

PLAN COMMISSION MINUTES

The City Plan Commission held a regular Zoning Hearing on March 30, 2006, with the bus tour starting at 9:20 a.m. followed by the briefing at 12:55 p.m. in Room 5ES and the public hearing at 1:35 p.m. in the City Council Chambers of City Hall. The briefing was completed after the public hearing. Presiding were Betty Culbreath, Chair and Carol Brandon, Vice Chair. The following Commissioners were present during the hearing: Dave Neumann, Jeff Starter, Clarence Gary, Erik Wilson, Ann Bagley, Robert Weiss, Bill Avery, Chris Buehler, Dennis Burnham, Robert Ekblad and Neil Emmons. 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: Carlos Vigil

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) **S056-182**

Motion: It was moved to **approve** an application to replat a 15,800 sf tract of land and a 1.7412 acre tract of land containing part of City Blocks 566 and A/566 into a 2.1262 acre lot located on the west side of North Central Expressway between Flora Street and Ross Avenue, subject to compliance with the conditions listed in the docket.

Maker: Weiss

Second: Avery

Result: Carried: 13 to 0

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

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

Speakers: None

(2) **S056-184**

Motion: It was moved to **approve** an application to replat a portion of Lot 1, City Block B/6557 into one 1.52 acre tract located on 11529 Goodnight Lane at Larson Lane, northwest corner, subject to compliance with the conditions listed in the docket.

Maker: Weiss
Second: Avery
Result: Carried: 13 to 0
For: 13 - Neumann, Strater, Gary, Wilson, Bagley,
Brandon, Weiss, Avery, Buehler, Burnham,
Ekblad, Emmons, Culbreath

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

Speakers: None

(3) **S056-185**

Motion: It was moved to **approve** an application to replat all of Lot 1B, City Block A/5456 containing 33.3171 acres of land into one lot located between Park Lane and Blackwell Street east of U.S. 75 North Central Expressway, subject to compliance with the conditions listed in the docket.

Maker: Weiss
Second: Avery
Result: Carried: 13 to 0
For: 13 - Neumann, Strater, Gary, Wilson, Bagley,
Brandon, Weiss, Avery, Buehler, Burnham,
Ekblad, Emmons, Culbreath

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

Speakers: None

(4) **S056-186**

Motion: It was moved to **approve** an application to create a 7.98 acre lot in City Block 6213 located on the South side of Samuel Blvd., approximately 160' west of Catron Drive, subject to compliance with the conditions listed in the docket.

Maker: Weiss

Second: Avery

Result: Carried: 13 to 0

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

Against: 0

Absent: 2 - Marshall, Miranda

Vacancy: 0

Speakers: None

(5) **S056-187**

Motion: It was moved to **approve** an application to replat a 0.442 acre tract of land containing part of Lot 18 and all of Lots 19 and 20 City Block 2/642 to create a 13 lot shared access development ranging from 0.027 acres to 0.029 acres located on 3901 and 3905 San Jacinto Street, subject to compliance with the conditions listed in the docket with a additional condition to read as follows: "On the final plat the indicated shared access area terminate a minimum 3 feet from the northwest boundary line of the property."

Maker: Weiss

Second: Avery

Result: Carried: 13 to 0

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

Against: 0

Absent: 2 - Marshall, Miranda

Vacancy: 0

Speakers: None

(6) **S056-188**

Motion: It was moved to **approve** an application to replat all of Lot 8 and part of Lot 7 City Block G/935, all of Lots 1 through 4 and part of Lot 5 City Block J/929, part of lots 13 and 15 City Block H/938 and part of Lots 1, 3, 5, 7 and 8 City Block K/934 to create one 2.180 acre lot for multi-family, located on McKinnon Street northwest of Yeargan Street, subject to compliance with the conditions listed in the docket.

Maker: Weiss
Second: Avery
Result: Carried: 13 to 0
For: 13 - Neumann, Strater, Gary, Wilson, Bagley,
Brandon, Weiss, Avery, Buehler, Burnham,
Ekblad, Emmons, Culbreath

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

Speakers: None

(7) **S056-190**

Motion: It was moved to **approve** an application to replat all of Lots 1 through 3 City Block 8/695 into one lot 0.6198 acre lot, located on North Fitzhugh Avenue & Fuqua, north corner, subject to compliance with the conditions listed in the docket.

Maker: Weiss
Second: Avery
Result: Carried: 13 to 0
For: 13 - Neumann, Strater, Gary, Wilson, Bagley,
Brandon, Weiss, Avery, Buehler, Burnham,
Ekblad, Emmons, Culbreath

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

Speakers: None

(8) **S056-191**

Motion: It was moved to **approve** an application to replat a 9.4514 acre tract of land in City Block 2/6987 into one lot on Cockrell Hill Road, north of Kiest Boulevard, subject to compliance with the conditions listed in the docket.

Maker: Weiss
Second: Avery
Result: Carried: 13 to 0
For: 13 - Neumann, Strater, Gary, Wilson, Bagley,
Brandon, Weiss, Avery, Buehler, Burnham,
Ekblad, Emmons, Culbreath

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

Speakers: None

Individual Items – Residential Replats

(9) **S056-183**

Motion: It was moved to **approve** an application to replat 0.229 acres of land containing all of Lot 16 and part of Lot 17 City Block A/1998 lot sizes ranging from 2014 sf to 2830 sf located on 5026 Mission Avenue at Garrett Avenue, subject to compliance with the conditions listed in the docket.

Maker: Strater
Second: Weiss
Result: Carried: 10 to 3
For: 10 - Strater, Gary, Wilson, Bagley, Brandon, Weiss,
Burnham, Ekblad, Emmons, Culbreath

Against: 3 - Neumann, Avery, Buehler
Absent: 2 - Marshall, Miranda
Vacancy: 0

Speakers: For: Jared Jackson, 6162 Prospect St., Dallas, TX, 75214
Against: None

(10) **S056-189**

Motion: It was moved to **approve** an application for a minor amending plat of a 1.5306 acre tract of land containing all of Lot 9 City Block 2/8211 into one lot, located on 5910 Westgrove Drive for floodway easement clarification, subject to compliance with the conditions listed in the docket.

Maker: Buehler
Second: Avery
Result: Carried: 13 to 0
For: 13 - Neumann, Strater, Gary, Wilson, Bagley,
Brandon, Weiss, Avery, Buehler, Burnham,
Ekblad, Emmons, Culbreath

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

Speakers: None

Certificates of Appropriateness for Signs

Uptown Sign District

0603015011

Planner: Michael Finley

Motion: It was moved to **approve** a Certificate of Appropriateness for the installation of a 107.5 square feet flat attached sign reading '**CENTURY BANK**' at 2222 N. McKinney Avenue on the east corner of the intersection of Cedar Springs Road and the Maple/Routh Connector.

Maker: Buehler
Second: Weiss
Result: Carried: 13 to 0
For: 13 - Neumann, Strater, Gary, Wilson, Bagley,
Brandon, Weiss, Avery, Buehler, Burnham,
Ekblad, Emmons, Culbreath

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

Speakers: None

Downtown Sign District

0603035001

Planner: Michael Finley

Motion: It was moved to **approve** a Certificate of Appropriateness for the installation of an 829 square feet flat attached upper level logo sign at 208 S. Akard Street reading '**at&t**' on the south façade to replace the existing Logo Sign reading '**SBC**'.

Maker: Buehler
Second: Weiss
Result: Carried: 13 to 0
For: 13 - Neumann, Strater, Gary, Wilson, Bagley,
Brandon, Weiss, Avery, Buehler, Burnham,
Ekblad, Emmons, Culbreath

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

Speakers: None

0602141144

Planner: Michael Finley

Motion: It was moved to **approve** a Certificate of Appropriateness to reface a 242 square feet four sided polygon pole sign reading '**CHASE**' at 2101 North Pearl Street on the west corner of the intersection of Woodall Rogers Freeway and North Pearl Street.

Maker: Buehler
Second: Weiss
Result: Carried: 13 to 0
For: 13 - Neumann, Strater, Gary, Wilson, Bagley,
Brandon, Weiss, Avery, Buehler, Burnham,
Ekblad, Emmons, Culbreath

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

Speakers: None

0602141143

Planner: Michael Finley

Motion: It was moved to **approve** a Certificate of Appropriateness to reface both faces of a 39.67 square feet monument sign reading '**CHASE**' at 2101 North Pearl Street on the northeast side of Olive Street, northwest of Woodall Rogers Freeway.

Maker: Buehler
Second: Weiss
Result: Carried: 13 to 0
For: 13 - Neumann, Strater, Gary, Wilson, Bagley,
Brandon, Weiss, Avery, Buehler, Burnham,
Ekblad, Emmons, Culbreath

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

Speakers: None

0602151028

Planner: Michael Finley

Motion: It was moved to **approve** a Certificate of Appropriateness to reface both faces of a 39.67 square feet pole sign reading '**CHASE**' at 2101 North Pearl Street on the northwest side of Woodall Rogers Freeway, between Pearl Street and Olive Street.

Maker: Buehler

Second: Weiss

Result: Carried: 13 to 0

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

Against: 0

Absent: 1 - Marshall, Miranda

Vacancy: 0

Speakers: None

0602151009

Planner: Michael Finley

Motion: It was moved to **approve** a Certificate of Appropriateness for the installation of a 196 square feet pole sign reading '**GRAINGER**' at 2500 Pacific Avenue 50 feet west of the west line of N. Hawkins Street, south of Pacific Avenue.

Maker: Buehler

Second: Weiss

Result: Carried: 13 to 0

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

Against: 0

Absent: 1 - Marshall, Miranda

Vacancy: 0

Speakers: None

0602211015

Planner: Michael Finley

Motion: It was moved to **approve** a Certificate of Appropriateness for the installation of a 95 square feet upper level internally illuminated flat attached sign reading '**GRAINGER**' at 2500 Pacific Avenue on the west façade.

Maker: Buehler

Second: Weiss

Result: Carried: 13 to 0
For: 13 - Neumann, Strater, Gary, Wilson, Bagley,
Brandon, Weiss, Avery, Buehler, Burnham,
Ekblad, Emmons, Culbreath

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

Speakers: None

0602151013

Planner: Michael Finley

Motion: It was moved to **approve** a Certificate of Appropriateness for the installation of a 95 square feet upper level internally illuminated flat attached sign reading '**GRAINGER**' at 2500 Pacific Avenue on the north façade.

Maker: Buehler
Second: Weiss
Result: Carried: 13 to 0
For: 13 - Neumann, Strater, Gary, Wilson, Bagley,
Brandon, Weiss, Avery, Buehler, Burnham,
Ekblad, Emmons, Culbreath

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

Speakers: None

Miscellaneous Docket

M056-025

Planner: Richard Brown

Motion: It was moved to **approve** a minor amendment to the site plan and landscape plan for Specific Use Permit No. 1297, on the southeast corner of Stemmons Freeway and Rentzel Street.

Maker: Brandon
Second: Wilson
Result: Carried: 13 to 0
For: 13 - Neumann, Strater, Gary, Wilson, Bagley,
Brandon, Weiss, Avery, Buehler, Burnham,
Ekblad, Emmons, Culbreath

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

Speakers: None

M056-026

Planner: Richard Brown

Motion: It was moved to **approve** a minor amendment to the development plan for Planned Development Subdistrict No. 23, within Planned Development District No. 193, the Oak Lawn Special Purpose District on Clyde Lane, southeast of McKinney Avenue.

Maker: Weiss

Second: Buehler

Result: Carried: 12 to 0

For: 12 - Neumann, Strater, Gary, Wilson, Bagley,
Brandon, Weiss, Avery, Buehler, Burnham,
Ekblad, Culbreath

Against: 0

Absent: 1 - Marshall, Miranda

Vacancy: 0

Conflict: 1 - Emmons

Speakers: None

M056-027

Planner: Richard Brown

Motion: It was moved to **approve** a minor amendment to the landscape plan for Planned Development No. 614, within Tract III, on the east side of Montfort Drive, between Belt Line Road and Arapaho Road.

Maker: Brandon

Second: Wilson

Result: Carried: 13 to 0

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

Against: 0

Absent: 1 - Marshall, Miranda

Vacancy: 0

Speakers: None

D056-008

Planner: Frank Dominquez

Motion: It was moved to **approve** a development plan for Planned Development District No. 731 on the northeast corner of Cockrell Hill Road and Kiest Boulevard.

Maker: Brandon
Second: Wilson
Result: Carried: 13 to 0
For: 13 - Neumann, Strater, Gary, Wilson, Bagley,
Brandon, Weiss, Avery, Buehler, Burnham,
Ekblad, Emmons, Culbreath

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

Speakers: None

Zoning Cases - Individual

1. **Z045-172(NB)**

Planner: Nathaniel Barnett

Motion: It was moved to recommend **approval** of a Conservation District on property zoned an R-7.5(A) Single Family District in an area generally along the 6100 and 6200 blocks of Prospect Avenue.

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

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

*out of the room, shown voting in favor

Notices: Area: 200 Mailed: 196
Replies: For: 20 Against: 1

Speakers: For: Tim Jernigan, 6206 Prospect Ave., Dallas, TX, 75214
Against: None

2. **Z056-179(DW)**

Planner: David Whitley

Motion: In considering an application for a Specific Use Permit for an outside salvage and reclamation use on property zoned an IM Industrial Manufacturing District and Planned Development District No. 535 on the northeast side of C.F. Hawn Freeway, northwest of Haymarket Road, it was moved to **hold** this case under advisement until April 6, 2006.

Maker: Brandon
Second: Wilson
Result: Carried: 13 to 0
For: 13 - Neumann, Strater, Gary, Wilson, Bagley,
Brandon, Weiss, Avery, Buehler, Burnham,
Ekblad, Emmons, Culbreath

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

Notices: Area: 300 Mailed: 13
Replies: For: 2 Against: 1

Speakers: For: None
Against: Linda Taylor, 2414 Seagoville Rd., Seagoville, TX, 75159

3. **Z056-186(JH)**

Planner: Jennifer Hiromoto

Motion: It was moved to recommend **approval** of a Planned Development Subdistrict for MF-2 uses within Planned Development District No. 193, the Oak Lawn Special Purpose District, on property zoned an MF-2 Multiple Family Subdistrict and an LC Light Commercial Subdistrict within Planned Development District No. 193, on McKinney Avenue, south of Hester Avenue with revised conditions to include 60 percent total lot coverage and upper story setback to be an additional 15 feet on the property line closest to Hester (adjacent to the MF-2), the north side.

Maker: Emmons
Second: Gary
Result: Carried: 13 to 0
For: 13 - Neumann, Strater, Gary, Wilson, Bagley,
Brandon, Weiss, Avery, Buehler, Burnham,
Ekblad, Emmons, Culbreath

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

Notices: Area: 500 Mailed: 135
Replies: For: 5 Against: 1

Speakers: For: William Cothrum, 900 Jackson St., Dallas, TX, 75202
Karl Crawley, 900 Jackson St., Dallas, TX, 75202
Metka Terselich, 4650 McKinney Ave., Dallas, TX, 75205
Against: None

Other Matters

Minutes

Motion: It was moved to **approve** the minutes of the March 23, 2006, meeting, subject to corrections.

Maker: Emmons

Second: Buehler

Result: Carried: 13 to 0

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

Against: 0

Absent: 2 - Marshall, Miranda

Vacancy: 0

Adjournment

Motion: It was moved to **adjourn** the hearing at 2:29 p.m.

Maker: Culbreath

Second: Emmons

Result: Carried: 13 to 0

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

Against: 0

Absent: 2 - Miranda, Marshall

Vacancy: 0

Betty Culbreath, Chair