

PLAN COMMISSION MINUTES

The City Plan Commission held a regular Zoning Hearing on December 7, 2006, with the briefing starting at 11:05 a.m. in Room 5ES and the public hearing at 1:30 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, Erik Wilson, Michael Miranda, Ann Bagley, Robert Weiss, Peggy Hill, Chris Buehler, Robert Ekblad and Neil Emmons. The following Commissioners were absent from this hearing as defined in the City Plan Commission rules: Angela Marshall and Dennis Burnham. 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) **S067-027**

Motion: It was moved to **approve** an application to replat all of Lots 1 thru 8 in City Block 10/114 and part of Lots 2, 3 and 4 in City Block 17/115 and all of abandoned Saint Louis Street into one, 3.4043 acre lot on property bounded by Corsicana Street, Park Street, IH-30 (R.L. Thornton Freeway) and St. Paul Street, subject to compliance with the conditions listed in the docket with the deletion of conditions 10 and 12 pertaining to right of way dedications and corner clips and replace with a new condition 10 to reads as follows: "10. The final plat shall comply with the Engineering Division requirements for a right of way dedication(s) and corner clip dedications needed."

Maker: Weiss
Second: Wilson
Result: Carried: 12 to 0

For: 12 - Neumann, Strater*, Gary, Wilson, Miranda,
Bagley, Hill, Weiss, Buehler, Ekblad,
Emmons*, Culbreath

Against: 0
Absent: 2 - Marshall, Burnham
Vacancy: 1 - District 8

*out of the room, shown voting in favor

Speakers: None

(2) **S067-028**

Motion: It was moved to **approve** an application to create one 23.30 acre lot in City Block 6113 on Mountain Creek Parkway north of IH 20, subject to compliance with the conditions listed in the docket.

Maker: Weiss
Second: Wilson
Result: Carried: 12 to 0

For: 12 - Neumann, Strater*, Gary, Wilson, Miranda,
Bagley, Hill, Weiss, Buehler, Ekblad,
Emmons*, Culbreath

Against: 0
Absent: 2 - Marshall, Burnham
Vacancy: 1 - District 8

*out of the room, shown voting in favor

Speakers: None

(3) **S067-029**

Motion: It was moved to **approve** an application to create a 20 lot Shared Access Area Development from a 2.066 acre tract of land containing part of City Block 5721 on Maple Avenue northwest of Kimsey Drive, subject to compliance with the conditions listed in the docket.

Maker: Weiss
Second: Wilson
Result: Carried: 12 to 0

For: 12 - Neumann, Strater*, Gary, Wilson, Miranda,
Bagley, Hill, Weiss, Buehler, Ekblad,
Emmons*, Culbreath

Against: 0
Absent: 2 - Marshall, Burnham
Vacancy: 1 - District 8

*out of the room, shown voting in favor

Speakers: None

(4) **S067-030**

Motion: It was moved to **approve** an application to create a 23 lot Shared Access Area Development from a 1.380 acre tract of land containing part of City Block 5721 on Maple Avenue northwest of Kimsey Drive, subject to compliance with the conditions listed in the docket.

Maker: Weiss
Second: Wilson
Result: Carried: 12 to 0
For: 12 - Neumann, Strater*, Gary, Wilson, Miranda,
Bagley, Hill, Weiss, Buehler, Ekblad,
Emmons*, Culbreath

Against: 0
Absent: 2 - Marshall, Burnham
Vacancy: 1 - District 8

*out of the room, shown voting in favor

Speakers: None

(5) **S067-031**

Motion: It was moved to **approve** an application to create a 23 lot Shared Access Area Development from a 1.389 acre tract of land containing part of City Block 5721 on Maple Avenue northwest of Kimsey Drive, subject to compliance with the conditions listed in the docket.

Maker: Weiss
Second: Wilson
Result: Carried: 12 to 0
For: 12 - Neumann, Strater*, Gary, Wilson, Miranda,
Bagley, Hill, Weiss, Buehler, Ekblad,
Emmons*, Culbreath

Against: 0
Absent: 2 - Marshall, Burnham
Vacancy: 1 - District 8

*out of the room, shown voting in favor

Speakers: None

(6) **S067-032**

Motion: It was moved to **approve** an application to create a 20 lot Shared Access Area Development from a 1.149 acre tract of land containing part of City Block 5721 on Maple Avenue northwest of Kimsey Drive, subject to compliance with the conditions listed in the docket.

Maker: Weiss

Second: Wilson

Result: Carried: 12 to 0

For: 12 - Neumann, Strater*, Gary, Wilson, Miranda,
Bagley, Hill, Weiss, Buehler, Ekblad,
Emmons*, Culbreath

Against: 0

Absent: 2 - Marshall, Burnham

Vacancy: 1 - District 8

*out of the room, shown voting in favor

Speakers: None

(7) **S067-035**

Motion: It was moved to **approve** an application to create one 1.171 acre lot in City Block 5080 at 4121 Rosa Road east of Flockstone Road, subject to compliance with the conditions listed in the docket.

Maker: Weiss

Second: Wilson

Result: Carried: 12 to 0

For: 12 - Neumann, Strater*, Gary, Wilson, Miranda,
Bagley, Hill, Weiss, Buehler, Ekblad,
Emmons*, Culbreath

Against: 0

Absent: 2 - Marshall, Burnham

Vacancy: 1 - District 8

*out of the room, shown voting in favor

Speakers: None

(8) **S067-037**

Motion: It was moved to **approve** an application to replat Lots 1 thru 29 in City Block 1/7171 into one 4.30 acre lot bounded by Progressive Drive, Chippewa Drive and Ruder Street, subject to compliance with the conditions listed in the docket.

Maker: Weiss

Second: Wilson

Result: Carried: 12 to 0

For: 12 - Neumann, Strater*, Gary, Wilson, Miranda, Bagley, Hill, Weiss, Buehler, Ekblad, Emmons*, Culbreath

Against: 0

Absent: 2 - Marshall, Burnham

Vacancy: 1 - District 8

*out of the room, shown voting in favor

Speakers: None

(9) **S067-038**

Motion: It was moved to **approve** an application to create three lots from a 0.572 acre tract of land in City Block 5446 at 7850 Goforth Road at Bargiames Lane, subject to compliance with the conditions listed in the docket.

Maker: Weiss

Second: Wilson

Result: Carried: 12 to 0

For: 12 - Neumann, Strater*, Gary, Wilson, Miranda, Bagley, Hill, Weiss, Buehler, Ekblad, Emmons*, Culbreath

Against: 0

Absent: 2 - Marshall, Burnham

Vacancy: 1 - District 8

*out of the room, shown voting in favor

Speakers: None

(10) **S067-039**

Motion: It was moved to **approve** an application to plat a 1.8172 acre tract of land in City Block 6481 into two lots of 0.5456 and 1.2716 acres at W. Northwest Highway and Willowbrook Road, east corner, subject to compliance with the conditions listed in the docket.

Maker: Weiss

Second: Wilson

Result: Carried: 12 to 0

For: 12 - Neumann, Strater*, Gary, Wilson, Miranda,
Bagley, Hill, Weiss, Buehler, Ekblad,
Emmons*, Culbreath

Against: 0

Absent: 2 - Marshall, Burnham

Vacancy: 1 - District 8

*out of the room, shown voting in favor

Speakers: None

(11) **S067-040**

Motion: It was moved to **approve** an application to plat a 0.9011 acre tract of land in City Block 1/5172 into one lot at Cockrell Hill Road and W. Illinois Avenue, northeast corner, subject to compliance with the conditions listed in the docket.

Maker: Weiss

Second: Wilson

Result: Carried: 12 to 0

For: 12 - Neumann, Strater*, Gary, Wilson, Miranda,
Bagley, Hill, Weiss, Buehler, Ekblad,
Emmons*, Culbreath

Against: 0

Absent: 2 - Marshall, Burnham

Vacancy: 1 - District 8

*out of the room, shown voting in favor

Speakers: None

(12) **S067-041**

Motion: It was moved to **approve** an application to plat a 1.007 acre tract of land in City Block 1376 into one lot between Robert B. Cullum Boulevard and J. B. Jackson Jr. Boulevard northwest of Trezevant Street, subject to compliance with the conditions listed in the docket.

Maker: Weiss

Second: Wilson

Result: Carried: 12 to 0

For: 12 - Neumann, Strater*, Gary, Wilson, Miranda,
Bagley, Hill, Weiss, Buehler, Ekblad,
Emmons*, Culbreath

Against: 0

Absent: 2 - Marshall, Burnham

Vacancy: 1 - District 8

*out of the room, shown voting in favor

Speakers: None

(13) **S067-042**

Motion: It was moved to **approve** an application to plat a 2.145 acre tract of land in City Block 1/5464 into one lot at W. Northwest Highway (Loop 12) and Hillcrest Road, northwest corner, subject to compliance with the conditions listed in the docket.

Maker: Weiss

Second: Wilson

Result: Carried: 12 to 0

For: 12 - Neumann, Strater*, Gary, Wilson, Miranda,
Bagley, Hill, Weiss, Buehler, Ekblad,
Emmons*, Culbreath

Against: 0

Absent: 2 - Marshall, Burnham

Vacancy: 1 - District 8

*out of the room, shown voting in favor

Speakers: None

(14) **S067-008R**

Motion: It was moved to **approve** an application to revise a previously approved preliminary plat by deleting Condition 12 related to right of way dedication on a 0.3165 acre lot in City Block H/1475 on 5711 thru 5715 Ross Avenue at Mary Street, subject to compliance with the conditions listed in the docket with a change to condition 12 pertaining to right of way dedication; revising the wording to read as follows: "On the final plat provide a 12 foot building line along the west line of Mary Street."

Maker: Weiss

Second: Wilson

Result: Carried: 12 to 0

For: 12 - Neumann, Strater*, Gary, Wilson, Miranda,
Bagley, Hill, Weiss, Buehler, Ekblad,
Emmons*, Culbreath

Against: 0

Absent: 2 - Marshall, Burnham

Vacancy: 1 - District 8

*out of the room, shown voting in favor

Speakers: None

(15) **S056-121**

Motion: It was moved to **approve** an application for a minor amending plat to correct dimensions of a sight easement and add a wastewater easement on a 1.662 acre tract of land containing part of City Blocks 152, 5/155 & 4/156 which was previously approved as a 36 lot Shared Access Area Development on Marilla Street between Central Expressway and Farmers Market Way, subject to compliance with the conditions listed in the docket.

Maker: Weiss

Second: Wilson

Result: Carried: 12 to 0

For: 12 - Neumann, Strater*, Gary, Wilson, Miranda,
Bagley, Hill, Weiss, Buehler, Ekblad,
Emmons*, Culbreath

Against: 0

Absent: 2 - Marshall, Burnham

Vacancy: 1 - District 8

*out of the room, shown voting in favor

Speakers: None

(16) **S045-377R**

Motion: It was moved to **approve** an application to revise a previously approved preliminary plat by creating two lots of 1.751 and 3.787 acres from a 5.54 tract of land in City Blocks 11/1017, 1021 and 1026 on Turtle Creek Boulevard at Gillespie Street, subject to compliance with the conditions listed in the docket.

Maker: Weiss

Second: Wilson

Result: Carried: 12 to 0

For: 12 - Neumann, Strater*, Gary, Wilson, Miranda,
Bagley, Hill, Weiss, Buehler, Ekblad,
Emmons*, Culbreath

Against: 0

Absent: 2 - Marshall, Burnham

Vacancy: 1 - District 8

*out of the room, shown voting in favor

Speakers: None

(17) **S990-202R**

Motion: It was moved to **approve** an application for a minor amending plat to relocate the existing lot line between Lots 1 and 2 in City Block A/8747 on Frankford Road at Marsh Lane, northwest corner to, subject to compliance with the conditions listed in the docket.

Maker: Weiss

Second: Wilson

Result: Carried: 12 to 0

For: 12 - Neumann, Strater*, Gary, Wilson, Miranda,
Bagley, Hill, Weiss, Buehler, Ekblad,
Emmons*, Culbreath

Against: 0

Absent: 2 - Marshall, Burnham

Vacancy: 1 - District 8

*out of the room, shown voting in favor

Speakers: None

(18) **S045-031**

Motion: It was moved to **approve** an application minor amending plat to add a sidewalk easement near the Bryan Street Right of Way on a 1.0892 acre tract of land being Lot 6 in Block B/500 on Bryan Street at Pavillion Street, subject to compliance with the conditions listed in the docket.

Maker: Weiss

Second: Wilson

Result: Carried: 12 to 0

For: 12 - Neumann, Strater*, Gary, Wilson, Miranda,
Bagley, Hill, Weiss, Buehler, Ekblad,
Emmons*, Culbreath

Against: 0

Absent: 2 - Marshall, Burnham

Vacancy: 1 - District 8

*out of the room, shown voting in favor

Speakers: None

Individual Items – Residential Replats

(19) **S067-033**

Motion: It was moved to **approve** an application to replat part of Lots 6 and 7 in City Block C/2818 into one 0.3057 acre lot on 6945 Westlake Avenue, subject to compliance with the conditions listed in the docket.

Maker: Weiss

Second: Gary

Result: Carried: 12 to 0

For: 12 - Neumann, Strater*, Gary, Wilson, Miranda,
Bagley, Hill, Weiss, Buehler, Ekblad, Emmons,
Culbreath

Against: 0

Absent: 2 - Marshall, Burnham

Vacancy: 1 - District 8

*out of the room, shown voting in favor

Speakers: None

(20) **S067-034**

Motion: It was moved to **approve** an application to remove the platted 35 foot building line from a 2.35 acre tract of land containing all of Lots 1 thru 8 in City Block H/2916 and Lots 1 thru 5 in City Block P/2921 at 5502 thru 5552 Longview Street between McMillan Street and Worcola Street, subject to compliance with the conditions listed in the docket.

Maker: Gary
Second: Weiss
Result: Carried: 12 to 0
For: 12 - Neumann, Strater*, Gary, Wilson, Miranda,
Bagley, Hill, Weiss, Buehler, Ekblad, Emmons,
Culbreath

Against: 0
Absent: 2 - Marshall, Burnham
Vacancy: 1 - District 8

*out of the room, shown voting in favor

Speakers: None

(21) **S067-036**

Motion: It was moved to **approve** an application to replat a floodway easement on a 4.136 acre lot in City Block 8190 fronting on Preston Road north of Arapaho Rd., subject to compliance with the conditions listed in the docket.

Maker: Buehler
Second: Weiss
Result: Carried: 12 to 0
For: 12 - Neumann, Strater, Gary, Wilson, Miranda,
Bagley, Hill, Weiss, Buehler, Ekblad, Emmons,
Culbreath

Against: 0
Absent: 2 - Marshall, Burnham
Vacancy: 1 - District 8

Speakers: For: Kirk Williams, 5400 Renaissance Tower, Dallas, TX, 75220
Against: None

Miscellaneous Docket

M067-005

Planner: Richard Brown

Motion: It was moved to **approve** a minor amendment to the landscape plan for Planned Development District No. 216 for Retail, Hotel, Office and Residential Uses on the northeast corner of Noel Road and Southern Boulevard.

Maker: Buehler

Second: Weiss

Result: Carried: 12 to 0

For: 12 - Neumann, Strater, Gary, Wilson, Miranda,
Bagley*, Hill, Weiss, Buehler, Ekblad,
Emmons, Culbreath

Against: 0

Absent: 2 - Marshall, Burnham

Vacancy: 1 - District 8

*out of the room, shown voting in favor

Speakers: None

D067-002

Planner: Frank Dominguez

Motion: It was moved to **approve** a development plan and landscape plan for Planned Development District No. 215, Subarea Lot 2A on the northeast corner of Noel Road and Peterson Lane.

Maker: Buehler

Second: Weiss

Result: Carried: 12 to 0

For: 12 - Neumann, Strater, Gary, Wilson, Miranda,
Bagley*, Hill, Weiss, Buehler, Ekblad,
Emmons, Culbreath

Against: 0

Absent: 2 - Marshall, Burnham

Vacancy: 1 - District 8

*out of the room, shown voting in favor

Speakers: None

Zoning Cases - Consent

1. **Z056-284(RB)**

Planner: Richard Brown

Motion: It was moved to recommend **approval** of a Planned Development Subdistrict for MF-2 Multiple Family Subdistrict Uses, subject to a conceptual plan and revised conditions on property zoned an MF-2 Multiple Family Subdistrict within Planned Development District No. 193, the Oak Lawn Special Purpose District on the north quadrant of Kings Road and Fairmount Street.

Maker: Strater

Second: Buehler

Result: Carried: 11 to 0

For: 11 - Neumann, Strater, Gary, Wilson, Miranda,
Bagley, Weiss, Hill, Buehler, Ekblad, Culbreath

Against: 1 - Emmons

Absent: 2 - Marshall, Burnham

Vacancy: 1 - District 8

Notices: Area: 500 Mailed: 109

Replies: For: 11 Against: 3

Speakers: For: Jeanne Yerskey, 4808 Fairmont St., Dallas, TX, 75219

Karl Crawley, 900 Jackson St., Dallas, TX, 75202

Against: None

2. **Z067-108(OTH)**

Planner: Olga Torres-Holyoak

Motion: It was moved to recommend **approval** of an MU-2 Mixed Use District on property zoned a GO(A) General Office District on the north side of Park Lane, east of Greenville Avenue.

Maker: Strater

Second: Buehler

Result: Carried: 12 to 0

For: 12 - Neumann, Strater, Gary, Wilson, Miranda,
Bagley, Weiss, Hill, Buehler, Ekblad, Emmons,
Culbreath

Against: 0

Absent: 2 - Marshall, Burnham

Vacancy: 1 - District 8

Notices: Area: 300 Mailed: 20

Replies: For: 2 Against: 0

Speakers: None

3. Z067-105(WE)

Planner: Warren Ellis

Motion: It was moved to recommend **approval** of an amendment to Specific Use Permit No. 1505 for a private school within Tract F of Planned Development District No. 173 for Single Family, Office, Retail and Park uses for a five-year period with eligibility for automatic renewals for additional ten-year periods, subject to a revised site plan and staff's conditions on the north side of Frankford Road, east of Hillcrest Road.

Maker: Neumann

Second: Weiss

Result: Carried: 9 to 3

For: 9 - Neumann, Strater, Gary, Wilson, Miranda,
Weiss, Hill, Ekblad, Culbreath

Against: 3 - Bagley, Buehler, Emmons

Absent: 2 - Marshall, Burnham

Vacancy: 1 - District 8

Notices: Area: 300

Mailed: 78

Replies: For: 3

Against: 5

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

Zoning Cases – Under Advisement

4. 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 January 11, 2007.

Maker: Strater

Second: Miranda

Result: Carried: 11 to 0

For: 11 - Neumann, Strater, Gary, Wilson, Miranda,
Weiss, Hill, Buehler, Ekblad, Emmons,
Culbreath

Against: 0
Absent: 2 - Marshall, Burnham
Vacancy: 1 - District 8
Conflict: 1 - Bagley

Notices: Area: 300 Mailed: 22
Replies: For: 1 Against: 10

Speakers: For: Michael Miles, 1401 Pacific Ave., Dallas, TX, 75201
Bud Beam, Address not given
Kay Shelton, Address not given
Karl Crawley, 900 Jackson St., Dallas, TX, 75202
Against: Rick Gonzales, 4283 S. Cresthaven, Dallas, TX,
Linda Blasé, 2310 Roanoke Ave., Dallas, TX, 75235
Catherine Salinas, 2210 Gilford St., Dallas, TX, 75235
Maria Alba, 7011 Denton Dr., Dallas, TX, 75235
Patricia Van Winkle, 2529 Brookfield, Dallas, TX, 75235
Wilma Avalos, 2318 Anson Rd., Dallas, TX, 75235

5. **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 January 4, 2007.

Maker: Gary
Second: Weiss
Result: Carried: 11 to 0
For: 11 - Neumann, Strater, Gary, Wilson, Miranda,
Bagley, Weiss, Buehler, Ekblad, Emmons,
Culbreath

Against: 0
Absent: 2 - Marshall, Burnham
Vacancy: 1 - District 8
Abstained: 1 - Hill

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

Speakers: None

6. **Z056-335(JH)**

Planner: Jennifer Hiromoto

Motion: It was moved to recommend **denial** of a CS Commercial Service District with deed restrictions volunteered by the applicant on a property zoned an R-10(A) Single Family District on the east side of Quietwood Drive, south of the I-20 freeway access road.

Maker: Wilson

Second: Bagley

Result: Carried: 11 to 0

For: 11 - Neumann, Strater, Gary, Wilson, Miranda,
Bagley, Weiss, Buehler, Ekblad, Emmons,
Culbreath

Against: 0

Absent: 2 - Marshall, Burnham

Vacancy: 1 - District 8

Abstained: 1 - Hill

Notices: Area: 200 Mailed: 14

Replies: For: 1 Against: 5

Speakers: For: Larry Campbell, 2510 Highway 175, Seagoville TX

Against: Mark Lawson, 740 Quietwood, Dallas, TX, 75253

Donald Wiley, 710 Quietwood Dr. and 13004 IH20, Dallas, TX, 75253

Zoning Cases - Individual

7. **Z056-308(JH)**

Planner: Jennifer Hiromoto

Motion: In considering an application for an IM Industrial Manufacturing District and a Specific Use Permit for an outside industrial potentially incompatible use on property zoned an IR Industrial Research District on the north side of Mañana Drive, west of Newkirk Street, it was moved to **hold** this case under advisement until December 21, 2006.

Maker: Miranda

Second: Weiss

Result: Carried: 12 to 0

For: 12 - Neumann, Strater, Gary, Wilson, Miranda,
Bagley, Weiss, Hill, Buehler, Ekblad, Emmons,
Culbreath

Against: 0

Absent: 2 - Marshall, Burnham

Vacancy: 1 - District 8

Notices: Area: 400 Mailed: 7
Replies: For: 1 Against: 0

Speakers: None

8. **Z056-327(OTH)**

Planner: Olga Torres-Holyoak

Motion: In considering an application for a Planned Development Subdistrict for MF-2 Multiple Family Subdistrict Uses on property zoned an MF-2 Multiple Family Subdistrict within Planned Development District No. 193, the Oak Lawn Special Purpose District on the southeast corner of Cedar Springs Road and Dallas North Tollway, it was moved to **hold** this case under advisement until December 21, 2006.

Maker: Miranda

Second: Weiss

Result: Carried: 12 to 0

For: 12 - Neumann, Strater, Gary, Wilson, Miranda,
Bagley, Weiss, Hill, Buehler, Ekblad, Emmons,
Culbreath

Against: 0

Absent: 2 - Marshall, Burnham

Vacancy: 1 - District 8

Notices: Area: 500 Mailed: 156
Replies: For: 4 Against: 2

Speakers: None

9. **Z067-112(OTH)**

Planner: Olga Torres-Holyoak

Motion: It was moved to recommend **approval** of the expansion of and amendment to Specific Use Permit No. 445 for an Institution of Charitable or Philanthropic Nature for the War on Poverty for a ten year period with eligibility for automatic renewal for additional ten year periods, subject to a site plan and staff's recommended conditions on property zoned an R-5(A) Single Family District on the east side of Gentry Drive, south of Canada Drive with the landscape plan to return on a future miscellaneous docket.

Maker: Gary

Second: Ekblad

Result: Carried: 12 to 0

For: 12 - Neumann, Strater, Gary, Wilson, Miranda,
Bagley, Weiss, Hill, Buehler, Ekblad, Emmons,
Culbreath

Against: 0
Absent: 2 - Marshall, Burnham
Vacancy: 1 - District 8

Notices: Area: 300 Mailed: 67
Replies: For: 4 Against: 0

Speakers: For: John Michael Jackson, 4120 Gentry Dr., Dallas, Texas 75212
William Keslar, 6574 Ridgeview Cr., Dallas, Texas 75240
Against: None

Special Provision Sign District Amendment – Under Advisement

SPSD 067-001

Planner: David Cossum

Motion: It was moved to recommend **approval** of an amendment to the provisions of the Victory Special Provision Sign District, Subdistrict A, the Entertainment Complex Subdistrict, to amend the provisions for changeable message signs, subject to staff's conditions generally located at the south corner of Houston Street and All Star Way.

Maker: Strater
Second: Bagley
Result: Carried: 12 to 0
For: 12 - Neumann, Strater, Gary, Wilson, Miranda,
Bagley, Weiss, Hill, Buehler, Ekblad, Emmons,
Culbreath

Against: 0
Absent: 2 - Marshall, Burnham
Vacancy: 1 - District 8

Notices: Area: 500 Mailed: 13
Replies: For: 0 Against: 0

Speakers: For: Bill Dahlstrom, 901 Main St., Dallas, TX, 75202
Against: None
Neutral: Robert Reeves, 900 Jackson St., Dallas, TX, 75202

Other Matters

Minutes

Motion: It was moved to **approve** the minutes of the November 16, 2006, meetings, subject to corrections.

Maker: Wilson

Second: Miranda

Result: Carried: 12 to 0

For: 12 - Neumann, Strater, Gary, Wilson, Miranda,
Bagley, Weiss, Hill, Buehler, Ekblad, Emmons,
Culbreath

Against: 0

Absent: 2 - Marshall, Burnham

Vacancy: 1 - District 8

Speakers: None

Adjournment

Motion: The meeting **adjourned** at 4:19 p.m.

Betty Culbreath, Chair