

PLAN COMMISSION MINUTES

The City Plan Commission held a regular Zoning Hearing on July 13, 2006, with the bus tour starting at 9:27 a.m. followed by the briefing at 12:25 p.m. in Room 5ES and the public hearing at 1:56 p.m. in the City Council Chambers of City Hall. Presiding were Carol Brandon, Acting Chair and Robert Weiss, Acting Vice Chair. The following Commissioners were present during the hearing: Jeff Strater, Angela Marshall, Michael Miranda, Ann Bagley, 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: David Neumann, Clarence Gary, Erik Wilson, Bill Avery and Betty Culbreath. 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: Allen Heist

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) **S056-281**

Motion: It was moved to **approve** an application to replat a 0.641 acre tract of land containing all of Lots 4, 5, and 6 in Block T/1484 into a 15 lot Shared Access Area Development at 5914 thru 5922 Hudson Street, east of Hubert Street, subject to compliance with the conditions listed in the docket with an additional condition of a 20 foot front yard building line on Hudson Street.

Maker: Emmons

Second: Marshall

Result: Failed: 4 to 6

For: 4 - Strater, Marshall, Brandon, Emmons

Against: 6 - Miranda, Bagley, Weiss, Buehler, Burnham,
Ekblad
Absent: 5 - Neumann, Gary, Wilson, Avery, Culbreath
Vacancy: 0

Motion: It was moved to **deny** an application to replat a 0.641 acre tract of land containing all of Lots 4, 5, and 6 in Block T/1484 into a 15 lot Shared Access Area Development at 5914 thru 5922 Hudson Street, east of Hubert Street, due to non compliance with Section 8.503(a) of the Dallas Development Code.

Maker: Buehler
Second: Miranda
Result: Carried: 7 to 3
For: 7 - Miranda, Bagley, Weiss, Buehler, Burnham,
Ekblad, Emmons

Against: 3 - Strater, Marshall, Brandon
Absent: 5 - Neumann, Gary, Wilson, Avery, Culbreath
Vacancy: 0

Speakers: For: Peyman Horri, 5207 Richard Ave., Dallas, TX, 75206
Adam Hatton, 5924 Hudson St., Dallas, TX, 75206
Michelle Love, 5919 Hudson St., Dallas, TX, 75206
Against: None

(2) **S056-282**

Motion: It was moved to **approve** an application to create three lots of 0.838, 0.86 & 3.001 acres lot from a 4.707 acre tract of land in Block 8770 on St. Augustine Road at Haymarket Road, south corner, subject to compliance with the conditions listed in the docket.

Maker: Buehler
Second: Miranda
Result: Carried: 10 to 0
For: 10 - Strater, Marshall, Miranda, Bagley, Brandon,
Weiss, Buehler, Burnham, Ekblad, Emmons

Against: 0
Absent: 5 - Neumann, Gary, Wilson, Avery, Culbreath
Vacancy: 0

Speakers: None

(3) **S056-283**

Motion: It was moved to **approve** an application to replat 8.5888 acres of land containing part of Lot 2 and all of Lots 3 thru 12 in Block 7/2461 and all of Lots 1 thru 12 in Block 12/7463 into one 3.1304 acre lot on Lemmon Avenue, Wheeler Street, Bowser Avenue and Mahanna Street; replat all of lots 1 thru 12 in Block 11/2472 and all of Lots 1 thru 12 in Block 6/2460 into one 3.3190 acre lot on Bowser Avenue, Wheeler Street, Holland Avenue, and Mahanna Street; and replat all of lots 1 thru 24 in Block 8/2469 into one 2.1394 acre lot on Bowser Avenue, Wheeler Street, Holland Avenue, and Cedar Plaza Lane, subject to compliance with the conditions listed in the docket.

Maker: Buehler

Second: Miranda

Result: Carried: 10 to 0

For: 10 - Strater, Marshall, Miranda, Bagley, Brandon,
Weiss, Buehler, Burnham, Ekblad, Emmons

Against: 0

Absent: 5 - Neumann, Gary, Wilson, Avery, Culbreath

Vacancy: 0

Speakers: None

(4) **S056-285**

Motion: It was moved to **approve** an application to replat a 0.2561 acre tract of land containing part of Lot 10 and all of Lot 12 in Block 2/645 into one 0.2561 acre lot at 1505 N. Haskell Avenue, subject to compliance with the conditions listed in the docket.

Maker: Buehler

Second: Miranda

Result: Carried: 10 to 0

For: 10 - Strater, Marshall, Miranda, Bagley, Brandon,
Weiss, Buehler, Burnham, Ekblad, Emmons

Against: 0

Absent: 5 - Neumann, Gary, Wilson, Avery, Culbreath

Vacancy: 0

Speakers: None

(5) **S056-287**

Motion: It was moved to **approve** an application to replat Lot 12A in Block 157/3216 containing 0.2525 acres by removing the platted 25 foot building line along W. Jefferson Boulevard, west of Van Buren Avenue, subject to compliance with the conditions listed in the docket.

Maker: Buehler
Second: Miranda
Result: Carried: 10 to 0
For: 10 - Strater, Marshall, Miranda, Bagley, Brandon,
Weiss, Buehler, Burnham, Ekblad, Emmons

Against: 0
Absent: 5 - Neumann, Gary, Wilson, Avery, Culbreath
Vacancy: 0

Speakers: None

(6) **S056-288**

Motion: It was moved to **approve** an application to create a 6 lot subdivision from a 1.3667 acre tract of land in Block 8532 on Dowdy Ferry Road north of I-20 Freeway, subject to compliance with the conditions listed in the docket with an addition that the driveway is permitted, subject to the approved of the engineering division.

Maker: Buehler
Second: Miranda
Result: Carried: 10 to 0
For: 10 - Strater, Marshall, Miranda, Bagley, Brandon,
Weiss, Buehler, Burnham, Ekblad, Emmons

Against: 0
Absent: 5 - Neumann, Gary, Wilson, Avery, Culbreath
Vacancy: 0

Speakers: For: Ramon Aranda, 2608 Squire Pl., Farmers Branch, TX, 75234
Against: None

(7) **S056-289**

Motion: It was moved to **approve** an application of a minor amending plat application to reconfigure the common lot line between Lots 3A (2.711 ac.) and 4A (5.0016 ac.) in Block M/8416 at Greenville Avenue and Amberton Parkway, south corner, subject to compliance with the conditions listed in the docket.

Maker: Buehler
Second: Miranda
Result: Carried: 10 to 0
For: 10 - Strater, Marshall, Miranda, Bagley, Brandon,
Weiss, Buehler, Burnham, Ekblad, Emmons

Against: 0
Absent: 5 - Neumann, Gary, Wilson, Avery, Culbreath
Vacancy: 0

Speakers: None

(8) S056-291

Motion: It was moved to **approve** an application to create a 2 lot subdivision of 0.4974 and 2.9332 acres each from a 3.4307 acre tract of land in Block 7821 on Fireside Drive west of St. Augustine Road, subject to compliance with the conditions listed in the docket.

Maker: Buehler
Second: Miranda
Result: Carried: 10 to 0
For: 10 - Strater, Marshall, Miranda, Bagley, Brandon,
Weiss, Buehler, Burnham, Ekblad, Emmons

Against: 0
Absent: 5 - Neumann, Gary, Wilson, Avery, Culbreath
Vacancy: 0

Speakers: None

(9) S056-292

Motion: It was moved to **approve** an application to replat Lots 10, 11, 12, 13 and an abandoned alley into one 0.3919 acre tract of land in Block 8/7234 at 2100 Singleton Boulevard and Hampton Road, southwest corner, subject to compliance with the conditions listed in the docket.

Maker: Buehler
Second: Miranda
Result: Carried: 10 to 0
For: 10 - Strater, Marshall, Miranda, Bagley, Brandon,
Weiss, Buehler, Burnham, Ekblad, Emmons

Against: 0
Absent: 5 - Neumann, Gary, Wilson, Avery, Culbreath
Vacancy: 0

Speakers: None

(10) **S056-293**

Motion: It was moved to **approve** an application to revise a previously approved plat (S045-171) that created a 12 lot residential plat by creating executive addresses on a 3.845 acre tract of land in Block 7460 at 6300 Forest Lane, east of Preston Road, subject to compliance with the conditions listed in the docket.

Maker: Buehler

Second: Miranda

Result: Carried: 10 to 0

For: 10 - Strater, Marshall, Miranda, Bagley, Brandon,
Weiss, Buehler, Burnham, Ekblad, Emmons

Against: 0

Absent: 5 - Neumann, Gary, Wilson, Avery, Culbreath

Vacancy: 0

Speakers: None

(11) **S056-294**

Motion: It was moved to **approve** an application to create a 6 lot subdivision from a 0.3512 acre tract of land containing part of Lots 4, 5 and 6 in Block D/2010 on Kirby Street at Deere Street, east corner, subject to compliance with the conditions listed in the docket.

Maker: Buehler

Second: Miranda

Result: Carried: 10 to 0

For: 10 - Strater, Marshall, Miranda, Bagley, Brandon,
Weiss, Buehler, Burnham, Ekblad, Emmons

Against: 0

Absent: 5 - Neumann, Gary, Wilson, Avery, Culbreath

Vacancy: 0

Speakers: None

(12) **S056-295**

Motion: It was moved to **approve** an application to create a 12 lot Shared Access Area Development from a 0.6441 acre tract of land containing part of Lots 4, 5 and 6; all of Lot 2B; and an abandoned alley in Block D/2010 at 4716 Deere Street, northeast of Kirby Avenue, subject to compliance with the conditions listed in the docket.

Maker: Buehler
Second: Miranda
Result: Carried: 10 to 0
For: 10 - Strater, Marshall, Miranda, Bagley, Brandon,
Weiss, Buehler, Burnham, Ekblad, Emmons

Against: 0
Absent: 5 - Neumann, Gary, Wilson, Avery, Culbreath
Vacancy: 0

Speakers: None

(13) **S056-296**

Motion: It was moved to **approve** an application to replat a 11.041 acre tract of land containing all of Lot 4 in Block B/8222 into four lots of 1.568, 1.683, 1.562 and 4.807 acres and an 80 foot wide private street right-of-way on Montfort Drive between Belt Line Road and Arapaho Road, subject to compliance with the revised conditions listed in the docket.

Maker: Buehler
Second: Miranda
Result: Carried: 10 to 0
For: 10 - Strater, Marshall, Miranda, Bagley, Brandon,
Weiss, Buehler, Burnham, Ekblad, Emmons

Against: 0
Absent: 5 - Neumann, Gary, Wilson, Avery, Culbreath
Vacancy: 0

Speakers: None

(14) **S056-297**

Motion: It was moved to **deny** an application to replat a 0.17 acre tract of land containing part of Lot 8 in Block N/1480 into four lots at 5815 Hubert Street and Hudson Street, northwest corner, due to non compliance with Section 8.503(a) of the Dallas Development Code.

Maker: Emmons
Second: Miranda
Result: Carried: 8 to 2
For: 8 - Marshall, Miranda, Bagley, Weiss, Buehler,
Burnham, Ekblad, Emmons

Against: 2 - Strater, Brandon
Absent: 5 - Neumann, Gary, Wilson, Avery, Culbreath
Vacancy: 0

Speakers: For: Mark Webb, 6324 Bandera Ave., Dallas, TX, 75225
Jared Jackson, 6162 Prospect Ave., Dallas, TX, 75214
Peyman Horri, 5207 Richard Ave., Dallas, TX, 75206
Adam Hatton, 5924 Hudson St., Dallas, TX, 75206
Against: None

(15) **S056-298**

Motion: It was moved to **approve** an application to revise a previously approved preliminary plat to create two lots of 0.944 and 0.326 acres each from a 1.270 acre tract of land in Block 420 at 913 Bellview Street, subject to compliance with the conditions listed in the docket.

Maker: Buehler
Second: Miranda
Result: Carried: 10 to 0
For: 10 - Strater, Marshall, Miranda, Bagley, Brandon,
Weiss, Buehler, Burnham, Ekblad, Emmons

Against: 0
Absent: 5 - Neumann, Gary, Wilson, Avery, Culbreath
Vacancy: 0

Speakers: None

(16) **S056-299**

Motion: It was moved to **approve** an application to replat a 0.469 acre tract of land containing all of Lots 1 and 2 and part of Lots 17 and 18 in Block 38/1341 to create one 0.469 acre lot at 2631 Reagan Street, subject to compliance with the conditions listed in the docket.

Maker: Buehler
Second: Miranda
Result: Carried: 10 to 0
For: 10 - Strater, Marshall, Miranda, Bagley, Brandon,
Weiss, Buehler, Burnham, Ekblad, Emmons

Against: 0
Absent: 5 - Neumann, Gary, Wilson, Avery, Culbreath
Vacancy: 0

Speakers: None

Individual items – Residential Replats

(17) **S056-284**

Motion: It was moved to **approve** an application to replat all of Lots 10 and 11 in Block Z/6256 into one 0.3271 acre lot at 530 Elsberry Avenue, subject to compliance with the conditions listed in the docket.

Maker: Strater
Second: Marshall
Result: Carried: 10 to 0
For: 10 - Strater, Marshall, Miranda, Bagley, Brandon,
Weiss, Buehler, Burnham, Ekblad, Emmons*
Against: 0
Absent: 5 - Neumann, Gary, Wilson, Avery, Culbreath
Vacancy: 0

*out of the room, shown voting in favor

Speakers: None

(18) **S056-286**

Motion: It was moved to **approve** an application to replat all of Lots 7 and 8 in Block 8/6083 into one 7,799 sq. ft. (0.179 ac.) lot at 4237 Aztec Avenue, subject to compliance with the conditions listed in the docket.

Maker: Strater
Second: Marshall
Result: Carried: 10 to 0
For: 10 - Strater, Marshall, Miranda, Bagley, Brandon,
Weiss, Buehler, Burnham, Ekblad, Emmons*
Against: 0
Absent: 5 - Neumann, Gary, Wilson, Avery, Culbreath
Vacancy: 0

*out of the room, shown voting in favor

Speakers: None

(19) **S056-290**

Motion: It was moved to **approve** an application to create one 0.498 acre lot in the RR-D zoning district; and one 0.229 acre (10,000 sq. ft.) lot in the R-7.5(A) zoning district from a 0.727 acre tract of land containing part of Lot 5 and all of Lot 14 in Block C/6627 at 6907 Altaire Avenue and 6906 R.L. Thornton Freeway, subject to compliance with the conditions listed in the docket.

Maker: Strater
Second: Marshall
Result: Carried: 10 to 0
For: 10 - Strater, Marshall, Miranda, Bagley, Brandon,
Weiss, Buehler, Burnham, Ekblad, Emmons*

Against: 0
Absent: 5 - Neumann, Gary, Wilson, Avery, Culbreath
Vacancy: 0

*out of the room, shown voting in favor

Speakers: For: Beatriz Velasquez, 6914 Altaire Ave., Dallas, TX, 75241
Against: None

Miscellaneous Docket

M056-038

Planner: Richard Brown

Motion: It was moved to **approve** a minor amendment to the development plan for Planned Development District No. 695 for Retirement housing and related uses, on the southeast quadrant of Coit Road and Frankford Road.

Maker: Burnham
Second: Ekblad
Result: Carried: 10 to 0
For: 10 - Strater, Marshall, Miranda*, Bagley, Brandon,
Weiss, Buehler, Burnham, Ekblad, Emmons

Against: 0
Absent: 5 - Neumann, Gary, Wilson, Avery, Culbreath
Vacancy: 0

*out of the room, shown voting in favor

Speakers: None

W056-009

Planner: Neva Dean

Motion: It was moved to **approve** a wavier of the two-year waiting period in order to submit an application for an amendment to the Planned Development No. 344 on the north side of Park Lane, northeast of Abrams Road.

Maker: Ekblad
Second: Buehler
Result: Carried: 10 to 0
For: 10 - Strater, Marshall, Miranda*, Bagley, Brandon,
Weiss, Buehler, Burnham, Ekblad, Emmons

Against: 0
Absent: 5 - Neumann, Gary, Wilson, Avery, Culbreath
Vacancy: 0

*out of the room, shown voting in favor

Speakers: For: Robert Reeves, 900 Jackson St., Dallas, TX, 75202
Against: None

W056-010

Planner: Neva Dean

Motion: It was moved to **approve** a wavier of the two-year waiting period in order to submit an application for an amendment to Victory Special Provision Sign District on property generally east of Stemmons Freeway and north of Woodall Rodgers Freeway.

Maker: Starter
Second: Emmons
Result: Carried: 10 to 0
For: 10 - Strater, Marshall, Miranda*, Bagley, Brandon,
Weiss, Buehler, Burnham, Ekblad, Emmons

Against: 0
Absent: 5 - Neumann, Gary, Wilson, Avery, Culbreath
Vacancy: 0

*out of the room, shown voting in favor

Speakers: For: Robert Reeves, 900 Jackson St., Dallas, TX, 75202
Against: None

Zoning Cases - Consent

1. Z056-229(RB)

Planner: Richard Brown

Motion: It was moved to recommend **approval** of the renewal of Specific Use Permit No. 975 for a Private school for a five-year time period, subject to a site plan and conditions on property zoned an R-7.5(A) Single Family District on the southwest corner of Lovers Lane and Fisher Road.

Maker: Marshall
Second: Bagley
Result: Carried: 10 to 0
For: 10 - Strater, Marshall, Miranda*, Bagley, Brandon,
Weiss, Buehler, Burnham, Ekblad, Emmons

Against: 0
Absent: 5 - Neumann, Gary, Wilson, Avery, Culbreath
Vacancy: 0

*out of the room, shown voting in favor

Notices: Area: 300 Mailed: 68
Replies: For: 3 Against: 2

Speakers: None

2. **Z056-249(RB)**

Planner: Richard Brown

Motion I: In considering an application for Specific Use Permit for a Mini-warehouse on property zoned an RR Regional Retail District, with the Dry Liquor Control Overlay on the eastern portion of the site, on the northeast of the northeast corner of Marvin D. Love Freeway and Polk Street, it was moved to **hold** this case under advisement until July 20, 2006.

Maker: Brandon
Second: None

Failed for lack of a second

Motion II: It was moved to recommend **denial without prejudice** of a Specific Use Permit for a Mini-warehouse on property zoned an RR Regional Retail District, with the Dry Liquor Control Overlay on the eastern portion of the site, on the northeast of the northeast corner of Marvin D. Love Freeway and Polk Street.

Maker: Miranda
Second: Marshall
Result: Carried: 10 to 0

For: 10 - Strater, Marshall, Miranda, Bagley, Brandon,
Weiss, Buehler, Burnham, Ekblad, Emmons

Against: 0
Absent: 5 - Neumann, Gary, Wilson, Avery, Culbreath
Vacancy: 0

Motion to Reconsider: It was moved to **reconsider** the action taken earlier to recommend denial without prejudice of a Specific Use Permit for a Mini-warehouse on property zoned an RR Regional Retail District, with the Dry Liquor Control Overlay on the eastern portion of the site, on the northeast of the northeast corner of Marvin D. Love Freeway and Polk Street.

Maker: Weiss
Second: Miranda

Result: Carried: 10 to 0
For: 10 - Strater, Marshall, Miranda, Brandon, Bagley,
Weiss, Buehler, Burnham, Ekblad, Emmons
Against: 0
Absent: 5 - Neumann, Gary, Wilson, Avery, Culbreath
Vacancy: 0

Reconsideration: It was moved to recommend **denial without prejudice** of a Specific Use Permit for a Mini-warehouse on property zoned an RR Regional Retail District, with the Dry Liquor Control Overlay on the eastern portion of the site, on the northeast of the northeast corner of Marvin D. Love Freeway and Polk Street.

Maker: Miranda
Second: Marshall
Result: Carried: 6 to 4
For: 6 - Strater, Marshall, Miranda, Bagley, Weiss,
Burnham
Against: 4 - Brandon, Buehler, Ekblad, Emmons
Absent: 5 - Neumann, Gary, Wilson, Avery, Culbreath
Vacancy: 0

Notices: Area: 500 Mailed: 33
Replies: For: 1 Against: 0

Speakers: For: Mike Dossell, 6223 Copperhill Dr., Dallas, TX
Against: Wayne Ray, 3636 S. Tyler St., Dallas, TX, 75224
Douglas Hunt, 3427 Marvin D. Love Frwy., Dallas, TX, 75224
Dr. Charles Martin, Sr., 3410 S. Polk St., Dallas, TX, 75224
Bob Moran, 7411 Marvin D. Love Frwy., Dallas, TX, 75224

3. Z056-255(WE)

Planner: Warren Ellis

Motion: It was moved to recommend **approval** of an MU-2 Mixed Use District with deed restrictions volunteered by the applicant, subject to the deed restrictions volunteered by the applicant on property zoned an IR Industrial Research District on the southwest line of Maple Avenue, northwest of Motor Street.

Maker: Strater
Second: Marshall
Result: Carried: 10 to 0
For: 10 - Strater, Marshall, Miranda, Bagley, Brandon,
Weiss, Buehler, Burnham, Ekblad, Emmons

Against: 0
Absent: 5 - Neumann, Gary, Wilson, Avery, Culbreath
Vacancy: 0

Notices: Area: 300 Mailed: 54
Replies: For: 0 Against: 0

Speakers: For: Karl Crawley, 900 Jackson St., Dallas, TX, 75202
Against: Printice Gary, 16304 Ranchita, Dallas, TX, 75248

4. **Z056-256(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, or tavern for a five-year period with eligibility for automatic renewals for additional five-year periods, subject to a site plan and revised conditions on property zoned a CA-1(A) Central Area District on the east line of North Lamar Street, between Munger Avenue and McKinney Avenue with a revision reflecting parking conditions.

Maker: Marshall
Second: Bagley
Result: Carried: 10 to 0
For: 10 - Strater, Marshall, Miranda*, Bagley, Brandon,
Weiss, Buehler, Burnham, Ekblad, Emmons

Against: 0
Absent: 5 - Neumann, Gary, Wilson, Avery, Culbreath
Vacancy: 0

*out of the room, shown voting in favor

Notices: Area: 200 Mailed: 9
Replies: For: 1 Against: 0

Speakers: None

Zoning Cases – Under Advisement

5. **Z045-254(RB)**

Planner: Richard Brown

Motion: In considering an application for a Planned Development District for Mixed Uses on property zoned as Planned Development District No. 29 for Retail and Multiple Family Uses on the northwest corner of Walnut Hill Lane and North Central Expressway, it was moved to **hold** this case under advisement until July 20, 2006.

Maker: Buehler
Second: Marshall
Result: Carried: 10 to 0
For: 10 - Strater, Marshall, Miranda, Bagley, Brandon,
Weiss, Buehler, Burnham, Ekblad, Emmons

Against: 0
Absent: 5 - Neumann, Gary, Wilson, Avery, Culbreath
Vacancy: 0

Notices: Area: 500 Mailed: 358
Replies: For: 35 Against: 4

Speakers: None

6. Z056-200(JH)

Planner: Jennifer Hiromoto

Motion: In considering an application for a TH-3(A) Townhouse District on property zoned an R-7.5(A) Single Family District on the east side of Marsalis Avenue, north of Ann Arbor Avenue, it was moved to **hold** this case under advisement until August 17, 2006 with the instruction to re-advertise for a planned development district.

Maker: Marshall
Second: Weiss
Result: Carried: 10 to 0
For: 10 - Strater, Marshall, Miranda, Bagley, Brandon,
Weiss, Buehler, Burnham, Ekblad, Emmons

Against: 0
Absent: 5 - Neumann, Gary, Wilson, Avery, Culbreath
Vacancy: 0

Notices: Area: 300 Mailed: 54
Replies: For: 2 Against: 0

Speakers: For: None
Against: Michael Davis, 4347 McKinney Ave., Dallas, TX, 75205
Dwayne Caraway, 1934 Argyle, Dallas, TX, 75203

Zoning Cases – Individual

7. **Z056-132(JH)**

Planner: Richard Brown

Motion: It was moved to recommend **denial without prejudice** a Specific Use Permit for an Alcoholic Beverage Establishment use to be used as a bar, lounge, or tavern on property zoned an IR Industrial Research District on the west side of Shady Trail, south of Walnut Hill Lane.

Maker: Miranda
Second: Weiss
Result: Carried: 10 to 0
For: 10 - Strater, Marshall, Miranda, Bagley, Brandon,
Weiss, Buehler, Burnham, Ekblad, Emmons
Against: 0
Absent: 5 - Neumann, Gary, Wilson, Avery, Culbreath
Vacancy: 0

Notices: Area: 200 Mailed: 11
Replies: For: 1 Against: 1

Speakers: None

Development Code Amendment

DCA 056-014

David Cossum

Motion: In considering an amendment to Chapter 51A of the Dallas Development Code, Article VIII, "Plat Regulations," including granting authority to the Subdivision Administrator to approve those plats, subdivisions, and replats of land within the corporate limits and extraterritorial jurisdiction of the city that are authorized to be delegated to city staff under Section 212.0065(a)(1) and (2) of the Texas Local Government Code with further restrictions set forth in Article VIII, and providing expiration dates for plats that have not been recorded as authorized by Section 245.005 of the Texas Local Government Code, it was moved to **hold** this case under advisement until August 17, 2006.

Maker: Marshall
Second: Buehler
Result: Carried: 10 to 0
For: 10 - Strater, Marshall, Miranda, Bagley, Brandon,
Weiss, Buehler, Burnham, Ekblad, Emmons

Against: 0
Absent: 5 - Neumann, Gary, Wilson, Avery, Culbreath
Vacancy: 0

Speakers: None

Other Matters

Minutes

Motion: It was moved to **approve** the minutes of the June 22, 2006, meeting, subject to corrections.

Maker: Miranda

Second: Weiss

Result: Carried: 10 to 0

For: 10 - Strater, Marshall, Miranda, Bagley, Brandon,
Weiss, Buehler, Burnham, Ekblad, Emmons

Against: 0

Absent: 5 - Neumann, Gary, Wilson, Avery, Culbreath

Vacancy: 0

Adjournment

Motion: It was moved to **adjourn** the hearing at 5:33 p.m.

Maker: Weiss

Second: Marshall

Result: Carried: 10 to 0

For: 10 - Strater, Marshall, Miranda, Bagley, Brandon,
Weiss, Buehler, Burnham, Ekblad, Emmons

Against: 0

Absent: 5 - Neumann, Gary, Wilson, Avery, Culbreath

Vacancy: 0

Betty Culbreath, Chair