

PLAN COMMISSION MINUTES

The City Plan Commission held a regular Zoning Hearing on August 18, 2005, with the briefing starting at 10:59 a.m. in Room 5ES and the public hearing at 2:10 p.m. in the City Council Chambers of City Hall. Presiding were Bruce Wilke, Chair and Carol Brandon, Vice Chair. The following Commissioners were present during the hearing: Dave Neumann, Jeff Strater, Clarence Gary, Angela Marshall, D'Angelo Lee, Melvin Traylor, Bulldog Cunningham, Carol Scott, Ilene Perkett and Neil Emmons. The following Commissioner was absent from this hearing as defined in the City Plan Commission rules: Bill Avery. There are two vacancies, District 6 and Place 15.

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) **S045-300**

Motion: It was moved to **approve** an application to plat a 0.58 acre tract of land made up of abandoned alley R.O.W, part of Lots 3, 4, and 5 and an unplatted parcel in City Block 117/3100 into one lot on the southeast line of R. L. Thornton Freeway, east of Ewing Avenue, subject to conditions listed in the docket.

Maker: Cunningham

Second: Marshall

Result: Carried: 12 to 0

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

Against: 0
Absent: 1 - Avery
Vacancy: 2 - District 6, Place 15

*out of the room, shown voting in favor

Speakers: None

(2) **S045-302**

Motion: It was moved to **approve** an application to replat all of Lots 7 and 8 in City Block B/652 into one 0.463 acre lot on the west corner of the intersection of Worthington Street and State Street, subject to the conditions listed in the docket.

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

Against: 0
Absent: 1 - Avery
Vacancy: 2 - District 6, Place 15

*out of the room, shown voting in favor

Speakers: None

(3) **S045-303**

Motion: It was moved to **approve** an application to plat a 5.7146 acre tract of land in City Block A/5746 into one 5.7146 acre lot on the southeast side of Motor Street between Bengal Street and Cass Street, subject to conditions listed in the docket.

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

Against: 0
Absent: 1 - Avery
Vacancy: 2 - District 6, Place 15

*out of the room, shown voting in favor

Speakers: None

(4) **S045-304**

Motion: It was moved to **approve** an application to plat a 15.50 acre tract of land in City Block 8829 into a 46 lot community unit development on the southwest corner of the intersection of Garden Grove Drive and IH-20, subject to conditions listed in the docket.

Maker: Cunningham

Second: Marshall

Result: Carried: 12 to 0

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

Against: 0

Absent: 1 - Avery

Vacancy: 2 - District 6, Place 15

*out of the room, shown voting in favor

Speakers: None

(5) **S045-305**

Motion: It was moved to **approve** an application to replat Lots 1, 2, 3, 4, 5 and 6 in City Block 17/1298 into one 0.56 acre lot on the east corner of the intersection of Martin Luther King Jr. Boulevard and South Central Expressway, subject to the conditions listed in the docket.

Maker: Cunningham

Second: Marshall

Result: Carried: 12 to 0

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

Against: 0

Absent: 1 - Avery

Vacancy: 2 - District 6, Place 15

*out of the room, shown voting in favor

Speakers: None

(6) **S045-306**

Motion: It was moved to **approve** an application to plat a 1.724 acre tract of land in City Block 524 into two lots on the west corner of the intersection of Harwood Street and Woodall Rogers Freeway, subject to conditions listed in the docket with the deletion of Conditions #8 and #9.

Maker: Cunningham

Second: Marshall

Result: Carried: 12 to 0

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

Against: 0

Absent: 1 - Avery

Vacancy: 2 - District 6, Place 15

*out of the room, shown voting in favor

Speakers: None

(7) **S045-307**

Motion: It was moved to **approve** an application to replat Lots 4, 5, 6, 7, 8 and 9 in City Block 7/2468 into one lot on the north corner of the intersection of Lemmon Avenue and Wheeler Street, subject to conditions listed in the docket.

Maker: Cunningham

Second: Marshall

Result: Carried: 12 to 0

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

Against: 0

Absent: 1 - Avery

Vacancy: 2 - District 6, Place 15

*out of the room, shown voting in favor

Speakers: None

(8) **S045-308**

Motion: It was moved to **approve** an application to plat a 6.59 acre tract of land in City Block 5745 into one lot on the east corner of the intersection of Motor Street and Harry Hines Boulevard, subject to the conditions listed in the docket with the addition of Conditions # 8 and #9 (drainage/paving plans and R.O.W. for Motor St.).

Maker: Cunningham

Second: Marshall

Result: Carried: 12 to 0

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

Against: 0

Absent: 1 - Avery

Vacancy: 2 - District 6, Place 15

*out of the room, shown voting in favor

Speakers: None

(9) **S045-309**

Motion: It was moved to **approve** to replat a 2.75 acre tract of land in Block A/73 into 3 lots at the west corner of Young Street and S. Akard St., subject to the conditions listed in the docket.

Maker: Cunningham

Second: Marshall

Result: Carried: 12 to 0

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

Against: 0

Absent: 1 - Avery

Vacancy: 2 - District 6, Place 15

*out of the room, shown voting in favor

Speakers: None

Amending plats, Certificate of Corrections

(10) **S045-230R**

Motion: It was moved to **approve** an application to amend the Janee Addition, Lot 5A, Block 7618 in order to add a 15 ft. Sanitary Sewer Easement along the eastern property line on S. Lancaster Road, south of Cherry Valley Boulevard, subject to conditions listed in the docket.

Maker: Cunningham

Second: Marshall

Result: Carried: 12 to 0

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

Against: 0

Absent: 1 - Avery

Vacancy: 2 - District 6, Place 15

*out of the room, shown voting in favor

Speakers: None

(11) **SMC867-425R**

Motion: It was moved to **approve** an application to amend the Lot 44-A, Block 5543 Addition in order to reconfigure the Floodway Easement line on Lot 44-A, on Rockport Drive, south of Walnut Hill Lane, subject to conditions listed in the docket.

Maker: Cunningham

Second: Marshall

Result: Carried: 12 to 0

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

Against: 0

Absent: 1 - Avery

Vacancy: 2 - District 6, Place 15

*out of the room, shown voting in favor

Speakers: None

(12) **S034-327**

Motion: It was moved to **approve** an application to correct the Coronado Townhome Addition in order to change incorrect distances on lots 13 and 14, at the southeast corner of Coronado Avenue and Grand Avenue, subject to conditions listed in the docket.

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

Against: 0
Absent: 1 - Avery
Vacancy: 2 - District 6, Place 15

*out of the room, shown voting in favor

Speakers: None

Individual Items – Residential Replats:

(13) **S045-301**

Motion: It was moved to **approve** an application to replat all of Lots 10 and 11 in City Block 6319 into one 14,593 square foot lot and one 9,255 square foot lot on the northeast corner of the intersection of Pleasant Drive and Bohannon Drive, subject to compliance with the conditions listed in the docket.

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

Against: 0
Absent: 1 - Avery
Vacancy: 2 - District 6, Place 15

*out of the room, shown voting in favor

Speakers: None

Miscellaneous Docket

W045-006

Planner: Neva Dean

Motion: It was moved to **approve** a waiver of the two-year waiting period to submit an application to amend Specific Use Permit No. 1550 to allow rehabilitation patients from any medical facility to be admitted to the in-patient rehabilitation facility on the west side of North Central Expressway, north of Park Lane and south of Glen America Street.

Maker: Scott
Second: Marshall
Result: Carried: 12 to 0
For: 12 - Neumann, Strater, Gary, Marshall, Lee,
Traylor, Brandon, Cunningham, Wilke, Perkett,
Scott, Emmons
Against: 0
Absent: 1 - Avery
Vacancy: 2 - District 6, Place 15

Speakers: None

D045-030

Planner: Frank Dominquez

Motion: It was moved to **approve** a development plan and landscape plan for Planned Development District No. 305, "Cityplace," on property bound by Cole Avenue, Blackburn Street, Travis Street and Haskell Avenue.

Maker: Emmons
Second: Marshall
Result: Carried: 12 to 0
For: 12 - Neumann, Strater, Gary, Marshall, Lee,
Traylor, Brandon, Cunningham, Wilke, Perkett,
Scott, Emmons
Against: 0
Absent: 1 - Avery
Vacancy: 2 - District 6, Place 15

Speakers: None

D045-031

Planner: Frank Dominquez

Motion: It was moved to **approve** a development/landscape plan for Planned Development District No. 508 for Clustered Housing, Multifamily, Limited Office, Mixed Use and additional specified uses on the south side of Canada Drive, west of Hampton Road.

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

Against: 0
Absent: 1 - Avery
Vacancy: 2 - District 6, Place 15

Speakers: None

D045-034

Planner: Frank Dominguez

Motion: It was moved to **approve** a development/landscape plan for Planned Development District No. 287 with Historic Overlay No. 38 for a Public Arboretum, a Botanical Regional Park and Support Uses on the north corner of Garland Road and east Lawther Drive.

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

Against: 0
Absent: 1 - Avery
Vacancy: 2 - District 6, Place 15

Speakers: None

Zoning Cases – Consent

1. Z045-255 (RB)

Planner: Richard Brown

Motion: It was moved to recommend **denial without prejudice** of a Specific Use Permit for a Vehicle display, sales, and service use on property located within the Subdistrict 5 portion of Planned Development District No. 714, the West Commerce Street/Fort Worth Avenue Special Purpose District, on the southeast line of Ft. Worth Avenue, east of Westmount Avenue.

Maker: Cunningham
Second: Emmons
Result: Carried: 12 to 0

For: 12 - Neumann, Strater, Gary, Marshall, Lee,
Traylor, Brandon, Cunningham, Wilke, Perkett,
Scott, Emmons

Against: 0
Absent: 1 - Avery
Vacancy: 2 - District 6, Place 15

Notices: Area: 200 Mailed: 8

Replies: For: 1 Against: 1

Speakers: None

2. Z045-256 (RB)

Planner: Richard Brown

Motion: It was moved to recommend **denial without prejudice** of a Specific Use Permit for a Vehicle display, sales, and service use on property located within the Subdistrict 5 portion of Planned Development District No. 714, the West Commerce Street/Fort Worth Avenue Special Purpose District, on the southeast line of Ft. Worth Avenue, east of Westmount Avenue.

Maker: Cunningham

Second: Emmons

Result: Carried: 12 to 0

For: 12 - Neumann, Strater, Gary, Marshall, Lee,
Traylor, Brandon, Cunningham, Wilke, Perkett,
Scott, Emmons

Against: 0
Absent: 1 - Avery
Vacancy: 2 - District 6, Place 15

Notices: Area: 200 Mailed: 9

Replies: For: 0 Against: 1

Speakers: None

3. **Z045-258 (WE)**

Planner: Warren Ellis

Motion: It was moved to recommend **approval** of an amendment to Specific Use Permit No. 1388 for an open-enrollment charter school for a five-year period with eligibility for automatic renewals for additional five-year periods, subject to a site plan and revised conditions adding the following two amendments to the Traffic Management Plan: 1) Students exiting or entering vehicles will be supervised by a school official and will immediately enter the building or their pick up vehicle at or from the northwestern door as shown on the site plan and 2) Pedestrians can enter the school on the eastern side of the building through a secured entrance, on property zoned an MF-2(A) Multifamily District, located on the northeast corner of 10th Street and Tyler Street.

Maker: Neumann

Second: Cunningham

Result: Carried: 10 to 0

For: 10 - Neumann, Gary, Lee, Traylor, Brandon,
Cunningham, Wilke*, Perkett, Scott, Emmons

Against: 0

Absent: 3 - Strater, Marshall, Avery

Vacancy: 2 - District 6, Place 15

*out of the room, shown voting in favor

Notices: Area: 300 Mailed: 54

Replies: For: 1 Against: 0

Speakers: For: Dallas Cothrum, 900 Jackson St., Dallas, TX, 75202

Against: None

4. **Z045-262 (WE)**

Planner: Warren Ellis

Motion: It was moved to recommend **approval** of a Planned Development District for a public school other than an open-enrollment charter school and RR Regional Retail District uses, subject to a revised development plan and conditions on property zoned an LI Light Industrial District and RR Regional Retail District, located on both sides of Chevrolet Drive, south of Chenault Street.

Maker: Cunningham

Second: Emmons

Result: Carried: 12 to 0

For: 12 - Neumann, Strater, Gary, Marshall, Lee,
Traylor, Brandon, Cunningham, Wilke, Perkett,
Scott, Emmons

Against: 0
Absent: 1 - Avery
Vacancy: 2 - District 6, Place 15

Notices: Area: 500 Mailed: 32
Replies: For: 5 Against: 0

Speakers: None

5. **Z045-259 (JA)**

Planner: Jim Anderson

Motion: It was moved to recommend **approval** of the removal of Historic Overlay No. 57 for the Ross Avenue Baptist Church on property zoned a CR Community Retail District on the north corner of Ross Avenue and Moser Avenue.

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

Against: 0
Absent: 1 - Avery
Vacancy: 2 - District 6, Place 15

Notices: Area: 200 Mailed: 4
Replies: For: 0 Against: 0

Speakers: None

6. **Z045-250 (MM)**

Planner: Maureen Meredith

Motion: It was moved to recommend **approval** of a Specific Use Permit for a Community Service Center for a five-year time period with eligibility for automatic renewals for additional ten-year periods, subject to a site plan and conditions on property zoned an R-5(A) Single Family District, on the northeast corner of the intersection of Norwich Street and Homeland Street.

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

Against: 0
Absent: 1 - Avery
Vacancy: 2 - District 6, Place 15

Notices: Area: 200 Mailed: 22
Replies: For: 2 Against: 0

Speakers: None

Zoning Cases – Under Advisement

7. **Z045-242 (MM)**

Planner: Maureen Meredith

Motion: It was moved to recommend **approval** of amending Planned Development District No. 16 to RR Regional Retail District uses and update the Planned Development District to Chapter 51A standards, subject to a development plan and landscape plan and conditions in lieu of the requested Planned Development District amendment on the east side of Preston Road, north of LBJ Freeway.

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

Against: 0
Absent: 1 - Avery
Vacancy: 2 - District 6, Place 15

*out of the room, shown voting in favor

Notices: Area: 500 Mailed: 27
Replies: For: 4 Against: 3

Speakers: For: Robert Holton, 15851 Dallas Parkway, Addison, TX, 75001
Against: None

8. **Z045-239 (WE)**

Planner: Warren Ellis

Motion: It was moved to recommend **approval** of an R-10(A) Single Family District, subject to deed restrictions volunteered by the applicant in lieu of a Planned Development District for R-7.5(A) District uses on property zoned an A(A) Agricultural District and an R-10(A) Single Family District on the north side of Middlefield Road, east of St. Augustine Road District with the deed restrictions returning on a future miscellaneous docket.

Maker: Perkett
Second: Traylor
Result: Carried: 10 to 0
For: 10 - Neumann, Gary, Lee, Traylor, Brandon,
Cunningham, Wilke*, Perkett, Scott, Emmons

Against: 0
Absent: 3 - Strater**, Marshall**, Avery
Vacancy: 2 - District 6, Place 15

*out of the room, shown voting in favor
**Commissioner Strater left, before vote taken
**Commissioner Marshall left, before vote taken

Notices: Area: 500 Mailed: 58
Replies: For: 1 Against: 14

Speakers: For: Karl Crawley, 900 Jackson St., Dallas, TX, 75202
Nancy Bingham, 9450 Jordan Valley, Dallas, TX, 75253
Against: Mary Gaida, 3311 Bicentennial Ln., Dallas, TX, 75203
Stephen Hill, 3036 Middlefield Rd., Dallas, TX, 75253

The Commission returned to Z045-258(WE) for a final motion.

9. Z045-240 (WE)

Planner: Warren Ellis

Motion: It was moved to recommend **denial without prejudice** of a TH-2(A) Townhouse District on property zoned an R-7.5(A) Single Family District, south of John West Road, north of R.L. Thornton Freeway, east of Plumstead Drive.

Maker: Traylor
Second: Emmons
Result: Carried: 10 to 0
For: 10 - Neumann, Gary, Lee, Traylor, Brandon,
Cunningham, Wilke*, Perkett, Scott, Emmons

Against: 0
Absent: 3 - Strater, Marshall, Avery
Vacancy: 2 - District 6, Place 15

*out of the room, shown voting in favor

Notices: Area: 400 Mailed: 54
Replies: For: 3 Against: 4

Speakers: For: Karl Crawley, 900 Jackson St., Dallas, TX, 75202
John Lawery, 2450 Atlanta Highway, Atlanta, GA, 30040
Against: None

10. **Z045-220 (RB)**

Planner: Richard Brown

Motion: It was moved to recommend **approval** of a Planned Development District for Single Family uses, Private streets, and an Accessory community center (private) use, subject to a revised conceptual plan and revised conditions including signage prohibiting parking in the shared access areas; 1.38 acres of common area; 29 spaces for visitors in addition to two parking spaces by a 600 sq. ft. accessory use center; large canopy trees; maximum 7 ft. screening fence along the northern property line of Panavision Trail; on property zoned an A(A) Agricultural District on the southwest corner of Clark Road and Panavision Trail.

Maker: Gary
Second: Traylor
Result: Carried: 9 to 1
For: 9 - Neumann, Gary, Lee*, Traylor, Brandon,
Cunningham, Wilke, Perkett, Scott

Against: 1 - Emmons
Absent: 3 - Strater, Marshall, Avery
Vacancy: 2 - District 6, Place 15

*out of the room, shown voting in favor

Notices: Area: 500 Mailed: 100
Replies: For: 9 Against: 11

Speakers: For: Jonathan Vinson, 901 Main St., Dallas, TX, 75202
Chas Fitzgerald, 4131 N. Central Expressway, Dallas, TX, 75204
Temple Hoffer, 10331 Sherbrook Ln., Dallas, TX, 75229
Against: None

A. **Z045-257 (JP)**

Planner: Jennifer Pitner

Motion: In considering an application for a MF-2(A) Multifamily District with deed restrictions and an avigation easement volunteered by the applicant on property zoned an IR Industrial Research District on the northeast side of Maple Avenue, northwest of Kimsey Drive it was moved to **hold** this case under advisement until September 15, 2005.

Maker: Scott
Second: Emmons
Result: Carried: 10 to 0

For: 10 - Neumann, Gary, Lee*, Traylor, Brandon,
Cunningham*, Wilke, Perkett, Scott, Emmons

Against: 0
Absent: 3 - Strater, Marshall, Avery
Vacancy: 2 - District 6, Place 15

*out of the room, shown voting in favor

Notices: Area: 400 Mailed: 58
Replies: For: 10 Against: 4

Speakers: None

Zoning Cases – Individual

11. Z045-233 (RB)

Planner: Richard Brown

Motion: In considering an application for an amendment to the conceptual plan and conditions for Planned Development District No. 143 for Office uses and a Plant nursery on the northwest corner of LBJ Freeway and Valley View Lane it was moved to **hold** this case under advisement until September 8, 2005.

Maker: Perkett
Second: Scott
Result: Carried: 10 to 0
For: 10 - Neumann, Gary, Lee, Traylor, Brandon,
Cunningham, Wilke, Perkett, Scott, Emmons

Against: 0
Absent: 3 - Strater, Marshall, Avery
Vacancy: 2 - District 6, Place 15

Notices: Area: 500 Mailed: 43
Replies: For: 4 Against: 8

Speakers: For: Leonard Hoffman, 13320 Meadowside Dr., Dallas, TX, 75240
Susan Anastassiou, 13211 Laurel Wood Ln., Dallas, TX, 75240
Against: None

12. Z045-252 (JP)

Planner: Jennifer Pitner

Motion: It was moved to recommend **denial without prejudice** of a Specific Use Permit for the placement of fill material on property zoned an IR Industrial Research District adjacent to the southeast corner of Kiest Boulevard and Southerland Avenue.

Maker: Traylor
Second: Brandon
Result: Carried: 9 to 0
For: 9 - Neumann, Gary, Traylor, Brandon,
Cunningham, Wilke, Perkett, Scott, Emmons

Against: 0
Absent: 3 - Strater, Marshall, Avery
Vacancy: 2 - District 6, Place 15
Conflict: 1 - Lee

Notices: Area: 500 Mailed: 10
Replies: For: 0 Against: 0

Speakers: For: Mike Boyd, 8080 Park Ln., Dallas, TX, 75231
Jeanne Tips, 7012 Blackwood Dr., Dallas, TX, 75231
Larry Ripper, 5523 Cartagena, Houston, TX, 77035
Against: Brady Baxter, 11615 Forest Central Dr., Dallas, TX, 75243
Karl Crawley, 900 Jackson St., Dallas, TX, 75202
Michael King, 2433 E. Kiest Blvd., Dallas, TX, 75216

13. Z045-263 (DW)

Planner: David Whitley

Motion: It was moved to recommend **denial** of an NS(A) Neighborhood Service District on property zoned an R-7.5(A) Single Family District, on the northwest corner of Elam Road and Pleasant Hills Drive.

Maker: Brandon
Second: Cunningham
Result: Carried: 10 to 0
For: 10 - Neumann, Gary, Lee, Traylor, Brandon,
Cunningham, Wilke, Perkett, Scott, Emmons

Against: 0
Absent: 3 - Strater, Marshall, Avery
Vacancy: 2 - District 6, Place 15

Notices: Area: 200 Mailed: 12
Replies: For: 0 Against: 0

Speakers: For: Sandra Crenshaw, Address Not Given
Martha Fernandez, Address Not Given
Isabel Longoria, Address Not Given
Against: None

Authorized Hearing

Motion: It was moved to **authorize** a public hearing to determine the proper zoning on property zoned an R-7.5(A) Single Family District, an R-7.5(A)-MD-1 Single Family District with a Modified Delta Overlay, and a TH-3(A)-MD-1 Townhouse District with a Modified Delta Overlay on property generally bound by Laneri Avenue, both sides of Goodwin Avenue, Greenville Avenue, and both sides of Richard Avenue, also known as the Vickery Place Neighborhood, with consideration given to a Conservation District.

Maker: Emmons
Second: Perkett
Result: Carried: 10 to 0
For: 10 - Neumann, Gary, Lee, Traylor, Brandon,
Cunningham, Wilke, Perkett, Scott, Emmons

Against: 0
Absent: 3 - Strater, Marshall, Avery
Vacancy: 2 - District 6, Place 15

Speakers: For: Beth Bentley, 5551 Vickery Blvd., Dallas, TX, 75206
Leslie Farrell, 5449 Goodwin Ave., Dallas, TX, 75206
Erick LeBlanc, 5605 Vickery Blvd., Dallas, TX, 75206
Shelia Huffman, 5548 Richard Ave., Dallas, TX, 75206
Linda Mitchell, 5451 Vickery Blvd., Dallas, TX, 75206
Angela Brown, 5449 Goodwin Ave., Dallas, TX, 75206
Kea Lampton, 6014 Llano Ave., Dallas, TX, 75206
Against: None

Authorized Hearing

Motion: It was moved to **authorize** a public hearing to determine the proper zoning on property zoned Planned Development District No. 571 on property generally bound R.L. Thornton Freeway, the Trinity River Levee, Denley Drive, and Hutchins Avenue to review development standards and appropriate uses with consideration given to amending the Planned Development District.

Maker: Traylor
Second: Emmons
Result: Carried: 10 to 0
For: 10 - Neumann, Gary, Lee, Traylor, Brandon,
Cunningham, Wilke, Perkett, Scott, Emmons

Against: 0
Absent: 3 - Strater, Marshall, Avery
Vacancy: 2 - District 6, Place 15

Speakers: For: Kirk Williams, 5400 Renaissance Tower, Dallas, TX, 75270
Against: None

Other Matters

Minutes

Motion: It was moved to **approve** the minutes of the August 11, 2005, meeting, subject to corrections.

Maker: Cunningham

Second: Brandon

Result: Carried: 10 to 0

For: 10 - Neumann, Gary, Lee, Traylor, Brandon,
Cunningham, Wilke, Perkett, Scott, Emmons

Against: 0

Absent: 3 - Strater, Marshall, Avery

Vacancy: 2 - District 6, Place 15

Adjournment

Motion: It was moved to adjourn the hearing at 8:02 p.m.

Maker: Perkett

Second: Lee

Result: Carried: 10 to 0

For: 10 - Neumann, Gary, Lee, Traylor, Brandon,
Cunningham, Wilke, Perkett, Scott, Emmons

Against: 0

Absent: 3 - Strater, Marshall, Avery

Vacancy: 2 - District 6, Place 15

Bruce Wilke, Chair