

## PLAN COMMISSION MINUTES

The City Plan Commission held a regular Zoning Hearing on October 26, 2006, with the briefing starting at 10:30 a.m. in Room 5ES and the public hearing at 1:37 p.m. in the City Council Chambers of City Hall. Presiding were Betty Culbreath, Chair and Dave Neumann, Vice Chair. The following Commissioners were present during the hearing: Jeff Strater, Clarence Gary, Angela Marshall, Erik Wilson, Michael Miranda, Ann Bagley, Robert Weiss, Bill Avery, Chris Buehler, Dennis Burnham, Robert Ekblad and Neil Emmons. The following Commissioners were absent from this hearing as defined in the City Plan Commission rules: None. There is one vacancy: District 8.

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: Allen Heist

Pursuant to Texas Local Government Code Section 212.009(e) these minutes and recording of the hearing certify the reasons for denial of any plat application.

#### Preliminary Plats - Consent Items

##### (1) **S056-394**

**Motion:** It was moved to **approve** an application to replat Lot 8 and a tract of land in City Block 1/808 into one 1.3129 acre lot between S. Hill Avenue and S. Haskell Avenue west of E. R. L. Thornton Freeway (I-30), subject to compliance with the conditions listed in the docket.

Maker: Weiss

Second: Marshall

Result: Carried: 14 to 0

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

Against: 0

Absent: 0

Vacancy: 1 - District 8

**Speakers:** None

(2) **S056-395**

**Motion:** It was moved to **approve** an application to replat Lots 1 & 2 in City Block C/6456 and Lots 1 through 5 in City Block D/6456 into two lots of 16.018 acres and 4.297 acres each at Brockbank Drive and Valley Meadow Drive, subject to compliance with the conditions listed in the docket.

Maker: Weiss

Second: Marshall

Result: Carried: 14 to 0

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

Against: 0

Absent: 0

Vacancy: 1 - District 8

**Speakers:** None

(3) **S056-396**

**Motion:** It was moved to **approve** an application to replat Lot 1 of the J. K. Hudgens Subdivision and Lot 1 of the L. B. Wallace Subdivision and a tract of land in City Block 6270 into one 12.5008 acre lot on the southwest corner of Elam Road and Buckner Boulevard, subject to compliance with the conditions listed in the docket.

Maker: Emmons

Second: Wilson

Result: Carried: 13 to 0

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

Against: 0

Absent: 0

Vacancy: 1 - District 8

Conflict: 1 - Bagley

**Speakers:** None

(4) **S056-397**

**Motion:** It was moved to **approve** an application to replat Lots 1 & 2 in City Block 3/2510 and Lots 1 & 2 in City Block 6/2510 into seven lots ranging in size from 1,908 sq. ft. to 2,450 sq. ft. on the east side of Bexar Street between Ghent Avenue and Hooper Avenue, subject to compliance with the conditions listed in the docket.

Maker: Weiss

Second: Marshall

Result: Carried: 14 to 0

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

Against: 0

Absent: 0

Vacancy: 1 - District 8

**Speakers:** None

(5) **S056-398**

**Motion:** It was moved to **approve** an application to replat Lots 2, 3 & 4 in City Block 2/2509 into six lots ranging in size from 1,902 sq. ft. to 2183 sq. ft. on the east side of Bexar Street between Anderson Street and Hooper Avenue, subject to compliance with the conditions listed in the docket.

Maker: Weiss

Second: Marshall

Result: Carried: 14 to 0

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

Against: 0

Absent: 0

Vacancy: 1 - District 8

**Speakers:** None

(6) **S056-399**

**Motion:** It was moved to **approve** an application to replat the remainder of Lot 11 and all of Lots 12 & 13 in City Block G/4148 into two lots of 11,778 sq. ft. and 11,838 sq. ft. each on the southeast corner of W. Davis Street and Kramer Street, subject to compliance with the conditions listed in the docket.

Maker: Weiss

Second: Marshall

Result: Carried: 14 to 0

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

Against: 0

Absent: 0

Vacancy: 1 - District 8

**Speakers:** None

(7) **S056-400**

**Motion:** It was moved to **approve** an application to replat Lots 9 & 10 in City Block D/6364 into one 12,600 sq. ft. lot on the east side of Norma Street between Irving Boulevard and Doug Drive, subject to compliance with the conditions listed in the docket.

Maker: Weiss

Second: Marshall

Result: Carried: 14 to 0

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

Against: 0

Absent: 0

Vacancy: 1 - District 8

**Speakers:** None

(8) **S056-401**

**Motion:** It was moved to **approve** an application to plat a tract of land and replat Lots 1 through 15 and the remainder of Lot 16 in City Block F/7704 into one 8.509 acre lot on the northwest corner of Doug Drive and Apricot Street, subject to compliance with the conditions listed in the docket.

Maker: Weiss  
Second: Marshall  
Result: Carried: 14 to 0  
For: 14 - Neumann, Strater, Gary, Marshall, Wilson,  
Miranda, Bagley, Weiss, Avery, Buehler,  
Burnham, Ekblad, Emmons, Culbreath  
  
Against: 0  
Absent: 0  
Vacancy: 1 - District 8

**Speakers:** None

(9) **S056-402**

**Motion:** It was moved to **approve** an application to replat Lots 3, 4, 7 & 8 in City Block G/1474 into a 20 lot Shared Access Area Development on 0.7063 acres on the west side of Matilda Street between Ross Avenue and Lewis Street, subject to compliance with the conditions listed in the docket.

Maker: Weiss  
Second: Marshall  
Result: Carried: 14 to 0  
For: 14 - Neumann, Strater, Gary, Marshall, Wilson,  
Miranda, Bagley, Weiss, Avery, Buehler,  
Burnham, Ekblad, Emmons, Culbreath  
  
Against: 0  
Absent: 0  
Vacancy: 1 - District 8

**Speakers:** None

(10) **S067-001**

**Motion:** It was moved to **approve** an application to plat a 16.591 acre tract of land in City Blocks 7210 & 7212 into one lot on the east side of N. Cockrell Hill Road between Pinnacle Point Drive and Rock Quarry Road, subject to compliance with the conditions listed in the docket.

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

Against: 0  
Absent: 0  
Vacancy: 1 - District 8

**Speakers:** None

**(11) S067-002**

**Motion:** It was moved to **approve** an application to replat a 1.981 acre portion of Lot 2B in City Block B/652 into three lots of 20,016 sq. ft., 28,116 sq. ft. and 38,170 sq. ft. each on the west corner of Ross Avenue and N. Prairie Avenue, subject to compliance with the conditions listed in the docket.

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

Against: 0  
Absent: 0  
Vacancy: 1 - District 8

**Speakers:** None

**(12) S067-003**

**Motion:** It was moved to **approve** an application to replat part of Lot 1, all of Lot 2, and part of Lot 3 in City Block 4/714 into six lots ranging in size from 2,772 sq. ft. to 4,011 sq. ft. on the west corner of Scurry Street and Burlew Street, subject to compliance with the conditions listed in the docket.

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

Against: 0  
Absent: 0  
Vacancy: 1 - District 8

**Speakers:** None

Individual items – Residential Replats

(13) **S056-393**

**Motion:** It was moved to **approve** an application to combine Lot 7 and an abandoned alley right-of-way in City Block B/7286 into one 0.492 acre lot on the south side of Currin Drive between St. Michaels Drive and Pebble Down Drive, subject to compliance with the conditions listed in the docket.

Maker: Buehler

Second: Marshall

Result: Carried: 14 to 0

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

Against: 0

Absent: 0

Vacancy: 1 - District 8

**Speakers:** None

Street Name Change

**NC056-002**

**Motion:** In considering an application to change the name of Calleja Way, a cul-de-sac street along Strait Lane between Walnut Hill Lane and Manson Court to "Strait Court", subject to compliance with the conditions listed in the docket, it was moved to **hold** this case under advisement until November 16, 2006 to be re-noticed and re-advertised.

Maker: Weiss

Second: Wilson

Result: Carried: 14 to 0

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

Against: 0

Absent: 0

Vacancy: 1 - District 8

**Speakers:** None

Miscellaneous Docket

**W067-001**

Planner: Neva Dean

**Motion:** It was moved to **approve** a wavier of the two-year waiting period in order to submit an application for an amendment to Planned Development Subdistrict No. 70 for MF-2 Multiple Family Subdistrict Uses in Planned Development District No. 193, the Oak Lawn Special Purpose District, in an area generally bounded by Cedar Springs Road, Hawthorne Avenue, Hartford Street, and the northern half of Raleigh Street.

Maker: Gary  
Second: Marshall  
Result: Carried: 14 to 0  
For: 14 - Neumann, Strater, Gary, Marshall, Wilson,  
Miranda, Bagley, Weiss, Avery, Buehler,  
Burnham, Ekblad, Emmons, Culbreath  
  
Against: 0  
Absent: 0  
Vacancy: 1 - District 8

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

**W067-002**

Planner: Neva Dean

**Motion:** It was moved to **approve** a wavier of the two-year waiting period in order to submit an application for an amendment to the Tract I portion of the Subdistrict D-1 portion of Planned Development District No. 468 for Mixed Uses on the north quadrant of Zang Boulevard and Plowman Avenue.

Maker: Gary  
Second: Marshall  
Result: Carried: 14 to 0  
For: 14 - Neumann, Strater, Gary, Marshall, Wilson,  
Miranda, Bagley, Weiss, Avery, Buehler,  
Burnham, Ekblad, Emmons, Culbreath  
  
Against: 0  
Absent: 0  
Vacancy: 1 - District 8

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



**M056-047**

Planner: Richard Brown

**Motion:** In considering a minor amendment to the development plan for Planned Development District No. 720, on Ridgecrest Road between Fair Oaks Avenue and Holly Hill Drive, it was moved to **hold** this case under advisement until November 2, 2006.

Maker: Ekblad

Second: Weiss

Result: Carried: 14 to 0

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

Against: 0

Absent: 0

Vacancy: 1 - District 8

**Speakers:** None

**Z056-183(JH)**

Planner: Jennifer Hiromoto

**Motion I:** It was moved to **deny** a Planned Development District conditions, Specific Use Permit conditions and site plan submitted in conjunction with an application for a Planned Development District for R-7.5(A) uses and manufactured home park use and a Specific Use Permit for a manufactured home park use on property zoned an R-7.5(A) Single Family District on Highland Road, south of Barbaree Boulevard.

Maker: Bagley

Second: None

Result: Motion died for lack of a second

**Motion II:** In considering Planned Development District conditions, Specific Use Permit conditions and site plan submitted in conjunction with an application for a Planned Development District for R-7.5(A) uses and manufactured home park use and a Specific Use Permit for a manufactured home park use on property zoned an R-7.5(A) Single Family District on Highland Road, south of Barbaree Boulevard, it was moved to **hold** this case under advisement until November 16, 2006 or sooner if site plan is available.

Maker: Buehler

Second: Wilson

Result: Carried: 12 to 1

For: 12 - Neumann, Strater, Gary, Wilson, Miranda, Weiss, Avery, Buehler, Burnham, Ekblad, Emmons, Culbreath

Against: 1 - Bagley  
Absent: 0  
Vacancy: 1 - District 8  
Abstained: 1 - Marshall\*\*\*

\*\*\*Abstained due to bus tour requirements

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

Zoning Cases - Consent

1. **Z056-234(RB)**

Planner: Richard Brown

**Motion:** It was moved to recommend **approval** of a Specific Use Permit for a Commercial amusement (inside) use for a Class A Dance Hall for a two-year period, subject to a site plan and conditions on property zoned a CR Community Retail District on the north line of Camp Wisdom Road, west of American Way.

Maker: Weiss

Second: Emmons

Result: Carried: 14 to 0

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

Against: 0

Absent: 0

Vacancy: 1 - District 8

\*out of the room, shown voting in favor

**Notices:** Area: 400 Mailed: 46

**Replies:** For: 0 Against: 2

**Speakers:** None

2. **Z056-307(JH)**

Planner: Jennifer Hiromoto

**Motion:** It was moved to recommend **approval** of a Planned Development District for a railroad yard, roundhouse, or shops, and IR Industrial Research uses, subject to a development plan, a landscape plan, and conditions on a property zoned an IM Industrial Manufacturing District and LI Light Industrial District on the northwest corner of Lombardy Lane and Abernathy Avenue.

Maker: Weiss  
Second: Marshall  
Result: Carried: 13 to 0  
For: 13 - Neumann, Strater, Gary, Marshall, Wilson,  
Miranda, Weiss, Avery, Buehler, Burnham,  
Ekblad, Emmons, Culbreath

Against: 0  
Absent: 0  
Vacancy: 1 - District 8  
Conflict: 1 - Bagley

**Notices:** Area: 500 Mailed: 58  
**Replies:** For: 9 Against: 2

**Speakers:** None

### 3. Z056-321(WE)

Planner: Warren Ellis

**Motion:** It was moved to recommend **approval** of an amendment to Specific Use Permit No. 910 for a public school for a permanent time period, subject to a revised site plan, landscape plan and conditions on property zoned a TH-2(A) Townhouse District on the west side of Kelley Boulevard, north of Frankford Road.

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

Against: 0  
Absent: 0  
Vacancy: 1 - District 8

\*out of the room, shown voting in favor

**Notices:** Area: 400 Mailed: 29  
**Replies:** For: 0 Against: 0

**Speakers:** None

4. **Z056-322(MF)**

Planner: Michael Finley

**Motion:** It was moved to recommend **approval** of a Neighborhood Stabilization Overlay (NSO) on property zoned an R-1/2 ac. (A) Single Family District an area bounded by Northaven Road, Strait Lane, Melissa Lane and Welch Road with the following change added: Creation of Tract 3 (Lot 2 in City Block 2/6391) and establishing a minimum front yard setback of 50 feet in Tract 3.

Maker: Ekblad

Second: Buehler

Result: Carried: 14 to 0

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

Against: 0

Absent: 0

Vacancy: 1 - District 8

**Notices:** Area: 200 Mailed: 109

**Replies:** For: 28 Against: 5

**Speakers:** For: Jerry Lewis, 4737 Crooked Ln., Dallas, TX, 75229  
John Woolems, 4609 Crooked Ln., Dallas, TX, 75229  
Robin Beckerman, 4728 Crooked Ln., Dallas, TX, 75229  
William LePage, 4633 Crooked Ln., Dallas, TX, 75229  
Against: Bennett Cullum, 3232 McKinney Ave., Dallas, TX, 75204  
Martin Coben, 4814 Crooked Ln., Dallas, TX, 75229

5. **Z056-334(WE)**

Planner: Warren Ellis

**Motion:** It was moved to recommend **approval** of an amendment to Specific Use Permit No. 1637 for an Alcoholic Beverage Establishment use for a bar, lounge, or tavern, subject to a development/landscape plan and staff recommended conditions on property zoned Planned Development District No. 619 for mixed uses with Historic Overlay No. 87 on the northwest corner of Fourway Place and Main Street.

Maker: Weiss

Second: Emmons

Result: Carried: 14 to 0

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

Against: 0  
Absent: 0  
Vacancy: 1 - District 8

\*out of the room, shown voting in favor

**Notices:** Area: 200 Mailed: 17  
**Replies:** For: 1 Against: 2

**Speakers:** None

Zoning Cases – Under Advisement

6. **Z056-296(JH)**

Planner: Jennifer Hiromoto

**Motion:** It was moved to recommend **approval** of the creation of a new subdistrict within Planned Development District No. 281, the Lakewood Special Purpose District, subject to a development/landscape plan and staff conditions on the west side of Abrams Road, south of Belmont Avenue with the following two amendments added to the conditions: Incorporating “(G) Parking in Abrams Road and within the required setback from Abrams Road shown on the development plan is permitted in compliance with the development plan, and is subject to the authority of the director of public works and transportation to prohibit or limit the Abrams Road parking as necessary for public safety.” Changing #5 Under Floor Use Requirements to read as follows: “At least 75 percent of the floor area of all uses on the ground floor of structures must be devoted to those uses listed in the retail and service, or restaurant, food, and drink service use groups or a bank or savings and loan (with drive-in window) use. A bank or savings and loan (with drive-in window) use is limited to 4,000 square feet of floor area on the ground floor.”

Maker: Emmons

Second: Weiss

Result: Carried: 13 to 1

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

Against: 1 - Avery  
Absent: 0  
Vacancy: 1 - District 8

**Notices:** Area: 500 Mailed: 161  
**Replies:** For: 8 Against: 11

**Speakers:** For: Robert Reeves, 900 Jackson St., Dallas, TX, 75202  
Tom Bonifield, 5714 Swiss Ave., Dallas, TX, 75214  
Alex Winslow, 6661 Avalon Ave., Dallas, TX, 75214  
Melanie Vanlandingham, 6311 Lakeshore Dr., Dallas, TX, 75214  
Jeri Arbuckle, 4800 Victor St., Dallas, TX, 75246  
Against: None

**7. Z056-318(WE)**

Planner: Warren Ellis

**Motion:** In considering an application for a Specific Use Permit for a transit passenger station or transfer center on property zoned an IR Industrial Research District, on the southwest side of Denton Drive between Burbank Street and Wyman Street, it was moved to **hold** this case under advisement until November 16, 2006.

Maker: Strater

Second: Marshall

Result: Carried: 13 to 0

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

Against: 0

Absent: 0

Vacancy: 1 - District 8

Conflict: 1 - Bagley

**Notices:** Area: 300 Mailed: 22

**Replies:** For: 2 Against: 3

**Speakers:** For: Karl Crawley, 900 Jackson St., Dallas, TX, 75202  
Against: Patricia Van Winkle, 2529 Brookfield Ave., Dallas, TX, 75235  
Rick Gonzales, 4263 S. Cresthaven Rd., Dallas, TX, 75209

Zoning Cases – Individual

8. **Z056-292(TC)**

Planner: Tracey Cox

**Motion:** It was moved to recommend **approval** of inclusion in the Conservation District No. 15, the Vickery Place Conservation District, subject to an amended Exhibit A, an amended Appendix A of Exhibit C, and an amended Appendix B of Exhibit C with the exception of 2815 Greenville Avenue, 2901 Greenville Avenue, and 5627, 5631, 5635, and 5639 Goodwin Avenue on property zoned R-7.5(A) Single Family District and an R-7.5(A)-MD-1 Single Family District with a Modified Delta Overlay on the 5400 and 5500 blocks of Bonita Avenue; 5100, 5200, 5500, and 5600 blocks of Goodwin Avenue; 5200 block of Vickery Boulevard; 5200 block of Richard Avenue; 5200 and 5600 blocks of Miller Avenue; 5200, 5500, and 5600 blocks of Willis Avenue.

Maker: Emmons

Second: Marshall

Result: Carried: 13 to 0

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

Against: 0

Absent: 1 - Burnham\*\*

Vacancy: 1 - District 8

\*\*Commissioner left, before the vote was taken

**Notices:** Area: 200 Mailed: 709

**Replies:** For: 205 Against: 42

**Speakers:** For: Jim Hutchinson, 5504 Willis Ave., Dallas, TX, 75206  
Mark Rieves, 5530 Goodwin Ave., Dallas, TX, 75206  
Sharon Flynn, 5206 Richard Ave., Dallas, TX, 75206  
Darren Carollo, 5239 Richard Ave., Dallas, TX, 75206  
Rick Bentley, 5551 Vickery Blvd., Dallas, TX, 75206  
Les Wollam, 5215 Goodwin Ave., Dallas, TX, 75206  
Against: Al Currie, 5509 Willis, Ave., Dallas, TX, 75206  
Robert Cox, 5205 & 5207 Willis Ave., TX, 75206  
Alessandro Mungoli, 5641 Willis Ave., Dallas, TX, 75206

Development Code Amendments

**DCA 056-009**

**Motion:** It was moved to recommend **approval** of amendments to Section 51A-4.212(a)(14), "Utility and Public Service Uses," of Chapter 51A, the Dallas Development Code, to require screening of certain utility structures in residential districts and subject utility buildings associated with other utility and public service uses to the use requirements of a local utility use.

Maker: Neumann

Second: Wilson

Result: Carried: 13 to 0

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

Against: 0

Absent: 1 - Burnham

Vacancy: 1 - District 8

**Speakers:** None

**DCA 056-010**

**Motion:** It was moved to recommend **approval** of amendments to Chapters 51 and 51A of the Dallas Development Code to revise the regulations regarding recycling drop-off containers to require screening in certain circumstances with the following change: Strike "(3)or 501(c)(4).", under (F) Nonprofit organization exempt from fees.

Maker: Neumann

Second: Wilson

Result: Carried: 13 to 0

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

Against: 0

Absent: 1 - Burnham

Vacancy: 1 - District 8

**Speakers:** None



Development Code Amendments – Under Advisement

**DCA 056-018**

**Motion:** It was moved to recommend **approval** of amendments to Chapters 51 and 51A of the Dallas Development Code, Sections 51-4.401, 51A-4.401, 51A-8.403, and 51A-8.505; removing a general provision allowing a less restrictive building line than the zoning setback; providing a requirement that a preliminary plat application show all platted building lines and providing a standard for moving or removing a platted building line greater than the zoning setback line.

Maker: Neumann

Second: Wilson

Result: Carried: 13 to 0

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

Against: 0

Absent: 1 - Burnham

Vacancy: 1 - District 8

**Speakers:** None

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Other Matters

Reconsideration

Z056-271(MF)

Planner: Michael Finley

**Motion to Reconsider:** It was moved to reconsider the action taken on October 12, 2006, which was to keep the public hearing open and hold Z056-271(MF) under advisement until January 25, 2007.

Maker: Wilson

Second: Buehler

Result: Carried: 13 to 0

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

Against: 0

Absent: 1 - Burnham

Vacancy: 1 - District 8

**Speakers:** None

**Motion II:** In considering an application for a Specific Use Permit for a Tattoo Parlor and Piercing Studio within Planned Development District No. 269, the Deep Ellum/Near East Side Special Purpose District on the south side of Main Street, west of Pryor Street it was moved to keep the public hearing open and **hold** this case under advisement until November 16, 2006 with instruction to staff to re-notify.

Maker: Wilson

Second: Neumann

Result: Carried: 13 to 0

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

Against: 0

Absent: 1 - Burnham

Vacancy: 1 - District 8

**Notices:** Area:

Mailed:

**Replies:** For:

Against:

Speakers: None

Minutes

**Motion:** It was moved to **approve** the minutes of the October 12, 2006, meeting, subject to corrections.

Maker: Emmons

Second: Marshall

Result: Carried: 13 to 0

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

Against: 0

Absent: 1 - Burnham

Vacancy: 1 - District 8

**Speakers:** None

Adjournment

**Motion:** It was moved to **adjourn** the hearing at 4:51 p.m.

Maker: Emmons

Second: Marshall

Result: Carried: 13 to 0

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

Against: 0

Absent: 1 - Burnham

Vacancy: 1 - District 8

**Speakers:** None

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Betty Culbreath, Chair