

PLAN COMMISSION MINUTES

The City Plan Commission held a regular Zoning Hearing on July 21, 2005, with the briefing starting at 10:29 a.m. in Room 5ES and the public hearing at 2:26 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, D'Angelo Lee, Melvin Traylor, Bulldog Cunningham, Bill Avery, Carol Scott, Ilene Perrett, Neil Emmons and Ralph Isenberg. The following Commissioner was absent from this hearing as defined in the City Plan Commission rules: Angela Marshall. 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: Michael Finley

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) **S045-264**

Motion: It was moved to **approve** an application to create one, 0.649 acre lot in City Block 6602 on Dennis Road north of Royal Lane, subject to conditions listed in the docket.

Maker: Cunningham

Second: Brandon

Result: Carried: 13 to 0

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

Against: 0

Absent: 1 - Marshall

Vacancy: 1 - District 6

*out of the room, shown voting in favor

Speakers: None

(2) **S045-267**

Motion: It was moved to **approve** an application to create one 0.597 acre lot in City Block 6140 on Walnut Hill Lane, east of Greenville Avenue, subject to the conditions listed in the docket.

Maker: Cunningham

Second: Brandon

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

(3) **S045-268**

Motion: It was moved to **approve** an application to replat Lot 1A in City Block 21/3343; Lots 1 thru 6 and 14 thru 18 in City block 22/3344; all of Block 3782 and the abandoned portions of N. Stemmons Avenue, S. Stemmons Avenue, Tilden Street, W. Oakenwald Street; and a 15 foot alley in City Block 22/3344 into one 35.86 acre lot on Colorado Blvd. between Beckley Avenue and Haines Avenue, subject to conditions listed in the docket.

Maker: Cunningham

Second: Brandon

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

(4) **S045-269**

Motion: It was moved to **approve** an application to create one 44.936 acre lot in City Block A/7552 and City Block 7552 on property located on W. Wheatland Road between S. Westmoreland Road and Bolton Boone Road, subject to conditions listed in the docket with the last two conditions numbered as Condition #11 and Condition #12.

Maker: Cunningham

Second: Brandon

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

(5) **S045-272**

Motion: It was moved to **approve** an application to replat a portion of City Block 26/9 into a 0.7977 acre lot on the southwest corner of Ross Avenue at N. Houston Street, subject to the conditions listed in the docket.

Maker: Cunningham

Second: Brandon

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

(6) **S045-273**

Motion: It was moved to **approve** an application to create one 16.825 acre lot in City Block J/6786 on the northwest corner of St. Augustine Road at Military Parkway, subject to conditions listed in the docket.

Maker: Cunningham

Second: Brandon

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

(7) **S045-274**

Motion: It was moved to **approve** an application to replat Lots 2 and 3 in City Block B/7609 into one 3.3898 acre lot between IH-635 and Cherry Valley Blvd, west of S. Lancaster Road, subject to the conditions listed in the docket with the addition of the following conditions. Condition #9 to read as follows: "On the final plat show the existing lot lines of Lots 2 and 3 in City Block B/7609." Condition #10 to read as follows: "On the final plat include all of Lot 3 in the new lot." Condition #13 to read as follows: "On the final plat the alley cannot be a dead end, it must either connect to another street or alley or turn around as approved by the engineering division."

Maker: Cunningham

Second: Brandon

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

(8) **S045-275**

Motion: It was moved to **approve** an application to create one 6.244 acre lot in City Block 7202 on the northeast corner of Cockrell Hill Road at La Reunion Parkway, subject to the conditions listed in the docket.

Maker: Cunningham

Second: Brandon

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

(9) **S045-276**

Motion: It was moved to **approve** an application to create one, 1.301 acre lot from City Block 7192 on the northwest corner of IH-30 at N. Chalk Hill Road, subject to the conditions listed in the docket.

Maker: Cunningham

Second: Brandon

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

(10) **S045-277**

Motion: It was moved to **approve** an application to create one 7.48 acre lot and one 7.83 acre lot from a 15.312 acre tract of land in City Block 7202 on N. Cockrell Hill Road between I-30 and La Reunion Parkway, to subject to the conditions listed in the docket.

Maker: Cunningham

Second: Brandon

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

(11) **S045-278**

Motion: It was moved to **approve** an application to create one 32.11 acre lot, one 16.77 acre lot, and one 14.62 acre lot from a 63.49 acre tract of land containing Lots 5 thru 8 in City Block B/7205 and part of City Blocks 7202, 7203, and 7206 on the southwest corner of I-30 between N. Cockrell Hill Road and Chalk Hill Road, subject to the conditions listed in the docket.

Maker: Cunningham

Second: Brandon

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

(12) **S045-279**

Motion: It was moved to **approve** an application to create one 8.189 acre lot in City Block 7367; and one 12.640 acre lot on the southeast and southwest corners of Chenault Street at Chevrolet Drive, subject to compliance with conditions listed in the docket with the last two conditions numbered as Condition #11 and Condition #12.

Maker: Cunningham

Second: Brandon

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

(13) **S045-280**

Motion: It was moved to **approve** an application to create one 8.0543 acre lot in City Block A/6061 on 1900 Empire Central, west of Harry Hines Boulevard, subject to the conditions listed in the docket.

Maker: Cunningham

Second: Brandon

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

(14) **S045-282**

Motion: It was moved to **approve** an application to create one 1.4 acre lot in City Block 6613 on Denton Drive north of Royal Lane, subject to conditions listed in the docket.

Maker: Cunningham

Second: Brandon

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

Individual Items – Residential Replats

(15) **S045-252**

Motion: It was moved to **approve** an application to replat all of Lot 19B in City Block F/7463 into 7 lots ranging in size from 4,201 square feet to 5,012 square feet on the northwest corner of Wickford Street at North Bishop Avenue, subject to compliance with conditions listed in the docket.

Maker: Neumann

Second: Cunningham

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

(16) **S045-259**

Motion: It was moved to **approve** an application to relocate the lot lines between Lots 22, 23 and 24 to create two lots on a 0.344 acre tract of land in City Block B/5680 on Elsby Street between Hanover Street and Linwood Avenue, subject to compliance with conditions listed in the docket.

Maker: Scott

Second: Lee

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

(17) **S045-260**

Motion: It was moved to **approve** an application to replat Lot 1 thru 7 in City Block 1A/5839 and Lot 11A in City Block 1/5839 into one 2.416 acre lot and one 0.909 acre lot on the northeast corner of S. Lancaster Road at 56th Street, subject to compliance with revised conditions.

Maker: Brandon

Second: Lee

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

(18) **S045-263**

Motion: It was moved to **approve** an application to replat Lots 10, 11, and 12 in City Block K/8727 and abandoned Hillcrest Road Right Of Way into one 1.046 acre lot on Hillcrest Road between Starbuck Drive and Crestland Avenue, subject to compliance with conditions listed in the docket with an added condition that access only be allowed from Hillcrest Road and that not access be permitted from Crestland Avenue or Starbuck Drive.

Maker: Perkett
Second: Isenberg
Result: Carried: 8 to 5
For: 8 - Strater*, Traylor, Brandon, Cunningham,
Avery, Wilke, Perkett, Isenberg

Against: 5 – Neumann, Gary, Lee, Scott, Emmons
Absent: 1 - Marshall
Vacancy: 1 - District 6

*out of the room, shown voting in favor

Speakers: For: Robert Reeves, 900 Jackson St., Dallas, TX, 75202
Against: Mario Gonzales, 6711 Starbuck Dr., Dallas, TX, 75252
Earl Harris, 6707 Starbuck Dr., Dallas, TX, 75252
Robert Williams, 6116 N. Central Expressway, Dallas, TX, 75206

(19) **S045-266**

Motion: It was moved to **deny** an application to replat part of lots 12, 13, 14, and 15 in City Block H/7590 into one, 2.003 acre lot on northwest corner of Springfield Avenue at Willoughby Boulevard due to failure to comply with 51A-8.503 of the Dallas Development Code.

Maker: Brandon
Second: Perkett
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

(20) **S045-270**

Motion: It was moved to **approve** an application to replat Lot 1 in City Block 2/8175 and all of Lot 6 and Lot 9 in City Block B/1878 on the northeast corner of Hughes Lane and Carrington Drive, subject to compliance with conditions listed in the docket.

Maker: Scott
Second: Brandon
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

(21) **S045-271**

Motion: It was moved to **approve** an application to replat all of Lots 1, 2, 3, and part of Lot 4 in City Block B/2826 into 2 lots on the southeast corner of Westshore Drive at Delrose Drive, subject to compliance with conditions listed in the docket.

Maker: Cunningham
Second: Brandon
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

Miscellaneous Docket

M045-034

Planner: Richard Brown

Motion: It was moved to **approve** a minor amendment to the development plan and landscape plan for Planned Development District No. 220, for a radio, television, or microwave tower and supporting equipment facilities, R-10 District uses, and a Private school use, on the northwest corner of Jerry Street and Stults Road.

Maker: Emmons

Second: Lee

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

M045-038

Planner: Richard Brown

Motion: It was moved to **approve** a minor amendment to the development plan and landscape plan for Planned Development District No. 385, for a private school, convent or monastery, and Single family dwellings, on Walnut Hill Lane, west of Inwood Road with the addition of a note on the development plan to be placed under Portables to read as follows: "To be removed upon completion of construction, additions and renovations of the project."

Maker: Scott

Second: Perkett

Result: Carried: 12 to 1

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

Against: 1 - Emmons

Absent: 1 - Marshall

Vacancy: 1 - District 6

*out of the room, shown voting in favor

Speakers: For: Suzan Kedron, 901 Main St., Dallas, TX, 75202
Bob Shaw, 8350 N Central Expressway, Dallas, TX, 75206
Against: None

D045-028

Planner: Frank Dominquez

Motion: It was moved to **approve** a development plan for Planned Development Subdistrict No. 63 within Planned Development No. 193, the Oak Lawn Special Purpose District, on Dickason, Avenue at Wycliff Avenue and Wycliff-Douglas Connection.

Maker: Emmons

Second: Lee

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

D045-029

Planner: Frank Dominquez

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

Maker: Emmons

Second: Lee

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

Certificates of Appropriateness for Signs

Downtown Sign District

0505191083

Planner: Michael Finley

Motion: It was moved to **approve** a Certificate of Appropriateness for the installation of one 72 sq. ft. internally illuminated projecting wall sign consisting of a brushed aluminum sign with attached channel letters at 1500 Jackson Street to be located on the north façade of the building, facing Jackson Street.

Maker: Emmons

Second: Lee

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

0505271051

Planner: Michael Finley

Motion: It was moved to **approve** a Certificate of Appropriateness for the installation of one outdoor kiosk with 40 square feet of sign area at 1800 Field Street to be located on the west corner of the intersection of Freeman Street and Ross Avenue.

Maker: Emmons

Second: Lee

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

Zoning Cases – Consent

1. **Z045-241 (WE)**

Planner: Warren Ellis

Motion: It was moved to recommend **approval** of an IM Industrial Manufacturing District, subject to revised deed restrictions volunteered by the applicant on property zoned an IR Industrial Research District on the west side of Goodnight Lane at Glenda Lane.

Maker: Cunningham

Second: Brandon

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

Notices: Area: 400 Mailed: 23

Replies: For: 6 Against: 2

Speakers: None

2. **Z045-226 (DW)**

Planner: David Whitley

Motion: It was moved to recommend **approval** of a CS Commercial Service District on property zoned an IR Industrial Research District on the west side of Goodnight Lane, south of Walnut Hill Lane.

Maker: Cunningham

Second: Brandon

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

Notices: Area: 400 Mailed: 10
Replies: For: 0 Against: 0
Speakers: For: None

3. **Z045-244 (DW)**

Planner: David Whitley

Motion: It was moved to recommend **approval** of an R-1/2ac(A) Single Family District with retention of the D-1 Liquor Control Overlay on property zoned a CS-D-1 Commercial Service District with Dry Liquor Control Overlay on the northeast side of Kleberg Road, south of Belt Line Road

Maker: Cunningham
Second: Brandon
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

Notices: Area: 200 Mailed: 5
Replies: For: 2 Against: 0
Speakers: None

4. **Z045-246 (MM)**

Planner: Maureen Meredith

Motion: It was moved to recommend **approval** of an IR Industrial Research District subject to deed restrictions volunteered by the applicant on property zoned an MU-3 Mixed Use District, on the southwest corner of Lombardy Lane and Finnell Street.

Maker: Cunningham
Second: Brandon
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

Notices: Area: 300 Mailed: 8

Replies: For: 2 Against: 1

Speakers: None

5. **Z045-247 (MM)**

Planner: Maureen Meredith

Motion: In considering an application for a Planned Development District for residential, office, and retail uses, with private streets, and to amend the existing deed restrictions on property zoned a CS Commercial Service District on the north side of Fort Worth Avenue, west of Sylvan Avenue, it was moved to **hold** this case under advisement until August 11, 2005.

Maker: Cunningham

Second: Brandon

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

Notices: Area: 500 Mailed: 79

Replies: For: 9 Against: 2

Speakers: None

Zoning Cases – Under Advisement

A. **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 August 18, 2005.

Maker: Gary

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

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

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

Zoning Cases – Individual

6. **Z045-242 (MM)**

Planner: Maureen Meredith

Motion: In considering an application to amend Planned Development District No. 16 for Local Retail-3 District uses to allow personal service, retail, commercial and office uses on the east side of Preston Road, north of LBJ Freeway. Consideration will be given to updating Planned Development District No. 16 to Chapter 51A Development Code standards for RR Regional Retail District uses it was moved to **hold** this case under advisement until August 18, 2005.

Maker: Perkett
Second: Brandon
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

Notices: Area: 500 Mailed: 27
Replies: For: 3 Against: 2

Speakers: For: Robert Holton, 15851 Dallas Parkway, Dallas, TX, 75001
Against: Cynthia Cargill, 13107 Copenhill Rd., Dallas, TX, 75240
Dorothy Ramsey, Address not given

7. **Z045-196 (RB)**

Planner: Richard Brown

Motion: In considering an application for an amendment to the Tract II portion of Planned Development Subdistrict No. 36 for certain GR General Retail Subdistrict Uses within Planned Development District No. 193, the Oak Lawn Special Purpose District, and the creation of a new Tract III (by expanding the boundary of the Planned Development Subdistrict) on property bounded by Harry Hines Boulevard, Knight Street, Sylvester Avenue, and Throckmorton Street. The requested Tract III portion of the request is zoned for TH-3 Townhouse Subdistrict uses it was moved to **hold** this case under advisement until August 11, 2005.

Maker: Strater

Second: Lee

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

Notices: Area: 500 Mailed: 85

Replies: For: 0 Against: 8

Speakers: None

8. **Z045-239 (WE)**

Planner: Warren Ellis

Motion: In considering an application for a Planned Development District for R-7.5(A) Single Family District uses on property zoned an A(A) Agricultural District and an R-10(A) Single Family District on the north side of Middlefield Road, east of St. Augustine Road it was moved to **hold** this case under advisement until August 18, 2005.

Maker: Brandon

Second: Perkett

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

Notices: Area: 500 Mailed: 58
Replies: For: 1 Against: 11
Speakers: None

9. **Z045-240 (WE)**

Planner: Warren Ellis

Motion: In considering an application for a TH-2(A) Townhouse District uses on property zoned an R-7.5(A) Single Family District, south of John West Road, north of R.L. Thornton Freeway, east of Plumstead Drive it was moved to **hold** this case under advisement until August 18, 2005.

Maker: Traylor
Second: Brandon
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

Notices: Area: 400 Mailed: 54
Replies: For: 3 Against: 1
Speakers: None

10. **Z034-234 (NB)**

Planner: Nathaniel Barnett

Motion I: It was moved to **approve** the designation of the Hillside West Conservation District, the Carruth Terrace No. 3 Subarea without the D Duplex zoned properties and **approve** the designation of the Hillside East Conservation District including the Mockingbird Hills and Carruth Terrace No. 5 Subarea with the following change: The Hillside East Conservation District should include Lots 13, 14, and 15 of City Block S/2959 known as 6719, 6723, and 6729 Ravendale Lane, in the Mockingbird Hills Subarea on property zoned an R-7.5(A) Single Family District on property bounded by Abrams Road, Patrick Drive (both sides), Fisher Road, and Mockingbird Lane.

Maker: Cunningham
Second: None
Result: Failed for lack of a second

Motion II: It was moved to **deny** the designation of two conservation districts on property zoned an R-7.5(A) Single Family District on property bounded by Abrams Road, Patrick Drive (both sides), Fisher Road, and Mockingbird Lane..

Maker: Isenberg
Second: Neumann
Result: Carried: 10 to 3
For: 10 - Neumann, Gary, Lee, Traylor, Brandon, Avery,
Wilke, Perkett, Scott, Isenberg

Against: 3 – Cunningham, Emmons, Strater
Absent: 1 - Marshall
Vacancy: 1 - District 6

Notices: Area: 200 Mailed: 359
Replies: For: 52 Against: 73

Speakers: For: Dan Timofte, 6753 Ravendale Ln., Dallas, TX, 75214
John Bowland, 6441 Runnemedede Ln., Dallas, TX, 75214
Denise Lowry, 4560 St. Landry Dr., Dallas, TX, 75214
Clemmie Waters, 6843 E. Mockingbird Ln., Dallas, TX, 75214
Dorothy Welch, 6815 E. Mockingbird Ln., Dallas, TX, 75214
Shirley Flint, 4563 Surf Dr., Dallas, TX, 75214
Sally Branch, 6612 Lange Cir., Dallas, TX, 75214
Lynn Boyer, 6435 Runnemedede Ln., Dallas, TX, 75214
Against: Randall Towb, 6850 Ravendale Ln., Dallas, TX, 75214
Jade Adrian, 6715 Braeburn Dr., Dallas, TX, 75214
Brett Regan, 6815 Ravendale Ln., Dallas, TX, 75214
Robyn Young, 4554 St. Landry Dr., Dallas, TX, 75214
Brad Brown, 6730 Braeburn Dr., Dallas, TX, 75214
Paul Norrigan, 6854 Ravendale Ln., Dallas, TX, 75214
Melinda Wiley, 6709 Braeburn Dr., Dallas, TX, 75214,

Development Code Amendment

DCA 045-011

Planner: David Cossum

Motion: It was moved to recommend **approval** of amending 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 and to revise the regulations regarding unity agreement signs.

Maker: Brandon
Second: Traylor
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

Speakers: None

Authorized Hearings

Motion: It was moved to **authorize** a public hearing to determine the proper zoning on property zoned a TH-3 Townhouse Subdistrict within Planned Development District No 193, the Oak Lawn Special Purpose District, on property bounded by Cedar Springs Road, Inwood Road, Hedgerow Drive and Rawlins Street with consideration given to a zoning category within the range of R-5 thru R-16 Single Family Subdistrict within Planned Development District No. 193.

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

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

Speakers: For: Margaret Rey, 3211 Cherrywood Ave., Dallas, TX, 75235
Against: None

Other Matters

Staff distributed ZOAC's recommended amendments regarding the Neighborhood Stabilization Overlay. Commissioner Scott announced she had a conflict of interest and excused herself from the remainder on the meeting.

Chairman Wilke appointed Commissioner Isenberg as the City Plan Commissioner's liaison to the Landmark Commission.

Minutes

Motion: It was moved to **approve** the minutes of the July 14, 2005, meetings, subject to corrections.

Maker: Cunningham

Second: Brandon

Result: Carried: 11 to 0

For: 11 - Neumann, Strater, Gary, Lee, Traylor,
Brandon, Cunningham, Avery, Wilke, Emmons,
Isenberg

Against: 0

Absent: 3 - Marshall, Perkett, Scott

Vacancy: 1 - District 6

Adjournment

Motion: It was moved to adjourn the hearing at 9:19 p.m.

Maker: Strater

Second: Brandon

Result: Carried: 11 to 0

For: 11 - Neumann, Strater, Gary, Lee, Traylor,
Brandon, Cunningham, Avery, Wilke, Emmons,
Isenberg

Against: 0

Absent: 3 - Marshall, Perkett, Scott

Vacancy: 1 - District 6

Bruce Wilke, Chair