

PLAN COMMISSION MINUTES

The City Plan Commission held a regular Zoning Hearing on June 23, 2005, with the briefing starting at 10:59 a.m. in Room 5ES and the public hearing at 1:36 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: Dave Neumann, Jeff Strater, Angela Marshall, D'Angelo Lee, Melvin Traylor, Bulldog Cunningham, Bill Avery, Carol Scott, Neil Emmons and Ralph Isenberg. The following Commissioners were absent from this hearing as defined in the City Plan Commission rules: Clarence Gary and Ilene Perkett. 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) **S045-232**

Motion: It was moved to **approve** an application to replat tracts of land in Blocks 304,305, 306, 368 and 370 and abandoned Flora Street, Cudney Street, Munger Avenue, Boll Street and Wade Alley Rights Of Way into 2 lots on Routh Street at Flora Street, subject to conditions listed in the docket.

Maker: Cunningham

Second: Marshall

Result: Carried: 12 to 0

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

Against: 0

Absent: 2 - Gary, Perkett

Vacancy: 1 - District 6

*out of the room, shown voting in favor

Speakers: None

(2) **S045-233**

Motion: It was moved to **approve** an application to plat a 1.08 acre tract of land in Block 1/7755 into 1 lot on Coit Road, south of IH 635, subject to the conditions listed in the docket.

Maker: Cunningham

Second: Marshall

Result: Carried: 12 to 0

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

Against: 0

Absent: 2 - Gary, Perkett

Vacancy: 1 - District 6

*out of the room, shown voting in favor

Speakers: None

(3) **S045-234**

Motion: It was moved to **approve** an application to plat a 1.82 acre tract of land in Blocks 1/983 and 2/983 into a 36 lot Shared Access Development on N. Haskell Avenue between Travis Street and Cole Avenue, subject to the conditions listed in the docket with the addition that the 15 foot building line be removed from the plat and Condition #30 to read, "On the final plat replace a minimum 15 foot length of the Shared Access Areas parallel to Travis Street and Cole Avenue with common areas between the terminus of the Shared Areas and the common property line between Valencia Addition Phase One and Valencia Addition Phase Two."

Maker: Emmons

Second: Marshall

Result: Carried: 12 to 0

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

Against: 0

Absent: 2 - Gary, Perkett

Vacancy: 1 - District 6

*out of the room, shown voting in favor

Speakers: For: Karl Crawley, 900 Jackson St., Dallas, TX, 75202
Against: None

(4) **S045-235**

Motion: It was moved to **approve** an application to plat a 1.02 acre tract of land in Blocks 1/983 and 2/983 into a 18 lot Shared Access Development south of N. Haskell Avenue between Travis Street and Cole Avenue, subject to the conditions listed in the docket with the addition that the 15 foot building line be removed from the plat and condition #30 to read, "On the final plat replace a minimum 15 foot length of the Shared Access Areas parallel to Travis Street and Cole Avenue with common areas between the terminus of the Shared Areas and the common property line between Valencia Addition Phase One and Valencia Addition Phase Two."

Maker: Emmons

Second: Marshall

Result: Carried: 12 to 0

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

Against: 0

Absent: 2 - Gary, Perkett

Vacancy: 1 - District 6

*out of the room, shown voting in favor

Speakers: For: Karl Crawley, 900 Jackson St., Dallas, TX, 75202
Against: None

(5) **S045-237**

Motion: It was moved to **approve** an application to replat lot 1A and 2A, Block A/541 in order to adjust a common lot line at the east corner of McKinney Avenue and Pearl Street, subject to the conditions listed in the docket.

Maker: Cunningham

Second: Marshall

Result: Carried: 12 to 0

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

Against: 0
Absent: 2 - Gary, Perkett
Vacancy: 1 - District 6

*out of the room, shown voting in favor

Speakers: None

(6) **S045-067R**

Motion: It was moved to **approve** an application to revise a previously approved preliminary plat (S045-067) in order to add an additional lot to the replat and create one, 0.38 acre lot, on Centre Street, west of Van Buren Avenue, subject to the conditions listed in the docket.

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

Against: 0
Absent: 2 - Gary, Perkett
Vacancy: 1 - District 6

*out of the room, shown voting in favor

Speakers: None

(7) **S045-238**

Motion: It was moved to **approve** an application to replat lots 1-9, Block K/8728 and lots 1-11, 13-17 and 19, Block J/8728 into 3 lots at the southeast corner of Preston Road and Mapleshade Lane, subject to the conditions listed in the docket.

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

Against: 0
Absent: 2 - Gary, Perkett
Vacancy: 1 - District 6

*out of the room, shown voting in favor

Speakers: None

(8) **S045-240**

Motion: It was moved to **approve** an application to plat a tract of land in Blocks 14/3988 and 15/3989 and abandoned N. Willomet Street R.O.W. into one, 0.64 acre lot at the northwest corner of W. Commerce Street and Conklin Street, subject to the conditions listed in the docket.

Maker: Cunningham

Second: Marshall

Result: Carried: 12 to 0

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

Against: 0

Absent: 2 - Gary, Perkett

Vacancy: 1 - District 6

*out of the room, shown voting in favor

Speakers: None

(9) **S045-241**

Motion: It was moved to **approve** an application to plat a 6.05 acre tract of land in Blocks 6054 and 6055 into one lot, on Market Center Boulevard at Wycliff Avenue, subject to the conditions listed in the docket.

Maker: Cunningham

Second: Marshall

Result: Carried: 12 to 0

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

Against: 0

Absent: 2 - Gary, Perkett

Vacancy: 1 - District 6

*out of the room, shown voting in favor

Speakers: None

(10) **S045-242**

Motion: It was moved to **approve** an application to plat a 1.48 acre tract of land in Block 2/982 into one lot on N. Haskell Avenue, between Cole Avenue and McKinney Avenue, subject to the conditions listed in the docket.

Maker: Cunningham

Second: Marshall

Result: Carried: 12 to 0

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

Against: 0

Absent: 2 - Gary, Perkett

Vacancy: 1 - District 6

*out of the room, shown voting in favor

Speakers: None

(11) **S045-243**

Motion: It was moved to **approve** an application to plat a 6.39 acre tract of land in Block 3/7004 into one lot at the northeast corner of Noel Road and Alpha Road, subject to the conditions listed in the docket.

Maker: Cunningham

Second: Marshall

Result: Carried: 12 to 0

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

Against: 0

Absent: 2 - Gary, Perkett

Vacancy: 1 - District 6

*out of the room, shown voting in favor

Speakers: None

Consent Agenda – Minor Amending Plats

(12) **S012-117**

Motion: It was moved to **approve** an application to amend the Raul Compian No. II Addition, in order to adjust a common lot line between lots 38A and 38B, Block 2/8016 and adjust the boundary of a Floodway Easement, on Wisteria Street, east of Reservoir Street, subject to the conditions listed in the docket.

Maker: Cunningham

Second: Marshall

Result: Carried: 12 to 0

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

Against: 0

Absent: 2 - Gary, Perkett

Vacancy: 1 - District 6

*out of the room, shown voting in favor

Speakers: None

(13) **S034-108R-A**

Motion: It was moved to **approve** an application to amend the Summit Parc-Phase 4 Addition, in order to edit the Easement language, generally located on Clark Road, south of Camp Wisdom Road, subject to the conditions listed in the docket.

Maker: Cunningham

Second: Marshall

Result: Carried: 12 to 0

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

Against: 0

Absent: 2 - Gary, Perkett

Vacancy: 1 - District 6

*out of the room, shown voting in favor

Speakers: None

Individual Items – Residential Replats

(14) **S045-229**

Motion: It was moved to **approve** an application to replat lot 7, Block 8736 and part of lot 5, Block B/8736 into a 55 lot Single-Family Residential Subdivision on Preston Road, north of Frankford Road, subject to compliance with the conditions listed in the docket with the following 3 additional conditions: Condition #11 to read, "Dedicate street as private or public with appropriate dedication language." Condition #12 to read, "On the final plat show a 20 foot building line along the north line of the property" and Condition #13 to read, "On final plat identify Shared Access Areas."

Maker: Cunningham

Second: Marshall

Result: Carried: 12 to 0

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

Against: 0

Absent: 2 - Gary, Perkett

Vacancy: 1 - District 6

*out of the room, shown voting in favor

Speakers: None

(15) **S034-237R**

Motion: It was moved to **approve** an application to replat lots 1 and 2, Block N/6431 into 12 lots, south of the intersection of Webbs Chapel Road and Assembly Court, subject to the conditions listed in the docket.

Maker: Scott

Second: Isenberg

Result: Carried: 12 to 0

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

Against: 0

Absent: 2 - Gary, Perkett

Vacancy: 1 - District 6

*out of the room, shown voting in favor

Speakers: None

(16) **S045-239**

Motion: It was moved to **approve** an application to replat lot 36A and a tract of land in Block F/7887 into one, 1.88 acre lot, at the northwest corner of N. Masters Drive and Grove Oaks Boulevard, subject to the conditions listed in the docket.

Maker: Brandon

Second: Traylor

Result: Carried: 12 to 0

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

Against: 0

Absent: 2 - Gary, Perkett

Vacancy: 1 - District 6

*out of the room, shown voting in favor

Speakers: None

Miscellaneous Docket

M045-035

Planner: Richard Brown

Motion: In considering a minor amendment to the development plan for Planned Development District No. 518, for a Hospital and Related Use on the south corner of Maple Avenue and Oak Lawn Avenue, it was moved to **hold** this case under advisement until July 14, 2005.

Maker: Strater

Second: Marshall

Result: Carried: 12 to 0

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

Against: 0

Absent: 2 - Gary, Perkett

Vacancy: 1 - District 6

*out of the room, shown voting in favor

Speakers: None

W045-005

Planner: Jennifer Pitner

Motion: It was moved to **approve** a wavier of the two-year waiting period for an application to be submitted on property zoned Planned Development Subdistrict No. 59 for TH-4 Townhouse Subdistrict and O Office Subdistrict uses within Planned Development District No. 193, the Oak Lawn Special Purpose District, on the northwest corner of Wycliff Avenue and Throckmorton Street.

Maker: Emmons

Second: Brandon

Result: Carried: 11 to 0

For: 11 - Neumann, Strater*, Marshall, Lee, Traylor,
Brandon, Cunningham, Avery, Wilke, Scott,
Emmons, Isenberg

Against: 0

Absent: 2 - Gary, Perkett

Vacancy: 1 - District 6

*out of the room, shown voting in favor

Speakers: None

Z045-215(WE)

Planner: Warren Ellis

Motion: It was moved to **approve** the conditions and site plan submitted in conjunction with an application for a Specific Use Permit for a Community Service Center, on the south line of Oates Drive, between Marimont Lane and Michael Lane.

Maker: Traylor

Second: Brandon

Result: Carried: 12 to 0

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

Against: 0

Absent: 2 - Gary, Perkett

Vacancy: 1 - District 6

*out of the room, shown voting in favor

Speakers: None

Certificates of Appropriateness for Signs

Farmers Market Sign District

0506021127

Planner: Michael Finley

Motion: It was moved to **approve** a Certificate of Appropriateness for the installation of a 160 square feet flat special purpose sign on the west façade of 2320 Taylor Street (Farmers Market Way façade at Taylor Street).

Maker: Emmons

Second: Marshall

Result: Carried: 12 to 0

For: 12 - Neumann, Strater, Marshall, Lee, Traylor,
Brandon, Cunningham, Avery, Wilke, Scott,
Emmons, Isenberg

Against: 0

Absent: 2 - Gary, Perkett

Vacancy 1 - District 6

Speakers: For: Scott Reynolds, 3838 Oak Lawn Ave., Dallas, TX, 75219
Against: None

0506021126

Planner: Michael Finley

Motion: It was moved to **approve** a Certificate of Appropriateness for the installation of a 160 square feet flat attached special purpose sign on the east façade of 512 S. Good Latimer Expressway between Taylor Street and Canton Street.

Maker: Emmons

Second: Marshall

Result: Carried: 12 to 0

For: 12 - Neumann, Strater, Marshall, Lee, Traylor,
Brandon, Cunningham, Avery, Wilke, Scott,
Emmons, Isenberg

Against: 0

Absent: 2 - Gary, Perkett

Vacancy 1 - District 6

Speakers: For: Scott Reynolds, 3838 Oak Lawn Ave., Dallas, TX, 75219
Against: None

0506021124

Planner: Michael Finley

Motion: It was moved to **approve** a Certificate of Appropriateness for the instillation of a 160 square feet flat attached special purpose sign on the east façade of 2410 Taylor Street (Good-Latimer Expressway frontage south of Taylor Street).

Maker: Emmons

Second: Marshall

Result: Carried: 12 to 0

For: 12 - Neumann, Strater, Marshall, Lee, Traylor, Brandon, Cunningham, Avery, Wilke, Scott, Emmons, Isenberg

Against: 0

Absent: 2 - Gary, Perkett

Vacancy 1 - District 6

Speakers: For: Scott Reynolds, 3838 Oak Lawn Ave., Dallas, TX, 75219
Against: None

Uptown Sign District

0505251036

Planner: Michael Finley

Motion: It was moved to **approve** a Certificate of Appropriateness for the instillation of a 99 square feet flat internally illuminated sign consisting of attached channel letters on the south façade of 2222 McKinney Avenue (Pearl Street at McKinney).

Maker: Emmons

Second: Marshall

Result: Carried: 12 to 0

For: 12 - Neumann, Strater, Marshall, Lee, Traylor, Brandon, Cunningham, Avery, Wilke, Scott, Emmons, Isenberg

Against: 0

Absent: 2 - Gary, Perkett

Vacancy 1 - District 6

Speakers: For: Scott Reynolds, 3838 Oak Lawn Ave., Dallas, TX, 75219
Against: None

0505201071

Planner: Michael Finley

Motion: It was moved to **approve** a Certificate of Appropriateness for the instillation of a 99 square feet flat internally illuminated sign consisting of attached channel letters on the west façade of 2222 McKinney Avenue (McKinney Avenue at Pearl).

Maker: Emmons

Second: Marshall

Result: Carried: 12 to 0

For: 12 - Neumann, Strater, Marshall, Lee, Traylor,
Brandon, Cunningham, Avery, Wilke, Scott,
Emmons, Isenberg

Against: 0

Absent: 2 - Gary, Perkett

Vacancy 1 - District 6

Speakers: For: Scott Reynolds, 3838 Oak Lawn Ave., Dallas, TX, 75219
Against: None

Downtown Sign District

0505191083

Planner: Michael Finley

An application for a Certificate of Appropriateness for the instillation of a 72 square feet projecting wall sign on the north façade of 1500 Jackson Street.

This case was withdrawn from the docket and was not considered.

0505261057

Planner: Michael Finley

Motion: It was moved to **approve** a Certificate of Appropriateness for the instillation of a Kiosk at 1100 Patterson Street, east corner.

Maker: Emmons

Second: Marshall

Result: Carried: 12 to 0

For: 12 - Neumann, Strater, Marshall, Lee, Traylor,
Brandon, Cunningham, Avery, Wilke, Scott,
Emmons, Isenberg

Against: 0

Absent: 2 - Gary, Perkett

Vacancy 1 - District 6

Speakers: For: Scott Reynolds, 3838 Oak Lawn Ave., Dallas, TX, 75219
Against: None

0505261053

Planner: Michael Finley

Motion: It was moved to **approve** a Certificate of Appropriateness for the instillation of a Kiosk at 1914 N. Lamar Street, east side of Lamar, south of Munger Boulevard.

Maker: Emmons

Second: Marshall

Result: Carried: 12 to 0

For: 12 - Neumann, Strater, Marshall, Lee, Traylor,
Brandon, Cunningham, Avery, Wilke, Scott,
Emmons, Isenberg

Against: 0

Absent: 2 - Gary, Perkett

Vacancy 1 - District 6

Speakers: For: Scott Reynolds, 3838 Oak Lawn Ave., Dallas, TX, 75219
Against: None

0505271033

Planner: Michael Finley

Motion: It was moved to **approve** a Certificate of Appropriateness for the instillation of a Kiosk at 810 Young Street, north corner.

Maker: Emmons

Second: Marshall

Result: Carried: 12 to 0

For: 12 - Neumann, Strater, Marshall, Lee, Traylor,
Brandon, Cunningham, Avery, Wilke, Scott,
Emmons, Isenberg

Against: 0

Absent: 2 - Gary, Perkett

Vacancy 1 - District 6

Speakers: For: Scott Reynolds, 3838 Oak Lawn Ave., Dallas, TX, 75219
Against: None

0505261060

Planner: Michael Finley

Motion: It was moved to **approve** a Certificate of Appropriateness for the instillation of a Kiosk at 325 Austin Street, south corner.

Maker: Emmons

Second: Marshall

Result: Carried: 12 to 0

For: 12 - Neumann, Strater, Marshall, Lee, Traylor,
Brandon, Cunningham, Avery, Wilke, Scott,
Emmons, Isenberg

Against: 0
Absent: 2 - Gary, Perkett
Vacancy 1 - District 6

Speakers: For: Scott Reynolds, 3838 Oak Lawn Ave., Dallas, TX, 75219
Against: None

0505261062

Planner: Michael Finley

Motion: It was moved to **approve** a Certificate of Appropriateness for the
instillation of a Kiosk at 325 Austin Street, north corner.

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

Against: 0
Absent: 2 - Gary, Perkett
Vacancy 1 - District 6

Speakers: For: Scott Reynolds, 3838 Oak Lawn Ave., Dallas, TX, 75219
Against: None

0505261063

Planner: Michael Finley

Motion: It was moved to **approve** a Certificate of Appropriateness for the
instillation of a Kiosk at 1802 Griffin Street, east corner.

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

Against: 0
Absent: 2 - Gary, Perkett
Vacancy 1 - District 6

Speakers: For: Scott Reynolds, 3838 Oak Lawn Ave., Dallas, TX, 75219
Against: None

0505261065

Planner: Michael Finley

Motion: It was moved to **approve** a Certificate of Appropriateness for the instillation of a Kiosk at 701 Pearl Street, east side of Olive Street at Federal.

Maker: Emmons

Second: Marshall

Result: Carried: 12 to 0

For: 12 - Neumann, Strater, Marshall, Lee, Traylor,
Brandon, Cunningham, Avery, Wilke, Scott,
Emmons, Isenberg

Against: 0

Absent: 2 - Gary, Perkett

Vacancy 1 - District 6

Speakers: For: Scott Reynolds, 3838 Oak Lawn Ave., Dallas, TX, 75219
Against: None

0505261080

Planner: Michael Finley

Motion: It was moved to **approve** a Certificate of Appropriateness for the instillation of a Kiosk at 1100 McKinney Avenue (Woodall Rogers Freeway), south corner (Griffin & Corbin).

Maker: Emmons

Second: Marshall

Result: Carried: 12 to 0

For: 12 - Neumann, Strater, Marshall, Lee, Traylor,
Brandon, Cunningham, Avery, Wilke, Scott,
Emmons, Isenberg

Against: 0

Absent: 2 - Gary, Perkett

Vacancy 1 - District 6

Speakers: For: Scott Reynolds, 3838 Oak Lawn Ave., Dallas, TX, 75219
Against: None

0505261079

Planner: Michael Finley

Motion: It was moved to **approve** a Certificate of Appropriateness for the instillation of a Kiosk at 1100 McKinney Avenue, south corner of Field Street and McKinney Avenue (Woodall Rogers Freeway Service Road).

Maker: Emmons

Second: Marshall

Result: Carried: 12 to 0

For: 12 - Neumann, Strater, Marshall, Lee, Traylor,
Brandon, Cunningham, Avery, Wilke, Scott,
Emmons, Isenberg

Against: 0
Absent: 2 - Gary, Perkett
Vacancy 1 - District 6

Speakers: For: Scott Reynolds, 3838 Oak Lawn Ave., Dallas, TX, 75219
Against: None

0505261029

Planner: Michael Finley

Motion: It was moved to **approve** a Certificate of Appropriateness for the
instillation of a Kiosk at 500 Wood Street, east corner.

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

Against: 0
Absent: 2 - Gary, Perkett
Vacancy 1 - District 6

Speakers: For: Scott Reynolds, 3838 Oak Lawn Ave., Dallas, TX, 75219
Against: None

0505261024

Planner: Michael Finley

Motion: It was moved to **approve** a Certificate of Appropriateness for the
instillation of a Kiosk at 600 N. Pearl Street, southeast corner of Pearl Street
and San Jacinto Street.

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

Against: 0
Absent: 2 - Gary, Perkett
Vacancy 1 - District 6

Speakers: For: Scott Reynolds, 3838 Oak Lawn Ave., Dallas, TX, 75219
Against: None

0505261070

Planner: Michael Finley

Motion: It was moved to **approve** a Certificate of Appropriateness for the instillation of a Kiosk at 401 N. Harwood Street, west side of Harwood, south of Bryan.

Maker: Emmons

Second: Marshall

Result: Carried: 12 to 0

For: 12 - Neumann, Strater, Marshall, Lee, Traylor,
Brandon, Cunningham, Avery, Wilke, Scott,
Emmons, Isenberg

Against: 0

Absent: 2 - Gary, Perkett

Vacancy 1 - District 6

Speakers: For: Scott Reynolds, 3838 Oak Lawn Ave., Dallas, TX, 75219
Against: None

0505261051

Planner: Michael Finley

Motion: It was moved to **approve** a Certificate of Appropriateness for the instillation of a Kiosk at 1800 Field Street, south corner (Field and McKinney).

Maker: Emmons

Second: Marshall

Result: Carried: 12 to 0

For: 12 - Neumann, Strater, Marshall, Lee, Traylor,
Brandon, Cunningham, Avery, Wilke, Scott,
Emmons, Isenberg

Against: 0

Absent: 2 - Gary, Perkett

Vacancy 1 - District 6

Speakers: For: Scott Reynolds, 3838 Oak Lawn Ave., Dallas, TX, 75219
Against: None

Zoning Cases – Consent

1. **Z045-231 (JP)**

Planner: Jennifer Pitner

Motion: It was moved to recommend **approval** of an R-7.5(A) Single Family District on property zoned an A(A) Agricultural District on the west side of Dowdy Ferry Road, north of I-20.

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

Against: 0
Absent: 2 - Gary, Perkett
Vacancy: 1 - District 6

Notices: Area: 300 Mailed: 7
Replies: For: 1 Against: 0

Speakers: None

2. **Z045-232 (JP)**

Planner: Jennifer Pitner

Motion: In considering a TH-2(A) Townhouse District on property zoned an R-10(A) Single Family District on the south side of Northwest Highway, west of Midway Road it was moved to **hold** this case under advisement until July 14, 2005.

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

Against: 0
Absent: 2 - Gary, Perkett
Vacancy: 1 - District 6

Notices: Area: 200 Mailed: 48
Replies: For: 3 Against: 10

Speakers: None

3. **Z045-208 (MM)**

Planner: Maureen Meredith

Motion: It was moved to recommend **approval** of a Specific Use Permit for a Child-care Facility for a two-year period with eligibility for automatic renewals for additional five-year periods on property zoned an R-7.5(A) Single Family District on the north corner of the intersection of Mojave Drive and Nandina Drive, subject to a site plan and conditions and an additional condition that the irrigation system be installed as per the landscape plan prior to the case being schedule for City Council.

Maker: Brandon

Second: Lee

Result: Carried: 12 to 0

For: 12 - Neumann, Strater, Marshall, Lee, Traylor, Brandon, Cunningham, Avery, Wilke, Scott, Emmons, Isenberg

Against: 0

Absent: 2 - Gary, Perkett

Vacancy: 1 - District 6

Notices: Area: 200 Mailed: 21

Replies: For: 0 Against: 0

Speakers: For: Melissa Neugent, 3305 Mojave Dr., Dallas, TX, 75241

Against: None

Zoning Cases – Under Advisement

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

Planner: Maureen Meredith

Motion: In considering an application for (1) a Planned Development District for mixed uses to be known as the Baylor University Medical Center Area Special Purpose District; (2) the termination of Specific Use Permits Nos. 853, 673, and 1110; (3) the termination of Planned Development District No. 613 and a portion of Planned Development District No. 298 and Planned Development District No. 298-D, the Bryan Area Special Purpose District; and (4) the termination of deed restrictions on property zoned Planned Development District No. 298, Planned Development District 298-D, an MU-3 Mixed Use District, an MU-3-D Mixed Use District with a Dry Liquor Control Overlay, a P(A) Parking District, a CS Commercial Service District, an MF-2(A) Multifamily District, an LO-3 Limited Office District, an IM Industrial Manufacturing District, and a GO General Office District on property generally bounded by Live Oak Street, Haskell Avenue, Main Street and Exposition Street. Consideration will be given to creating three subareas in Planned Development District No. 298 and 298-D to allow additional uses and development standards, in lieu of including this area of PDD No. 298 in the proposed Baylor University Medical Center Area Special Purpose District it was moved to **hold** this case under advisement until October 27, 2005.

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

Against: 0
Absent: 2 - Gary, Perkett
Vacancy: 1 - District 6

Notices: Area: 500 Mailed: 229
Replies: For: 9 Against: 8

Speakers: None

5. Z045-132 (RB)

Planner: Richard Brown

Motion: In considering an MU-3 Mixed Use District with removal of the D Dry Liquor Control Overlay on property zoned an LO-3-D Limited Office District with the D Liquor Control Overlay on the north corner of Washington Avenue and Worth Street with consideration being given to an MU-2 Mixed Use District with retention of the D Dry Liquor Control Overlay it was moved to **hold** this case under advisement until October 27, 2005.

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

Against: 0
Absent: 2 - Gary, Perkett
Vacancy: 1 - District 6

Notices: Area: 200 Mailed: 4
Replies: For: 1 Against: 0

Speakers: None

6. **Z045-222 (WE)**

Planner: Warren Ellis

Motion: In considering an amendment to Tract 4 for personal service uses within Planned Development Subdistrict No. 1 for office, surface parking and MF-2 Subdistrict uses within Planned Development District No. 193, the Oak Lawn Special Purpose District, located on the south corner of Hall Street and Reagan Street it was moved to **hold** this case under advisement until September 8, 2005.

Maker: Emmons

Second: Brandon

Result: Carried: 12 to 0

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

Against: 0

Absent: 2 - Gary, Perkett

Vacancy: 1 - District 6

*out of the room, shown voting in favor

Notices: Area: 500 Mailed: 124

Replies: For: 2 Against: 1

Speakers: None

7. **Z034-306 (DW)**

Planner: David Whitley

Motion: It was moved to recommend **approval** of a CS Commercial Service District on property located east of Chalk Hill Road, **approval** of a CR Community Retail District on property located west of Chalk Hill Road, and **approval** of the termination of Specific Use Permit No. 98 with the retention of Specific Use Permit No. 1509, on property zoned an IM Industrial Manufacturing District and an R-5(A) Single Family District on the north side of Interstate 30 on either side of Chalk Hill Road.

Maker: Brandon

Second: Lee

Result: Carried: 12 to 0

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

Against: 0

Absent: 2 - Gary, Perkett

Vacancy: 1 - District 6

*out of the room, shown voting in favor

Notices: Area: 500 Mailed: 38
Replies: For: 0 Against: 1

Speakers: None

Zoning Cases – Individual

8. Z045-173 (DW)

Planner: David Whitley

Motion: It was moved to recommend **denial** of a Specific Use Permit for an Alcoholic Beverage Establishment to be used as a Private-Club Bar on property zoned an MU-2 Mixed Use District, south of Interstate 20 and west of Westmoreland Road.

Maker: Brandon

Second: Lee

Result: Carried: 12 to 0

For: 12 - Neumann, Strater, Marshall, Lee, Traylor,
Brandon, Cunningham, Avery, Wilke, Scott,
Emmons, Isenberg

Against: 0

Absent: 2 - Gary, Perkett

Vacancy: 1 - District 6

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

Speakers: For: None

Against: Reginald Dulin, 1939 Elderleaf Dr., Dallas, TX, 75237
Joseph White, 1540 Russell Glen Ln., Dallas, TX, 75232
Kathy Nealy, 1211 Willow Glen Ln., Dallas, TX, 75232
Shay Cathey, 928 Stillmeadow Rd., Dallas, TX, 75232
Ruth Wyrick, 3655 Maryland Ave., Dallas, TX, 75216
Vernon Broadus, 3334 Seevers Ave., Dallas, TX, 75216
Orlando Alemeada, 3700 Ross Ave., Dallas, TX, 75204
Terry Miller, 5104 Terry St., Dallas, TX, 75223

9. Z045-220 (RB)

Planner: Richard Brown

Motion: In considering a Planned Development District for Single Family Uses, Private streets, and an Accessory community center (private) use on property zoned an A(A) Agricultural District on the southwest corner of Clark Road and Panavision Trail, it was moved to **hold** this case under advisement until July 14, 2005.

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

Against: 0
Absent: 2 - Gary, Perkett
Vacancy: 1 - District 6

*out of the room, shown voting in favor

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

Speakers: None

10. **Z045-229 (MM)**

Planner: Maureen Meredith

Motion: It was moved to recommend **denial** of an NS(A) Neighborhood Service District on property zoned an LO-1 Limited Office District, on the southeast side of Clydedale Drive, south of Overlake Drive.

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

Against: 0
Absent: 2 - Gary, Perkett
Vacancy: 1 - District 6

*out of the room, shown voting in favor

Notices: Area: 200 Mailed: 7
Replies: For: 1 Against: 0

Speakers: For: Yamil Hernandez, 2880 LBJ Freeway, Dallas, TX, 75234
Against: None

11. Z045-230 (MM)

Planner: Maureen Meredith

Motion: In considering a Specific Use Permit for a tower/antenna for cellular communication on property zoned an MF-2(A) Multifamily District, on the south corner of the intersection of Ridgecrest Road and Hemlock Avenue, it was moved to **hold** this case under advisement until July 14, 2005.

Maker: Cunningham

Second: Lee

Result: Carried: 12 to 0

For: 12 - Neumann, Strater, Marshall, Lee, Traylor,
Brandon, Cunningham, Avery, Wilke, Scott,
Emmons, Isenberg

Against: 0

Absent: 2 - Gary, Perkett

Vacancy: 1 - District 6

Notices: Area: 400 Mailed: 76

Replies: For: 0 Against: 0

Speakers: For: John Rooney, 6850 E. Camelback Rd., Scottsdale, AZ, 85251
Against: None

Other Matters

Chairman Wilke called a Special City Plan Commission meeting for Thursday, June 30, 2005. Items to be placed on the agenda are 1) consideration to extend the time period for ZOAC's consideration of the Neighborhood Stabilization Overlay and 2) an executive session at the request of the City Attorney's office.

Chairman Wilke asked Nancy Moore, a member of the audience to address the commission regarding the ZOAC's consideration of the Neighborhood Stabilization Overlay.

Minutes

Motion: It was moved to **approve** the minutes of the June 9, 2005 meeting, subject to corrections.

Maker: Cunningham

Second: Traylor

Result: Carried: 11 to 0

For: 11 - Neumann, Strater, Marshall, Traylor, Brandon,
Cunningham, Avery, Wilke, Scott, Emmons,
Isenberg

Against: 0
Absent: 3 - Gary, Lee**, Perkett
Vacancy: 1 - District 6

**Commissioner Lee left, before vote taken.

Adjournment

Motion: It was moved to adjourn the hearing at 4:25 p.m.

Maker: Brandon

Second: Marshall

Result: Carried: 11 to 0

For: 11 - Neumann, Strater, Marshall, Traylor, Brandon,
Cunningham, Avery, Wilke, Scott, Emmons,
Isenberg

Against: 0

Absent: 3 - Gary, Lee, Perkett

Vacancy: 1 - District 6

Bruce Wilke, Chair