

PLAN COMMISSION MINUTES

The City Plan Commission held a regular Zoning Hearing on May 10, 2007, with the bus tour starting at 9:12 a.m. followed by the briefing starting at 12:35 p.m. in Room 5ES and the public hearing at 1:31 p.m. in the City Council Chambers of City Hall. Presiding were Robert Weiss, Chair and Neil Emmons, Acting Vice Chair. The following Commissioners were present during the hearing: James Prothro, Jeff Strater, Clarence Gary, Debra Woolen Lipscomb, Ann Bagley, Erma Jones-Dodd, Peggy Hill, Chris Buehler, Sally Wolfish, Robert Ekblad, and Bill "Bulldog" Cunningham. The following Commissioners were absent from this hearing as defined in the City Plan Commission rules: Angela Marshall and Michael Miranda. There are no vacancies.

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) **S067-160**

Motion: It was moved to **approve** an application to create one 0.3804 acre lot on Haskell Avenue and one 1.8917 acre lot on Live Oak Street from a 2.2721 acre tract of land in City Block 10/740, subject to compliance with the conditions listed in the docket.

Maker: Buehler
Second: Jones-Dodd
Result: Carried: 13 to 0

For: 13 - Prothro, Strater, Gary, Woolen Lipscomb, Bagley, Jones-Dodd, Weiss, Hill, Buehler, Wolfish, Ekblad, Emmons, Cunningham

Against: 0
Absent: 2 - Marshall, Miranda
Vacancy: 0

Speakers: None

(2) **S067-161**

Motion: It was moved to **approve** an application to create one 1.7295 acre lot from a tract of land in City Block 5529 located at 10260 Strait Lane at Dorset Road, subject to compliance with the conditions listed in the docket.

Maker: Buehler
Second: Jones-Dodd
Result: Carried: 13 to 0

For: 13 - Prothro, Strater, Gary, Woolen Lipscomb, Bagley, Jones-Dodd, Weiss, Hill, Buehler, Wolfish, Ekblad, Emmons, Cunningham

Against: 0
Absent: 2 - Marshall, Miranda
Vacancy: 0

Speakers: None

(3) **S067-162**

Motion: It was moved to **approve** an application to replat a 7.5541 acre tract of land containing all of Lots 1 and 2A in City Block 1A/6682 into one 1.5242 acre lot and one 6.0272 acre lot on Lake June Road between Masters Drive and Barredo Drive, subject to compliance with the conditions listed in the docket.

Maker: Buehler
Second: Jones-Dodd
Result: Carried: 13 to 0

For: 13 - Prothro, Strater, Gary, Woolen Lipscomb, Bagley, Jones-Dodd, Weiss, Hill, Buehler, Wolfish, Ekblad, Emmons, Cunningham

Against: 0
Absent: 2 - Marshall, Miranda
Vacancy: 0

Speakers: None

(4) **S067-164**

Motion: It was moved to **approve** an application to create one 13.60 acre lot and one 38.12 acre lot from a 51.72 acre tract of land in City Block 8284 on Langdon Road east of Cleveland Road, subject to compliance with the conditions listed in the docket.

Maker: Buehler

Second: Jones-Dodd

Result: Carried: 13 to 0

For: 13 - Prothro, Strater, Gary, Woolen Lipscomb, Bagley,
Jones-Dodd, Weiss, Hill, Buehler, Wolfish, Ekblad,
Emmons, Cunningham

Against: 0

Absent: 2 - Marshall, Miranda

Vacancy: 0

Speakers: None

(5) **S067-165**

Motion: It was moved to **approve** an application to replat all of Lots 1 thru 7 in City Block C/388, all of Lot 1 and part of Lots 2 thru 4 in City Block F/389, part of Lot 11 and all of Lots 12 thru 16 in City Block G/385, all of Lots 8 thru 14 in City Block D/386, and abandoned parts of Griffin Street, River Street, and Laws Street into one 3.5909 acre lot on Broom Street and Houston Street, northeast of Lamar Street, subject to compliance with the conditions listed in the docket.

Maker: Strater

Second: Cunningham

Result: Carried: 12 to 0

For: 12 - Prothro, Strater, Gary, Woolen Lipscomb, Jones-
Dodd, Weiss, Hill, Buehler, Wolfish, Ekblad,
Emmons, Cunningham

Against: 0

Absent: 2 - Marshall, Miranda

Vacancy: 0

Conflict: 1 - Bagley

Speakers: None

Miscellaneous Docket

M067-031

Planner: Richard Brown

Motion: It was moved to **approve** a minor amendment to the development/landscape plan for Planned Development District No. 553 for a Private school and Church on the southeast quadrant of Preston Road and Orchid Lane.

Maker: Ekblad
Second: Emmons
Result: Carried: 13 to 0

For: 13 - Prothro, Strater, Gary, Woolen Lipscomb, Bagley,
Jones-Dodd, Weiss, Hill, Buehler, Wolfish, Ekblad,
Emmons, Cunningham

Against: 0
Absent: 2 - Marshall, Miranda
Vacancy: 0

Speakers: For: William Cothrum, 900 Jackson St., Dallas, TX, 75202
Against: Steve Player, 6107 Norway Rd., Dallas, TX, 75230
Lydia Player, 6107 Norway Rd., Dallas, TX, 75230

Miscellaneous Docket – Under Advisement

D067-007

Planner: Frank Dominguez

Motion: It was moved **approve** a development plan and revised landscape plan (dated May 8, 2007) for Planned Development District No. 268 on the northeast corner of Preston Road and Frankford Road.

Maker: Wolfish
Second: Jones-Dodd
Result: Carried: 13 to 0

For: 13 - Prothro, Strater, Gary, Woolen Lipscomb, Bagley,
Jones-Dodd, Weiss, Hill, Buehler, Wolfish, Ekblad,
Emmons, Cunningham

Against: 0
Absent: 2 - Marshall, Miranda
Vacancy: 0

Speakers: None

Thoroughfare Plan Amendment

Motion: It was moved to **approve** an amendment to the City of Dallas' Thoroughfare Plan to remove Harwood Street between the Woodall Rodgers North frontage road and Woodall Rodgers South frontage road.

Maker: Bagley
Second: Cunningham
Result: Carried: 12 to 1

For: 12 - Prothro, Gary, Woolen Lipscomb, Bagley, Jones-Dodd, Weiss, Hill, Buehler, Wolfish, Ekblad, Emmons, Cunningham

Against: 1 - Strater
Absent: 2 - Marshall, Miranda
Vacancy: 0

Speakers: For: None
Against: None
Staff: Paul Dryer, Parks Department, Director
Keith Manoy, Public Works and Transportation Department

Motion: It was moved to **approve** an amendment to the CBD Streets and Vehicular Circulation Plan (1) To change the designated right of way of Pearl Expressway from Marilla Street to Live Oak Street from 80 to 100 feet of right-of-way to a varying 85 to 146 feet of right-of-way; and to change the operational characteristic from a five lane, one-way southbound undivided roadway to a five lane, two-way undivided roadway; (2) To change the designated right of way of Central Expressway from Young/Canton Street to Live Oak Street from 60 to 80 feet of right-of-way to a varying 106 to 155 feet of right-of-way; and to change the operational characteristic of Central Expressway from Young/Canton Street to Live Oak Street from a five lane, one-way northbound undivided roadway to a six and eight lane two-way divided boulevard plus auxiliary lanes; (3) To change the designation of Pacific Avenue from Pearl Expressway to Central Expressway from 50 feet of pavement in 80 feet of right-of-way to 63 feet of pavement in 93 feet of right-of-way; and (4) To change the designation of Elm Street from Pearl Expressway to Central Expressway from 52 feet of pavement in 80 feet of right-of-way to 60 feet of pavement in 85 feet of right-of-way.

Maker: Bagley
Second: Cunningham
Result: Carried: 13 to 0

For: 13 - Prothro, Strater, Gary, Woolen Lipscomb, Bagley, Jones-Dodd, Weiss, Hill, Buehler, Wolfish, Ekblad, Emmons, Cunningham

Against: 0
Absent: 2 - Marshall, Miranda
Vacancy: 0

Speakers: None

Zoning Cases – Consent

1. **Z067-196(WE)**

Planner: Warren Ellis

Motion: It was moved to recommend **approval** of a Specific Use Permit for multiple family uses for a permanent time period, subject to a site plan and staff's conditions on property zoned an I-2 Industrial Subdistrict within Planned Development District No. 193, the Oak Lawn Special Purpose District, in an area bounded by Houston Street, Harry Hines Boulevard, Dallas North Tollway and the Katy Trail.

Maker: Strater

Second: Bagley

Result: Carried: 12 to 0

For: 12 - Prothro, Strater, Gary, Woolen Lipscomb, Bagley, Jones-Dodd, Hill, Buehler, Wolfish, Ekblad, Emmons, Cunningham

Against: 0

Absent: 2 - Marshall, Miranda

Vacancy: 0

Conflict: 1 - Weiss

Notices: Area: 300 Mailed: 9

Replies: For: 2 Against: 0

Speakers: For: Kirk Williams, 5400 Renaissance Tower, Dallas, TX, 75270
Against: None

2. **Z067-206(MW)**

Planner: Marcus Watson

Motion: It was moved to recommend **approval** of an Historic Overlay on property zoned Planned Development District No. 98, subject to preservation criteria on the east corner of Reiger Avenue and Colson Street (4602 Reiger Avenue).

Maker: Cunningham

Second: Ekblad

Result: Carried: 13 to 0

For: 13 - Prothro, Strater, Gary, Woolen Lipscomb, Bagley, Jones-Dodd, Weiss, Hill, Buehler, Wolfish, Ekblad, Emmons, Cunningham

Against: 0
Absent: 2 - Marshall, Miranda
Vacancy: 0

Notices: Area: 200 Mailed: 21
Replies: For: 2 Against: 1

Speakers: None

3. **Z067-208(DC)**

Planner: David Cossum

Motion: It was moved to recommend **approval** of an amendment to Tract B and Tract E within Planned Development District No. 521, the Mountain Creek Planned Development District, by amending provisions restricting the square footage that can be developed pending the completion of Mountain Creek Parkway, to Kiest Boulevard, on both sides of Mountain Creek Parkway north of Interstate 20.

Maker: Gary
Second: Buehler
Result: Carried: 12 to 0
For: 12 - Gary, Strater, Woolen Lipscomb, Bagley, Jones-Dodd, Weiss, Hill, Buehler, Wolfish, Ekblad, Emmons, Cunningham

Against: 0
Absent: 2 - Marshall, Miranda
Vacancy: 0
Conflict: 1 - Prothro

Notices: Area: 200 Mailed: 13
Replies: For: 2 Against: 0

Speakers: None

4. **Z067-205(OTH)**

Planner: Olga Torres Holyoak

Motion: It was moved to recommend **approval** of a the renewal of Specific Use Permit No. 1518 for a Bed and Breakfast Use for a ten-year period with eligibility for automatic renewals for additional ten-year periods, subject to conditions and a site plan on property zoned Planned Development District No. 98/Historic District No. 72, on the north side of Junius Street, between Peak Street and Haskell Avenue.

Maker: Cunningham
Second: Ekblad
Result: Carried: 13 to 0

For: 13 - Prothro, Strater, Gary, Woolen Lipscomb, Bagley,
Jones-Dodd, Weiss, Hill, Buehler, Wolfish, Ekblad,
Emmons, Cunningham

Against: 0
Absent: 2 - Marshall, Miranda
Vacancy: 0

Notices: Area: 200 Mailed: 18
Replies: For: 4 Against: 0

Speakers: None

Authorization of Hearings

Motion: It was moved to **authorize** a hearing to determine the proper zoning to determine the proper zoning on property zoned Subarea 12 within Planned Development District No. 298, the Bryan Area Special Purpose District, an area generally bound by Swiss Avenue, Haskell Avenue, Bird Street, Hill Avenue, Junius Street, and Washington Avenue with consideration being given to amending Subarea 12 to allow banks and savings and loans with drive-through windows by Specific Use Permit.

Maker: Emmons
Second: Jones-Dodd
Result: Carried: 13 to 0
For: 13 - Prothro, Strater, Gary, Woolen Lipscomb, Bagley,
Jones-Dodd, Weiss, Hill, Buehler, Wolfish, Ekblad,
Emmons, Cunningham

Against: 0
Absent: 2 - Marshall, Miranda
Vacancy: 0

Speakers: None

Other Matters

CPC Committee Appointments and Reports

Chair Weiss appointed Mr. Mark Wilson to the Zoning Advisory Committee (ZOAC) and Mr. Terry Watson to the CPC Transportation Committee.

Motion: It was moved to **accept** the appointments to the Zoning Advisory Committee (ZOAC) and the CPC Transportation Committee.

Maker: Wolfish
Second: Jones-Dodd
Result: Carried: 13 to 0
For: 13 - Prothro, Strater, Gary, Woolen Lipscomb,
Bagley, Jones-Dodd, Weiss, Hill, Buehler,
Wolfish, Ekblad, Emmons, Cunningham

Against: 0
Absent: 2 - Marshall, Miranda
Vacancy: 0

Speakers: None

Minutes

Motion: It was moved to **approve** the minutes of the May 3, 2007, meeting, subject to corrections.

Maker: Buehler
Second: Hill
Result: Carried: 13 to 0

For: 13 - Prothro, Strater, Gary, Woolen Lipscomb, Bagley,
Jones-Dodd, Weiss, Hill, Buehler, Wolfish, Ekblad,
Emmons, Cunningham

Against: 0
Absent: 2 - Marshall, Miranda
Vacancy: 0

Speakers: None

Adjournment

The meeting **adjourned** at 2:41 p.m.

Robert Weiss, Chair