scott,
Emmons, Isenberg

Against: 0

Absent: 2 - Estrada, Avery

Vacancy: 0

Notices: Area: 200 Mailed: 145
Replies: For: 7 Against: 0

Speakers: None

9. Z045-201 (DW)

Planner: David Whitley

Motion: It was moved to recommend **denial** for the renewal of Specific Use Permit No. 1546 for a Commercial Amusement (inside) use for a Dance Hall on property zoned an LC Light Commercial Subdistrict within Planned Development District No. 193, the Oak Lawn Special Purpose District on the southeast side of McKinney Avenue, southwest of Clyde Lane.

Maker: Emmons

Second: Marshall

Result: Carried: 12 to 0

For: 12 - Vera, Strater, Gary, Marshall, Lee, Traylor,
Brandon*, Cunningham, Wilke, Scott,
Emmons, Isenberg

Against: 0

Absent: 2 - Estrada, Avery, Perket**

Vacancy: 0

*out of the room, shown voting in favor

**Commissioner Perket left, before vote taken

Notices: Area: 200 Mailed: 11

Replies: For: 2 Against: 4

Speakers: For: Paul Rich, 3500 Oak Lawn Ave., Dallas TX, 75219
Hector Hinojosa, 2912 McKinney Ave., Dallas, TX, 75204
Against: Bob Spurgin, 3020 Oak Grove Ave., Dallas, TX, 75201
Orlando Alameda, 3700 Ross Ave., Dallas, TX, 75204
Scott Brosi, 3030 McKinney Ave., Dallas, TX, 75204
Sandra Kincaid, 3030 McKinney Ave., Dallas, TX, 75204
Andrea Tidwell, 2828 Laclede St., Dallas, TX, 75204
Rico Rossi, 3030 McKinney Ave., Dallas, TX, 75204
Mike Redmond, 3030 McKinney Ave., Dallas, TX, 75204
Michele Naizer, 3954 Rochelle Dr., Dallas, TX, 75220

10. Z045-211 (JP)

Planner: Jennifer Pitner

Motion: It was moved to recommend **approval** of a CR Community Retail District on property zoned an R-10(A) Single Family District on the northeast corner of St. Augustine and I-20, subject to revised deed restriction volunteered by the applicant allowing a drive-through restaurant use with hours of operation limited to 6:00 a.m. to 12:00 a.m.

Maker: Brandon

Second: Lee

Result: Carried: 12 to 0

For: 12 - Vera*, Strater, Gary, Marshall, Lee, Traylor,
Brandon, Cunningham, Wilke, Scott, Emmons,
Isenberg

Against: 0
Absent: 3 - Estrada, Avery, Perkett
Vacancy: 0

*out of the room, shown voting in favor

Notices: Area: 300 Mailed: 26
Replies: For: 5 Against: 0

Speakers: For: Jonathan Vinson, 901 Main St., Dallas, TX, 75202
Against: None

11. Z045-213 (RB)

Planner: Richard Brown

Motion: It was moved to recommend **approval** of a Planned Development Subdistrict for certain HC Heavy Commercial Subdistrict Uses on property zoned an HC Heavy Commercial Subdistrict within Planned Development District No. 193, the Oak Lawn Special Purpose District, on the west corner of the Maple-Routh Connection and Thomas Avenue, subject to the development plan and revised conditions volunteered by the applicant with a revision to Paragraph (c) of the parking conditions to read: "In addition to the parking required by Subsection (b) for a special multiple family use, a minimum of 31 parking spaces must be provided on the Property for uses of excess remote parking spaces for Hotel ZaZa"

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

For: 12 - Vera, Strater, Gary, Marshall, Lee, Traylor,
Brandon, Cunningham, Wilke, Scott, Emmons,
Isenberg

Against: 0
Absent: 3 - Estrada, Avery, Perkett
Vacancy: 0

Notices: Area: 500 Mailed: 28
Replies: For: 2 Against: 4

Speakers: For: Judy Smith Hearst, 2512 Thomas Ave., Dallas, TX, 75201
Paula Nemec, 2504 State St., Dallas, TX, 75201
Roger Albright, 3301 Elm St., Dallas, TX, 75201

Against: None

12. **Z045-218 (WE)**

Planner: Warren Ellis

Motion: In considering an application for a CS Commercial Service District with retention of the D Dry Liquor Control Overlay on property zoned a CR-D Community Retail District with a Dry Liquor Control Overlay, on the northwest corner of St. Augustine Road and Military Parkway it was moved to **hold** this case under advisement until June 2, 2005.

Maker: Lee
Second: Emmons
Result: Carried: 12 to 0
For: 12 - Vera, Strater, Gary, Marshall, Lee, Traylor,
Brandon, Cunningham*, Wilke, Scott,
Emmons, Isenberg

Against: 0
Absent: 3 - Estrada, Avery, Perkett
Vacancy: 0

Notices: Area: 300 Mailed: 73
Replies: For: 1 Against: 0

Speakers: None

Special Provision Sign District – Under Advisement

SPSD 045-007a

Planner: David Cossum

Motion: It was moved to recommend **approval** of staff recommended amendments to Deep Elum/Near East Side Special Provision Sign District to create a new category of sign for parking lots to standardize signage for parking areas while allowing the display of non-premise advertising and providing enhanced security lighting on adjacent sidewalks and streets, subject to staff's alternative provisions except changing item 1 to allow non-premise advertisements for businesses inside and outside of the district.

Maker: Strater
Second: Lee
Result: Carried: 6 to 5
For: 6 - Vera, Strater, Lee, Brandon, Cunningham,
Scott

Against: 5 – Gary, Marshall, Wilke, Emmons, Isenberg
Absent: 4 - Estrada, Traylor**, Avery, Perkett
Vacancy: 0

**Commissioner Traylor left, before vote taken

Notices: Area: 200 Mailed: 317
Replies: For: 20 Against: 8

Speakers: For: Barry Anino, 2619 Colby St., Dallas, TX, 75204
Orville Jernigan 3409B Main St., Dallas, TX, 75226

Landmark Commission Appeal

Munger Place Historic District

Motion: It was moved to **overturn** the decision of the Landmark Commission granting a Certificate of Appropriateness (CA045-299(JA)), in the Munger Place Historic District at 4915 Reiger Avenue for hardy-board siding and **remand** issues regarding the glass block, the French door shaped windows, and the location of the gate back to the Landmark Commission; with a suggestion that the issue of the building permits be set aside and the application be considered strictly on the merits of non-contributing structures.

Maker: Emmons
Second: Isenberg
Result: Carried: 8 to 2
For: 8 - Strater, Lee, Brandon, Cunningham, Wilke,
Scott, Emmons, Isenberg

Against: 2 - Vera, Gary
Absent: 5 - Marshall**, Estrada, Traylor, Avery, Perkett
Vacancy: 0

**Commissioner Marshall left, before vote taken

Speakers: City: Casey Burgess, Assistant City Attorney
Appellant: Jeff Grover, 4121 Travis St., Dallas, TX, 75204
Doug Shanahan, 2012 Coventry Pl., Keller, TX, 76248

Other Matters

Minutes

Motion: It was moved to **approve** the minutes of the May 12, 2005 meeting, subject to corrections.

Maker: Cunningham
Second: Brandon
Result: Carried: 10 to 0

For: 10 - Vera, Strater, Gary, Lee, Brandon,
Cunningham, Wilke, Scott, Emmons, Isenberg

Against: 0

Absent: 5 – Marshall, Estrada, Traylor, Avery, Perkett

Vacancy: 0

Adjournment

Motion: It was moved to adjourn the hearing at 8:36 p.m.

Maker:

Second:

Result: Carried: 8 to 0

For: 8 - Vera, Strater, Gary, Cunningham, Wilke, Scott,
Emmons, Isenberg

Against: 0

Absent: 7 - Marshall, Lee**, Estrada, Traylor, Brandon**,
Avery, Perkett

Vacancy: 0

**Commissioner Lee left, before vote taken

**Commissioner Brandon left, before vote taken

Bruce Wilke, Chair