

PLAN COMMISSION MINUTES

The City Plan Commission held a regular Zoning Hearing on July 24, 2008, with the briefing starting at 10:50 a.m. in Room 5ES and the public hearing at 1:30 p.m. in the City Council Chambers of City Hall. Presiding were Joe Alcantar, Chair and Chris Buehler, Vice Chair. The following Commissioners were present during the hearing: James Prothro, Jeff Strater, Clarence Gary, Michael Davis, Emma Rodgers, John Lozano, Ann Bagley, Bob Weiss, Tom Lueder, Sally Wolfish, Robert Ekblad and Neil Emmons. The following Commissioner was 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: Michael Grace

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.

Note: It was moved by Commissioner Buehler and seconded by Commissioner Weiss to change the order of the agenda and hear Item #12 Z078-172(RB). The Commission voted unanimously to hear Z078-172(RB) next.

Consent Agenda - Preliminary Plat

(1) **S078-226**

Motion: It was moved to **approve** an application to replat Lots 1 and 2 in City Block F/1528 into one 27,000 sq. ft. lot located at the intersection of Cole Avenue and Lee Street, northwest corner, subject to compliance with the conditions listed in the docket.

Maker: Rodgers
Second: Weiss
Result: Carried: 14 to 0

For: 14 - Prothro, Strater, Gary, Davis, Rodgers,
Lozano, Bagley, Weiss, Lueder, Buehler,
Wolfish, Ekblad, Emmons, Alcantar

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

Speakers: None

(2) **S078-228**

Motion: It was moved to **approve** an application to create one lot out of a 4.425 acre tract of land in City Block 6292 located at the intersection of Houghton Road and Lake June Road, southeast corner, subject to compliance with the conditions listed in the docket.

Maker: Rodgers
Second: Weiss
Result: Carried: 14 to 0

For: 14 - Prothro, Strater, Gary, Davis, Rodgers,
Lozano, Bagley, Weiss, Lueder, Buehler,
Wolfish, Ekblad, Emmons, Alcantar

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

Speakers: None

Residential Replats

(3) **S078-227**

Note: The applicant amended the application to not include the removal of the platted building line.

Motion: It was moved to **approve** an application to replat Lot 3 in City Block 7489 of Forest Lane Estates, known as 11616 Wander Lane and Lot 7 in City Block A/7488 of Brutsche Addition, known as 11627 Hillcrest Road into a 103,082 sq. ft. lot located on the west side of Hillcrest Road near the intersection of N. Janmar Drive and Hillcrest Road, subject to compliance with the conditions listed in the docket with an added condition to read as follows: “ Prior to the submittal of the final plat provide documentation verifying that the existing lot number reflected on the plat is Lot 6 and not Lot 7. The deed for the property must be revised to also reflect Lot 6 and not Lot 7.”

Maker: Buehler
Second: Weiss
Result: Carried: 14 to 0

For: 14 - Prothro, Strater, Gary, Davis, Rodgers,
Lozano, Bagley, Weiss, Lueder, Buehler,
Wolfish, Ekblad, Emmons, Alcantar

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

Speakers: None

(4) **S078-229**

Motion: It was moved to **deny** an application to replat all of Lots 19, 20 and part of Lot 21 of the Green Meadows Addition in City Block C/2849 into one 0.530 acre lot located on the south side of McCommas Boulevard, east of Alderson Street, due to non-compliance with Section 51A-8.503 of the Dallas Development Code.

Maker: Emmons
Second: Weiss
Result: Carried: 14 to 0

For: 14 - Prothro, Strater, Gary, Davis, Rodgers,
Lozano, Bagley, Weiss, Lueder, Buehler,
Wolfish, Ekblad, Emmons, Alcantar

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

Speakers: For: Ryan Williams, 3010 Main St., Dallas, TX, 75226
Robert Richardson, 11545 Pagemill Rd., Dallas, TX, 75243
Scott Bernard, Address not given
Kathy Joseph, 6342 McCommas Blvd., Dallas, TX, 75214
Tony Beshara, 3133 Purdue, Dallas, TX, 75225
Doug Connally, Address not given
Against: Jan Allen, Address not given

(5) **S078-230**

Motion I: It was moved to **deny** an application to remove the existing platted 50' foot building line along the north line of Radbrook Place on Lot 1, City Block 12B/5585 of the Radbrook Estates Addition located at the intersection of Radbrook Place and Sunnybrook Lane, northwest corner, due to non-compliance with Section 51A-8.503 of the Dallas Development Code.

Maker: Ekblad
Second: Prothro

Commissioner Ekblad withdrew his motion and Commissioner Prothro withdrew his second.

Motion II: It was moved to **modify** the existing platted 50' foot building line to follow the contour of the existing structure for that portion of the existing structure that sits across the current platted building line along the north line of Radbrook Place on Lot 1, City Block 12B/5585 of the Radbrook Estates Addition located at the intersection of Radbrook Place and Sunnybrook Lane, northwest corner with the following added condition: 1) If the structure is demolished by an intentional act of its owner it must follow the 50' foot building line.

Maker: Buehler
Second: Ekblad
Result: Carried: 14 to 0

For: 14 - Prothro, Strater, Gary, Davis, Rodgers,
Lozano, Bagley, Weiss, Lueder, Buehler,
Wolfish, Ekblad, Emmons, Alcantar

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

Speakers: For: Robert Richardson, 11545 Pagemill Rd., Dallas, TX, 75243
Against: None

Street Name Change

NC078-002

Motion: In considering an application to change the name of Missouri Avenue between South Beckley Avenue and South Lancaster Avenue to "Grover C. Washington Avenue", with waiver of street name standard Section 51A-9.304(a)(5), it was moved to **hold** this case under advisement until September 11, 2008.

Maker: Davis
Second: Buehler
Result: Carried: 14 to 0

For: 14 - Prothro, Strater, Gary, Davis, Rodgers,
Lozano, Bagley, Weiss, Lueder, Buehler,
Wolfish, Ekblad, Emmons, Alcantar

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

Speakers: None

Miscellaneous Docket

M078-032

Planner: Richard Brown

Motion: In considering a minor amendment to the development plan to Phase IV portion for Planned Development District No. 75 for a Nursing home, Residence home for the aged, Doctor's offices, and Clinic and Retail uses on the northwest corner of Buckner Boulevard and Scyene Circle, it was moved to **hold** this case under advisement until August 14, 2008

Maker: Davis
Second: Buehler
Result: Carried: 14 to 0

For: 14 - Prothro, Strater, Gary, Davis, Rodgers,
Lozano, Bagley, Weiss, Lueder, Buehler,
Wolfish, Ekblad, Emmons, Alcantar

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

Speakers: For: Cynthia Castillo, 3218 Cedar Lake Dr., Dallas, TX, 75227
Against: None

M078-036

Planner: Richard Brown

Motion: It was moved to **approve** a minor amendment to the Development plan-Subdistrict B, north zone of Planned Development District No. 521 for Mixed Uses on the northwest line of Mountain Creek Parkway, north of IH 20.

Maker: Gary
Second: Prothro
Result: Carried: 14 to 0

For: 14 - Prothro, Strater, Gary, Davis, Rodgers,
Lozano, Bagley, Weiss, Lueder, Buehler,
Wolfish, Ekblad, Emmons, Alcantar

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

Speakers: None

M078-040

Planner: Richard Brown

Motion: It was moved to **approve** a minor amendment to the development plan and landscape plan for Planned Development Subdistrict No. 81 for MF-2 Multiple Family Subdistrict uses, on the northeast line of Cedar Springs Road, between Douglas Avenue and Wycliff Avenue.

Maker: Emmons
Second: Weiss
Result: Carried: 14 to 0

For: 14 - Prothro, Strater, Gary, Davis, Rodgers,
Lozano, Bagley, Weiss, Lueder, Buehler,
Wolfish, Ekblad, Emmons, Alcantar

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

Speakers: None

D078-017

Planner: Frank Dominquez

Motion I: In considering a development plan for Planned Development District No. 738 on Lemmon Avenue and Haggar Way, it was moved to **hold** this case under advisement until August 14, 2008.

Maker: Emmons
Second: Weiss

Commissioner Emmons withdrew his motion and Commissioner Weiss withdrew his second.

Motion II: It was moved to **deny** a development plan for Planned Development District No. 738 on Lemmon Avenue and Haggar Way.

Maker: Emmons
Second: Weiss

Result: Carried: 13 to 1

For: 13 - Prothro, Strater, Gary, Davis, Rodgers,
Lozano, Bagley, Weiss, Lueder, Buehler,
Wolfish, Emmons, Alcantar

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

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

W078-014

Planner: Neva Dean

Motion: It was moved to **approve** a waiver of the two-year waiting period in order to submit an application for a new subdistrict that allows a car wash use for Planned Development District No. 765 on east side of Preston Road, south of Mapleshade Lane.

Maker: Wolfish
Second: Weiss
Result: Carried: 14 to 0

For: 14 - Prothro, Strater, Gary, Davis, Rodgers,
Lozano, Bagley, Weiss, Lueder, Buehler,
Wolfish, Ekblad, Emmons, Alcantar

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

Speakers: For: Bob Morehead, 505 Con St., Fort Worth, TX
Bryan Hall, 5335 Meadows Ln., OR
Against: Ann Murphy, Address not given

W078-015

Planner: Neva Dean

Motion: It was moved to **approve** a waiver of the two-year waiting period in order to submit an application to amend and expand Planned Development District No. 779 on the northwest corner of Ferndale Drive and Shoreview Drive.

Maker: Lueder
Second: Davis
Result: Carried: 14 to 0

For: 14 - Prothro, Strater, Gary, Davis, Rodgers,
Lozano, Bagley, Weiss, Lueder, Buehler,
Wolfish, Ekblad, Emmons, Alcantar

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

Speakers: None

Z078-197(OTH)

Planner: Olga Torres Holyoak

Motion: It was moved to **approve** a site plan for the P(A) Parking Subdistrict submitted in conjunction with an application for a Specific Use Permit for an alcoholic beverage establishment limited to a bar, lounge, or tavern and a commercial amusement (inside) limited to a Class A dance hall on property zoned a CC Community Commercial Subdistrict within Planned Development District No. 595 and a P(A) Parking Subdistrict on property zoned an MF-2(A) Multifamily Subdistrict within Planned Development District No. 595, the South Dallas/Fair Park Special Purpose District on the east corner of Grand Avenue and Meadow Street and on the east side of Meadow Street, between Grand Avenue and Park Row Avenue

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

For: 13 - Strater, Gary, Davis, Rodgers, Lozano, Bagley,
Weiss, Lueder, Buehler, Wolfish, Ekblad,
Emmons, Alcantar

Against: 0
Absent: 0
Vacancy: 1 - District 8
Abstained 1 - Prothro**

**abstained due to bus tour requirement

Speakers: None

Zoning Cases – Consent

1. **Z078-232(MAW)**

Planner: Megan Wimer

Motion: It was moved to recommend **approval** of a Specific Use Permit for an open enrollment charter school for a five-year period, subject to a site plan and conditions on property zoned an A(A) Agricultural District on the north side of Grady Niblo Road, east of Spur 408.

Maker: Wolfish
Second: Weiss
Result: Carried: 14 to 0

For: 14 - Prothro, Strater, Gary, Davis, Rodgers,
Lozano, Bagley, Weiss, Lueder, Buehler,
Wolfish, Ekblad, Emmons, Alcantar

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

Notices: Area: 400 Mailed: 32
Replies: For: 2 Against: 0

Speakers: None

2. **Z078-234(MAW)**

Planner: Megan Wimer

Motion: It was moved to recommend **approval** of a Planned Development District for R-7.5(A) Single Family District and CR Community Retail District uses and a Country Club with Private Membership, subject to a development plan and conditions on property zoned an R-7.5(A) Single Family District, an R-10(A) Single Family District and a CR Community Retail District and **approval** of the termination of Specific Use Permit No. 453 for a Country Club with Private Membership on the west side of Greenville Avenue, south of Royal Lane.

Maker: Wolfish
Second: Weiss
Result: Carried: 14 to 0

For: 14 - Prothro, Strater, Gary, Davis, Rodgers,
Lozano, Bagley, Weiss, Lueder, Buehler,
Wolfish, Ekblad, Emmons, Alcantar

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

Notices: Area: 500 Mailed: 157
Replies: For: 18 Against: 9
Speakers: None

3. **Z078-237(RB)**

Planner: Richard Brown

Motion: It was moved to recommend **approval** of a Planned Development District for a Private electrical generating plant and an A(A) Agricultural District Uses, subject to a development plan and conditions on property zoned an A(A) Agricultural District for an internal parcel of land northwest of the intersection of Jordan Valley Road and Foothill Drive with the following change: The words “coal” and “nuclear fission” be deleted from the definition of Private Electrical Generating Plant.

Maker: Wolfish
Second: Weiss
Result: Carried: 14 to 0

For: 14 - Prothro, Strater, Gary, Davis, Rodgers,
Lozano, Bagley, Weiss, Lueder, Buehler,
Wolfish, Ekblad, Emmons, Alcantar

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

Notices: Area: 500 Mailed: 11
Replies: For: 0 Against: 2

Speakers: For^(did not speak): Benny Benson, 67247 Trout Ln., Bend, OR, 97701
For^(did not speak): John Bean, 17735 December Pine, Spring, TX, 77379
For^(did not speak): Tom Hoover, 1361 W. Euleless Blvd., Euleless, TX, 76040
Against: None

4. **Z078-255(JH)**

Planner: Jennifer Hiromoto

Motion: It was moved to recommend **approval** of a Neighborhood Stabilization Overlay (NSO) on property zoned an R-10(A) Single Family District on both sides of Prestonshire Lane between Preston Road and Tulane Street.

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

For: 13 - Strater, Gary, Davis, Rodgers, Lozano, Bagley,
Weiss, Lueder, Buehler, Wolfish, Ekblad,
Emmons, Alcantar

Against: 0
Absent: 0
Vacancy: 1 - District 8
Abstained: 1 - Prothro**

**abstained due to bus tour requirement

Notices: Area: 200 Mailed: 61
Replies: For: 22 Against: 1

Speakers: For(did not speak): Laurie Carroll, 6131 Prestonshire Ln., Dallas, TX, 75225
For(did not speak): David Carothers, 6114 Prestonshire Ln., Dallas, TX, 75225
For(did not speak): William Lett, 6130 Prestonshire Ln., Dallas, TX, 75225
For(did not speak): Michael Hernandez, 6042 Prestonshire Ln., Dallas, TX, 75225
For(did not speak): Patrick Carroll, 6131 Prestonshire Ln., Dallas, TX, 75225
For(did not speak): Kathy Lett, 6130 Prestonshire Ln., Dallas, TX, 75225
For(did not speak): Douglas Johnson, 6138 Prestonshire Ln., Dallas, TX, 75225
For(did not speak): David Hosseiny, 6010 Prestonshire Ln., Dallas, TX, 75225
Against: None

Zoning Cases – Under Advisement

5. Z078-203(JH)

Planner: Jennifer Hiromoto

Motion: It was moved to recommend **approval** for the creation of a new subdistrict within Planned Development District No. 317, the Cedars Area Special Purpose District, and **approval** for a Specific Use Permit for a commercial engraving and etching facility for a fifteen-year period, subject to a site plan and conditions on property zoned a Subdistrict 2 within Planned Development District No. 317 on the east corner of Ervay Street and Hickory Street.

Maker: Strater
Second: Weiss
Result: Carried: 11 to 3

For: 11 - Prothro, Strater, Gary, Davis, Rodgers, Bagley,
Weiss, Lueder, Wolfish, Ekblad, Emmons

Against: 3 - Lozano, Buehler, Alcantar
Absent: 0
Vacancy: 1 - District 8

Notices: Area: 500 Mailed: 106
Replies: For: 14 Against: 30

Speakers: For: Dale Crownover, 1001 Dale Acres, Italy, TX, 76651
Bennett Miller, 1922 S. Akard St., Dallas, TX, 75215
Lance Peterson, 1909 S. Central Expwy., Dallas, TX, 75215
Karl Crawley, 900 Jackson St., Dallas, TX, 75202
Against: George Macatee, 6440 N. Central Expwy., Dallas, TX, 75206
Eric Anderson, 7329 Lakehurst Ave., Dallas, TX, 75230
David Galinet, P.O. 701376, Dallas, TX, 75370

6. **Z078-224(JH)**

Planner: Jennifer Hiromoto

Motion: It was moved to recommend **approval** of a Planned Development District for LI Light Industrial District uses and a private electric generating plant use, subject to conceptual plan, a development plans and conditions on property zoned an LI Light Industrial District and a CS Commercial Service District on the north side of Mountain Creek Parkway, west of South Merrifield Road.

Maker: Gary
Second: Prothro
Result: Carried: 14 to 0

For: 14 - Prothro, Strater*, Gary, Davis, Rodgers,
Lozano, Bagley, Weiss, Lueder, Buehler,
Wolfish, Ekblad, Emmons, Alcantar

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

*out of the room, shown voting in favor

Notices: Area: 500 Mailed: 5
Replies: For: 0 Against: 0

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

7. **Z078-194(OTH)**

Planner: Olga Torres Holyoak

Motion: It was moved to recommend **denial** of a new subdistrict to allow for Industrial (inside) with potentially incompatible uses on property zoned Subdistrict 1B within Planned Development District No. 714 the West Commerce Street/Fort Worth Avenue Special Purpose District, on the west side of Beaver Street, north of Commerce Street.

Maker: Lozano
Second: Rodgers
Result: Carried: 12 to 2

For: 12 - Prothro, Strater, Rodgers, Lozano, Bagley,
Weiss, Lueder, Buehler, Wolfish, Ekblad,
Emmons, Alcantar

Against: 2 - Gary, Davis
Absent: 0
Vacancy: 1 - District 8

Notices: Area: 500 Mailed: 74
Replies: For: 4 Against: 3

Speakers: For: Theodore Craver, 315 Aypian Way, Dallas, TX, 75216
Joseph Loder, 600 W. Commerce St., Dallas, TX, 75208
Against: Scott Griggs, 1803 Marydale Rd., Dallas, TX, 75208
Will Pinkerton, 1010 Knott Pl., Dallas, TX, 75208
J.D. Jasso, 2710 El Tivoli Dr., Dallas, TX, 75211
Terese Molina, 4514 Travis St., Dallas, TX, 75205
Mariana Griggs, 1803 Marydale Rd., Dallas, TX, 75208
Staff: Barbara Treyhan, Environmental Health Services

8. Z067-316(WE)

Planner: Warren Ellis

Motion: It was moved to recommend **approval** a Specific Use Permit for a bank or savings and loan office for a ten-year period with eligibility for automatic renewals for additional ten-year periods, subject to a site plan and conditions on property zoned a GR General Retail Subdistrict within Planned Development District No. 193, the Oak Lawn Special Purpose District on the east corner of Inwood Road and Lemmon Avenue.

Maker: Emmons
Second: Rodgers
Result: Carried: 14 to 0

For: 14 - Prothro, Strater, Gary, Davis, Rodgers,
Lozano, Bagley, Weiss, Lueder, Buehler,
Wolfish, Ekblad, Emmons, Alcantar

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

Notices: Area: 200 Mailed: 14
Replies: For: 2 Against: 0

Speakers: For_(did not speak): Rob Baldwin, 401 Exposition Ave., Dallas, TX, 75226
For_(did not speak): Kirk Williams, 5400 Renaissance Tower, Dallas, TX, 75270
Against: None

9. Z078-206(WE)

Planner: Warren Ellis

Motion: It was moved to recommend **denial without prejudice** for an MU-2 Mixed Use District uses on property zoned a CR Community Retail District on the northeast corner of the North Dallas Tollway and Arapaho Road.

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

For: 13 - Prothro, Strater*, Gary, Davis, Rodgers,
Lozano, Bagley, Weiss, Buehler, Wolfish,
Ekblad, Emmons, Alcantar

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

*out of the room, shown voting in favor

Notices: Area: 400 Mailed: 25
Replies: For: 1 Against: 0

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

10. Z078-228(WE)

Planner: Warren Ellis

Motion: In considering an application for a TH-3(A) Townhouse District on property zoned an R-7.5(A) Single Family District on the west side of Cockrell Hill Road at Love Bird Lane, it was moved to **hold** this case under advisement until August 14, 2008.

Maker: Gary
Second: Buehler
Result: Carried: 14 to 0

For: 14 - Prothro, Strater, Gary, Davis*, Rodgers,
Lozano, Bagley, Weiss, Lueder*, Buehler,
Wolfish, Ekblad, Emmons, Alcantar

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

*out of the room, shown voting in favor

Notices: Area: 400 Mailed: 68
Replies: For: 7 Against: 11

Speakers: None

Individual Cases

11. Z078-250(WE)

Planner: Warren Ellis

Motion: It was moved to recommend **denial** of a Specific Use Permit for an alcoholic beverage establishment for a Private club-bar on property within a portion of Subarea 4 of Planned Development District No. 366, the Buckner Boulevard Special Purpose District and an IM Industrial Manufacturing District on the northeast corner of Buckner Boulevard and Kipling Drive. Both zoning districts possess the D-1 Liquor Control Overlay.

Maker: Rodgers
Second: Davis
Result: Carried: 14 to 0

For: 14 - Prothro, Strater, Gary, Davis, Rodgers,
Lozano, Bagley, Weiss, Lueder, Buehler,
Wolfish, Ekblad, Emmons, Alcantar

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

Notices: Area: 300 Mailed: 23
Replies: For: 6 Against: 2

Speakers: For: Jonathan Vinson, 901 Main St., Dallas, TX, 75202
Blake Ingram, 343 Town East, Sunnyvale, TX
Ralph Castro, 920 S. Buckner Blvd., Dallas, TX, 75215
Robert Milligan, Address not given
Against: Darlene Reynolds, 5716 Hillcroft St., Dallas, TX, 75227
Carolyn Johnson, 5311 Banting Way, Dallas, TX, 75227
Bonnie Spencer, 410 Satinwood Dr., Dallas, TX, 75217
Eugene Thomas, 5654 Winding Woods Tr., Dallas, TX, 75227
Against(did not speak): Sherrie Davis, 9524 Military Pkwy., Dallas, TX, 75227
Against(did not speak): Shirley Davidson, 123 Deepwood St., Dallas, TX, 75217

Against^(did not speak): Eloise Edwards, 107 Deepwood St., Dallas, TX, 75217

12. **Z078-172(RB)**

Planner: Richard Brown

Motion: In considering an application for a CS Commercial Service District and a Specific Use Permit for an Outside salvage or reclamation use on property zoned an A(A) Agricultural District on the northeast line of South Central Expressway, south of Youngblood Road, it was moved to **hold** this case under advisement until August 14, 2008.

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

For: 13 - Strater, Gary, Davis, Rodgers, Lozano, Bagley, Weiss, Lueder, Buehler, Wolfish, Ekblad, Emmons, Alcantar

Against: 0
Absent: 0
Vacancy: 1 - District 8
Abstained: 1 - Prothro**

**abstained due to bus tour requirement

Notices: Area: 400 Mailed: 10
Replies: For: 2 Against: 0

Speakers: None

13. **Z078-220(OTH)**

Planner: Olga Torres-Holyoak

Motion: It was moved to recommend **approval** to amend and expand Tract I within Planned Development District No. 340, subject to a landscape, development plan, conceptual plan and conditions on property zoned Tract I within Planned Development District No. 340 and an MF-2(A) Multifamily District on the south corner of Colorado Boulevard and Bishop Avenue at Ballard Avenue.

Maker: Prothro
Second: Lueder
Result: Carried: 14 to 0

For: 14 - Prothro, Strater, Gary, Davis, Rodgers, Lozano, Bagley, Weiss, Lueder, Buehler, Wolfish, Ekblad, Emmons, Alcantar

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

Notices: Area: 500 Mailed: 56
Replies: For: 5 Against: 3

Speakers: For: Suzan Kedron, 901 Main St., Dallas, TX, 75202
Ron Berlin, 5102 Lakehill Ct., Dallas, TX, 75220
Jack Keene, 738 Cedar Hill, Dallas, TX, 75208
For_(did not speak): Larry Kelling, 10601 Forest Ln., Dallas, TX, 75243
Against: None

14. **Z078-247(JH)**

Planner: Jennifer Hiromoto

Motion: It was moved to recommend **approval** of an amendment to and a renewal of Specific Use Permit No. 1631 for a Bank or Savings and Loan Office with drive-through lanes, subject to a site plan and staff condition on property zoned a GR General Retail Subdistrict within Planned Development District No. 193, the Oak Lawn Special Purpose District, on the west corner of Fitzhugh Avenue and McKinney Avenue.

Maker: Emmons
Second: Weiss
Result: Carried: 14 to 0

For: 14 - Prothro, Strater, Gary, Davis, Rodgers,
Lozano, Bagley, Weiss, Lueder, Buehler,
Wolfish, Ekblad, Emmons, Alcantar

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

Notices: Area: 200 Mailed: 64
Replies: For: 2 Against: 0

Speakers: For_(did not speak): Kirk Williams, 5400 Renaissance Tower, Dallas, TX, 75270
Against: None

Special Provision Sign District - Under Advisement

SPSD078-002

Planner: David Cossum

Motion: It was moved to recommend **approval** of amendments to the Downtown Special Provision Sign District to renew and amend the "Supergraphic Sign" provisions, which expire on September 1, 2008, which allow supergraphic signs to be placed on certain buildings in an area generally bounded by Woodall Rogers to the north, Interstate 45/US 75 to the east, Interstate 30/ R.L. Thornton to the south and Interstate 35/Stemmons Freeway to the west, excluding those areas included in the West End Special Provision Sign District, the Arts District Special Provision Sign District, and the Farmers Market Special Provision Sign District.

Maker: Bagley
Second: Emmons
Result: Carried: 14 to 0

For: 14 - Prothro, Strater, Gary, Davis, Rodgers,
Lozano, Bagley, Weiss, Lueder, Buehler,
Wolfish, Ekblad, Emmons, Alcantar

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

Notices: Area: 200 Mailed: 914
Replies: For: 13 Against: 2

Speakers: For: Michael Anderson, 6446 Prestonshire Ln., Dallas, TX, 75225
Suzan Kedron, 901 Main St., Dallas, TX, 75202
Against: None

Other Matters

Commissioner Erma Jones-Dodd resolution presentation

CPC Committee Appointments and Reports – **None**

Minutes

Motion: It was moved to **approve** the minutes of the July 10, 2008, City Plan Commission meeting, subject to corrections.

Maker: Buehler
Second: Prothro
Result: Carried: 14 to 0

For: 14 - Prothro, Strater, Gary, Davis, Rodgers,
Lozano, Bagley, Weiss, Lueder, Buehler,
Wolfish, Ekblad, Emmons, Alcantar

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

Adjournment

Motion: It was moved to **adjourn** the July 24, 2008, City Plan Commission meeting at 5:25 p.m.

Maker: Lueder
Second: Buehler
Result: Carried: 14 to 0

For: 14 - Prothro, Strater, Gary, Davis, Rodgers,
Lozano, Bagley, Weiss, Lueder, Buehler,
Wolfish, Ekblad, Emmons, Alcantar

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

Joe Alcantar, Chair