

PLAN COMMISSION MINUTES

The City Plan Commission held a regular Zoning Hearing on December 11, 2008, with the briefing starting at 11:02 a.m. in Room 5ES and the public hearing at 1:33 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: Clarence Gary, Michael Davis, Emma Rodgers, John Lozano, Myrtl Lavallaisaa, Bob Weiss, Tom Lueder, Sally Wolfish, Robert Ekblad and Neil Emmons. The following Commissioners were absent from this hearing as defined in the City Plan Commission rules: James Prothro and Ann Bagley. There is one vacancy District 2.

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.

Consent Agenda - Preliminary Plat

(1) **S089-020**

Motion: It was moved to **approve** an application to create one 1.92 acre lot from 2 tracts of land in City Block 5433 at 6575 E. Northwest Highway, east of Abrams Road, subject to compliance with the conditions listed in the docket.

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

For: 12 - Gary, Davis, Rodgers, Lozano, Lavallaisaa,
Weiss, Lueder, Buehler, Wolfish, Ekblad,
Emmons, Alcantar

Against: 0
Absent: 2 - Prothro, Bagley
Vacancy: 1 - District 2

Speakers: None

(2) **S089-022**

Motion: It was moved to **approve** an application to create a 1.3806 acre lot in City Block C/6521 from a tract of land at 11140 Harry Hines Boulevard, subject to compliance with the conditions listed in the docket.

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

For: 12 - Gary, Davis, Rodgers, Lozano, Lavallaisaa,
Weiss, Lueder, Buehler, Wolfish, Ekblad,
Emmons, Alcantar

Against: 0
Absent: 2 - Prothro, Bagley
Vacancy: 1 - District 2

Speakers: None

(3) **S089-024**

Motion: It was moved to **approve** an application to create a 2.813 acre lot in City Block 6224 on property at the northeast corner of Walnut Hill Lane and Betty Jane Lane, subject to compliance with the conditions listed in the docket.

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

For: 12 - Gary, Davis, Rodgers, Lozano, Lavallaisaa,
Weiss, Lueder, Buehler, Wolfish, Ekblad,
Emmons, Alcantar

Against: 0
Absent: 2 - Prothro, Bagley
Vacancy: 1 - District 2

Speakers: None

(4) **S089-028**

Motion: It was moved to **approve** an application to create a 4.1079 acre lot in City Block A/8750 near the intersection of State Hwy. 190 and Marsh Lane, northeast corner, subject to compliance with the conditions listed in the docket.

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

For: 12 - Gary, Davis, Rodgers, Lozano, Lavallaisaa,
Weiss, Lueder, Buehler, Wolfish, Ekblad,
Emmons, Alcantar

Against: 0
Absent: 2 - Prothro, Bagley
Vacancy: 1 - District 2

Speakers: None

(5) **S089-029**

Motion: It was moved to **approve** an application to replat a 10.263 acre tract of land containing Lots 1A in City Block G/542, Lot 4A in City Block F/547 and Lots 1 thru 7 in City Block 1/546 and abandoned ROW for Colby Avenue and Leonard Street into one lot bounded by Thomas Street on the northwest, Maple–Routh Connection on the northeast, Fairmount Street on the east, Woodall Rodgers Freeway on the southeast, and N. Pearl Street on the southwest, subject to compliance with the conditions listed in the docket.

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

For: 12 - Gary, Davis, Rodgers, Lozano, Lavallaisaa,
Weiss, Lueder, Buehler, Wolfish, Ekblad,
Emmons, Alcantar

Against: 0
Absent: 2 - Prothro, Bagley
Vacancy: 1 - District 2

Speakers: None

(6) **S089-030**

Motion: It was moved to **approve** an application to replat all of Lot 1 and a tract of land in Block 10/7694 to create one 4.944 acre lot on 11300 E. Northwest Highway west of Jupiter Road, subject to compliance with the conditions listed in the docket.

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

For: 12 - Gary, Davis, Rodgers, Lozano, Lavallaisaa,
Weiss, Lueder, Buehler, Wolfish, Ekblad,
Emmons, Alcantar

Against: 0
Absent: 2 - Prothro, Bagley
Vacancy: 1 - District 2

Speakers: None

Individual Item

(7) **S089-023**

Motion to remove building line: It was moved to **approve** the removal of the existing 25 foot platted building line along both sides of Treehouse Lane, and abandon Treehouse Lane, on property lying east of Manderville Lane and north of Meadow Road, subject to compliance with the conditions listed in the docket.

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

For: 12 - Gary, Davis, Rodgers, Lozano, Lavallaisaa,
Weiss, Lueder, Buehler, Wolfish, Ekblad,
Emmons, Alcantar

Against: 0
Absent: 2 - Prothro, Bagley
Vacancy: 1 - District 2

Motion to replat: It was moved to **approve** an application to replat all of City Blocks E/6138, C/6138, D/6138, and A/7518 into 10 lots on property lying east of Manderville Lane and north of Meadow Road, subject to compliance with the conditions listed in the docket.

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

For: 12 - Gary, Davis, Rodgers, Lozano, Lavallaisaa,
Weiss, Lueder, Buehler, Wolfish, Ekblad,
Emmons, Alcantar

Against: 0
Absent: 2 - Prothro, Bagley
Vacancy: 1 - District 2

Speakers: None

Residential Replat

(8) **S089-025**

Motion: It was moved to **approve** an application to replat 2.505 acres containing Lot 13 in City Block 6885 into a 1.146 acre lot and a 1.280 acre lot at 7320 S. Lancaster Road, subject to compliance with the conditions listed in the docket.

Maker: Lavallaisaa
Second: Davis
Result: Carried: 12 to 0

For: 12 - Gary, Davis, Rodgers, Lozano, Lavallaisaa,
Weiss, Lueder, Buehler, Wolfish, Ekblad,
Emmons, Alcantar

Against: 0
Absent: 2 - Prothro, Bagley
Vacancy: 1 - District 2

Speakers: None

Zoning Cases – Individual

1. **Z089-107(MAW)**

Planner: Megan Wimer

Motion: It was moved to recommend **approval** for the renewal of Specific Use Permit No. 1653 for an outside industrial potentially incompatible use for a three-year period, subject to a site plan and conditions on property zoned an IM Industrial Manufacturing District with deed restrictions on the north side of Mañana Street, west of Newkirk Street.

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

For: 12 - Gary, Davis, Rodgers, Lozano, Lavallaisaa,
Weiss, Lueder, Buehler, Wolfish, Ekblad,
Emmons, Alcantar

Against: 0
Absent: 2 - Prothro, Bagley
Vacancy: 1 - District 2

Notices: Area: 400 Mailed: 6
Replies: For: 0 Against: 0

Speakers: For (Did not speak): Wilber Villalta, 507 Lusino Ct., Grand Prairie, TX, 75052
Steven Free, 5608 stone cliff Ct., Dallas, TX, 75287
William Cothrum, 900 Jackson St., Dallas, TX, 75202
Against: None

2. Z078-309(RB)

Planner: Richard Brown

Motion: In considering an application for a Specific Use Permit for Gas drilling and production on property zoned an A(A) Agricultural District and Specific Use Permit No. 517 for a Commercial radio station and transmitting towers on the south line of Sanders Loop, east of Belt Line Road, it was moved to **hold** this case under advisement until January 8, 2009.

Maker: Lozano
Second: Rodgers
Result: Carried: 12 to 0

For: 12 - Gary, Davis, Rodgers, Lozano, Lavallaisaa,
Weiss, Lueder, Buehler, Wolfish, Ekblad,
Emmons, Alcantar

Against: 0
Absent: 2 - Prothro, Bagley
Vacancy: 1 - District 2

Notices: Area: 1000 Mailed: 14
Replies: For: 1 Against: 0

Speakers: None

Special Provision Sign District Amendment

SPSD078-003

Planner: David Cossum

Motion: It was moved to recommend **approval** of the amendments to Chapter 51A, the Dallas Development Code, to amend regulations pertaining to the Downtown Special Provision Sign District to allow video board displays with a maximum of five non-premise district activity boards be permitted.

Maker: Buehler
Second: Weiss
Result: Carried: 9 to 3

For: 9 - Gary, Davis, Lozano, Lavallaisaa, Weiss,
Lueder, Buehler, Ekblad, Alcantar

Against: 3 - Rodgers, Wolfish, Emmons
Absent: 2 - Prothro, Bagley
Vacancy: 1 - District 2

Notices: Area: 200 Mailed: 1070
Replies: For: 23 Against: 16

Speakers: For (Did not speak): Robert Fedler, 1200 Ross Ave., Dallas, TX, 75202
Dustin Bullard, 1309 Main St., Dallas, TX, 75202
Ashley Newton, 222 Browder St., Dallas, TX, 75201
J. Maisel, 1122 Jackson St., Dallas, TX, 75202
William Cothrum, 900 Jackson St., Dallas, TX, 75202
Against: None

Other Matters

Minutes

Motion: It was moved to **approve** the minutes of the December 4, 2008, City Plan Commission meetings, subject to corrections.

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

For: 12 - Gary, Davis, Rodgers, Lozano, Lavallaisaa,
Weiss, Lueder, Buehler, Wolfish, Ekblad,
Emmons, Alcantar

Against: 0
Absent: 2 - Prothro, Bagley
Vacancy: 1 - District 2

Adjournment

Motion: It was moved to **adjourn** the December 11, 2008, City Plan Commission meeting at 1:55 p.m.

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

For: 12 - Gary, Davis, Rodgers, Lozano, Lavallaisaa,
Weiss, Lueder, Buehler, Wolfish, Ekblad,
Emmons, Alcantar

Against: 0
Absent: 2 - Prothro, Bagley
Vacancy: 1 - District 2

Joe Alcantar, Chair