

## PLAN COMMISSION MINUTES

The City Plan Commission held a regular Zoning Hearing on November 2, 2006, with the briefing starting at 11:15 a.m. in Room 5ES and the public hearing at 1:30 p.m. in the City Council Chambers of City Hall. Presiding were Dave Neumann, Acting Chair and Michael Miranda, Acting Vice Chair. The following Commissioners were present during the hearing: Jeff Strater, Clarence Gary, Angela Marshall, Ann Bagley, Robert Weiss, Chris Buehler, Robert Ekblad and Neil Emmons. The following Commissioners were absent from this hearing as defined in the City Plan Commission rules: Erik Wilson, Bill Avery, Dennis Burnham and Betty Culbreath. 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: 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) **S067-004**

**Motion:** It was moved to **approve** an application to replat a 0.543 acre tract of land containing all of Lots 8, 9 and 10 in City Block A/1162 into a 6 lot Shared Access Area Development on 3211 Cleveland Street and 7300 Coleman Street, west corner, subject to compliance with the conditions listed in the docket.

Maker: Bagley

Second: Marshall

Result: Carried: 10 to 0

For: 10 - Neumann, Strater, Gary, Marshall, Miranda,  
Bagley, Weiss, Buehler, Ekblad, Emmons

Against: 0  
Absent: 4 - Wilson, Avery, Burnham, Culbreath  
Vacancy: 1 - District 8

**Speakers:** For: Robert Baldwin, 401 Exposition Ave., Dallas, TX, 75226  
Against: None

(2) **S067-005**

**Motion:** It was moved to **approve** an application to replat a 1.143 acre tract of land containing all of Lots 1 thru 6 in City Block B/914 into a 14 lot Shared Access Area Development on 1801 thru 1819 S. Ervay Street between Beaumont Street and Hickory Street, subject to compliance with the conditions listed in the docket.

Maker: Weiss  
Second: Emmons  
Result: Carried: 10 to 0  
For: 10 - Neumann, Strater, Gary, Marshall, Miranda,  
Bagley, Weiss, Buehler, Ekblad, Emmons

Against: 0  
Absent: 4 - Wilson, Avery, Burnham, Culbreath  
Vacancy: 1 - District 8

**Speakers:** None

(3) **S067-008**

**Motion:** It was moved to **approve** an application to replat all of Lots 7 and 8 in City Block H/1475 into one 0.3165 acre lot on 5711 thru 5715 Ross Avenue at Mary Street, northwest corner, subject to compliance with the conditions listed in the docket.

Maker: Weiss  
Second: Emmons  
Result: Carried: 10 to 0  
For: 10 - Neumann, Strater, Gary, Marshall, Miranda,  
Bagley, Weiss, Buehler, Ekblad, Emmons

Against: 0  
Absent: 4 - Wilson, Avery, Burnham, Culbreath  
Vacancy: 1 - District 8

**Speakers:** None

(4) **S067-010**

**Motion:** It was moved to **approve** an application to create one, 8.6476 acre lot from a tract of land in City Block 8363 on 1900 Sandy Lane at Bickman Road, southwest corner, subject to compliance with the conditions listed in the docket with a change to condition #17 to read as follows: "Sandy Lane and Bickham Road shall meet the requirements of the Engineering Division as to right of way and construction requirements."

Maker: Weiss  
Second: Emmons  
Result: Carried: 10 to 0  
For: 10 - Neumann, Strater, Gary, Marshall, Miranda,  
Bagley, Weiss, Buehler, Ekblad, Emmons

Against: 0  
Absent: 4 - Wilson, Avery, Burnham, Culbreath  
Vacancy: 1 - District 8

**Speakers:** None

(5) **S067-011**

**Motion:** It was moved to **approve** an application to replat all of Tracts 14, 16, and 17 in City Block 927 to create one, 0.3492 acre lot on Harry Hines Boulevard and North Akard Street at Lyte Street, northwest of Payne Street, subject to compliance with the conditions listed in the docket.

Maker: Weiss  
Second: Emmons  
Result: Carried: 10 to 0  
For: 10 - Neumann, Strater, Gary, Marshall, Miranda,  
Bagley, Weiss, Buehler, Ekblad, Emmons

Against: 0  
Absent: 4 - Wilson, Avery, Burnham, Culbreath  
Vacancy: 1 - District 8

**Speakers:** None

Individual items – Residential Replats

(6) **S067-006**

**Motion:** It was moved to **approve** an application to replat part of Lot 3 in City Block C/7152 into one 0.128 acre lot on 3721 Toronto Street, 239.6 feet east of the east line of Norwich Street, subject to compliance with the conditions listed in the docket.

Maker: Gary  
Second: Marshall  
Result: Carried: 10 to 0  
For: 10 - Neumann, Strater, Gary, Marshall, Miranda,  
Bagley, Weiss, Buehler, Ekblad, Emmons

Against: 0  
Absent: 4 - Wilson, Avery, Burnham, Culbreath  
Vacancy: 1 - District 8

**Speakers:** None

(7) **S067-009**

**Motion:** It was moved to **approve** an application to replat all of Lots 42 and 43 and part of Lot 44 in City Block 4/2023 into one, 0.6716 acre lot on 3925 Stonebridge Drive at Arrowhead Drive, north corner, subject to compliance with the conditions listed in the docket.

Maker: Gary  
Second: Marshall  
Result: Carried: 10 to 0  
For: 10 - Neumann, Strater, Gary, Marshall, Miranda,  
Bagley, Weiss, Buehler, Ekblad, Emmons

Against: 0  
Absent: 4 - Wilson, Avery, Burnham, Culbreath  
Vacancy: 1 - District 8

**Speakers:** None

Miscellaneous Docket

**M067-008**

Planner: Richard Brown

**Motion:** It was moved to **approve** a minor amendment to the development plan for Planned Development District No. 453, on the southwest and southeast corners of Greenville Avenue and Walnut Hill Lane.

Maker: Ekblad  
Second: Buehler  
Result: Carried: 10 to 0  
For: 10 - Neumann, Strater, Gary, Marshall, Miranda,  
Bagley, Weiss, Buehler, Ekblad, Emmons

Against: 0  
Absent: 4 - Wilson, Avery, Burnham, Culbreath  
Vacancy: 1 - District 8

**Speakers:** None

Miscellaneous Docket – Under Advisement

**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 9, 2006.

Maker: Ekblad

Second: Emmons

Result: Carried: 10 to 0

For: 10 - Neumann, Strater, Gary, Marshall, Miranda,  
Bagley, Weiss, Buehler, Ekblad, Emmons

Against: 0

Absent: 4 - Wilson, Avery, Burnham, Culbreath

Vacancy: 1 - District 8

**Speakers:** For: Santos Martinez, 900 Jackson St., Dallas, TX, 75202  
Against: None

Zoning Cases - Consent

**1. Z056-289(OTH)**

Planner: Olga Torres-Holyoak

**Motion:** It was moved to recommend **approval** of an MU-2 Mixed Use District on property zoned an IM Industrial Manufacturing District, subject to deed restrictions volunteered by the applicant on the southeast side of Stutz Road, between Maple Avenue and Forest Park Road.

Maker: Strater

Second: Marshall

Result: Carried: 9 to 1

For: 9 - Neumann, Strater, Gary, Marshall, Miranda,  
Bagley, Weiss, Buehler, Ekblad

Against: 1 - Emmons

Absent: 4 - Wilson, Avery, Burnham, Culbreath

Vacancy: 1 - District 8

**Notices:** Area: 300 Mailed: 30

**Replies:** For: 5 Against: 0

**Speakers:** For: Robert Baldwin, 401 Exposition Ave., Dallas, TX, 75226  
Against: None

**2. Z056-310(OTH)**

Planner: Olga Torres-Holyoak

**Motion I:** It was moved to recommend **approval** to amend and expand Specific Use Permit No. 1548 for an open enrollment charter school for a two year time period with automatic renewals for additional five-year periods, subject to site plan and conditions on property zoned an IR Industrial Research District on the west line of Forestgate Drive north of Forest Lane.

Maker: Emmons  
Second: Weiss  
Result: Commissioner Emmons withdrew his motion. Commissioner Weiss withdrew his second.

**Motion II:** It was moved to recommend **approval** to amend and expand Specific Use Permit No. 1548 for an open enrollment charter school for a five year time period with automatic renewals for additional five-year periods, subject to site plan and conditions on property zoned an IR Industrial Research District on the west line of Forestgate Drive north of Forest Lane.

Maker: Buehler  
Second: Weiss  
Result: Carried: 10 to 0  
For: 10 - Neumann, Strater, Gary, Marshall, Miranda, Bagley, Weiss, Buehler, Ekblad, Emmons

Against: 0  
Absent: 4 - Wilson, Avery, Burnham, Culbreath  
Vacancy: 1 - District 8

**Notices:** Area: 400 Mailed: 54  
**Replies:** For: 1 Against: 3

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

**3. Z056-325(OTH)**

Planner: Olga Torres-Holyoak

**Motion:** In considering an application for a Planned Development District for a Public School other than an open enrollment charter school and MF-2(A) Multifamily District uses on property zoned a CS Commercial Service District and an MF-2(A) Multifamily District on the west side of Brockbank Drive and Park Lane and on the southeast corner of Brockbank Drive and Valley Meadow Drive, it was moved to **hold** this case under advisement until November 9, 2006.

Maker: Miranda  
Second: Weiss  
Result: Carried: 10 to 0  
For: 10 - Neumann, Strater, Gary, Marshall, Miranda,  
Bagley, Weiss, Buehler, Ekblad, Emmons

Against: 0  
Absent: 4 - Wilson, Avery, Burnham, Culbreath  
Vacancy: 1 - District 8

**Notices:** Area: 500 Mailed: 311  
**Replies:** For: 11 Against: 0

**Speakers:** None

4. **Z056-328(OTH)**

Planner: Olga Torres-Holyoak

**Motion:** It was moved to recommend **approval** of an MF-2(A) Multifamily District on property zoned an MF-1(A) Multifamily District on the west corner of Fitzhugh Avenue and Homer Street.

Maker: Strater  
Second: Marshall  
Result: Carried: 10 to 0  
For: 10 - Neumann, Strater, Gary, Marshall, Miranda,  
Bagley, Weiss, Buehler, Ekblad, Emmons

Against: 0  
Absent: 4 - Wilson, Avery, Burnham, Culbreath  
Vacancy: 1 - District 8

**Notices:** Area: 200 Mailed: 11  
**Replies:** For: 1 Against: 0

**Speakers:** None

Zoning Cases – Under Advisement

5. **Z056-315(RB)**

Planner: Richard Brown

**Motion:** It was moved to recommend **approval** of a TH-3(A) Townhouse District on property zoned an R-7.5(A) Single Family District, subject to deed restrictions volunteered by the applicant on the west line of Inwood Road, north of University Boulevard.

Maker: Emmons  
Second: Marshall  
Result: Carried: 10 to 0  
For: 10 - Neumann, Strater, Gary, Marshall, Miranda,  
Bagley, Weiss, Buehler, Ekblad, Emmons

Against: 0  
Absent: 4 - Wilson, Avery, Burnham, Culbreath  
Vacancy: 1 - District 8

**Notices:** Area: 200 Mailed: 34  
**Replies:** For: 7 Against: 4

**Speakers:** For: Jimmy Schnurr, 3400 Carlisle St., Dallas, TX, 75204  
Shelia Peters, 7419 Inwood Rd., Dallas, TX, 75209  
Against: Betty Jenkins, 7402 Robin Rd., Dallas, TX, 75209  
Joyce Lockley, 4718 Wateka Dr., Dallas, TX, 75209

Zoning Cases – Individual

6. **Z056-323(MF)**

Planner: Michael Finley

**Motion:** It was moved to recommend **approval** of a Neighborhood Stabilization Overlay (NSO) on property zoned an R-7.5(A) Single Family District generally bounded by Matilda Street, Anita Street, Delmar Avenue, Winton Street, Skillman Street, Revere Place, Concho Street and Kenwood Avenue.

Maker: Emmons  
Second: Marshall  
Result: Carried: 7 to 3  
For: 7 - Strater, Gary, Marshall, Bagley, Weiss,  
Buehler, Emmons

Against: 3 - Neumann, Miranda, Ekblad  
Absent: 4 - Wilson, Avery, Burnham, Culbreath  
Vacancy: 1 - District 8

**Notices:** Area: 200 Mailed: 415  
**Replies:** For: 146 Against: 115



**Speakers:** For: Marcia Savard, 6028 Penrose Ave., Dallas, TX, 75206  
Sherry Houpt, 6011 Penrose Ave., Dallas, TX, 75206  
Rick Savard, 6028 Penrose Ave., Dallas, TX, 75206  
John Dailey, 5839 Kenwood Ave., Dallas, TX, 75206  
Les St. John, 6026 Anita St., Dallas, TX, 75206  
Against: David Ross, 5922 Kenwood Ave., Dallas, TX, 75206  
Matt Morgan, 6006 Penrose Ave., Dallas, TX, 75206  
John Ellis, 5819 Ellsworth Ave., Dallas, TX, 75206  
Brent Hennig, 6043 Penrose Ave., Dallas, TX, 75206  
Kevin Buchanan, 6011 Ellsworth Ave., Dallas, TX, 75206  
Navaid Hussain, 5927 Kenwood Ave., Dallas, TX, 75206

**7. Z056-220(JH)**

Planner: Jennifer Hiromoto

**Motion:** In considering an application for a Planned Development District for Single Family uses on a property zoned R-16(A) Single Family District, Planned Development District No. 108, and an LO-3 Limited Office District on the east side of Walton Walker Boulevard, north of Country Creek Drive, it was moved to **hold** this case under advisement until November 16, 2006.

Maker: Gary  
Second: Marshall  
Result: Carried: 10 to 0  
For: 10 - Neumann, Strater, Gary, Marshall, Miranda,  
Bagley, Weiss, Buehler, Ekblad, Emmons  
Against: 0  
Absent: 4 - Wilson, Avery, Burnham, Culbreath  
Vacancy: 1 - District 8

**Notices:** Area: 500 Mailed: 139  
**Replies:** For: 0 Against: 1

**Speakers:** For: Kirk Williams, 5400 Renaissance Tower, Dallas, TX, 75220  
Against: Deborah Fry, 1639 Shady Glen Ln., Dallas, TX, 75232  
Phyllis Merryman, 3424 S. Cockrell Hill Rd., Dallas, TX, 75236  
Jerry Merryman, 3424 S. Cockrell Hill Rd., Dallas, TX, 75236

Other Matters

Minutes: The Commission did not take action on the October 26, 2006 minutes

Adjournment

Motion: The meeting **adjourned** at 3:59 p.m.

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Betty Culbreath, Chair