

PLAN COMMISSION MINUTES

The City Plan Commission held a regular Zoning Hearing on January 5, 2006, with the briefing at 10:50 a.m. in Room 5ES and the public hearing at 1:31 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 Neil 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: 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) **S056-072**

Motion: It was moved to **approve** an application to replat a 0.8618 acre tract of land containing Lots 6, 7, 9C and part of Lots 8 and 9 in City Block B/1323 into one, 0.8618 acre lot on N. Hall Street at Knight Street, east corner, 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

(2) **S056-073**

Motion: It was moved to **approve** an application to create a 1.602 acre tract of land in City Block 524 into one lot on McKinney Avenue between N. Harwood Street and N. St. Paul Street, 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

(3) **S056-074**

Motion: It was moved to **approve** an application to replat Lots 11, 12, 13, and 14 in City Block E/6364 into one 0.5969 acre lot on 4746 Don Drive between Jane Street and Doug Street, 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: For: None

(4) **S056-075**

Motion: It was moved to **approve** an application to replat a 0.939 acre tract of land containing all of Lots 23, 24 and 25 in City Block Q/7164 and all of Lot 25 in City Block P/7164 into one 40,899 square foot lot on 5207 Singleton Boulevard at Bernal 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

(5) **S056-076**

Motion: It was moved to **approve** an application to create one 3.727 acre lot in City Block 8830 on Garden Grove Road between Rylie Crest Road and Ravenview Road, subject to compliance with 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) **S056-077**

Motion: It was moved to **approve** an application to replat Lot 2 and Lot 5B in City Block A/5413 into one 18.807 acre lot on E. Northwest Highway between Shady Brook Lane and Village Glen Drive, subject to compliance with 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) **S056-078**

Motion: It was moved to **approve** an application to create a 0.869 acre lot from a tract of land in City Block D/5505 on Preston Road between Royal Lane and Park Village Place, subject to the conditions listed in the docket.

Maker: Cunningham

Second: Marshall

Result: Carried: 13 to 0

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

Against: 0

Absent: 0

Vacancy: 1 - District 12

Conflict: 1 - Ekblad

*out of the room, shown voting in favor

Speakers: None

(8) **S056-079**

Motion: It was moved to **approve** an application to create a 1.901 acre Lot from a 9.55 acre tract of land in City Block 8820 on U.S. Highway 175 Service Road between Woody Road and S. Belt Line Road, 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

(9) **S056-080**

Motion: It was moved to **approve** an application to replat Lots 1B, 1C, 1E and a 9.1041 acre tract of land into one 2.117 acre lot and one 6.983 acre lot in City Block C/5414 Skillman Avenue and Eastridge 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

(10) **S056-082**

Motion: It was moved to **approve** an application to replat lots 1, 2 and 3, Block 1/635 into one, 0.25 acre lot and remove a platted 25 ft. building line along Howell Street and a platted 10 ft. building line along N. Hall Street, at the east corner of Howell Street and N. Hall Street, 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

(11) **S056-083**

Motion: It was moved to **approve** an application to replat lots 1-4, Block 2885 into one, 0.86 acre lot at the southeast corner of McCommas Boulevard and Matilda Street, 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

(12) **S056-084**

Motion: It was moved to **approve** an application to replat part of lot 18 and all of lots 19-24, Block 9/1616 into one, 1.2 acre lot at the north corner of Dickason Avenue and Douglas Avenue, 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

(13) **S056-087**

Motion: It was moved to **approve** an application to plat a 4.18 acre tract of land in Block 6/6854 into one lot at the southeast corner of Cockrell Hill Road and Shilling Way, 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

(14) **S056-088**

Motion: It was moved to **approve** an application to plat a 1.35 acre tract of land in Block 8412 into one lot on Abrams Road, north of Forest Lane, 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

(15) **S056-089**

Motion: It was moved to **approve** an application to replat all of lot 5 and part of lots 6 and 7, Block D/757 into one, 0.38 acre lot at the southwest corner of Live Oak Street and Lindell Avenue, 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) **S056-090**

Motion: It was moved to **approve** an application to plat a 2.84 acre tract of land in Block 6262 into 10 lots at the southeast corner of Elam Road and Bissonet Avenue, 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

(17) **S056-091**

Motion: It was moved to **approve** an application to replat lot 1, Block 722, in order to remove a platted 28 ft. building line along Live Oak Street, at the west corner of Live Oak Street and Haskell Avenue, 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

(18) **S056-092**

Motion: It was moved to **approve** an application to plat a 1.22 acre tract of land in Block 208 into one lot, at the south corner of Ross Avenue and Lamar Street., 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

Individual Item - Preliminary Plat

(19) **S045-058**

Motion: It was moved to **approve** an application to replat a 0.7831 acre tract of land containing Lot 2 in City Block 33/7614 into two 0.3915 acre lots on Alta Mesa Drive, northeast of Nandina Drive, subject to compliance with the conditions contained in the docket.

Maker: Brandon
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

(20) **S056-085**

Motion: It was moved to **approve** an application to replat Lot 2 in City Block 7492 to reduce the 40 foot existing building line along Lloyd Valley Lane to 35 feet for the new porch only, on a 0.3399 acre tract of land on Hillcrest Road at Lloyd Valley Lane, northeast corner, subject to compliance with the conditions contained in the docket.

Maker: Ekblad
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

Speakers: For: Eric Cline, 6909 Lloyd Valley Ln., Dallas, TX, 75230
Against: None

(21) **S056-086**

Motion: It was moved to **approve** an application to replat lot 1, Block B/8721 into a 77 lot Shared Access Development at the southwest corner of Clark Road and Panavision Trail, subject to compliance with the conditions contained in the docket.

Maker: Gary
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

*out of the room, shown voting in favor

Speakers: None

Miscellaneous Docket

M056-011

Planner: Richard Brown

Motion: It was moved to **approve** a minor amendment to site plan and landscape plan for Specific Use Permit No. 1550, on west line of North Central Expressway, north of Park Lane.

Maker: Marshall
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

Speakers: None

D056-005

Planner: Frank Dominquez

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

Maker: Marshall
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

Speakers: None

W056-002

Planner: Neva Dean

Motion: It was moved to **approve** a wavier of the two-year waiting period in order to submit an application to amend the Planned Development District No. 16 to allow a new design for the landscape buffer on the east side of Preston Road, north of LBJ Freeway.

Maker: Marshall
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

Speakers: None

Zoning Cases - Consent

1. **Z056-122 (DW)**

Planner: David Whitley

Motion: It was moved to recommend **approval** for renewal of Specific Use Permit No. 1496 for an open-enrollment charter school for a period expiring on April 14, 2009 with eligibility for automatic renewal for additional five-year periods, subject to a site plan and staff's recommended conditions on property zoned an IR Industrial Research District, at the southeast corner of Joseph Hardin Drive and Exchange Service Drive with the following change to Condition #11 to read as follows: " A fulltime uniformed crossing guard must be on site at all time during school hours."

Maker: Gary
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

*out of the room, shown voting in favor

Notices: Area: 300 Mailed: 7
Replies: For: 0 Against: 1

Speakers: For: Moses Cavazos, 4010 Joseph Hardin Dr., Dallas, 75236
Kirk Williams, 5400 Renaissance Tower, Dallas, TX, 75270
Against: None

2. **Z056-128 (DW)**

Planner: David Whitley

Motion: It was moved to recommend **approval** of a Specific Use Permit for a foster home for a period expiring on September 30, 2016, subject to a site plan and revised conditions on property zoned an R-7.5(A) Single Family District, at the south corner of Bachman Drive and Webb Chapel Extension.

Maker: Emmons
Second: Gary
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: 400 Mailed: 12
Replies: For: 0 Against: 0

Speakers: None

3. Z056-133 (JH)

Planner: Jennifer Hiromoto

Motion: It was moved to recommend **approval** a Specific Use Permit for a Commercial Motor Vehicle Parking use for a five-year period with eligibility for automatic renewals for additional five-year periods, subject to a revised site plan and conditions on property zoned an IR Industrial Research District, on the north side of Brass Way, west of Cockrell Hill Road with the added condition for screening of all four sides around the entire property with a 8 foot high solid fence and delete the language of reclaimed asphalt from the site plan.

Maker: Gary
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

*out of the room, shown voting in favor

Notices: Area: 300 Mailed: 22
Replies: For: 1 Against: 2

Speakers: For: Peter Kavanagh, 1620 Handley Dr., Dallas, TX, 75208
William Watson, 4540 Mint Way, Dallas, TX, 75236
Against: None

4. **Z056-139 (RB)**

Planner: Richard Brown

Motion: It was moved to recommend **approval** of a Specific Use Permit for an Auto service center for a five-period, with eligibility for automatic renewal for additional five-year periods, subject to a site plan and conditions on property zoned an NCE Neighborhood Center (Enhanced) Subdistrict within Planned Development District No. 595, the South Dallas Fair Park Special Purpose District, on the west corner of Second Avenue and Hatcher Street.

Maker: Emmons

Second: Gary

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: 200

Mailed: 25

Replies: For: 1

Against: 0

Speakers: None

5. **Z056-137 (WE)**

Planner: Warren Ellis

Motion: In considering an application for a Specific Use Permit for a Tower/antenna for cellular communication on property zoned a CR Community Retail District on the northeast corner of Arapaho Road and Meadowcreek Drive, it was moved to **hold** this case under advisement until January 12, 2006.

Maker: Emmons

Second: Marshall

Result: Carried: 13 to 0

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

Against: 0

Absent: 0

Vacancy: 1 - District 12

Conflict: 1 - Buehler

*out of the room, shown voting in favor

Notices: Area: 400 Mailed: 26
Replies: For: 0 Against: 3

Speakers: For: None
Against: Steve Goldman, 6631 Warm Breeze Ln., Dallas, TX, 75248

6. Z056-138 (WE)

Planner: Warren Ellis

Motion: In considering an application for a Specific Use Permit for a Tower/antenna for cellular communication on property zoned an R-7.5(A) Single Family District on the southeast line of Ferguson Road, between Hibiscus Drive and Pasteur Avenue, it was moved to **hold** this case under advisement until February 9, 2006.

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

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

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

*out of the room, shown voting in favor

Notices: Area: 300 Mailed: 17
Replies: For: 0 Against: 2

Speakers: None

7. Z056-150 (JA)

Planner: Jim Anderson

Motion: It was moved to recommend **approval** of a Historic Overlay, subject to attached preservation criteria on property zoned Planned Development Subdistrict No. 1 within Planned Development District No. 193, the Oak Lawn Special Purpose District, on the south corner of Hall Street and Reagan Street

Maker: Emmons
Second: Gary
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: 200 Mailed: 42
Replies: For: 0 Against: 0

Speakers: For: None

Zoning Cases – Under Advisement

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

Planner: Warren Ellis

Motion: It was moved to recommend **approval** of an amendment to Tract 4 for personal service uses in Planned Development Subdistrict No. 1 for office, surface parking and MF-2 Subdistrict uses, subject to staff's recommended conditions within Planned Development District No. 193, the Oak Lawn Special Purpose District, on the south corner of Hall Street and Reagan Street.

Maker: Emmons
Second: Gary
Result: Carried: 13 to 1

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

Against: 1 - Neumann
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: For: Dean Weaver, Address Not Given
Against: Frank Stich, 4224 N. Hall St., Dallas, TX, 75219

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

Planner: Richard Brown

Motion: It was moved to recommend **approval** of a TH-2(A) Townhouse District, subject to conditions and deed restrictions volunteered by the applicant on property zoned an R-7.5(A) Single Family District on the northwest line of 52nd Street, west of Sunnyvale Street.

Maker: Wilson
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: 300 Mailed: 29
Replies: For: 1 Against: 1

Speakers: For: Frank Henderson, 2325 Locust Ave., Dallas, TX, 75216
Sherman Ross, 2612 Kilburn Ave., Dallas, TX, 75216
Richard Pace, 2750 Marjorie Ave., Dallas, TX, 75216
Against: None

Zoning Cases – Individual

10. Z056-136 (RB)

Planner: Richard Brown

Motion: In considering an application for a Specific Use Permit for a Child-care facility on property zoned an R-7.5(A) Single Family District on the northwest corner of Old Seagoville Road and Marks Drive, it was moved to **hold** this case under advisement until January 12, 2006.

Maker: Brandon
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: 200 Mailed: 10
Replies: For: 1 Against: 1

Speakers: For: None
Against: Connie June Evans, 232 Marks Dr., Dallas, TX, 75217
Ricardo Delarosa, 227 Marks Dr., Dallas, TX, 75217
Cristobal Dubon, 220 Marks Dr., Dallas, TX, 75217

11. **Z045-283 (JH)**

Planner: Jennifer Hiromoto

Motion: In considering an application for an amendment to Specific Use Permit No. 1265 for a Tower/antenna for cellular communication on property zoned an A(A) Agricultural District on the northeast corner of Illinois Avenue and Walton Walker Boulevard/Loop 12, it was moved to **hold** this case under advisement until January 12, 2006.

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

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

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

Speakers: None

12. **Z056-135 (DW)**

Planner: David Whitley

Motion: In considering an application for a Planned Development District for RR Regional Retail District uses plus multifamily uses on property zoned an MF-2(A) Multifamily District, at the north corner of Northwest Highway and Skillman Street, it was moved to **hold** this case under advisement until January 12, 2006.

Maker: Cunningham
Second: Buehler
Result: Carried: 10 to 4
For: 10 - Neumann, Gary, Marshall, Brandon,
Cunningham, Avery, Buehler, Ekblad,
Emmons, Culbreath

Against: 4 - Strater, Wilson, Miranda, Bagley
Absent: 0
Vacancy: 1 - District 12

Substitute Motion: In considering an application for a Planned Development District for RR Regional Retail District uses plus multifamily uses on property zoned an MF-2(A) Multifamily District, at the north corner of Northwest Highway and Skillman Street, it was moved to **hold** this case under advisement until January 26, 2006.

Maker: Emmons
Second: Neumann
Result: Failed: 6 to 8
For: 6 - Neumann, Strater, Bagley, Brandon, Emmons, Culbreath
Against: 8 - Gary, Marshall, Wilson, Miranda, Cunningham, Avery, Buehler, Ekblad
Absent: 0
Vacancy: 1 - District 12

Notices: Area: 500 Mailed: 114
Replies: For: 1 Against: 1

Speakers: For: Robert Reeves, 900 Jackson St., Dallas, TX, 75202
Against: Howard Parker, 8523 Thackery St., Dallas, TX, 75225
Pamela Spadaro, 901 Main St., Dallas, TX, 75202
Mark Shank, 3405 Wendy Ln., Dallas, TX, 75214
Karl Crawley, 900 Jackson St., Dallas, TX, 75202

13. **Z056-130 (WE)**

Planner: Warren Ellis

Motion: It was moved to recommend **approval** of an IM Industrial Manufacturing District, subject to the revised deed restrictions volunteered by the applicant and **approval** of a Specific Use Permit for potentially incompatible industrial uses with outside storage for a one-year period with eligibility for one automatic renewal for a one-year time period, subject to a site plan and staff's revised conditions on property zoned an IR Industrial Research District, on the west side of Spangler Road, between Ryan Road and Walnut Hill Lane.

Maker: Miranda
Second: Marshall
Result: Carried: 12 to 2
For: 12 - Neumann, Gary, Marshall, Wilson, Miranda, Bagley, Brandon, Cunningham, Avery, Buehler, Ekblad, Culbreath
Against: 2 - Strater, Emmons
Absent: 0
Vacancy: 1 - District 12

Notices: Area: 400 Mailed: 14
Replies: For: 1 Against: 3

Speakers: For: Karl Crawley, 900 Jackson St., Dallas, TX, 75202
Against: Russell Helsley, 10730 Spangler Rd., Dallas, TX, 75220
Tom Helsley, Address Not Given
Roger Albright, 3301 Elm St., Dallas, TX, 75226

14. **Z056-134 (WE)**

Planner: Warren Ellis

Motion: It was moved to recommend **approval** of an amendment to Planned Development District No. 592 and **approval** of a Specific Use Permit for a mini-warehouse use for a twenty-year period with eligibility for automatic renewals for additional twenty-year periods, subject to a revised site plan, and staff's recommended conditions in lieu of the requested Planned Development District amendment on the north line of Northwest Highway, east of Shady Brook Lane.

Maker: Cunningham
Second: Marshall

Substitute Motion I: It was moved to recommend **approval** of an amendment to Planned Development District No. 592 and **approval** of a Specific Use Permit for a mini-warehouse use for a ten-year period with eligibility for automatic renewals for additional ten-year periods, subject to a revised site plan, and staff's recommended conditions in lieu of the requested Planned Development District amendment on the north line of Northwest Highway, east of Shady Brook Lane.

Maker: Neumann
Second: Avery

Substitute Motion II: It was moved to recommend **approval** of an amendment to Planned Development District No. 592 and **approval** of a Specific Use Permit for a mini-warehouse use for a ten-year period with eligibility for automatic renewals for additional ten-year periods, subject to a revised site plan, and staff's recommended conditions in lieu of the requested Planned Development District amendment on the north line of Northwest Highway, east of Shady Brook Lane with the hours of operations restricted to 7:00 a.m. to 10:00 p.m.

Maker: Emmons
Second: Buehler
Result: Carried: 7 to 6
For: 7 - Gary, Wilson, Bagley, Brandon, Avery,
Buehler, Emmons

Against: 6 - Neumann, Strater, Marshall, Miranda,
Cunningham, Culbreath
Absent: 0
Vacancy: 1 - District 12
Conflict: 1 - Ekblad

Notices: Area: 500 Mailed: 91
Replies: For: 0 Against: 1

Speakers: For: Robert Reeves, 900 Jackson St., Dallas, TX, 75229

15. **Z056-147 (DC)**

Planner: David Cossum

Motion: It was moved to recommend **approval** for a renewal of Specific Use Permit No. 1567 for a homeless assistance center use for a period to expire on January 31, 2008, subject to conditions on property zoned Planned Development District No. 715, on the south corner of Cadiz Street and Ervay Street.

Maker: Strater
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: 16
Replies: For: 0 Against: 2

Speakers: None

Authorization of Public Hearing

Motion: It was moved to **authorize** a hearing to determine the proper zoning on property zoned a TH-3(A) Townhouse District and an IR Industrial Research District on the northwest corner of Vilbig Road and the Texas and Pacific Railroad Tracks and containing approximately 14 acres, with consideration being given to a single family district.

Maker: Gary
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

Speakers: None

Other Matters

Minutes

Motion: It was moved to **approve** the minutes of the December 15, 2005 meeting, subject to corrections.

Maker: Cunningham

Second: Wilson

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: The hearing adjourned at 5:46 p.m.

Betty Culbreath, Chair