

## CITY PLAN COMMISSION MINUTES

The City Plan Commission held a regular Zoning Hearing on April 14, 2005, with the briefing starting at 9:53 a.m. in Room 5ES and the public hearing beginning at 2:01 p.m. in the City Council Chambers of City Hall. Presiding was Bruce Wilke, Chair and Carol Brandon, Vice-chair. The following Commissioners were present during the hearing: Joel Vera, Jeff Strater, Angela Marshall, D'Angelo Lee, Olegario Estrada, Melvin Traylor, Bulldog Cunningham, Ilene Perkett, Carol Scott, Neil Emmons and Ralph Isenberg. The following Commissioners were absent from this hearing as defined in the City Plan Commission rules: Clarence Gary and Bill Avery. 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) **S034-351R2**

**Motion:** It was moved to **approve** an application to revise a previously approved 86 lot single family subdivision from a 19.7 acre tract of land in City Block 6045 by reducing the total number of lots in the subdivision from 86 to 85; and to redesign the lots and street lying contiguous to the west line of Westmoreland Road, north of Camp Wisdom Road, subject to compliance with the conditions listed in the docket.

Maker: Cunningham

Second: Marshall

Result: Carried: 13 to 0

For: 13 - Vera\*, Strater, Marshall, Lee, Estrada, Traylor, Brandon, Cunningham, Wilke, Perkett, Scott, Emmons, Isenberg

Against 0  
Absent: 2 – Gary, Avery  
Vacancy 0

\*out of the room, shown voting in favor

**Speakers:** None

(2) **S045-173**

**Motion:** It was moved to **approve** an application to replat part of Lots 9 and 10 in City Block 36/1576 to create two lots with a mutual access easement from a 0.1265 acre tract of land on Wycliff Avenue, northwest of Holland Avenue to plat, subject to compliance with the conditions listed in the docket.

Maker: Cunningham

Second: Marshall

Result: Carried: 13 to 0

For: 13 - Vera\*, Strater, Marshall, Lee, Estrada, Traylor,  
Brandon, Cunningham, Wilke, Perkett, Scott,  
Emmons, Isenberg

Against: 0  
Absent: 2 – Gary, Avery  
Vacancy 0

\*out of the room, shown voting in favor

**Speakers:** None

(3) **S045-174**

**Motion:** It was moved to **approve** an application to plat part of Lots 9 and 10 and all of Lots 6, 7, and 8 in City Block 36/1576 to create an 18 Lot Shared Access Area Development from a 0.7918 acre tract of land on Holland Avenue at Wycliff Avenue, east corner, subject to compliance with the conditions listed in the docket.

Maker: Cunningham

Second: Marshall

Result: Carried: 13 to 0

For: 13 - Vera\*, Strater, Marshall, Lee, Estrada, Traylor,  
Brandon, Cunningham, Wilke, Perkett, Scott,  
Emmons, Isenberg

Against: 0  
Absent: 2 – Gary, Avery  
Vacancy 0

\*out of the room, shown voting in favor

**Speakers:** None

(4) **S045-175**

**Motion:** It was moved to **approve** an application to create an 11 lot residential subdivision, on a 0.61 acre tract of land in City Block 8/2072 on Belmont Avenue and Summit Avenue, southeast corner, subject to compliance with the conditions listed in the docket.

Maker: Cunningham

Second: Marshall

Result: Carried: 13 to 0

For: 13 – Vera\*, Strater, Marshall, Lee, Estrada, Traylor, Brandon, Cunningham, Wilke, Perkett, Scott, Emmons, Isenberg

Against: 0

Absent: 2 – Gary, Avery

Vacancy 0

\*out of the room, shown voting in favor

**Speakers:** None

(5) **S045-177**

**Motion:** It was moved to **approve** an application to create one, 4.02 acre lot from a tract of land in City Block 6125 on Dixon Avenue at Wullschleger St., subject to compliance with the conditions listed in the docket.

Maker: Cunningham

Second: Marshall

Result: Carried: 13 to 0

For: 13 - Vera\*, Strater, Marshall, Lee, Estrada, Traylor, Brandon, Cunningham, Wilke, Perkett, Scott, Emmons, Isenberg

Against: 0

Absent: 2 – Gary, Avery

Vacancy 0

\*out of the room, shown voting in favor

**Speakers:** None

(6) **S045-179**

**Motion:** It was moved to **approve** to an application to revise a previously approved and recorded plat to make minor lot line adjustments to Lots 11A, 11B, 11C, 11D, and 11E in City Block H/573 on Thomas Avenue at Worthington Avenue, east corner, subject to compliance with the conditions listed in the docket.

Maker: Cunningham

Second: Marshall

Result: Carried: 13 to 0

For: 13 - Vera\*, Strater, Marshall, Lee, Estrada, Traylor, Brandon, Cunningham, Wilke, Perkett, Scott, Emmons, Isenberg

Against: 0

Absent: 2 – Gary, Avery

Vacancy 0

\*out of the room, shown voting in favor

**Speakers:** None

(7) **S045-180**

**Motion:** It was moved to **approve** an application to create a 14 single family lots from a 5.0243 acre tract of land in City Block 8831 on Seagoville Road at Casa Grande Street, subject to compliance with the conditions listed in the docket.

Maker: Cunningham

Second: Marshall

Result: Carried: 13 to 0

For: 13 - Vera\*, Strater, Marshall, Lee, Estrada, Traylor, Brandon, Cunningham, Wilke, Perkett, Scott, Emmons, Isenberg

Against: 0

Absent: 2 – Gary, Avery

Vacancy 0

\*out of the room, shown voting in favor

**Speakers:** None

(8) **S045-181**

**Motion:** It was moved to **approve** an application to create a 45 lot single family subdivision from a 9.864 acre tract of land in City Block 8825 on Seagoville Road northwest of Edd Road, subject to compliance with the conditions listed in the docket.

Maker: Cunningham

Second: Marshall

Result: Carried: 13 to 0

For: 13 - Vera\*, Strater, Marshall, Lee, Estrada, Traylor, Brandon, Cunningham, Wilke, Perkett, Scott, Emmons, Isenberg

Against: 0

Absent: 2 – Gary, Avery

Vacancy 0

\*out of the room, shown voting in favor

**Speakers:** None

(9) **S045-182**

In the matter of an application to create a 214 lot single family subdivision developed as a Community Unit Development in City Block 475/6113 on Skyline Drive between Belt Line Road on the west and S.E. 14<sup>th</sup> Street on the east.

**This application was withdrawn by the applicant after the docket was distributed**

Individual Items – Residential Replats

(10) **S045-176**

**Motion:** It was moved to **approve** an application to replat Lot 18 into two 10,250 square foot lots in City Block D/7587 between Winterset Avenue and Beckley View Avenue, subject to compliance with the conditions listed in the docket.

Maker: Brandon

Second: Perkett

Result: Carried: 13 to 0

For: 13 - Vera\*, Strater, Marshall\*, Lee, Estrada, Traylor, Brandon, Cunningham, Wilke, Perkett, Scott, Emmons, Isenberg

Against: 0  
Absent: 2 – Gary, Avery  
Vacancy 0

\*out of the room, shown voting in favor

**Speakers:** None

Miscellaneous - Docket

**M045-015**

Planner: Richard Brown

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

Maker: Scott  
Second: Emmons  
Result: Carried: 13 to 0  
For: 13 - Vera, Strater, Marshall, Lee, Estrada, Traylor,  
Brandon, Cunningham\*, Wilke, Perkett, Scott,  
Emmons, Isenberg

Against: 0  
Absent: 2 – Gary, Avery  
Vacancy 0

\*out of the room, shown voting in favor

**Speakers:** For: Barry Knight, 5400 Renaissance Tower, Dallas, TX, 75201

**M045-023**

Planner: Richard Brown

**Motion:** It was moved to **approve** a minor amendment to the site plan for Specific Use Permit No. 1382, for a Processing use, east of South Central Expressway and south of River Oaks Road.

Maker: Cunningham  
Second: Marshall  
Result: Carried: 13 to 0  
For: 13 - Vera, Strater, Marshall, Lee, Estrada, Traylor,  
Brandon, Cunningham, Wilke, Perkett, Scott,  
Emmons, Isenberg

Against: 0  
Absent: 2 – Gary, Avery  
Vacancy 0

**Speakers:** None

**M045-025**

Planner: Richard Brown

**Motion:** It was moved to **approve** a minor amendment to the Area D development plan for Planned Development District No. 702 for CR Community Retail District Uses, MF-2(A) Multifamily District Uses, TH-3(A) Townhouse District Uses, a Private recreation center, club, or area, and Private streets, on the east line of Abrams Road, south of Forest Lane

Maker: Cunningham

Second: Marshall

Result: Carried: 13 to 0

For: 13 - Vera, Strater, Marshall, Lee, Estrada, Traylor, Brandon, Cunningham, Wilke, Perkett, Scott, Emmons, Isenberg

Against: 0

Absent: 2 – Gary, Avery

Vacancy 0

**Speakers:** None

**M045-028**

Planner: Richard Brown

**Motion:** It was moved to **approve** a minor amendment to development plan for Planned Development District No. 453 for Hospital and Related Uses and certain Retail and Personal Service Uses on the southwest and southeast corners of Greenville Avenue and Walnut Hill Lane.

Maker: Cunningham

Second: Marshall

Result: Carried: 13 to 0

For: 13 - Vera, Strater, Marshall, Lee, Estrada, Traylor, Brandon, Cunningham, Wilke, Perkett, Scott, Emmons, Isenberg

Against: 0

Absent: 2 – Gary, Avery

Vacancy 0

**Speakers:** None

**Z034-112(MJF/DW)**

Planner: David Whitley

**Motion:** It was moved to **approve** a site plan and conditions submitted in conjunction with an application for a Specific Use Permit for a Refuse Transfer Station on property zoned an IM Industrial Manufacturing District, on the northeast side of Childs Street, east of Pontiac Street, south of Cedar Crest Boulevard.

Maker: Cunningham

Second: Marshall

Result: Carried: 13 to 0

For: 13 - Vera, Strater, Marshall, Lee, Estrada, Traylor, Brandon, Cunningham, Wilke, Perkett, Scott, Emmons, Isenberg

Against: 0

Absent: 2 – Gary, Avery

Vacancy 0

**Speakers:** None

**Z045-161(RB)**

Planner: Richard Brown

**Motion:** It was moved to **approve** a development plan, landscape plan and conditions for City Plan Commission approval submitted in conjunction with an application for a Planned Development District zoned TH-3(A) Townhouse District Uses, on the southeast corner of Belmont Avenue and Summit Avenue.

Maker: Cunningham

Second: Marshall

Result: Carried: 13 to 0

For: 13 - Vera, Strater, Marshall, Lee, Estrada, Traylor, Brandon, Cunningham, Wilke, Perkett, Scott, Emmons, Isenberg

Against: 0

Absent: 2 – Gary, Avery

Vacancy 0

**Speakers:** None



Zoning Cases – Consent

**1. Z045-184(WE)**

Planner: Warren Ellis

**Motion:** It was moved to recommend **approval** of a Specific Use Permit for an alcoholic beverage establishment use for a bar lounge, tavern for a six-year period, subject to a revised site plan and revised conditions, on property zoned Planned Development District No. 619 for mixed uses, bounded by Lane Street, Jackson Street, Browder Street and Commerce Street.

Maker: Emmons

Second: Strater

Result: Carried: 13 to 0

For: 13 - Vera, Strater, Marshall, Lee, Estrada, Traylor,  
Brandon, Cunningham, Wilke, Perkett, Scott,  
Emmons, Isenberg

Against: 0

Absent: 2 – Gary, Avery

Vacancy 0

**Notices:** Area: 200 Mailed: 22

**Replies:** For: 1 Against: 0

**Speakers:** For: Michael Bratcher, 7030 Thornwood Dr., Dallas, TX, 75227  
Against: None

**2. Z045-189(MM)**

Planner: Maureen Meredith

**Motion:** It was moved to recommend **approval** of a Specific Use Permit for an Open Enrollment Charter School for a three-year period, with eligibility for automatic renewals for additional five-year periods, subject to a site plan and revised conditions, on property zoned an NS(A) Neighborhood Service District and an R-7.5(A) Single Family District, on the southwest corner of the intersection of Ann Arbor Avenue and Fernwood Avenue.

Maker: Lee

Second: Marshall

Result: Carried: 13 to 0

For: 13 - Vera, Strater, Marshall, Lee, Estrada, Traylor,  
Brandon, Cunningham, Wilke, Perkett, Scott,  
Emmons, Isenberg

Against: 0

Absent: 2 – Gary, Avery

Vacancy 0

**Notices:** Area: 300 Mailed: 56  
**Replies:** For: 2 Against: 1

**Speakers:** None

**3. Z045-193(RB)**

Planner: Richard Brown

**Motion:** It was moved to recommend **approval** of a Specific Use Permit for the placement of fill material for a period ending one month after passage of the ordinance granting the use, subject to a revised site plan and revised conditions, on property zoned Planned Development District No. 599 for MF-1(A) Multifamily District Uses, south of the south line of Clarkridge Drive, east of Clark Road.

Maker: Brandon

Second: Vera

Result: Carried: 13 to 0

For: 13 - Vera, Strater, Marshall, Lee, Estrada, Traylor,  
Brandon, Cunningham, Wilke, Perkett, Scott,  
Emmons, Isenberg

Against: 0

Absent: 2 – Gary, Avery

Vacancy 0

**Notices:** Area: 200 Mailed: 5  
**Replies:** For: 0 Against: 0

**Speakers:** For: None

**4. Z045-194(RB)**

Planner: Richard Brown

**Motion:** It was moved to recommend **approval** of an application to create a new subarea to be known as Subarea 2-b to allow an open-enrollment charter school by Specific Use Permit within the Area 2 portion of Planned Development District No. 316, the Jefferson Area Special Purpose District, and approval of a Specific Use Permit for an Open-enrollment charter school for a ten-year period, with eligibility for automatic renewals for additional ten-year periods, subject to a revised site plan and revised conditions, on the north line of Twelfth Street, between Madison Avenue and Bishop Street, subject to a revised site plan and revised conditions.

Maker: Vera

Second: Strater

Result: Carried: 12 to 0

For: 12 - Vera, Strater, Marshall, Lee, Estrada, Traylor,  
Brandon, Cunningham, Wilke, Perkett, Scott,  
Emmons

Against: 0  
Absent: 2 – Gary, Avery  
Vacancy 0  
Conflict 1 - Isenberg

**Notices:** Area: 500 Mailed: 107  
**Replies:** For: 4 Against: 1

**Speakers:** None

**5. Z045-199(WE)**

Planner: Warren Ellis

**Motion I:** It was moved to recommend **approval** of a Specific Use Permit for an Accessory Community Center (private) and a pool facility for a fifteen-year period with eligibility for automatic renewals for additional fifteen-year periods, subject to a revised site plan and revised conditions on property zoned a CH Clustered Housing District, on the south line of Camp Wisdom Road at Manitoba Street, subject to a revised site plan and revised condition.

Maker: Lee  
Second: Cunningham  
Result: Failed: 6 to 6  
For: 6 - Vera, Strater, Lee, Cunningham, Scott,  
Emmons

Against: 6 - Marshall, Estrada, Brandon, Wilke, Perkett,  
Isenberg  
Absent: 2 - Gary, Avery  
Vacancy 0  
Conflict 1 - Traylor

**Motion II:** In considering an application for a Specific Use Permit for an Accessory Community Center (private) and a pool facility on property zoned a CH Clustered Housing District, on the south line of Camp Wisdom Road at Manitoba Street, it was moved **hold** this case under advisement until April 28, 2005.

Maker: Isenberg  
Second: Perkett  
Result: Carried: 12 to 0  
For: 12 - Vera, Strater, Marshall, Lee, Estrada, Brandon,  
Cunningham, Wilke, Perkett, Scott, Emmons,  
Isenberg

Against: 0  
Absent: 2 – Gary, Avery  
Vacancy 0  
Conflict 1 - Traylor

**Notices:** Area: 300 Mailed: 12  
**Replies:** For: 0 Against: 0

**Speakers:** For: Karl Crawley, 900 Jackson St., Dallas, TX, 75202  
Against: None

Zoning Cases – Under Advisement

**6. Z045-120(MM)**

Planner: Maureen Meredith

**Motion:** In considering an application for (1) a Planned Development District for mixed uses to be known as the Baylor University Medical Center Area Special Purpose District; (2) the termination of Specific Use Permits Nos. 853, 673, and 1110; (3) the termination of Planned Development District No. 613 and a portion of Planned Development District No. 298 and Planned Development District No. 298-D, the Bryan Area Special Purpose District; and (4) the termination of deed restrictions on property zoned Planned Development District No. 298, Planned Development District 298-D, an MU-3 Mixed Use District, an MU-3-D Mixed Use District with a Dry Liquor Control Overlay, a P(A) Parking District, a CS Commercial Service District, an MF-2(A) Multifamily District, an LO-3 Limited Office District, an IM Industrial Manufacturing District, and a GO General Office District on property generally bounded by Live Oak Street, Haskell Avenue, Main Street and Exposition Street, it was moved to **hold** this case under advisement until May 12, 2005.

Maker: Emmons  
Second: Perkett  
Result: Carried: 13 to 0  
For: 13 - Vera, Strater\*, Marshall, Lee\*, Estrada, Traylor,  
Brandon\*, Cunningham, Wilke, Perkett, Scott,  
Emmons, Isenberg

Against: 0  
Absent: 2 – Gary, Avery  
Vacancy 0

\*out of the room, shown voting in favor

**Notices:** Area: 500 Mailed: 229  
**Replies:** For: 11 Against: 9

**Speakers:** None

**7. Z045-132(RB)**

Planner: Richard Brown

**Motion:** In considering an application for an MU-3 Mixed Use District with removal of the D Dry Liquor Control Overlay on property zoned an LO-3-D Limited Office District with the D Liquor Control Overlay on the north corner of Washington Avenue and Worth Street with consideration being given to an MU-2 Mixed Use District with retention of the D Dry Liquor Control Overlay, it was moved to **hold** this case under advisement until May 12, 2005.

Maker: Emmons

Second: Perkett

Result: Carried: 13 to 0

For: 13 - Vera, Strater, Marshall\*, Lee\*, Estrada, Traylor, Brandon\*, Cunningham, Wilke, Perkett, Scott, Emmons, Isenberg

Against: 0

Absent: 2 – Gary, Avery

Vacancy 0

\*out of the room, shown voting in favor

**Notices:** Area: 200

Mailed: 4

**Replies:** For: 1

Against: 0

**Speakers:** None

**A. Z034-296(MM)**

Planner: Maureen Meredith

**Motion:** In considering an application for the amendment and expansion of Planned Development District No. 504 for a Private School and R-16(A) Single Family District uses on property zoned Planned Development District No. 504 and an R-16-(A) Single Family District located on the southeast corner of Midway Road and Northaven Road, it was moved to **hold** this case under advisement until April 28, 2005.

Maker: Scott

Second: Perkett

Result: Carried: 13 to 0

For: 13 - Vera, Strater, Marshall, Lee, Estrada, Traylor, Brandon, Cunningham, Wilke, Perkett, Scott, Emmons, Isenberg

Against: 0

Absent: 2 – Gary, Avery

Vacancy 0

**Notices:** Area: 500 Mailed: 106  
**Replies:** For: 6 Against: 30

**Speakers:** For: Michael Coker, 2700 Swiss Ave., Dallas, TX, 75204  
Against: John Boyle, 4231 San Gabriel Dr., Dallas, TX, 75229

**B. Z045-141(WE)**

Planner: Warren Ellis

**Motion:** It was moved to recommend **denial** of a Planned Development Subdistrict for MF-3 Multiple Family Subdistrict uses on property zoned an MF-2 Multiple Family Subdistrict, within Planned Development District No. 193, the Oak Lawn Special Purpose District, on the west line of Cole Avenue, between Hester Avenue and Monticello Avenue.

Maker: Emmons

Second: Marshall

Result: Carried: 13 to 0

For: 13 - Vera, Strater, Marshall, Lee, Estrada, Traylor,  
Brandon, Cunningham, Wilke, Perkett, Scott,  
Emmons, Isenberg

Against: 0

Absent: 2 – Gary, Avery

Vacancy 0

**Notices:** Area: 500 Mailed: 179  
**Replies:** For: 5 Against: 23

**Speakers:** For: Barry Knight, 5400 Renaissance Tower, Dallas, TX, 75201  
Tom, 3400 Maple Ave., Dallas, TX, 75219  
Jim Crump, 4702 Travis St., Dallas, TX, 75205  
Against: Lori Palmer, 10255 CR 356, Terrell, TX, 75161  
Adam Alder, 4719 Cole Ave., Dallas, TX, 75205  
Carol Nash, 4000 Buena Vista St., Dallas, TX, 75204  
Laura Elcock, 4820 Abbott Ave., Dallas, TX, 75205  
Brent Brown, 4024 Buena Vista St., Dallas, TX, 75204  
Barry Kerrane, 4807 Abbott Ave., Dallas, TX, 75205  
Suzanne Bartolucci, 4824 Abbott Ave., Dallas, TX, 75205  
Jennifer Trosky, 4719 Cole Ave., Dallas, TX, 75205  
Lisa Dawson, 4802 Abbott Ave., Dallas, TX, 75205  
Chuck Goulding, 4719 Cole Ave., Dallas, TX, 75205  
Christy Kinsler, 4719 Cole Ave., Dallas, TX, 75205  
Ewing Moseley, 4719 Cole Ave., Dallas, TX, 75205  
Joseph Williams, 4804 Abbott Ave., Dallas, TX, 75205  
Enrico Bartolucci, 4824 Abbott Ave., Dallas, TX, 755205

**C. Z045-151(RB)**

Planner: Richard Brown

**Motion:** It was moved to recommend **approval** of an amendment to and expansion of Specific Use Permit No. 1374 for a Public school, which includes before and after school care, on property zoned Conservation District No. 6, the Hollywood/Santa Monica Conservation District, on the northeast corner of Tennison Memorial Road and Lindsley Drive, subject to the applicant's revised site/landscape plan and the applicant's revised conditions with the change that outdoor activity within the proposed tract are limited to the hours between 8:00 a.m. to 6:30 p.m., Monday through Friday.

Maker: Emmons

Second: Cunningham

Result: Carried: 12 to 1

For: 12 - Strater, Marshall, Lee, Estrada, Traylor\*,  
Brandon, Cunningham, Wilke, Perkett, Scott,  
Emmons, Isenberg

Against: 1 - Vera

Absent: 2 - Gary, Avery

Vacancy 0

\*out of the room, shown voting in favor

**Notices:** Area: 300 Mailed: 34

**Replies:** For: 3 Against: 3

**Speakers:** For: Chuck Russell, 2700 Swiss Ave., Dallas, TX, 75204

Rudy Lopez, 1108 Valencia St., Dallas, TX, 75223

Against: Frederic Taggart, 7019 Lindsley Ave., Dallas, TX, 75223

**D. Z045-171(DW)**

Planner: David Whitley

**Motion:** In considering an application for an IM Industrial Manufacturing District on property zoned an IR Industrial Research District, east of Goodnight Lane, north of Lombardy Lane, it was moved to **hold** this case under advisement until May 19, 2005.

Maker: Estrada

Second: Marshall

Result: Carried: 11 to 2

For: 11 - Marshall, Lee, Estrada, Traylor\*, Brandon,  
Cunningham, Wilke, Perkett, Scott, Emmons,  
Isenberg

Against: 2 – Vera, Strater  
Absent: 2 – Gary, Avery  
Vacancy 0

\*out of the room, shown voting in favor

**Notices:** Area: 200 Mailed: 6  
**Replies:** For: 1 Against: 1

**Speakers:** None

Zoning Cases – Individual

**8. Z034-176(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 and a small portion of Conservation District No. 1, the King's Highway Conservation District, generally bounded by Interstate 30, Sylvan Avenue, Stewart Drive and Plymouth Road, with the area east of Sylvan Avenue not included in the Conservation District.

Maker: Isenberg

Second: Vera

Result: Carried: 12 to 0

For: 12 - Vera, Strater, Marshall, Lee, Traylor, Brandon,  
Cunningham, Wilke, Perkett, Scott, Emmons,  
Isenberg

Against: 0

Absent: 3 - Gary, Estrada\*\*, Avery

Vacancy 0

\*\* Commissioner Estrada left, before vote was taken.

**Notices:** Area: 200 Mailed: 1119  
**Replies:** For: 167 Against: 54

**Speakers:** For: Jan Doherty, 1122 N. Edgefield Ave., Dallas, TX, 75208  
Pete Peabody, 1024 Knott Pl., Dallas, TX, 75208  
Patrick LaRocca, 1001 N. Clinton Ave., Dallas, TX, 75208  
Susan Besser, 1114 N. Edgefield Ave., Dallas, TX, 75208  
Peter Vaky, 1118 N. Edgefield Ave., Dallas, TX, 75208  
James Prothro, 940 W. Colorado Blvd., Dallas, TX, 75208  
Chas Fitzgerald, 1125 N. Canterbury Ct., Dallas, TX, 75208  
Against: Rella Barnes, 616 Kessler Lake Dr., Dallas, TX, 75208  
Tim Nobles, 1161 Canterbury Ct., Dallas, TX, 75208  
Timothy Trochelman, 939 Sam Dealey Dr., Dallas, TX, 75208



Chuck Daniel, 1000 N. Winnetka Ave., Dallas, TX, 75208

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Other Matters

Minutes: April 7, 2005

**Motion:** It was moved to **approve** the minutes of the April 7, 2005, meeting, subject to corrections.

Maker: Cunningham

Second: Lee

Result: Carried: 12 to 0

For: 12 - Vera, Strater, Marshall, Lee, Traylor, Brandon, Cunningham, Wilke, Perkett, Scott, Emmons\*, Isenberg

Against: 0

Absent: 3 - Gary, Estrada, Avery

Vacancy 0

\*out of the room, shown voting in favor

Adjournment

**Motion:** It was moved to **adjourn** the hearing at 6:43 p.m.

Maker: Brandon

Second: Perkett

Result: Carried: 12 to 0

For: 12 - Vera, Strater, Marshall, Lee, Traylor, Brandon, Cunningham, Wilke, Perkett, Scott, Emmons, Isenberg

Against: 0

Absent: 3 – Gary, Estrada, Avery

Vacancy 0

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Bruce Wilke, Chair