

CITY PLAN COMMISSION MINUTES

The City Plan Commission held a regular Zoning Hearing on April 28, 2005, with the briefing starting at 9:59 a.m. in Room 5ES and the public hearing beginning at 1:38 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, Clarence Gary, Angela Marshall, Melvin Traylor, Bulldog Cunningham, Bill Avery, 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: D'Angelo Lee and Olegario Estrada. 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: George Campbell

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) **S034-142R**

Motion: It was moved to **approve** a request to delete Conditions No. 8 & 9 from the March 11, 2004 approved conditions of a 3.961 acre lot in City Block 7210 on the southeast corner of N. Cockrell Hill Road at Pinnacle Point Drive.

Maker: Cunningham

Second: Marshall

Result: Carried: 13 to 0

For: 13 - Vera*, Strater*, Gary, Marshall, Traylor, Brandon, Cunningham, Avery, Wilke, Perkett, Scott, Emmons, Isenberg

Against 0

Absent: 2 – Lee, Estrada

Vacancy 0

*out of the room, shown voting in favor

Speakers: None

(2) **S045-184**

Motion: It was moved to **approve** an application to plat a 2 acre tract of land in Block 6949 into 7 lots on Larimore Lane, south of Barstow Boulevard, subject to the conditions listed in the docket with the addition that existing structures encroaching proposed lot lines be removed prior to the final plat.

Maker: Cunningham

Second: Marshall

Result: Carried: 13 to 0

For: 13 - Vera*, Strater*, Gary, Marshall, Traylor,
Brandon, Cunningham, Avery, Wilke, Perkett,
Scott, Emmons, Isenberg

Against: 0

Absent: 2 – Lee, Estrada

Vacancy 0

*out of the room, shown voting in favor

Speakers: None

(3) **S045-185**

Motion: It was moved to **approve** an application to plat a 13 acre tract of land in Block 475/6113 into one lot at the southwest corner of Skyline Drive and S.E. 14th. Street, subject to the conditions listed in the docket.

Maker: Cunningham

Second: Marshall

Result: Carried: 13 to 0

For: 13 - Vera*, Strater*, Gary, Marshall, Traylor,
Brandon, Cunningham, Avery, Wilke, Perkett,
Scott, Emmons, Isenberg

Against: 0

Absent: 2 – Lee, Estrada

Vacancy 0

*out of the room, shown voting in favor

Speakers: None

(4) **S045-188**

Motion: It was moved to **approve** an application to replat lots 1J, 1F, Block 11/1017 and abandoned Alley R.O.W. into one, 2.37 acre lot at the east corner of Brown Street and Hood Street, subject to the conditions listed in the docket.

Maker: Cunningham

Second: Marshall

Result: Carried: 13 to 0

For: 13 – Vera*, Strater*, Gary, Marshall, Traylor,
Brandon, Cunningham, Avery, Wilke, Perkett,
Scott, Emmons, Isenberg

Against: 0

Absent: 2 – Lee, Estrada

Vacancy 0

*out of the room, shown voting in favor

Speakers: None

(5) **S045-190**

Motion: It was moved to **approve** an application to plat a 10.08 acre tract of land in Block 6242 into one lot on Lake June Road, west of Lonsdale Avenue, subject to the conditions listed in the docket.

Maker: Cunningham

Second: Marshall

Result: Carried: 13 to 0

For: 13 - Vera*, Strater*, Gary, Marshall, Traylor,
Brandon, Cunningham, Avery, Wilke, Perkett,
Scott, Emmons, Isenberg

Against: 0

Absent: 2 – Lee, Estrada

Vacancy 0

*out of the room, shown voting in favor

Speakers: None

(6) **S045-192**

Motion: It was moved to **approve** to an application to replat lots 6-9, Block 309 into a 25 lot Shared Access Development on Live Oak Street at Liberty Street, subject to the conditions listed in the docket.

Maker: Cunningham

Second: Marshall

Result: Carried: 13 to 0

For: 13 - Vera*, Strater*, Gary, Marshall, Traylor,
Brandon, Cunningham, Avery, Wilke, Perkett,
Scott, Emmons, Isenberg

Against: 0

Absent: 2 – Lee, Estrada

Vacancy 0

*out of the room, shown voting in favor

Speakers: None

(7) **S045-193**

Motion: It was moved to **approve** an application to plat a 1.05 acre tract of land in Block 500 into a 32 lot Shared Access Development on Bryan Street, north of Liberty Street, subject to the conditions listed in the docket.

Maker: Cunningham

Second: Marshall

Result: Carried: 13 to 0

For: 13 - Vera*, Strater*, Gary, Marshall, Traylor,
Brandon, Cunningham, Wilke, Avery, Perkett,
Scott, Emmons, Isenberg

Against: 0

Absent: 2 – Lee, Estrada

Vacancy 0

*out of the room, shown voting in favor

Speakers: None

(8) **S045-194**

Motion: It was moved to **approve** an application to plat a 1.15 acre tract of land in Block 7527 into one lot at the southeast corner of Audelia Road and Kingsley Road, subject to the conditions listed in the docket.

Maker: Cunningham

Second: Marshall

Result: Carried: 13 to 0

For: 13 - Vera*, Strater*, Gary, Marshall, Traylor,
Brandon, Cunningham, Avery, Wilke, Perkett,
Scott, Emmons, Isenberg

Against: 0

Absent: 2 – Lee, Estrada

Vacancy 0

*out of the room, shown voting in favor

Speakers: None

(9) **S045-195**

Motion: It was moved to **approve** an application to plat a 20.4 acre tract of land in Block 8064 into one lot on Rockwall Road at Corkwood Road, subject to the conditions listed in the docket.

Maker: Cunningham

Second: Marshall

Result: Carried: 13 to 0

For: 13 - Vera*, Strater*, Gary, Marshall, Traylor,
Brandon, Cunningham, Avery, Wilke, Perkett,
Scott, Emmons, Isenberg

Against: 0

Absent: 2 – Lee, Estrada

Vacancy 0

*out of the room, shown voting in favor

Speakers: None

(10) **S045-196**

Motion: It was moved to **approve** an application to replat lot 1, Block S/6260 into a 49 lot Residential Subdivision on Stoneport Drive, south of Bellbrook Drive, subject to the conditions listed in the docket.

Maker: Cunningham

Second: Marshall

Result: Carried: 13 to 0

For: 13 - Vera*, Strater*, Gary, Marshall, Traylor,
Brandon, Cunningham, Avery, Wilke, Perkett,
Scott, Emmons, Isenberg

Against: 0

Absent: 2 – Lee, Estrada

Vacancy 0

*out of the room, shown voting in favor

Speakers: None

Individual Items – Residential Replats

(11) **S045-183**

Motion: It was moved to **approve** an application to replat lot 17, Block D/7587 into 2 lots on Winterset Avenue and Beckley View Avenue, south of Beckleymeade Avenue, subject to compliance with the conditions listed in the docket.

Maker: Brandon

Second: Marshall

Result: Carried: 13 to 0

For: 13 - Vera*, Strater*, Gary, Marshall, Traylor,
Brandon, Cunningham, Avery, Wilke, Perkett,
Scott, Emmons, Isenberg

Against: 0

Absent: 2 – Lee, Estrada

Vacancy 0

*out of the room, shown voting in favor

Speakers: None

(12) **S045-189**

Motion: It was moved to **deny** an application to replat lots 10, 11 and 12, Block K/8727, abandoned Hillcrest Rd. R.O.W. and a tract of land in Block K/8727 into one, 1.05 acre lot at the southwest corner of Crestland Avenue and Hillcrest Road, due to failure to comply with Section 51A-8.503 of the Dallas Development Code.

Maker: Perkett

Second: Isenberg

Result: Carried: 9 to 4

For: 9 - Vera, Gary, Marshall, Brandon, Wilke, Perkett,
Scott, Emmons, Isenberg

Against: 4 – Strater, Traylor, Cunningham, Avery

Absent: 2 – Lee, Estrada

Vacancy 0

Speakers: For: David Wiseman, Address Not Given
David Magen, Address Not Given

Against: Mario Gonzales, 6711 Starbuck Dr., Dallas, TX, 75252

Miscellaneous - Docket

M045-029

Planner: Richard Brown

Motion: It was moved to **approve** a minor amendment to the site plan for Specific Use Permit No. 132, for a Sewage Treatment Plant on the northeast line of Sargent Road, north of Overton Road.

Maker: Cunningham

Second: Brandon

Result: Carried: 13 to 0

For: 13 - Vera, Strater, Gary, Marshall, Traylor,
Brandon, Cunningham, Avery, Wilke, Perkett,
Scott, Emmons, Isenberg*

Against: 0

Absent: 2 – Lee, Estrada

Vacancy 0

*out of the room, shown voting in favor

Speakers: None

M045-024

Planner: Richard Brown

Motion: It was moved to **approve** a minor amendment to the development plan and landscape plan for Planned Development District No. 466, the Hall Street Special Purpose District, on the northeast side of Watkins Street between Central Expressway and Flora Street/Roseland Avenue.

Maker: Cunningham

Second: Brandon

Result: Carried: 13 to 0

For: 13 - Vera, Strater, Gary, Marshall, Traylor,
Brandon, Cunningham, Avery, Wilke, Perkett,
Scott, Emmons, Isenberg*

Against: 0

Absent: 2 – Lee, Estrada

Vacancy 0

*out of the room, shown voting in favor

Speakers: None

D045-001

Planner: Frank Dominquez

Motion: It was moved to **approve** a development plan for single family uses, within Planned Development No. 173, for single family, office, retail, and park uses, on the southeast corner of Hillcrest Road and Highway 190.

Maker: Cunningham

Second: Brandon

Result: Carried: 13 to 0

For: 13 - Vera, Strater, Gary, Marshall, Traylor,
Brandon, Cunningham, Avery, Wilke, Perkett,
Scott, Emmons, Isenberg*

Against: 0

Absent: 2 – Lee, Estrada

Vacancy 0

*out of the room, shown voting in favor

Speakers: None

D045-020

Planner: Frank Dominguez

Motion: It was moved to **approve** a site plan and elevations submitted in conjunction with public deed restrictions for an office space on property zoned an NO(A) Neighborhood Office District, on the west side of Marvin D. Love Freeway, north of Ledbetter Drive.

Maker: Cunningham

Second: Brandon

Result: Carried: 13 to 0

For: 13 - Vera, Strater, Gary, Marshall, Traylor,
Brandon, Cunningham, Avery, Wilke, Perkett,
Scott, Emmons, Isenberg*

Against: 0

Absent: 2 – Lee, Estrada

Vacancy 0

*out of the room, shown voting in favor

Speakers: None

Z045-147 (WE)

Planner: Warren Ellis

Motion: It was moved to recommend **approval** of the applicant's revised conditions, revised conceptual/development plan and revised traffic management plan (circulation plan) submitted in conjunction with an application for a Planned Development District for a private school and child-care facility, on the south side of Churchill Way, east of Preston Road.

Maker: Scott

Second: Marshall

Result: Carried: 13 to 0

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

Against: 0

Absent: 2 – Lee, Estrada

Vacancy 0

Speakers: None

Certificates of Appropriateness for Signs

0503221058

Planner: Michael Finley

Motion: It was moved to **approve** a Certificate of Appropriateness for the installation of a 326 square feet upper level attached sign on the rear façade at 400 S. Central Expressway, subject to the approval of the Landmark Commission.

Maker: Emmons

Second: Brandon

Result: Carried: 12 to 1

For: 12 - Vera, Strater, Gary, Marshall, Traylor,
Brandon, Cunningham, Avery, Wilke, Perkett,
Scott, Emmons

Against: 1 - Isenberg

Absent: 2 – Lee, Estrada

Vacancy 0

Speakers: None

0504011094

Planner: Michael Finley

Motion: It was moved to **approve** a Certificate of Appropriateness for the installation of a 2,000 square feet upper level attached sign on the west facade at 1200 Main Street.

Maker: Emmons

Second: Isenberg

Result: Carried: 12 to 0

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

Against: 0

Absent: 2 – Lee, Estrada

Vacancy 0

Speakers: None

054011095

Planner: Michael Finley

Motion: It was moved to **approve** a Certificate of Appropriateness for the installation of a 2,000 square feet upper level attached sign on the east façade at 1200 Main Street

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

Against: 0
Absent: 2 – Lee, Estrada
Vacancy 0

Speakers: None

Zoning Cases – Consent

1. Z045-202(WE)

Planner: Warren Ellis

Motion: In considering an application for a NC Neighborhood Commercial Subdistrict on property zoned an R-5(A) Single Family Subdistrict, within Planned Development District No. 595, the South Dallas/Fair Park Special Purpose District, on the southwest corner of Lagow Street and Metropolitan Avenue, it was moved to **hold** this case under advisement until May 19, 2005.

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

Against: 0
Absent: 2 – Lee, Estrada
Vacancy 0

Notices: Area: 200 Mailed: 28
Replies: For: 1 Against: 1

Speakers: None

2. Z045-158(MM)

Planner: Maureen Meredith

Motion: In considering an application for a Specific Use Permit for a hotel or motel use on property zoned an RR Regional Retail District, on the north side of Overton Road, east of R.L. Thornton Freeway, west of Beckley Avenue, it was moved to **hold** this case under advisement until June 2, 2005.

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

Against: 0
Absent: 2 – Lee, Estrada
Vacancy 0

Notices: Area: 300 Mailed: 14
Replies: For: 2 Against: 1

Speakers: None

3. Z045-207(MM)

Planner: Maureen Meredith

Motion: It was moved to recommend **approval** of an MU-3 Mixed Use District on property zoned an LI Light Industrial District, south of Yale Boulevard, north of Mockingbird Lane between North Central Expressway and Greenville Avenue.

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

Against: 0
Absent: 2 – Lee, Estrada
Vacancy 0

Notices: Area: 300 Mailed: 12
Replies: For: 2 Against: 0

Speakers: None

4. Z045-185(FD)

Planner: Frank Dominguez

Motion: It was moved to recommend **approval** of an amendment to the conditions of Specific Use Permit No. 1515 for a Child-care facility for a five-year period with eligibility for automatic renewals for an additional five-year periods, subject to a site plan and conditions on property zoned an R-7.5(A) Single Family District, on the east side of Lancaster Road, north of Sylvia Street.

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

Against: 0
Absent: 2 – Lee, Estrada
Vacancy 0

Notices: Area: 200 Mailed: 21
Replies: For: 0 Against: 0

Speakers: For: None

5. Z045-206(JA)

Planner: Jim Anderson

Motion: It was moved to recommend **approval** of a Landmark Commission authorized hearing for an Historic Overlay for the Stephen J. Hay Elementary School, subject to preservation criteria and staff's revised recommended amendments on property zoned Planned Development Subdistrict No. 51, for a public school other than an open-enrollment charter school and MF-2 Multiple-family Subdistrict uses within Planned Development District No. 193, the Oak Lawn Special Purpose District, at 3801 Herschel Avenue, in an area bounded by Prescott Avenue, Gilbert Avenue, and Herschel Avenue.

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

Against: 0
Absent: 2 – Lee, Estrada
Vacancy 0

Notices: Area: 200 Mailed: 100
Replies: For: 6 Against: 0

Speakers: For: Madeleine Hall, 4005 Herschel Ave., Dallas, TX, 75219
Francis Ware, 4532 N. Versailles, Dallas, TX, 75205
David Hackler, 4020 Prescott Ave., Dallas, TX, 75219
Against: None

6. Z045-205(DW)

Planner: David Whitley

Motion: It was moved to recommend **approval** of an R-10(A) Single Family District on property zoned a CR-D Community Retail District with a Liquor Control Overlay, on the southwest corner of Kiest Boulevard and Guadalupe Avenue with the retention of the D Liquor Control Overlay.

Maker: Cunningham

Second: Marshall

Result: Failed: 13 to 0

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

Against: 0

Absent: 2 - Lee, Estrada

Vacancy 0

Notices: Area: 300 Mailed: 12

Replies: For: 1 Against: 1

Speakers: None

Zoning Cases – Under Advisement

7. Z045-166(DW)

Planner: David Whitley

Motion: It was moved to recommend **approval** of a Planned Development District for R-7.5(A) Single Family District uses and a public library on a portion of the property zoned an R-7.5(A) Single Family District, on the southwest corner of Midway Road and Timberglen Road.

Maker: Perkett

Second: Marshall

Result: Carried: 13 to 0

For: 13 - Vera*, Strater, Gary, Marshall, Traylor, Brandon, Cunningham, Avery*, Wilke, Perkett, Scott, Emmons*, Isenberg

Against: 0

Absent: 2 – Lee, Estrada

Vacancy 0

*out of the room, shown voting in favor

Notices: Area: 500 Mailed: 95

Replies: For: 3 Against: 9

Speakers: For: Karen Williams, Address Not Given
Against: Julia Dane, 3936 Belton Dr., Dallas, TX, 75287

8. Z045-179(RB)

Planner: Richard Brown

Motion: It was moved to recommend **approval** of a TH-1(A) Townhouse District, subject to the applicant's volunteered revised deed restrictions and approval of the termination of the existing deed restrictions, on property zoned a CR Community Retail District on the north line of Frankford Road, west of Hillcrest Road, and the west alignment of Hillcrest Road, north of Frankford Road.

Maker: Perkett

Second: Traylor

Result: Carried: 13 to 0

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

Against: 0

Absent: 2 – Lee, Estrada

Vacancy 0

Notices: Area: 400 Mailed: 75

Replies: For: 0 Against: 25

Speakers: For: Don Ping, 17025 Planners Rd., Addison, TX
Lucie Bellew, 7328 Williamswood Dr., Dallas, TX, 75252
Against: None

9. Z045-199(WE)

Planner: Warren Ellis

Motion: It was moved to recommend **approval** 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 staff's conditions on property zoned a CH Clustered Housing District, on the south line of Camp Wisdom Road at Manitoba Street.

Maker: Brandon

Second: Cunningham

Result: Carried: 11 to 0

For: 11 - Vera, Strater, Gary, Marshall, Brandon,
Cunningham, Avery, Wilke, Perkett, Scott,
Isenberg

Against: 0
Absent: 3 – Lee, Estrada, Emmons**
Vacancy 0
Conflict 1 - Traylor

** Commissioner Emmons left, before vote was taken.

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

Speakers: None

10. Z034-296(MM)

Planner: Maureen Meredith

Motion: It was moved to recommend **approval** of the amendment to and expansion of Planned Development District No. 504 for a Private School and R-16(A) Single Family District uses, subject to a development plan, a landscape plan and the applicant's revised conditions 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.

Maker: Scott
Second: Brandon
Result: Carried: 11 to 1

For: 11 - Strater, Gary, Marshall, Traylor, Brandon,
Cunningham, Avery, Wilke, Perkett, Scott,
Isenberg

Against: 1 - Vera
Absent: 3 – Lee, Estrada, Emmons
Vacancy 0

Notices: Area: 500 Mailed: 106
Replies: For: 6 Against: 33

Speakers: For: Michael Coker, 2700 Swiss Ave., Dallas, TX, 75204
Against: Mike Smith, 4223 San Gabriel, Dallas, TX, 75229

Zoning Cases – Individual

11. Z045-123(MM)

Planner: Maureen Meredith

Motion: It was moved to recommend **approval** of an MF-1(A) Multifamily District; subject to deed restriction volunteered by the applicant on property zoned an R-7.5(A) Single Family District, on the southwest corner of the intersection of Skyline Drive and S.E. 14th Street.

Maker: Gary
Second: Marshall
Result: Carried: 12 to 0
For: 12 - Vera, Strater, Gary, Marshall, Traylor,
Brandon, Cunningham, Avery, Wilke, Perrett,
Scott, Isenberg

Against: 0
Absent: 2 - Lee, Estrada, Emmons
Vacancy 0

Notices: Area: 400 Mailed: 44
Replies: For: 1 Against: 4

Speakers: None

12. Z045-139(WE)

Planner: Warren Ellis

Motion: In considering an application for an IM Industrial Manufacturing District and a Specific Use Permit for potentially incompatible industrial uses with outside storage on property zoned an IR Industrial Research District, on the west side of Spangler Road, between Ryan Road and Walnut Hill Lane, it was moved to **hold** this case under advisement until May 5, 2005.

Maker: Cunningham
Second: Marshall
Result: Carried: 10 to 2
For: 10 - Gary, Marshall, Traylor, Brandon,
Cunningham, Avery, Wilke, Perrett*, Scott,
Isenberg

Against: 2 – Vera, Strater
Absent: 3 – Lee, Estrada, Emmons
Vacancy 0

*out of the room, shown voting in favor

Notices: Area: 400 Mailed: 14
Replies: For: 2 Against: 1

Speakers: None

13. Skipped Z045-183(WE)

14. Z045-197(WE)

Planner: Warren Ellis

Motion: In considering an application to create a new Subdistrict for retail uses within Subdistrict C, the Lake Cliff Residential Area, of Planned Development District No. 468, the Jefferson Special Purpose District, on the northwest corner of Ewing Avenue and Eighth Street, it was moved to **hold** this case under advisement until May 19, 2005.

Maker: Vera
Second: Isenberg
Result: Carried: 12 to 0
For: 12 - Vera, Strater, Gary, Marshall, Traylor,
Brandon, Cunningham, Avery, Wilke, Perkett,
Scott, Isenberg

Against: 0
Absent: 3 - Lee, Estrada, Emmons
Vacancy 0

Notices: Area: 500 Mailed: 46
Replies: For: 1 Against: 1

Speakers: None

15. Z045-187(DW)

Planner: David Whitley

Motion: It was moved to recommend **approval** of a Planned Development District for TH-1(A) Townhouse District uses plus a private recreation center, club, or area; a community service center; an adult day care; a child-care facility for a permanent time period; and a transit passenger shelter and **approval** of the termination of Specific Use Permit No. 442 for a community service center, and **approval** of the termination of Specific Use Permit No. 694 for a bus transfer shelter, on property zoned an R-5(A) Single Family Subdistrict within Planned Development District No. 595, the South Dallas/Fair Park Special Purpose District, on the east corner of Romine Avenue and Latimer Street, subject to the applicant's conditions and revised development plan showing staff's recommended set back line.

Maker: Traylor
Second: Brandon
Result: Carried: 12 to 0
For: 12 - Vera, Strater, Gary, Marshall, Traylor,
Brandon, Cunningham, Avery, Wilke, Perkett,
Scott, Emmons***

Against: 0
Absent: 3 - Lee, Estrada, Isenberg**
Vacancy 0

** Commissioner Isenberg left, before vote was taken.
*** Commissioner Emmons returned, before vote was taken.

Notices: Area: 500 Mailed: 264
Replies: For: 15 Against: 7

Speakers: For: Dallas Cothrum, 900 Jackson St., Dallas, TX, 75202
Gordon Echtenkamp, 9424 Rocky Branch, Dallas, TX, 75243
Lisa Teschner, 10815 Lochspring, Dallas, TX, 75218
Against: Jessie Jackson Williams, 3923 Latimer St., Dallas, TX, 75215
Mouda Erskine, 3914 Latimer St., Dallas, TX, 75215

16. Z045-203(DW)

Planner: David Whitley

Motion: It was moved to recommend **approval** of a zoning change from Subarea 1C to Subarea 2 within Conservation District No. 7, the Bishop/Eighth Street Conservation District, on the north side of Eighth Street, east of Bishop Avenue.

Maker: Vera
Second: Marshall
Result: Carried: 12 to 0
For: 12 - Vera, Strater, Gary, Marshall, Traylor*,
Brandon, Cunningham, Avery, Wilke, Perkett,
Scott, Emmons

Against: 0
Absent: 3 - Lee, Estrada, Isenberg
Vacancy 0

*out of the room, shown voting in favor

Notices: Area: 200 Mailed: 24
Replies: For: 1 Against: 0

Speakers: For: Mike Morgan, 9453 Heatherdale, Dallas, TX, 75243
Against: None

17. Z045-204(DW)

Planner: David Whitley

Motion: In considering an application for an NS(A) Neighborhood Service District and a Specific Use Permit for a motor vehicle fueling station on property zoned an R-7.5(A) Single Family District, on the south corner of Denton Drive and Lovedale Avenue, it was moved to **hold** this case under advisement until May 5, 2005.

Maker: Strater

Second: Cunningham

Result: Carried: 12 to 0

For: 12 - Vera*, Strater, Gary, Marshall, Traylor*,
Brandon, Cunningham, Avery, Wilke, Perkett,
Scott, Emmons

Against: 0

Absent: 3 - Lee, Estrada, Isenberg

Vacancy 0

*out of the room, shown voting in favor

Notices: Area: 200 Mailed: 26

Replies: For: 4 Against: 2

Speakers: None

18. Z034-250(DC)

Planner: David Cossum

Motion: It was moved to recommend **approval** of an R-5(A) Single Family District on property zoned Planned Development No. 304 for a police training facility and water storage and utilities, generally located on the northwest corner of the intersection of Interstate 20 and Interstate 45, east of J.J. Lemmon Road.

Maker: Brandon

Second: Perkett

Result: Carried: 10 to 2

For: 10 - Vera, Gary, Marshall, Traylor, Brandon,
Cunningham, Avery, Wilke, Perkett, Scott,

Against: 2 – Strater, Emmons

Absent: 3 - Lee, Estrada, Isenberg

Vacancy 0

Notices: Area: 500 Mailed: 13

Replies: For: 1 Against: 1

Speakers: For: None
Against: Nancy Moffitt, 3114 Mapleleaf Ln., Dallas, TX, 75233

Special Provision Sign Districts

Downtown Special Provision Sign District
SPSD 045-005

Planner: David Cossum

Motion I: It was moved to recommend **approval** amendments regarding the Supergraphics portion of the Downtown Special Provision Sign District, subject to staff's revised recommended conditions.

Maker: Strater
Second: Emmons
Result: Carried: 12 to 0
For: 12 - Vera, Strater, Gary, Marshall, Traylor,
Brandon, Cunningham, Avery, Wilke, Perkett,
Scott, Emmons

Against: 0
Absent: 3 - Lee, Estrada, Isenberg
Vacancy 0

Motion II: In considering a City Plan Commission authorized hearing to consider amendments to the Downtown Special Provision Sign District for scrolling text message signs, it was moved to **hold** this portion under advisement until May 12, 2005.

Maker: Emmons
Second: Marshall
Result: Carried: 11 to 1
For: 11 - Vera, Strater, Gary, Marshall, Brandon,
Cunningham, Avery, Wilke, Perkett, Scott,
Emmons

Against: 1 - Traylor
Absent: 3 - Lee, Estrada, Isenberg
Vacancy 0

Speakers: For: Michael Anderson, 1200 Ross Ave., Dallas, TX, 75202
Warren Casteel, 10031 Monroe Dr., Dallas, TX, 75229
Against: None

Deep Elum/Near East Side Special Provision Sign District
SPSD 045-007

Planner: David Cossum

Motion: It was moved to recommend **approval** of amendments to the Deep Elum / Near East Side Special Provision Sign District to renew and amend the "Wallscape Sign" provisions, set to expire on July 1, 2005, which allow wallscape signs to be placed on buildings greater than 80 feet in height.

Maker: Strater

Second: Emmons

Result: Carried: 12 to 0

For: 12 - Vera, Strater, Gary, Marshall, Traylor,
Brandon, Cunningham, Avery, Wilke, Perkett,
Scott, Emmons

Against: 0

Absent: 3 - Lee, Estrada, Isenberg

Vacancy 0

Speakers: For: Jim Rogers, 3208 Trevolle Pl., Dallas, TX, 75204
Against: None

Other Matters

Minutes: April 14, 2005

Motion: It was moved to **approve** the minutes of the April 14, 2005, meeting, subject to corrections.

Maker: Cunningham

Second: Perkett

Result: Carried: 12 to 0

For: 12 - Vera, Strater, Gary, Marshall, Traylor,
Brandon, Cunningham, Avery, Wilke, Perkett,
Scott, Emmons

Against: 0

Absent: 3 - Lee, Estrada, Isenberg

Vacancy 0

Adjournment

Motion: It was moved to **adjourn** the hearing at 7:20 p.m.

Maker: Brandon

Second: Marshall

Result: Carried: 12 to 0

For: 12 - Vera, Strater, Gary, Marshall, Traylor,
Brandon, Cunningham, Avery, Wilke, Perkett,
Scott, Emmons

Against: 0

Absent: 3 – Lee, Estrada, Isenberg

Vacancy 0

Bruce Wilke, Chair