

PLAN COMMISSION MINUTES

The City Plan Commission held a regular Zoning Hearing on June 9, 2005, with the briefing starting at 11:29 a.m. in Room 5ES and the public hearing at 1:47 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: Joel Vera, Jeff Strater, Clarence Gary, Angela Marshall, D'Angelo Lee, Melvin Traylor, Bill Avery, Ilene Perkett, Carol Scott and Ralph Isenberg. The following Commissioners were absent from this hearing as defined in the City Plan Commission rules: Bulldog Cunningham and Neil Emmons. There is one vacancy, District 6.

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) **S045-221**

Motion: It was moved to **approve** an application to create one 6 acre lot from a tract of land in City Block 6886 on Wheatland Road at Lancaster Road, Northwest corner, subject to conditions listed in the docket.

Maker: Perkett

Second: Brandon

Result: Carried: 12 to 0

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

Against: 0

Absent: 2 - Cunningham, Emmons

Vacancy: 1 - District 6

*out of the room, shown voting in favor

Speakers: None

(2) **S045-223**

Motion: It was moved to **approve** an application to replat Lots 4, 5, 6, 7 and part of Lot 8 in City Block 2/992 into a 1.559 acre lot on 3519 Hall Street, between Sale Street and Hood Street, subject to the conditions listed in the docket.

Maker: Perkett

Second: Brandon

Result: Carried: 12 to 0

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

Against: 0

Absent: 2 - Cunningham, Emmons

Vacancy: 1 - District 6

*out of the room, shown voting in favor

Speakers: None

(2) **S045-224**

An application to create a 0.6176 acre lot from a tract of land in City Block 518 at the southeast corner of Munger Avenue at N. Akard Street

This case was withdrawn and was not considered.

(4) **S045-225**

Motion: It was moved to **approve** an application to create a seven lot residential subdivision from a 0.4363 acre tract of land in City Block C/915 on Hickory Street and Seegar Street between Ervay Street and Browder, at Boren Alley, subject to the conditions listed in the docket.

Maker: Perkett

Second: Brandon

Result: Carried: 12 to 0

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

Against: 0

Absent: 2 - Cunningham, Emmons

Vacancy: 1 - District 6

*out of the room, shown voting in favor

Speakers: None

(5) **S045-226**

Motion: It was moved to **approve** an application to create a 69 lot single family residential subdivision as a Community Unit Development on an 18.50 acre tract of land in City Block 8819 and A/8820 on Garden Grove Road and Woody Road, north corner, subject to the conditions listed in the docket.

Maker: Perkett

Second: Brandon

Result: Carried: 12 to 0

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

Against: 0

Absent: 2 - Cunningham, Emmons

Vacancy: 1 - District 6

*out of the room, shown voting in favor

Speakers: None

(6) **S045-227**

Motion: It was moved to **approve** an application to create a 2 lot addition on a 14.90 acre tract of land in City Blocks 7029, 7030 and 7036 on Highland Road north of Ferguson Road, subject to the conditions listed in the docket.

Maker: Brandon

Second: Marshall

Result: Carried: 11 to 0

For: 11 - Vera, Strater, Gary, Marshall, Lee*, Brandon,
Avery, Wilke, Perkett, Scott, Isenberg

Against: 0

Absent: 2 - Cunningham, Emmons

Vacancy: 1 - District 6

Conflict: 1 – Traylor

*out of the room, shown voting in favor

Speakers: None

(7) **S045-228**

Motion: It was moved to **approve** an application to create an 8 lot single family residential subdivision on a 4.0851 acre tract of land in City Block 8823 on 13130 Fish Road, north of W. Lawson Road, subject to the conditions listed in the docket with the deletion of conditions #11, #12 and change condition #13 to condition #10.

Maker: Perkett

Second: Brandon

Result: Carried: 12 to 0

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

Against: 0

Absent: 2 - Cunningham, Emmons

Vacancy: 1 - District 6

*out of the room, shown voting in favor

Speakers: None

(8) **S045-230**

Motion: It was moved to **approve** an application to create one 1.12 acre lot from City Block 7618 on 8602 S. Lancaster Road between Cherry Valley and Cedardale Road, subject to the conditions listed in the docket.

Maker: Perkett

Second: Brandon

Result: Carried: 12 to 0

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

Against: 0

Absent: 2 - Cunningham, Emmons

Vacancy: 1 - District 6

*out of the room, shown voting in favor

Speakers: None

(9) **S045-231**

Motion: It was moved to **approve** an application to replat a 4.9683 acre tract of land of Lot 12 in City Block 4/6932 into 30 lots on Preferred Place and Independence Drive, north corner, subject to the conditions listed in the docket.

Maker: Perkett
Second: Brandon
Result: Carried: 12 to 0
For: 12 - Vera, Strater, Gary, Marshall, Lee*, Traylor,
Brandon, Avery, Wilke, Perkett, Scott, Isenberg
Against: 0
Absent: 2 - Cunningham, Emmons
Vacancy: 1 - District 6

*out of the room, shown voting in favor

Speakers: None

Thoroughfare Plan Amendment

CBD Streets and Vehicular Circulation Plan

Planner: Keith Manoy

Motion: In considering an amendment to the CBD Streets and Vehicular Circulation Plan to change the right of way of Flora Street from Jack Evans Street to Routh Street from 100 feet to 98 feet of right of way; to delete Jack Evans Street from Woodall Rodgers to Flora Street; to designate Routh Street from Ross Avenue to San Jacinto Street as six lane roadway within 96 feet right-of-way; and to designate Routh Street from San Jacinto to Central Expressway as a five lane divided roadway within 96 feet right-of-way, it was moved to **hold** this case under advisement until July 14, 2005.

Maker: Traylor
Second: Brandon
Result: Carried: 12 to 0
For: 12 - Vera, Strater, Gary, Marshall, Lee*, Traylor,
Brandon, Avery, Wilke, Perkett, Scott, Isenberg
Against: 0
Absent: 2 - Cunningham, Emmons
Vacancy: 1 - District 6

*out of the room, shown voting in favor

Speakers: For: Reginald Smith, 7608 S. Lancaster Rd., Dallas, TX, 75241
Against: Pat Norris, 3641 Mockingbird Ln., Dallas, TX, 75205

Zoning Cases – Under Advisement

1. **Z045-197 (WE)**

Planner: Warren Ellis

Motion: It was moved to recommend **denial** of a new Subdistrict for retail uses within Subdistrict C, the Lake Cliff Residential Area, of Planned Development District No. 468, the Oak Cliff Gateway Special Purpose District, on the northwest corner of Ewing Avenue and Eighth Street.

Maker: Vera
Second: Isenberg
Result: Carried: 9 to 3
For: 9 - Vera, Gary, Marshall, Lee*, Traylor, Brandon, Perkett, Scott, Isenberg

Against: 3 - Strater, Avery, Wilke
Absent: 2 - Cunningham, Emmons
Vacancy: 1 - District 6

*out of the room, shown voting in favor

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

Speakers: For: Peter Kavanagh, 1620 Handley Dr., Dallas, TX, 75208
John Malachi, Address Not Given
Against: Orlando Alameda, 3700 Ross Ave., Dallas, TX, 75201

Zoning Cases – Individual

2. **Z045-223 (WE)**

Planner: Warren Ellis

Motion: It was moved to recommend **approval** of a CR Commercial Retail District on property zoned an IR Industrial Research District and approval of the termination of a portion of Specific Use Permit No. 98 for quarry and mining uses, on the west side of Cockrell Hill Road at Pinnacle Point Drive.

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

Against: 0
Absent: 2 - Cunningham, Emmons
Vacancy: 1 - District 6

*out of the room, shown voting in favor

Notices: Area: 300 Mailed: 6
Replies: For: 0 Against: 0

Speakers: None

3. **Z045-178 (RB)**

Planner: Richard Brown

Motion: It was moved to recommend **approval** of an MF-1(A) Multifamily District on property zoned an IR Industrial Research District and approval of the termination of a portion of Specific Use Permit No. 98 for quarry and mining uses and approval of the termination of a portion of Specific Use Permit No 627 for a private dump; along the eastern alignment of Cockrell Hill Road, south of Pinnacle Point Drive.

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

Against: 0
Absent: 2 - Cunningham, Emmons
Vacancy: 1 - District 6

*out of the room, shown voting in favor

Notices: Area: 500 Mailed: 10
Replies: For: 0 Against: 0

Speakers: For: William Cothrum, 900 Jackson St., Dallas, TX, 75202
Against: Orlando Alameda, 3700 Ross Ave., Dallas, TX, 75201

Other Matters

Minutes

Motion: It was moved to **approve** the minutes of the June 2, 2005 meeting, subject to corrections.

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

Against: 0
Absent: 2 - Cunningham, Emmons
Vacancy: 1 - District 6

*out of the room, shown voting in favor

Adjournment

Motion: It was moved to adjourn the hearing at 4:06 p.m.

Maker: Perkett

Second: Brandon

Result: Carried: 12 to 0

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

Against: 0
Absent: 2 - Cunningham, Emmons
Vacancy: 1 - District 6

*out of the room, shown voting in favor

Bruce Wilke, Chair