

PLAN COMMISSION MINUTES

The City Plan Commission held a regular Zoning Hearing on July 14, 2005, with the briefing starting at 10:54 a.m. in Room 5ES and the public hearing at 1:54 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, Clarence Gary, Angela Marshall, D'Angelo Lee, Melvin Traylor, Bulldog Cunningham, Bill Avery, Carol Scott, Ilene Perkett, Neil Emmons and Ralph Isenberg. 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) **S045-244**

Motion: It was moved to **approve** an application to replat Lots 11 thru 20 in City Block 10/1616 into one 1.7196 acre lot; and to replat Lots 1 thru 6 and part of Lot 7 and all of Lots 14 thru 18 in City Block 11/1616 into one 2.0533 acre lot on Dickason Avenue between Wycliff Avenue and Herschel Avenue, subject to conditions listed in the docket.

Maker: Cunningham

Second: Marshall

Result: Carried: 14 to 0

For: 14 - Neumann, Strater*, Gary, Marshall, Lee, Traylor, Brandon, Cunningham, Avery, Wilke, Perkett, Scott, Emmons, Isenberg

Against: 0

Absent: 0

Vacancy: 1 - District 6

*out of the room, shown voting in favor

Speakers: None

(2) **S045-246**

Motion: It was moved to **approve** an application to plat part of City Block 6091 into a 0.946 acre lot in City Block 6091 on E. Illinois Avenue at Bonnie View Road, northwest corner, subject to the conditions listed in the docket.

Maker: Cunningham

Second: Marshall

Result: Carried: 14 to 0

For: 14 - Neumann, Strater*, Gary, Marshall, Lee, Traylor, Brandon, Cunningham, Avery, Wilke, Perkett, Scott, Emmons, Isenberg

Against: 0

Absent: 0

Vacancy: 1 - District 6

*out of the room, shown voting in favor

Speakers: None

(3) **S045-250**

Motion: It was moved to **approve** an application to create a 3.26 acre Lot from a tract of land in City Block 8839 on Old Lawson Road northeast of Lasater Road, subject to conditions listed in the docket.

Maker: Cunningham

Second: Marshall

Result: Carried: 14 to 0

For: 14 - Neumann, Strater*, Gary, Marshall, Lee, Traylor, Brandon, Cunningham, Avery, Wilke, Perkett, Scott, Emmons, Isenberg

Against: 0

Absent: 0

Vacancy: 1 - District 6

*out of the room, shown voting in favor

Speakers: None

(4) **S045-251**

Motion: It was moved to **approve** an application to create one 0.75 acre lot and one 0.58 acre lot from a 1.33 acre tract of land in City Block 7555 on S. Hampton Road between Kirnwood Drive and Camp Wisdom Road, subject to conditions listed in the docket and with the addition of Condition #12 to read as follows: "On the final plat remove the fire lane easement, it may be replaced with a cross access easement between Lots 1A and 1B."

Maker: Brandon
Second: Perkett
Result: Carried: 14 to 0
For: 14 - Neumann, Strater*, Gary, Marshall, Lee, Traylor, Brandon, Cunningham, Avery, Wilke, Perkett, Scott, Emmons, Isenberg

Against: 0
Absent: 0
Vacancy: 1 - District 6

*out of the room, shown voting in favor

Speakers: For: Ray Crumby, P.O. Box 815, Terrell, TX, 75760
Against: None

(5) **S045-253**

Motion: It was moved to **approve** an application to create one 7.596 acre Lot in City Block A/6061 on Mockingbird Lane and Harry Hines Boulevard, subject to the conditions listed in the docket.

Maker: Cunningham
Second: Marshall
Result: Carried: 14 to 0
For: 14 - Neumann, Strater*, Gary, Marshall, Lee, Traylor, Brandon, Cunningham, Avery, Wilke, Perkett, Scott, Emmons, Isenberg

Against: 0
Absent: 0
Vacancy: 1 - District 6

*out of the room, shown voting in favor

Speakers: None

(6) **S045-255**

Motion: It was moved to **approve** an application to replat a 0.3696 acre tract of land containing Lots 1 and 16 in City Block P/582 to create a 9 lot Shared Access Development single family residential subdivision on Hugo Street, southwest of Hall Street, subject to the conditions listed in the docket with the deletion of conditions #9, #10 and #24 (guest parking).

Maker: Cunningham

Second: Marshall

Result: Carried: 14 to 0

For: 14 - Neumann, Strater*, Gary, Marshall, Lee, Traylor, Brandon, Cunningham, Avery, Wilke, Perkett, Scott, Emmons, Isenberg

Against: 0

Absent: 0

Vacancy: 1 - District 6

*out of the room, shown voting in favor

Speakers: None

(7) **S045-257**

Motion: It was moved to **approve** an application to create a 5.257 acre lot from a tract of land within City Block 7437 on Preston Road between IH-635 and Dilbeck Lane, subject to the conditions listed in the docket.

Maker: Cunningham

Second: Marshall

Result: Carried: 14 to 0

For: 14 - Neumann, Strater*, Gary, Marshall, Lee, Traylor, Brandon, Cunningham, Avery, Wilke, Perkett, Scott, Emmons, Isenberg

Against: 0

Absent: 0

Vacancy: 1 - District 6

*out of the room, shown voting in favor

Speakers: None

(8) **S045-258**

Motion: It was moved to **approve** an application to replat Lots 3 and 4 in City Block A/1468 into one 0.5254 acre lot from on Ross Avenue at Moser Avenue, north corner, subject to the conditions listed in the docket.

Maker: Cunningham
Second: Marshall
Result: Carried: 14 to 0
For: 14 - Neumann, Strater*, Gary, Marshall, Lee,
Traylor, Brandon, Cunningham, Avery, Wilke,
Perkett, Scott, Emmons, Isenberg

Against: 0
Absent: 0
Vacancy: 1 - District 6

*out of the room, shown voting in favor

Speakers: None

(9) **S045-262**

Motion: It was moved to **approve** an application to replat Lots 1 thru 5 and part of Lot 6 in City Block A/441 into one 0.752 acre lot on W. Griffin Street at S. Akard Street, subject to the conditions listed in the docket.

Maker: Cunningham
Second: Marshall
Result: Carried: 14 to 0
For: 14 - Neumann, Strater*, Gary, Marshall, Lee,
Traylor, Brandon, Cunningham, Avery, Wilke,
Perkett, Scott, Emmons, Isenberg

Against: 0
Absent: 0
Vacancy: 1 - District 6

*out of the room, shown voting in favor

Speakers: None

Consent Agenda – Minor Amending Plats

(10) **S045-178**

Motion: It was moved to **approve** an application to amend the recorded plat of Lots 13A and 14A by removing 9.8 feet from Lot 14A and adding it to Lot 13A in City Block B/2024 on Blackburn Street at Turtle Creek Drive, to subject to the conditions listed in the docket.

Maker: Cunningham
Second: Marshall
Result: Carried: 14 to 0

For: 14 - Neumann, Strater*, Gary, Marshall, Lee,
Traylor, Brandon, Cunningham, Avery, Wilke,
Perkett, Scott, Emmons, Isenberg

Against: 0
Absent: 0
Vacancy: 1 - District 6

*out of the room, shown voting in favor

Speakers: None

(11) **S045-261**

Motion: It was moved to **approve** an application to amend the recorded plat to relocate the lot line between Lots 1 and 2 in City Block 12/5654 on Glen Falls Lane and Devonshire Drive, southwest corner, subject to the conditions listed in the docket.

Maker: Cunningham
Second: Marshall
Result: Carried: 14 to 0

For: 14 - Neumann, Strater*, Gary, Marshall, Lee,
Traylor, Brandon, Cunningham, Avery, Wilke,
Perkett, Scott, Emmons, Isenberg

Against: 0
Absent: 0
Vacancy: 1 - District 6

*out of the room, shown voting in favor

Speakers: None

Individual Items – Residential Replats

(12) **S045-247**

Motion: It was moved to **approve** an application to replat Lots 6A and 7A in City Block F/7463 into one, 23,291 square foot lot on Lake Edge Drive at Park Forest Drive, northeast corner, subject to compliance with conditions listed in the docket.

Maker: Cunningham
Second: Marshall
Result: Carried: 14 to 0

For: 14 - Neumann, Strater*, Gary, Marshall, Lee,
Traylor, Brandon, Cunningham, Avery, Wilke,
Perkett, Scott, Emmons, Isenberg

Against: 0
Absent: 0
Vacancy: 1 - District 6

*out of the room, shown voting in favor

Speakers: None

(13) **S045-248**

Motion: It was moved to **approve** an application to replat Lots 89C, 89D, 89E and 89F in City Block 16/7667 containing 1.5567 acres into 7 lots ranging in size from 9,000 square foot to 12,023 square feet in size on 6105 Challedon Lane at Cavalcade Drive, northwest corner, subject to compliance with conditions listed in the docket.

Maker: Gary
Second: Lee
Result: Carried: 14 to 0

For: 14 - Neumann, Strater*, Gary, Marshall, Lee,
Traylor, Brandon, Cunningham, Avery, Wilke,
Perkett, Scott, Emmons*, Isenberg

Against: 0
Absent: 0
Vacancy: 1 - District 6

*out of the room, shown voting in favor

Speakers: None

(14) **S045-249**

Motion: It was moved to **approve** an application to replat part of Lot 1 and all of Lots 1A and 1B in City Block 1/5829 into one, 13,481.95 square foot lot on Scottsdale Avenue north of Military Parkway, subject to conditions listed in the docket.

Maker: Brandon
Second: Perkett
Result: Carried: 14 to 0

For: 14 - Neumann, Strater*, Gary, Marshall, Lee,
Traylor, Brandon, Cunningham, Avery, Wilke,
Perkett, Scott, Emmons*, Isenberg

Against: 0
Absent: 0
Vacancy: 1 - District 6

*out of the room, shown voting in favor

Speakers: None

(15) **S034-254**

An application to replat a 0.4786 acre tract of land containing Lots 9, 10 and 11 in City Block 22/1227 into 3 lots on Fitzhugh Ave. at Garland Ave., north corner

This case was withdrawn and was not considered.

(16) **S045-256**

Motion: It was moved to **approve** an application to replat Lot 5 and part of Lot 6 in City Block 5220 into one 0.86 acre lot on the east line of Sylvan Avenue north of Evergreen Hills, subject to compliance with conditions listed in the docket.

Maker: Gary
Second: Perkett
Result: Carried: 14 to 0
For: 14 - Neumann, Strater*, Gary, Marshall, Lee, Traylor, Brandon, Cunningham, Avery, Wilke, Perkett, Scott, Emmons*, Isenberg

Against: 0
Absent: 0
Vacancy: 1 - District 6

*out of the room, shown voting in favor

Speakers: None

Miscellaneous Docket

M045-033

Planner: Richard Brown

Motion: It was moved to **approve** a minor amendment to the development plan for Planned Development District No. 464, for a Hospital and Related Uses on the southeast corner of Wheatland Road and Bolton Boone Drive.

Maker: Cunningham
Second: Brandon
Result: Carried: 14 to 0

For: 14 - Neumann, Strater*, Gary, Marshall, Lee,
Traylor, Brandon, Cunningham, Avery, Wilke,
Perkett, Scott, Emmons, Isenberg

Against: 0
Absent: 0
Vacancy: 1 - District 6

*out of the room, shown voting in favor

Speakers: None

D045-024

Planner: Frank Dominguez

Motion: It was moved to **approve** a development plan submitted in conjunction with requirements for Planned Development No. 599, on property bounded by Clark Road, Clarkridge Drive, Clark Springs Drive and Clarkwood Drive.

Maker: Cunningham
Second: Brandon
Result: Carried: 14 to 0

For: 14 - Neumann, Strater*, Gary, Marshall, Lee,
Traylor, Brandon, Cunningham, Avery, Wilke,
Perkett, Scott, Emmons, Isenberg

Against: 0
Absent: 0
Vacancy: 1 - District 6

*out of the room, shown voting in favor

Speakers: None

D045-025

Planner: Frank Dominguez

Motion: It was moved to **approve** a development plan and landscape plan submitted in conjunction with requirements for Planned Development No. 695, for R-7.5(A) Single Family District uses and retirement housing community, on the southeast corner of Coit Road and Frankford Road.

Maker: Cunningham
Second: Brandon
Result: Carried: 14 to 0

For: 14 - Neumann, Strater*, Gary, Marshall, Lee,
Traylor, Brandon, Cunningham, Avery, Wilke,
Perkett, Scott, Emmons, Isenberg

Against: 0
Absent: 0
Vacancy: 1 - District 6

*out of the room, shown voting in favor

Speakers: None

D045-027

Planner: Frank Dominquez

Motion: It was moved to **approve** a development plan submitted in conjunction with the requirements for Planned Development No. 713, on the northeast corner of Noel Road and Alpha Road.

Maker: Cunningham
Second: Brandon
Result: Carried: 14 to 0

For: 14 - Neumann, Strater*, Gary, Marshall, Lee, Traylor, Brandon, Cunningham, Avery, Wilke, Perkett, Scott, Emmons, Isenberg

Against: 0
Absent: 0
Vacancy: 1 - District 6

*out of the room, shown voting in favor

Speakers: None

Miscellaneous Docket – Under Advisement

M045-035

Planner: Richard Brown

Motion: It was moved to **approve** a minor amendment to the development plan for Planned Development District No. 518, for a Hospital and Related Uses on the south corner of Maple Avenue and Oak Lawn Avenue, subject to a revised plan with a note to be added that the owner has the option of bringing the sidewalks into conformance with Planned Development No. 193 standards.

Maker: Cunningham
Second: Marshall
Result: Carried: 14 to 0

For: 14 - Neumann, Strater, Gary, Marshall, Lee, Traylor, Brandon, Cunningham, Avery, Wilke, Perkett, Scott, Emmons, Isenberg

Against: 0
Absent: 0
Vacancy: 1 - District 6

*out of the room, shown voting in favor

Speakers: For: Jim Sturgis, 2222 Welborn St., Dallas, TX, 75219
Against: None

Thoroughfare Plan Amendment – Under Advisement

CBD Streets and Vehicular Circulation Plan

Planner: Tanya Brooks

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 August 11, 2005.

Maker: Emmons

Second: Marshall

Result: Carried: 14 to 0

For: 14 - Neumann, Strater*, Gary, Marshall, Lee, Traylor, Brandon, Cunningham, Avery, Wilke, Perkett, Scott, Emmons, Isenberg*

Against: 0

Absent: 0

Vacancy: 1 - District 6

*out of the room, shown voting in favor

Speakers: None

Zoning Cases – Consent

1. Z045-235 (RB)

Planner: Richard Brown

Motion: It was moved to recommend **approval** of an MU-2 Mixed Use District, subject to deed restrictions and avigation easement, release, indemnification and disclosure agreement volunteered by the applicant, on property zoned an IM Industrial Manufacturing District on the northwest line of Stutz Avenue, southwest of Maple Avenue.

Maker: Cunningham
Second: Brandon
Result: Carried: 14 to 0
For: 14 - Neumann, Strater*, Gary, Marshall, Lee,
Traylor, Brandon, Cunningham, Avery, Wilke,
Perkett, Scott, Emmons, Isenberg

Against: 0
Absent: 0
Vacancy: 1 - District 6

*out of the room, shown voting in favor

Notices: Area: 200 Mailed: 15
Replies: For: 1 Against: 0

Speakers: None

2. Z045-236 (WE)

Planner: Warren Ellis

Motion: It was moved to recommend **approval** of an amendment to Planned Development District No. 692 for a public school other than an open enrollment charter school and MF-1(A) Multifamily District uses to allow a youth and family center use subject to staff's recommended conditions on the south line of Fair Oaks Avenue, east of Pineland Drive.

Maker: Scott
Second: Perkett
Result: Carried: 14 to 0
For: 14 - Neumann, Strater*, Gary, Marshall, Lee*,
Traylor, Brandon, Cunningham, Avery, Wilke,
Perkett, Scott, Emmons, Isenberg

Against: 0
Absent: 0
Vacancy: 1 - District 6

*out of the room, shown voting in favor

Notices: Area: 500 Mailed: 178
Replies: For: 1 Against: 0

Speakers: For: Karl Crawley, 900 Jackson St., Dallas, TX, 75202
Orlando Alameda, 3700 Ross Ave., Dallas, TX, 75204
Against: None

3. **Z045-238 (WE)**

Planner: Warren Ellis

Motion: It was moved to recommend **approval** of an amendment to Specific Use Permit No. 1501 for a private recreation center, club, or area to allow a private school use subject to a revised site plan and revised conditions on property zoned an R-7.5(A) Single Family District and an A(A) Agricultural District on the south side of Samuell Boulevard, east of Buckner Boulevard (Loop 12).

Maker: Cunningham

Second: Brandon

Result: Carried: 14 to 0

For: 14 - Neumann, Strater*, Gary, Marshall, Lee, Traylor, Brandon, Cunningham, Avery, Wilke, Perkett, Scott, Emmons, Isenberg

Against: 0

Absent: 0

Vacancy: 1 - District 6

*out of the room, shown voting in favor

Notices: Area: 400

Mailed: 3

Replies: For: 1

Against: 0

Speakers: None

Zoning Cases – Under Advisement

4. **Z045-158 (MM)**

Planner: Maureen Meredith

Motion: In considering an application for a Specific Use Permit for a hotel or motel use on property zoned an RR Regional Retail District, on the north side of Overton Road, east of R.L. Thornton Freeway, west of Beckley Avenue it was moved to **hold** this case under advisement until August 11, 2005.

Maker: Marshall

Second: Brandon

Result: Carried: 14 to 0

For: 14 - Neumann, Strater*, Gary, Marshall, Lee*, Traylor*, Brandon, Cunningham, Avery, Wilke, Perkett, Scott, Emmons*, Isenberg

Against: 0

Absent: 0

Vacancy: 1 - District 6

*out of the room, shown voting in favor

Notices: Area: 300 Mailed: 14
Replies: For: 2 Against: 2

Speakers: None

5. **Z045-230 (MM)**

Planner: Maureen Meredith

Motion: In considering an application for 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 August 11, 2005.

Maker: Cunningham

Second: Marshall

Result: Carried: 14 to 0

For: 14 - Neumann, Strater*, Gary, Marshall, Lee*,
Traylor, Brandon, Cunningham, Avery, Wilke,
Perkett, Scott, Emmons*, Isenberg

Against: 0

Absent: 0

Vacancy: 1 - District 6

*out of the room, shown voting in favor

Notices: Area: 400 Mailed: 76
Replies: For: 0 Against: 0

Speakers: For: John Rooney, 39940 N. Wisdom Way, Anthem AZ, 85086
Against: None

6. **Z045-220 (RB)**

Planner: Richard Brown

Motion: In considering an application for 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 21, 2005.

Maker: Gary

Second: Perkett

Result: Carried: 14 to 0

For: 14 - Neumann, Strater*, Gary, Marshall, Lee,
Traylor, Brandon, Cunningham, Avery, Wilke,
Perkett, Scott, Emmons, Isenberg

Against: 0
Absent: 0
Vacancy: 1 - District 6

*out of the room, shown voting in favor

Notices: Area: 500 Mailed: 100
Replies: For: 8 Against: 11

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

7. Z045-232 (JP)

Planner: Jennifer Pitner

Motion: It was moved to recommend **approval** of a TH-2(A) Townhouse District subject to deed restrictions volunteered by the applicant on property zoned an R-10(A) Single Family District on the south side of Northwest Highway, west of Midway Road.

Maker: Emmons
Second: Scott
Result: Carried: 14 to 0
For: 14 - Neumann, Strater*, Gary, Marshall, Lee, Traylor, Brandon, Cunningham, Avery, Wilke, Perkett, Scott, Emmons, Isenberg

Against: 0
Absent: 0
Vacancy: 1 - District 6

*out of the room, shown voting in favor

Notices: Area: 200 Mailed: 48
Replies: For: 3 Against: 11

Speakers: For: Michonne Baker, 4130 W. Northwest Hwy., Dallas, TX, 75220
Kween Baker, 4130 W. Northwest Hwy., Dallas, TX, 75220
Against: Edmond Harrison, 21 Cochran Oaks Ln., Dallas, TX, 75220
Lisa Pepper, 19 Cochran Oaks Ln., Dallas, TX, 75220

Zoning Cases – Individual

8. **Z045-168 (DW)**

Planner: David Whitley

Motion: It was moved to recommend **approval** of a Planned Development Subdistrict for GR General Retail Uses within Planned Development District No. 193, the Oak Lawn Special Purpose District and an amendment to Planned Development District No. 305 to create a new Subarea C-1, subject to revised development/landscape plan, on property zoned a GR General Retail Subdistrict within Planned Development District No. 193 and Subdistrict C within Planned Development District No. 305, on the west corner of McKinney Avenue and Haskell Avenue.

Maker: Emmons

Second: Brandon

Result: Carried: 14 to 0

For: 14 - Neumann, Strater*, Gary, Marshall, Lee, Traylor, Brandon, Cunningham, Avery, Wilke, Perrett, Scott, Emmons, Isenberg

Against: 0

Absent: 0

Vacancy: 1 - District 6

*out of the room, shown voting in favor

Notices: Area: 500 Mailed: 90

Replies: For: 0 Against: 1

Speakers: For: Santos Martinez, 900 Jackson St., Dallas, TX, 75223
Against: None

9. **Z045-243 (DW)**

Planner: David Whitley

Motion: It was moved to recommend **approval** of amending Planned Development Subdistrict No. 59 within Planned Development District No. 193, the Oak Lawn Special Purpose District, to create a new tract to provide for reduced setbacks, subject to revised conditions with the additional provision that garage doors facing public streets must be setback 20 feet and garage doors facing the alley must be setback at least 5 feet and a revised development plan on the northwest corner of Throckmorton Avenue and Wycliff Avenue.

Maker: Emmons

Second: Marshall

Result: Carried: 14 to 0

For: 14 - Neumann, Strater*, Gary, Marshall**, Lee, Traylor, Brandon*, Cunningham, Avery*, Wilke, Perkett, Scott, Emmons, Isenberg

Against: 0
Absent: 0
Vacancy: 1 - District 6

*out of the room, shown voting in favor

** Commissioner Marshall left, after vote taken

Notices: Area: 500 Mailed: 239
Replies: For: 6 Against: 3

Speakers: For: James Casper, 3311 Elm St., Dallas, TX, 75226
Against: None

Development Code Amendment

DCA 045-011

Planner: David Cossum

Motion: In considering a proposal to amend Chapter 51A of the Dallas Development Code, Article VII, "Sign Regulations," to address kiosk signs that are part of a city sponsored way finding and street amenity program, standardized parking signs that are part of a city parking program and to revise the regulations regarding unity agreement signs, it was moved to **hold** this case under advisement until July 21, 2005.

Maker: Perkett
Second: Neumann
Result: Carried: 13 to 0

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

Against: 0
Absent: 1 - Marshall
Vacancy: 1 - District 6

*out of the room, shown voting in favor

Speakers: None

Landmark Commission Appeal

Winnetka Heights Historic District

Motion I: It was moved to **uphold** the decision of the Landmark Commission to deny a Certificate of Appropriateness [CA045-331(JA)] in the Winnetka Heights Historic District at 412 N. Clinton.

Maker: Emmons

Second: Gary

Result: Failed: 4 to 8

For: 4 - Strater, Gary, Wilke, Emmons

Against: 8 - Neumann, Traylor, Brandon, Cunningham,
Avery, Perkett, Scott, Isenberg

Absent: 2 - Marshall, Lee***

Vacancy: 1 - District 6

*** Commissioner Lee left, before vote taken

Motion II: It was moved to **reverse** the decision of the Landmark Commission and approve a Certificate of Appropriateness for two straight 10-inch square columns on each side with a brick base [CA045-331(JA)] in the Winnetka Heights Historic District at 412 N. Clinton with a recommendation that the appellant consider applying for a Certificate of Appropriateness to remove the shutters.

Maker: Isenberg

Second: Neumann

Result: Carried: 10 to 2

For: 10 - Neumann, Strater, Traylor, Brandon,
Cunningham, Avery, Wilke, Perkett, Scott,
Isenberg

Against: 2 - Gary, Emmons

Absent: 2 - Marshall, Lee***

Vacancy: 1 - District 6

*** Commissioner Lee left, before vote taken

Speakers: Appellant: Mark Crosslin, 1217 N. Edgefield Ave., Dallas, TX, 75208
City: Casey Burgess, Assistant City Attorney
Staff: Jim Anderson, Development Services, Historic Preservation

Authorized Hearings

Planned Development District No. 97

Motion: It was moved to **authorize** a public hearing to determine the proper zoning on property zoned Planned Development District No. 97, on property bounded by Fitzhugh Avenue, Junius Street, Dumas Street, Henderson Avenue and Reiger Avenue with consideration given to amending the Planned Development District by incorporating Chapter 51A standards for Handicapped Group Dwelling Unit use.

Maker: Strater

Second: Emmons

Result: Carried: 12 to 0

For: 12 - Neumann, Strater, Gary, Traylor, Brandon, Cunningham, Avery, Wilke, Perkett, Scott, Emmons, Isenberg

Against: 0

Absent: 2 - Marshall, Lee

Vacancy: 1 – District 6

Speakers: For: Michael Segura, 4928 Junius St., Dallas, TX, 75214
Kim McMath, 5124 Victor St., Dallas, TX, 75214

Against: None

Planned Development District No. 98

Motion: It was moved to **authorize** a public hearing to determine proper zoning on property zoned Planned Development District No. 98, on property bounded by Carroll Avenue, Worth Street, Fitzhugh Avenue and Reiger Avenue with consideration given to amending the Planned Development District by incorporating Chapter 51A standards for Handicapped Group Dwelling Unit use.

Maker: Strater

Second: Emmons

Result: Carried: 12 to 0

For: 12 - Neumann, Strater, Gary, Traylor, Brandon, Cunningham, Avery, Wilke, Perkett, Scott, Emmons, Isenberg

Against: 0

Absent: 2 - Marshall, Lee

Vacancy: 1 – District 6

Speakers: For: Michael Segura, 4928 Junius St., Dallas, TX, 75214
Kim McMath, 5124 Victor St., Dallas, TX, 75214

Against: None

Planned Development District No. 465 (Area 5)

Motion: It was moved to **deny** authorization of a public hearing to determine proper zoning on property zoned Area 5 within Planned Development District No. 465, on the southwest corner of Lee Hall Drive and Chattanooga Place with consideration given to creating a new area within the PD with consideration of allowing additional institutional, medical or other appropriate uses which could compliment the medical uses to the east and be compatible with the currently allowed residential uses.

Maker: Strater
Second: Brandon
Result: Failed: 1 to 11
For: 1 - Strater

Against: 11 - Neumann, Gary, Traylor, Brandon,
Cunningham, Avery, Wilke, Perkett, Scott,
Emmons, Isenberg

Absent: 2 - Marshall, Lee

Vacancy: 1 - District 6

Speakers: None

Other Matters

Chairman Wilke announced the following appointment changes to the committees: Commissioner Cunningham: Chair of the Zoning Ordinance Advisory Committee; Commissioner Traylor: Chair the Transportation Committee, and Commissioner Gary: Vice-Chair of the Transportation Committee. Commissioner Neumann: Rules and Regulation Committee and Subdivision Review Committee.

Minutes

Motion: It was moved to **approve** the minutes of the June 23, 2005 and June 30, 2005, meetings, subject to corrections.

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

Against: 0

Absent: 2 - Marshall, Lee

Vacancy: 1 - District 6

Adjournment

Motion: It was moved to adjourn the hearing at 7:46 p.m.

Maker: Brandon

Second: Perkett

Result: Carried: 12 to 0

For: 12 - Neumann, Strater, Gary, Traylor, Brandon,
Cunningham, Avery, Wilke, Perkett, Scott,
Emmons, Isenberg

Against: 0

Absent: 2 - Marshall, Lee

Vacancy: 1 - District 6

Bruce Wilke, Chair