

## PLAN COMMISSION MINUTES

The City Plan Commission held a regular Zoning Hearing on December 15, 2005, with the briefing at 10:14 a.m. in Room 5ES and the public hearing at 1:33 p.m. in the City Council Chambers of City Hall. Presiding were Betty Culbreath, Chair and Carol Brandon, Vice Chair. The following Commissioners were present during the hearing: Dave Neumann, Jeff Starter, Clarence Gary, Angela Marshall, Erik Wilson, Michael Miranda, Ann Bagley, Bulldog Cunningham, Bill Avery, Chris Buehler, Robert Ekblad and Emmons. The following Commissioner was absent from this hearing as defined in the City Plan Commission rules: None. There is one vacancy, District 12.

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: George Campbell

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) **S056-051**

**Motion:** It was moved to **approve** an application to plat an 8.29 acre tract of land in Block 1/6886 into one lot at the northwest corner of Lancaster Road and Wheatland Road, subject to the conditions listed in the docket.

Maker: Cunningham

Second: Marshall

Result: Carried: 14 to 0

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

Against: 0

Absent: 0

Vacancy: 1 - District 12

\*out of the room, shown voting in favor

**Speakers:** None

(2) **S056-053**

**Motion:** It was moved to **approve** an application to replat part of lots 1-5, Block 117/3100 into one, 0.58 acre lot on R.L. Thornton Freeway; east of S. Ewing Avenue, subject to the conditions listed in the docket.

Maker: Cunningham

Second: Marshall

Result: Carried: 14 to 0

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

Against: 0

Absent: 0

Vacancy: 1 - District 12

\*out of the room, shown voting in favor

**Speakers:** None

(3) **S056-055**

**Motion:** It was moved to **approve** an application to replat lot 7, Block A/7211 into 2 lots at the northeast corner of N. Cockrell Hill Road and Adler Drive, subject to the conditions listed in the docket.

Maker: Cunningham

Second: Marshall

Result: Carried: 14 to 0

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

Against: 0

Absent: 0

Vacancy: 1 - District 12

\*out of the room, shown voting in favor

**Speakers:** For: None

(4) **S056-057**

**Motion:** It was moved to **approve** an application to plat a 3.06 acre tract of land in Block A/6546 into one lot at the southwest corner of Royal Lane and Carterette Lane, subject to the conditions listed in the docket.

Maker: Cunningham

Second: Marshall

Result: Carried: 14 to 0

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

Against: 0

Absent: 0

Vacancy: 1 - District 12

\*out of the room, shown voting in favor

**Speakers:** None

(5) **S056-059**

**Motion:** It was moved to **approve** an application to plat an 18.25 acre tract of land in Block 7135 into one lot on Singleton Boulevard, east of Westmoreland Road, subject to the conditions listed in the docket.

Maker: Cunningham

Second: Marshall

Result: Failed: 14 to 0

For: 14 - Neumann, Starter\*, Gary, Marshall, Wilson,  
Miranda, Bagley, Brandon, Cunningham,  
Avery, Buehler, Ekblad, Emmons, Culbreath

Against: 0

Absent: 0

Vacancy: 1 - District 12

\*out of the room, shown voting in favor

**Speakers:** None

(6) **S056-060**

**Motion:** It was moved to **approve** an application to replat lots 3-7, Block 8/943, lots 1-7, Block F/941 and abandoned alley R.O.W. into 2 lots at the south corner of Maple Avenue and Wolf Street, subject to the conditions listed in the docket.

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

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

Against: 0  
Absent: 0  
Vacancy: 1 - District 12

\*out of the room, shown voting in favor

**Speakers:** None

(7) **S056-061**

**Motion:** It was moved to **approve** an application to replat all of lots 1-9, part of lots 10-18, Block 6/1511, all of lots 1-8, Block 2/1517, all of lots 5-7, Block 1/1517, abandoned alley and Cambrick Street Rights Of Way into 1 lot between McKinney Avenue and N. Central Expressway at Cambrick Street, subject to the conditions listed in the docket.

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

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

Against: 0  
Absent: 0  
Vacancy: 1 - District 12

\*out of the room, shown voting in favor

**Speakers:** None

(8) **S056-062**

**Motion:** It was moved to **approve** an application to replat lot 1, Block 7438 and a tract of land in Block 7438 into one, 4.96 acre lot at the southeast corner of Preston Road and Dilbeck Lane, subject to the conditions listed in the docket.

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

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

Against: 0  
Absent: 0  
Vacancy: 1 - District 12

\*out of the room, shown voting in favor

**Speakers:** None

(9) **S056-065**

**Motion:** It was moved to **approve** an application to replat all of lot 9 and part of lot 8, Block 18/6959 into a 36 lot Shared Access Development at the northeast corner of Ledbetter Drive and Altoona Drive, subject to the conditions listed in the docket.

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

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

Against: 0  
Absent: 0  
Vacancy: 1 - District 12

\*out of the room, shown voting in favor

**Speakers:** None

(10) **S056-066**

**Motion:** It was moved to **approve** an application to plat a 0.45 acre tract of land in Block 293 into one lot at the northwest corner of N. Akard Street and McKinney Avenue, subject to the conditions listed in the docket.

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

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

Against: 0  
Absent: 0  
Vacancy: 1 - District 12

\*out of the room, shown voting in favor

**Speakers:** None

(11) **S056-067**

**Motion:** It was moved to **approve** an application to replat part of lots 3 and 4, Block B/907 into a 12 lot Shared Access Development at the east corner of Wall Street and McKee Street, subject to the conditions listed in the docket.

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

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

Against: 0  
Absent: 0  
Vacancy: 1 - District 12

\*out of the room, shown voting in favor

**Speakers:** None

(12) **S056-069**

**Motion:** It was moved to **approve** an application to replat part of lot 4 and all of lots 5-18, Block 2341 into one, 1.93 acre lot on Cedarplaza Lane, north of Cedar Springs Road, subject to the conditions listed in the docket.

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

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

Against: 0  
Absent: 0  
Vacancy: 1 - District 12

\*out of the room, shown voting in favor

**Speakers:** None

(13) **S056-070**

**Motion:** It was moved to **approve** an application to replat all of lots 32-44, Block 1/2340 into one, 1.72 acre lot on Cedarplaza Lane, south of Lemmon Avenue, subject to the conditions listed in the docket.

Maker: Cunningham

Second: Marshall

Result: Carried: 14 to 0

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

Against: 0

Absent: 0

Vacancy: 1 - District 12

\*out of the room, shown voting in favor

**Speakers:** None

(14) **S056-071**

**Motion:** It was moved to **approve** an application to create one 0.9350 acre lot in City Block 1520 on Cole Avenue northwest of Elizabeth Street, subject to the conditions listed in the docket.

Maker: Cunningham

Second: Marshall

Result: Carried: 14 to 0

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

Against: 0

Absent: 0

Vacancy: 1 - District 12

\*out of the room, shown voting in favor

**Speakers:** None

Individual Item - Preliminary Plat

(15) **S045-301**

**Motion:** It was moved to **approve** an application to replat lots 10 and 11, Block 6319 in order to remove platted 20 ft. and 30 ft. building lines along Pleasant Drive and a 30 ft. platted building line along Bohannon Drive at the northeast corner of N. Pleasant Drive and Bohannon Drive, subject to compliance with the conditions listed in the docket.

Maker: Cunningham

Second: Marshall

Result: Carried: 14 to 0

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

Against: 0

Absent: 0

Vacancy: 1 - District 12

\*out of the room, shown voting in favor

**Speakers:** None

(16) **S056-056**

**Motion:** It was moved to **deny** an application to replat lots 8 and 9, Block C/7494 into one, 1.03 acre lot on S. Janmar Drive at Kenny Lane, due to non compliance with Section 8.503(a) of the Dallas Development Code.

Maker: Gary

Second: Neumann

Result: Carried: 8 to 6

For: 8 - Neumann, Strater, Gary, Marshall, Wilson,  
Cunningham, Avery, Emmons

Against: 6 - Miranda, Bagley, Brandon, Buehler, Ekblad,  
Culbreath

Absent: 0

Vacancy: 1 - District 12

**Speakers:** For: Ed Simons, 900 Jackson St., Dallas, TX, 75202  
Marc Andres, 7120 S. Janmar Dr., Dallas, TX, 75230  
Against: None



Miscellaneous Docket

**D056-003**

Planner: Frank Dominquez

**Motion:** It was moved to **approve** a development/landscape plan for a planned development district for a Single family dwelling with private street use and an accessory private community center use on the southwest corner of Clark Road and Panavision Trail.

Maker: Emmons

Second: Marshall

Result: Carried: 14 to 0

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

Against: 0

Absent: 0

Vacancy: 1 - District 12

\*out of the room, shown voting in favor

**Speakers:** None

**D056-004**

Planner: Frank Dominquez

**Motion:** It was moved to **approve** a development plan and landscape plan for Planned Development District No. 710, for CR Community Retail District uses, on the southeast corner of the intersection of West Illinois Avenue and Coombs Creek Drive.

Maker: Emmons

Second: Marshall

Result: Carried: 14 to 0

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

Against: 0

Absent: 0

Vacancy: 1 - District 12

\*out of the room, shown voting in favor

**Speakers:** None

**Z045-249(RB)**

Planner: Richard Brown

**Motion:** It was moved to **approve** Tract 1 development/Tract 2 conceptual plan, Tract 1 landscape plan, and conditions submitted in conjunction with an application for a Planned Development District for Mixed Uses on the southeast corner of Mockingbird Lane and North Central Expressway.

Maker: Emmons

Second: Marshall

Result: Carried: 13 to 1

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

Against: 1 - Cunningham

Absent: 0

Vacancy: 1 - District 12

**Substitute Motion:** It was moved to **approve** Tract 1 development/Tract 2 conceptual plan, Tract 1 landscape plan, and conditions submitted in conjunction with an application for a Planned Development District for Mixed Uses on the southeast corner of Mockingbird Lane and North Central Expressway with the removal of the condition for a pedestrian traffic crosswalk signal.

Maker: Cunningham

Second: Neumann

Result: Failed: 4 to 10

For: 4 - Neumann, Miranda, Cunningham, Ekblad,

Against: 10 - Strater, Gary, Marshall, Wilson, Bagley, Brandon, Avery, Buehler, Emmons, Culbreath

Absent: 0

Vacancy: 1 - District 12

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

### Certificates of Appropriateness for Signs

#### **Downtown Sign District**

**0511051044**

Planner: Michael Finley

**Motion:** It was moved to **approve** a Certificate of Appropriateness for the installation of a 40 square foot monument sign on the Field Street side of 704 North Griffin Street

Maker: Emmons  
Second: Brandon  
Result: Carried: 14 to 0  
For: 14 - Neumann, Strater, Gary, Marshall, Wilson,  
Miranda, Bagley, Brandon, Cunningham,  
Avery, Buehler, Ekblad, Emmons, Culbreath  
  
Against: 0  
Absent: 0  
Vacancy: 1 - District 12

**Speakers:** None

**0511285001**

Planner: Michael Finley

**Motion:** It was moved to **approve** a Certificate of Appropriateness to reface a 16 square foot monument sign on the northeast corner of Elm Street and St. Paul Street (1717 Main Street).

Maker: Emmons  
Second: Brandon  
Result: Carried: 14 to 0  
For: 14 - Neumann, Strater, Gary, Marshall, Wilson,  
Miranda, Bagley, Brandon, Cunningham,  
Avery, Buehler, Ekblad, Emmons, Culbreath  
  
Against: 0  
Absent: 0  
Vacancy: 1 - District 12

**Speakers:** None

Zoning Cases - Consent

**1. Z056-124 (DW)**

Planner: David Whitley

**Motion:** It was moved to recommend **approval** for renewal of Specific Use Permit No. 1439 for a child-care facility for a five-year period with eligibility for automatic renewal for additional five-year periods, subject to a site plan and staff's recommended conditions on property zoned an MF-2(A) Multifamily District on the south corner of Highland Road and Hunnicut Road.

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

Against: 0  
Absent: 0  
Vacancy: 1 - District 12

\*out of the room, shown voting in favor

**Notices:** Area: 300 Mailed: 33  
**Replies:** For: 2 Against: 0

**Speakers:** None

2. **Z056-127 (DW)**

Planner: David Whitley

**Motion:** It was moved to recommend **approval** of an amendment to Planned Development District No. 128 for hospital, medical office, and related uses, subject to a conceptual plan, development plan and staff's recommended conditions on property zoned an MF-2(A) Multifamily District at the northwest corner of Hampton Road and Perryton Drive.

Maker: Gary  
Second: Emmons  
Result: Carried: 13 to 0  
For: 13 - Neumann, Strater\*, Gary, Wilson, Miranda,  
Bagley, Brandon, Cunningham, Avery\*,  
Buehler, Ekblad, Emmons, Culbreath

Against: 0  
Absent: 0  
Vacancy: 1 - District 12  
Conflict: 1 - Marshall

\*out of the room, shown voting in favor

**Notices:** Area: 500 Mailed: 150  
**Replies:** For: 7 Against: 1

**Speakers:** None

Zoning Cases – Under Advisement

3. **Z045-222 (WE)**

Planner: Warren Ellis

**Motion:** In considering an application for an amendment to Tract 4 for personal service uses in Planned Development Subdistrict No. 1 for office, surface parking and MF-2 Subdistrict uses within Planned Development District No. 193, the Oak Lawn Special Purpose District, on the south corner of Hall Street and Reagan Street, it was moved to **hold** this case under advisement until January 5, 2006.

Maker: Emmons

Second: Buehler

Result: Carried: 14 to 0

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

Against: 0

Absent: 0

Vacancy: 1 - District 12

\*out of the room, shown voting in favor

**Notices:** Area: 500 Mailed: 124

**Replies:** For: 2 Against: 1

**Speakers:** None

4. **Z056-109 (JH)**

Planner: Jennifer Hiromoto

**Motion:** It was moved to recommend **denial** of a Specific Use Permit for an Alcoholic Beverage Establishment use to be used as a private club on property zoned an MU-2 Mixed Use District on the southeast side of Skillman Street, south of Adleta Boulevard.

Maker: Avery

Second: Brandon

Result: Carried: 14 to 0

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

Against: 0

Absent: 0

Vacancy: 1 - District 12

**Notices:** Area: 200 Mailed: 5  
**Replies:** For: 0 Against: 0

**Speakers:** For: Derick Coker, 1401 Elm St., Dallas, TX, 75202  
Against: Sean Christopher, 9208 Rolling Rock Ln., Dallas, TX, 75238

5. **Z023-179 (MM)**

Planner: David Cossum

**Motion:** It was moved to recommend that there be no change in zoning because (1) the zoning application has been withdrawn by the applicant and (2) the zoning application has been rendered moot by City Council's resolution directing staff to correct the zoning map error and show Specific Use Permit No. 85 for a cemetery on the property for zoned an MF-2(A) Multifamily District and a CR Community Retail District with Specific Use Permit No. 85, on Lombardy Lane, east of Brockbank Drive and west of Harwell Drive.

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

Against: 0  
Absent: 0  
Vacancy: 1 - District 12

**Notices:** Area: 500 Mailed: 221  
**Replies:** For: 5 Against: 2

**Speakers:** None

A. **Z056-120 (RB)**

Planner: Richard Brown

**Motion:** In considering an application for a TH-2(A) Townhouse District on property zoned an R-7.5(A) Single Family District on the northwest line of 52<sup>nd</sup> Street, west of Sunnyvale Street, it was moved to **hold** this case under advisement until January 5, 2005.

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

Against: 0  
Absent: 0  
Vacancy: 1 - District 12

**Notices:** Area: 300 Mailed: 29  
**Replies:** For: 1 Against: 1

**Speakers:** None

**B. Z056-121 (RB)**

Planner: Richard Brown

**Motion:** In considering an application for a TH-2(A) Townhouse District on property zoned an R-7.5(A) Single Family District on the northwest line of 52<sup>nd</sup> Street, west of Sunnyvale Street, it was moved to **hold** this case under advisement until April 6, 2006.

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

Against: 0  
Absent: 0  
Vacancy: 1 - District 12

**Notices:** Area: 200 Mailed: 19  
**Replies:** For: 0 Against: 0

**Speakers:** For: None

Zoning Cases – Individual

**6. Z045-296 (RB)**

Planner: Richard Brown

**Motion:** It was moved to recommend **approval** of an amendment to the conceptual plan and conditions for Planned Development District No. 174 for Retirement housing, Assisted living, Convalescent and nursing home, Multiple family, Hotel, Office, Game court center, Private recreation club, Private club, Medical clinic, Electrical substation, and those retail uses permitted as limited uses in an Office 2 District on the west corner of Lemmon Avenue and Carlisle Street, with a revised plan and conditions to return on a future miscellaneous docket and the following changes: 1) Planned Development District No. 193 landscaping be planted with each phase of development within six months after a certificate of occupancy for each phase. 2) No head-in parking permitted on Carlisle Street but permit parallel parking which can be counted toward required

spaces. 3) Head-in parking permitted on Carlisle Place with 50% counting towards required spaces. 4) Under Pedestrian Amenities Bicycle parking required and at least 4 of the amenities listed as (a) thru (g).

Maker: Emmons

Second: Marshall

Result: Carried: 14 to 0

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

Against: 0

Absent: 0

Vacancy: 1 - District 12

**Notices:** Area: 500 Mailed: 252

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

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

#### 7. Z056-125 (RB)

Planner: Richard Brown

**Motion:** It was moved to recommend **approval** of a Specific Use Permit for a Transit passenger station or transfer center for a permanent time period, subject to a revised site plan and conditions, in lieu of the requested Planned Development District on property zoned an IM Industrial Manufacturing District, an MU-3 Mixed Use District, and as Planned Development District No. 269, the Deep Ellum Special Purpose District, on the southeast quadrant of Malcolm X Boulevard and Junius Street.

Maker: Strater

Second: Brandon

Result: Carried: 14 to 0

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

Against: 0

Absent: 0

Vacancy: 1 - District 12

**Notices:** Area: 500 Mailed: 40

**Replies:** For: 1 Against: 0

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



8. Z045-107 (DW)

Planner: David Whitley

**Motion:** It was moved to recommend **approval** of a Planned Development District for an MU-3 Mixed Use District and a TH-3(A) Townhouse District, subject to conditions and an conceptual plan with the retention of Specific Use Permit 953, in lieu of the requested zoning on property zoned an A(A) Agricultural District and Planned Development District No. 387 for office, private recreation area, inside industrial, electrical generating plant, electric substation, educational facility, and restaurant uses with Specific Use Permit No. 953 for an electrical substation on a portion of the property north of Hackberry Road, east of Belt Line Road.

Maker: Miranda

Second: Brandon

Result: Carried: 11 to 1

For: 11 - Neumann, Gary, Marshall, Wilson, Miranda,  
Brandon, Cunningham, Avery, Buehler,  
Ekblad, Culbreath

Against: 1 - Emmons

Absent: 0

Vacancy: 1 - District 12

Conflict: 2 - Strater, Bagley

**Notices:** Area: 500 Mailed: 160

**Replies:** For: 0 Against: 19

**Speakers:** For: Kirk Williams, 5400 Renaissance Tower, Dallas, TX, 75270  
Lucy Billingsley, 6701 Turtle Creek Blvd., Dallas, TX, 75205  
Against: Doug Stover, 906 Beau Dr., Coppell, TX, 75019  
Kathie Gautille, CISD, Address Not Given  
Bruce Peshoff, Address Not Given  
Sandy Cash, 825 W. Irving Blvd., Irving, TX, 75063

Development Code Amendment

**DCA 045-014**

Planner: David Cossum

**Motion:** It was moved to recommend **approval** of amending Article II, "Interpretations and Definitions," Article IV, "Zoning Regulations," Article VIII, "Plat Regulations," and Article X, "Landscape and Tree Preservation Regulations," of Chapter 51A, the City of Dallas Development Code, concerning shared access development standards.

Maker: Cunningham

Second: Buehler

Result: Carried: 14 to 0

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

Against: 0  
Absent: 0  
Vacancy: 1 - District 12

**Speakers:** None

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Other Matters

Minutes

**Motion:** It was moved to **approve** the minutes of the December 8, 2005 meeting, subject to corrections.

Maker: Cunningham

Second: Brandon

Result: Carried: 14 to 0

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

Against: 0  
Absent: 0  
Vacancy: 1 - District 12

Adjournment

**Motion:** It was moved to adjourn the hearing at 5:36 p.m.

Maker: Cunningham

Second: Avery

Result: Carried: 14 to 0

For: 14 - Starter, Neumann, Gary, Marshall, Wilson,  
Miranda, Bagley, Brandon, Cunningham,  
Avery, Buehler, Ekblad, Emmons, Culbreath

Against: 0  
Absent: 0  
Vacancy: 1 - District 12

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Betty Culbreath, Chair