

PLAN COMMISSION MINUTES

The City Plan Commission held a regular Zoning Hearing on June 1, 2006, with the briefing at 11:22 a.m. in Room 5ES and the public hearing at 1:44 p.m. in the City Council Chambers of City Hall. Presiding were Betty Culbreath, Chair and Carol Brandon Acting, 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, 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: 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) **S056-243**

Motion: It was moved to **approve** an application to replat a 4.224 acre tract of land containing all of Lot 1 and a tract of land in City Block A/4021 into one 2.854 acre lot, and one 1.370 acre lot on 712 Ft. Worth Avenue, subject to compliance with the conditions listed in the docket

Maker: Emmons

Second: Weiss

Result: Carried: 14 to 0

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

Against: 0
Absent: 1 - Avery
Vacancy: 0

*out of the room, shown voting in favor

Speakers: None

(2) **S056-244**

Motion: It was moved to **approve** an application to replat a 2.426 acre tract containing all of Lot 3B in City Block 7290 into one, 1.056 acre lot, one, 0.173 acre lot, and one 1.197 acre lot on Manderville Lane at N. Central Expressway, northeast corner, subject to compliance with the conditions listed in the docket

Maker: Emmons

Second: Weiss

Result: Carried: 14 to 0

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

Against: 0
Absent: 1 - Avery
Vacancy: 0

*out of the room, shown voting in favor

Speakers: None

(3) **S056-245**

Motion: It was moved to **approve** an application to create one 5.7244 acre lot and one 5.8030 acre lot from an 11.5274 acre tract of land in City Block 6055 on I-35E, northwest of Wycliff Avenue, subject to compliance with the conditions listed in the docket

Maker: Emmons

Second: Weiss

Result: Carried: 14 to 0

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

Against: 0
Absent: 1 - Avery
Vacancy: 0

*out of the room, shown voting in favor

Speakers: None

(4) **S056-248**

Motion: It was moved to **approve** an application to create a 1.111 acre lot in City Block 8752 on Kelly Boulevard at Old Mill Road, northeast corner, subject to compliance with the conditions listed in the docket

Maker: Emmons

Second: Weiss

Result: Carried: 14 to 0

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

Against: 0

Absent: 1 - Avery

Vacancy: 0

*out of the room, shown voting in favor

Speakers: None

(5) **S056-249**

Motion: It was moved to **approve** an application to create one 18.115 acre lot in City Block 7729 on Valley View Lane at IH 635 Service Road, northwest corner, subject to compliance with the conditions listed in the docket

Maker: Emmons

Second: Weiss

Result: Carried: 14 to 0

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

Against: 0

Absent: 1 - Avery

Vacancy: 0

*out of the room, shown voting in favor

Speakers: None

(6) **S056-250**

Motion: It was moved to **approve** an application to create a 2.840 acre lot in City Block 722 on Live Oak Street between St. Joseph Street and Apple Street, if extended, subject to compliance with the conditions listed in the docket

Maker: Emmons

Second: Weiss

Result: Carried: 14 to 0

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

Against: 0

Absent: 1 - Avery

Vacancy: 0

*out of the room, shown voting in favor

Speakers: None

(7) **S056-251**

Motion: It was moved to **approve** an application to replat a 30.267 acre tract being Lot 7A into six lots that are a one 21.095 acre lot, one 3.713 acre lot, one 1.124 acre lot, one 1.409 acre lot, one 1.886 acre lot, and one 1.040 acre lot on Belt Line Road between Prestonwood Boulevard and Montfort Drive, subject to compliance with the conditions listed in the docket

Maker: Emmons

Second: Weiss

Result: Carried: 14 to 0

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

Against: 0

Absent: 1 - Avery

Vacancy: 0

*out of the room, shown voting in favor

Speakers: None

(8) **S056-253**

Motion: It was moved to **approve** an application to create two, 2.6318 acre lots from a 5.2636 acre tract of land in City Block 7702 on 4225 Irving Boulevard and 4437 Leston Avenue, west of Norwood Avenue, subject to compliance with the conditions listed in the docket

Maker: Emmons

Second: Weiss

Result: Carried: 14 to 0

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

Against: 0

Absent: 1 - Avery

Vacancy: 0

*out of the room, shown voting in favor

Speakers: None

(9) **S056-257**

Motion: It was moved to **approve** an application to replat all of City Block G/489 and an abandoned alley into one 2.675 acre lot on Malcolm X Boulevard, Indiana Street, and North Walton Street, subject to compliance with the conditions listed in the docket

Maker: Emmons

Second: Weiss

Result: Carried: 14 to 0

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

Against: 0

Absent: 1 - Avery

Vacancy: 0

*out of the room, shown voting in favor

Speakers: None

(10) **S056-259**

Motion: It was moved to **approve** an application to replat all of Lots 9, 10, and 11 in City Block 3/1584 into one 0.494 acre lot on Oak Lawn Avenue at Wycliff Avenue, southwest corner, subject to compliance with the conditions listed in the docket

Maker: Emmons

Second: Weiss

Result: Carried: 14 to 0

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

Against: 0

Absent: 1 - Avery

Vacancy: 0

*out of the room, shown voting in favor

Speakers: None

(11) **S056-260**

Motion: It was moved to **approve** an application to create one 5.086 acre lot in City Blocks 1226 and 1273 on Stemmons Freeway (I-35E) between Inspiration Drive and Hi-Line Drive, subject to compliance with the conditions listed in the docket

Maker: Emmons

Second: Weiss

Result: Carried: 14 to 0

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

Against: 0

Absent: 1 - Avery

Vacancy: 0

*out of the room, shown voting in favor

Speakers: None

(12) **S056-261**

Motion: It was moved to **approve** an application to replat part of Lot 6 in City Block 7618 into one 1.687 acre lot on 8702 S. Lancaster Road, north of Cedardale Road, subject to compliance with the conditions listed in the docket

Maker: Emmons

Second: Weiss

Result: Carried: 14 to 0

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

Against: 0

Absent: 1 - Avery

Vacancy: 0

*out of the room, shown voting in favor

Speakers: None

(13) **S056-262**

Motion: It was moved to **approve** an application to create a 591 lot single family subdivision from a 210.004 acre tract of land in the City of Dallas ETJ in Kaufman County northeast of the City of Forney between Highway 80 and East King Road, subject to compliance with the conditions listed in the docket with conditions to reflect 14 conditions rather than the 29 conditions originally listed in the docket.

Maker: Brandon

Second: Wilson

Result: Carried: 14 to 0

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

Against: 0

Absent: 1 - Avery

Vacancy: 0

Speakers: None

(14) **S056-263**

Motion: It was moved to **approve** an application to create one 1.252 acre lot in City Block 420 on 913 Bellview Street, northeast of S. Lamar Street, subject to compliance with the conditions listed in the docket

Maker: Emmons

Second: Weiss

Result: Carried: 14 to 0

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

Against: 0

Absent: 1 - Avery

Vacancy: 0

*out of the room, shown voting in favor

Speakers: None

Individual items – Residential Replats

(15) **S056-246**

Motion: It was moved to **approve** an application to replat a 0.9323 acre tract of land containing all of Lot 1 in City Block 5517 to increase the existing 30 foot platted building line to 40 feet along Meaders Lane, and to reduce the existing platted 80 foot building line to 15 feet along Inwood Road, on 5110 Meaders Lane at Inwood Road, southeast corner, subject to compliance with the conditions listed in the docket

Maker: Gary

Second: Brandon

Result: Carried: 14 to 0

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

Against: 0

Absent: 1 - Avery

Vacancy: 0

Speakers: For: Stephen Akin, 5110 Meaders, Dallas, TX, 75229
Against: None

(16) **S056-247**

Motion: It was moved to **approve** an application to replat part of Lots 1 and 2 in City Block 19/8335 into one 10,155.14 square foot lot on 1032 N. Bond Avenue, north of Hale Street, subject to compliance with the conditions listed in the docket

Maker: Weiss

Second: Buehler

Result: Carried: 14 to 0

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

Against: 0

Absent: 1 - Avery

Vacancy: 0

Speakers: None

(17) **S056-252**

Motion: It was moved to **approve** an application to replat Lot 1 being a 0.4756 acre tract of land in City Block 23/5809 into one 9,126.25 square foot lot and one 11,594.05 square foot lot on 5802 Overlook Drive at James Street, subject to compliance with the conditions listed in the docket

Maker: Ekblad

Second: Weiss

Result: Carried: 14 to 0

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

Against: 0

Absent: 1 - Avery

Vacancy: 0

Speakers: For: None

Against: Casie Pierce, 6047 Parkdale, Dallas, TX, 75227

(18) **S056-254**

Motion: It was moved to **approve** an application to replat a 0.5107 acre tract of land containing all of Lot 7 in City Block 2/5564 by reducing the 50 foot platted building line to a 34 foot building line along the north line of Glenleigh Drive at 9303 Rockbrook Drive, subject to compliance with the conditions listed in the docket with the following added condition: "For all structures the building line is 50 feet, except for that portion of the existing structure as shown on this plat that existed as of June 1, 2006 in front of the 50 foot building line ("the existing structure"). For the existing structure, the building line follows the footprint of the existing structure. A person may renovate, remodel, repair, or rebuild the existing structure, except that the right to rebuild the existing structure ceases if the existing structure is destroyed by the intentional act of the owner."

Maker: Miranda

Second: Weiss

Result: Carried: 14 to 0

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

Against: 0

Absent: 1 - Avery

Vacancy: 0

Speakers: For: Robert Reeves, 900 Jackson St., Dallas, TX, 75202
Karen Dempster, 9303 Rockbrook Dr., Dallas, TX, 75220
David Anderson, 4627 Miron Dr., Dallas, TX, 75220
Against: Ida Jane Bailey, 4406 Manning Ln., Dallas, TX, 75220
Margaret Watkins, 4526 Glenleigh Dr., Dallas, TX, 75220
Gene Leslie, 4416 Manning Ln., Dallas, TX, 75220
Paul DeCleva, Jr., 9234 Rockbrook Dr., Dallas, TX, 75220

(19) **S056-255**

Motion: It was moved to **approve** an application to replat a 1.7527 acre tract of land containing the remainder of Lot 18 and all of Lot 19A in City Block E/6855 into one lot on 5044 Veterans Drive at 56th Street, east corner, subject to compliance with the conditions listed in the docket

Maker: Gary

Second: Emmons

Result: Carried: 14 to 0

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

Against: 0
Absent: 1 - Avery
Vacancy: 0

Speakers: None

(20) **S056-256**

Motion: It was moved to **approve** an application for a minor amending plat to relocate the existing floodway easement line on a 0.8613 acre parcel being Lot 9 in City Block A/7463 on 12464 Breckenridge Drive south of Helsem Way, subject to compliance with the conditions listed in the docket.

Maker: Buehler
Second: Miranda
Result: Carried: 9 to 5
For: 9 - Gary, Marshall, Wilson, Miranda, Brandon,
Weiss, Buehler, Ekblad, Culbreath

Against: 5 - Neumann, Strater, Bagley, Emmons, Burnham
Absent: 1 - Avery
Vacancy: 0

Speakers: For: Larry Gibbons, 7112 Helsem Bend, Dallas, TX, 75230
Doug Vanesko, 6807 Meadow Rd., Dallas, TX, 75230
Against: Carolyn Willard, 7132 Helsem Bend, Dallas, TX, 75230
Maria De La Fuente, 12454 Breckenridge Dr., Dallas, TX, 75230
Dr. William Dammert, 7128 Helsem Bend, Dallas, TX, 75230

(21) **S056-258**

Motion: It was moved to **approve** an application to replat Lot 10 in City Block 2/2954 to reduce the existing building line along the south line of Saratoga Circle from a minimum of 20 feet to a minimum of 9.5 feet on 6132 Saratoga Circle, subject to compliance with the conditions listed in the docket

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

Against: 0
Absent: 1 - Avery
Vacancy: 0

Speakers: None

Miscellaneous Docket

D056-010

Planner: Frank Dominguez

Motion: It was moved to **approve** a development plan for Planned Development District No. 521, on the southwest side of Eagle Ford Drive, south of IH 20.

Maker: Buehler

Second: Weiss

Result: Carried: 14 to 0

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

Against: 0

Absent: 1 - Avery

Vacancy: 0

Speakers: For: None

Against: Marci Byler, 5858 Cliff Ridge Dr., Dallas, TX 75249

D056-011

Planner: Frank Dominguez

Motion: It was moved to **approve** a development/landscape plan for Planned Development District No. 582, the Victory Planned Development District on the northeast corner of Lamar Street and Victory Avenue.

Maker: Buehler

Second: Weiss

Result: Carried: 14 to 0

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

Against: 0

Absent: 1 - Avery

Vacancy: 0

Speakers: None

Note: The Commission voted unanimously to change the order of the agenda and vote on the following agenda items: Z045-120(MM), Z045-289(NB) and the *forwardDallas!* Comprehensive Plan

Zoning Cases - Consent

1. **Z056-230(JH)**

Planner: Jennifer Hiromoto

Motion: It was moved to recommend **approval** of a Specific Use Permit for a Private School for a five-year period, subject to a site plan and conditions on property zoned an R-16(A) Single Family District on the north side of Churchill Way, west of Whitley Lane.

Maker: Marshall

Second: Weiss

Result: Carried: 14 to 0

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

Against: 0

Absent: 1 - Avery

Vacancy: 0

*out of the room, shown voting in favor

Notices: Area: 200

Mailed: 5

Replies: For: 1

Against: 0

Speakers: None

2. **Z056-217(FD)**

Planner: Frank Dominquez

Motion: It was moved to recommend **approval** of a renewal of Specific Use Permit No. 1158 for a Child-care facility use for a five-year period with eligibility for automatic renewal for additional five-year periods, subject to a site plan and conditions on property zoned an R-7.5(A) Single Family District on the southwest corner of Kirnwood Drive and Racine Drive.

Maker: Marshall

Second: Weiss

Result: Carried: 14 to 0

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

Against: 0

Absent: 1 - Avery

Vacancy: 0

*out of the room, shown voting in favor

Notices: Area: 200 Mailed: 25
Replies: For: 0 Against: 0
Speakers: None

Zoning Cases – Under Advisement

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

Planner: Nathaniel Barnett

Motion: It was moved to recommend **approval** of the Conceptual Plan and **approval** of a 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

Result: Carried: 13 to 1

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

Against: 1 - Neumann

Absent: 1 - Avery

Vacancy: 0

Notices: Area: 200 Mailed: 651
Replies: For: 296 Against: 131

Speakers: For: Beth Bentley, 5551 Vickery Blvd., Dallas, TX, 75206
Tracey Keimer, 5306 Goodwin Ave., Dallas, TX, 75206
Rick Bentley, 5551 Vickery Blvd., Dallas, TX, 75206
Against: Tom Kendall, 5331 Goodwin Ave., Dallas, TX, 75206
Alice Rodriguez, 5331 Goodwin Ave., Dallas, TX, 75206
Ann Gaubert, 5322 Goodwin Ave., Dallas, TX, 75206

4. **Z056-213(DW)**

Planner: David Whitley

Motion: In considering an application for a Planned Development Subdistrict for GR General Retail Subdistrict uses on property zoned an O-2 Office and HC Heavy Commercial Subdistricts with Planned Development District No. 193, the Oak Lawn Special Purpose District, on the northwest corner of McKinnon Street and Cedar Springs Road, it was moved to **hold** this case under advisement until June 15, 2006.

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

Against: 0
Absent: 1 - Avery
Vacancy: 0

*out of the room, shown voting in favor

Notices: Area: 500 Mailed: 42
Replies: For: 2 Against: 8

Speakers: For: William E. Cothrum, 900 Jackson St., Dallas, TX, 75202
Against: None

5. **Z056-207(WE)**

Planner: Warren Ellis

Motion: It was moved to recommend **denial without prejudice** of 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.

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

Against: 0
Absent: 1 - Avery
Vacancy: 0

*out of the room, shown voting in favor

Notices: Area: 500 Mailed: 32
Replies: For: 2 Against: 10

Speakers: None

6. Z056-201(WE)

Planner: Warren Ellis

Motion: It was moved to recommend **approval** of the creation of a Planned Development Subdistrict for mixed residential, retail and office uses within Planned Development No. 193, the Oak Lawn Special Purpose District, subject to conditions with the change to Maximum floor area at 429,000 square feet (FAR 6.847) and Height at 240 feet, a revised conceptual plan, landscape plan and deed restrictions volunteered by the applicant on property zoned an LC Light Commercial Subdistrict and an O-1 Office Subdistrict, and deed restrictions volunteered by the applicant on a portion of Planned Development District No. 225, the State Thomas Special Purpose District on an area generally bounded by McKinney Avenue, Routh Street, State Street, and Fairmount Street.

Maker: Emmons

Second: Wilson

Result: Carried: 10 to 4

For: 10 - Strater, Gary, Marshall, Wilson, Bagley, Weiss,
Buehler, Burnham, Ekblad, Emmons

Against: 4 - Neumann, Miranda, Brandon, Culbreath

Absent: 1 - Avery

Vacancy: 0

Notices: Area: 500 Mailed: 213

Replies: For: 42 Against: 18

Speakers:

For: Jonathan Vinson, 6342 Vickery Blvd., Dallas, TX, 75214
Derrick Turnbull, 2908 Hanover Ave., Dallas, TX, 75225
Frank M. Stick, 4224 N. Hall, Dallas, TX, 75219
George A. Pelletier, 2512 State St., Dallas, TX, 75201
Courtney Price, 2317 Routh St., Dallas, TX, 75201
Brenda Marks, 2725 Hood St. #115, Dallas, TX, 75219
Christina Briggs, 2300 Leonard St. #302, Dallas, TX, 75201
George W. Kornje, 2530 Fairmount St., Dallas, TX
Bill Wineberry, Address not given
Bo Price, 2713D Routh St., Dallas, TX, 75201
Coby Nichols, 2920 State St., Dallas, TX, 75204
Jarrin Price, 2604 Hibernia, 2312 Routh, 2600 State, 2603
Fairmount, Dallas, TX, 75204
Diane Dunaway Pitcher, 2600 Hibernia, Dallas, TX, 75204
Vicki Garza, 2601 Hibernia St., Dallas, TX, 75204
Against: Patricia B. Meadows, 2707 State St., Dallas, TX 75204
Roger Cortez, 2205A Boll St., Dallas, TX, 75204
Judy Smith Hearst, 2512 Thomas Ave., Dallas, TX, 75201
Ricardo Medrano, 2335 Knight St., Dallas, TX, 75219

John Humphries, 2700 Hibernia, Dallas, TX, 75204
Nancy Starr, 2512 Thomas Ave., Dallas, TX, 75201
Lawrence J. Praeger, 2608 State St., Dallas, TX, 75204
Barry Hersh, 2700 Farimont, Dallas, TX, 75201
City Staff: Michael Hellman, Park and Recreation Department

7. Z045-120(MM)

Planner: Michael Finley

Motion: It was moved to recommend **approval** of (1) **approval** of a Planned Development District for mixed uses including 12 amendments and five new exhibits requested by the applicant at the hearing and **approval** of the creation of 3 new subdistricts within Planned Development District No. 298 and 298-D; (2) **approval** of 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) **approval** of 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.

Maker: Strater

Second: Emmons

Result: Carried: 13 to 0

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

Against: 0

Absent: 1 - Avery

Vacancy: 0

Conflict: 1 - Weiss

Notices: Area: 500 Mailed: 229

Replies: For: 9 Against: 8

Speakers: For: Christy Cheryl, 3600 Gaston Ave., Dallas, TX, 75246
Lori Palmer, 10255 CR 356, Terrell, TX, 75161
J.W. Brasher, 4811 Swiss Ave., Dallas, TX, 75204
Joanna Hampton, 4924 Tremont St., Dallas, TX, 75214
Rene Schmidt, 715 Parkmont, Dallas, TX, 75214
Tom Bonifield, 5714 Swiss Ave., Dallas, TX, 75214

Michael Jung, 4400 Bank of American Plaza, Dallas, TX, 75202
Against: None

Zoning Cases – Individual

8. Z045-254(RB)

Planner: Richard Brown

Motion: In considering an application for a Planned Development District for Mixed Uses, subject to a conceptual plan and conditions on property zoned as Planned Development District No. 29 for Retail and Multiple Family Uses on the northwest corner of Walnut Hill Lane and North Central Expressway, it was moved to **hold** this case under advisement until June 22, 2006.

Maker: Buehler

Second: Brandon

Result: Carried: 14 to 0

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

Against: 0

Absent: 1 - Avery

Vacancy: 0

Notices: Area: 500 Mailed: 358

Replies: For: 34 Against: 4

Speakers: For: William E. Cothrum, 900 Jackson St., Dallas, TX, 75202
Joseph P Walker III, 7816 Meadow Park Dr., Dallas, TX, 75230
Lawrence Worden, 10109 Regal Park Ln., Dallas, TX, 75230
Brian Bergersen, 4308 Beechwood Ln., Dallas, TX, 75220
Edward T. Haines Jr., 9116 Clearlake St., Dallas, TX, 75225
Jerry Wooten, Address not given

Against: None

9. Z056-231(RB)

Planner: Richard Brown

Motion: It was moved to recommend **approval** of a Specific Use Permit for an Alcoholic beverage establishment for a Private club-bar for a three-year period with eligibility for automatic renewal for additional three-year periods, subject to a site plan and conditions on property zoned within the Subarea 4 portion of Planned Development District No. 366, the Buckner Boulevard Special Purpose District, and an IM Industrial Manufacturing District, both zoning districts possess the D-1 Liquor Control Overlay on the northeast corner of Buckner Boulevard and Kipling Drive with the conditions to return on a future miscellaneous docket.

Maker: Wilson

Second: Culbreath

Result: Carried: 9 to 4

For: 9 - Neumann, Strater, Wilson, Miranda, Bagley,
Buehler, Ekblad, Emmons, Culbreath

Against: 4 - Gary, Marshall, Brandon, Burnham

Absent: 2 - Weiss**, Avery

Vacancy: 0

** Commissioner Weiss left, before vote taken

Notices: Area: 300 Mailed: 25

Replies: For: 0 Against: 3

Speakers:

For: Jonathan Vinson, 6342 Vickery Blvd., Dallas, TX, 75214
Donnie Pettenville, 2507 Cumberland, Mesquite, TX, 75150
Rick Callahan, 3546 Rockbluff Dr., Dallas, TX, 75227
Blake Ingram, 343 Town East, Sunnyvale, TX, 75182
Carl Raines, 1445 Waterside Dr., Dallas, TX, 75218
Robert Milligan, 7466 FM 2451, Scurry, TX

Against: Betty Watkins, 2843 Modesto Dr., Dallas, TX, 75227
Laura Koppang, 5420 Worth St., Dallas, TX 75214
Eugene Thomas, 5654 Winding Woods Trail, Dallas, TX, 75227
Shirley Stark, 2612 Max Goldblatt Dr., Dallas, TX, 75227

Comprehensive Plan

***forwardDallas!* Comprehensive Plan**

Motion: In considering the *forwardDallas!* Plan which provides 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 close the public hearing open and **hold** this matter under advisement until June 6, 2006.

Maker: Neumann

Second: Wilson

Result: Carried: 14 to 0

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

Against: 0

Absent: 1 - Avery

Vacancy: 0

*out of the room, shown voting in favor

Speakers: Martha Heimberg, 1523 Abrams Rd., Dallas, TX, 75214
Warren Rutherford, 8611 Breakers Point, Dallas, TX, 75243
Andy Mosseau, Address not given
Julian Peterson, 4203 Junius St., Dallas, TX, 75246
Tory Kindley, 3601 Overbrook Dr., Dallas, TX, 75205
Michael Martin, 3704 Cragmont Ave., Dallas, TX, 75205
Eugene Thomas, 5654 Winding Wood Trail, Dallas, TX, 75227
Steve Clicque, 6025 Reiger Ave., Dallas, TX, 75214
Barron Kidd, 4315 Glenwood, Dallas, TX, 75205
Maxine Aaronson, 6028 Palo Pinto, Dallas, TX, 75206
Norman Minnis, 9729 Van Dyke, Dallas, TX, 75218
Duncan Fulton, 2808 Fairmount St., Dallas, TX, 75201
Nathaniel Tate, 2001 Ross, Dallas, TX
Lurese Terrell, 5530 Victor St., Dallas, TX, 75214
Javier Espinosa, Address not given
Lynda Ender, 5341 Mercedes, Dallas, TX, 75206
Neil Sleeper, 3232 McKinney Ave., #890, Dallas, TX, 75204
David McAtee, 3844 Turtle Creek Dr., Dallas, TX, 75219
Pat White, 4714 Wildwood Rd, Dallas, TX, 75209
Janet Stone, 4922 W. NW Hwy., Dallas, TX, 75220
Paul Cauduro, 5816 W. Plano Pkwy., Dallas, TX, 75093
Larry Sykes, 3617 Cragmont Ave., Dallas, TX, 75205
Keller W. Webster, 6931 Colfax, Dallas, TX, 75231
Thelma Norman, 2628 Blackstone Dr., Dallas, TX, 75237

Other Matters

Minutes

Motion: It was moved to **approve** the minutes of the May 18, 2006, meeting, subject to corrections.

Maker: Marshall

Second: Strater

Result: Carried: 13 to 0

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

Against: 0

Absent: 2 - Weiss, Avery,

Vacancy: 0

Vice Chair Brandon requested that she be removed from the position as CPC Liaison to the Environmental and Health Commission.

Chairwoman Culbreath removed the position of a Liaison to the Environmental Health Commission until further notice.

Adjournment

The hearing **adjourn** at 7:27 p.m.

Betty Culbreath, Chair