

PLAN COMMISSION MINUTES

The City Plan Commission held a regular Zoning Hearing on December 8, 2005, with the briefing and bus tour at 9:00 a.m., canceled due to inclement weather and the public hearing at 1:35 p.m. in the City Council Chambers of City Hall. Presiding were Betty Culbreath, Chair and Carol Brandon, Vice Chair. The following Commissioners were present during the hearing: Dave Neumann, Jeff Starter, Clarence Gary, Angela Marshall, Erik Wilson, Michael Miranda, Bulldog Cunningham, Bill Avery, Chris Buehler, Carol Scott and Neil Emmons. The following Commissioner was absent from this hearing as defined in the City Plan Commission rules: None. There are two vacancies, District 7 and District 12.

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) **S056-037**

Motion: It was moved to **approve** an application to replat a 3.704 acre tract of land containing Lot 2A in City Block B/6374 into one 2.314 acre lot, and one 1.390 acre lot Regal Row at IH-35E, southeast corner, subject to compliance with the conditions listed in the docket.

Maker: Cunningham

Second: Marshall

Result: Carried: 13 to 0

For: 13 - Neumann, Strater*, Gary, Marshall, Wilson*,
Miranda, Brandon*, Cunningham, Avery*,
Buehler, Scott, Emmons, Culbreath

Against: 0
Absent: 0
Vacancy: 2 - District 7, District 12

*out of the room, shown voting in favor

Speakers: None

(2) **S056-038**

Motion: It was moved to **approve** an application to replat a 2.884 acre tract of land in Lot 3, City Block 7290 into one, 0.458 acre lot and one 2.426 acre lot on Manderville Lane at N. Central Expressway, northeast corner, subject to compliance with the conditions listed in the docket.

Maker: Cunningham

Second: Marshall

Result: Carried: 13 to 0

For: 13 - Neumann, Strater*, Gary, Marshall, Wilson*,
Miranda, Brandon*, Cunningham, Avery*,
Buehler, Scott, Emmons, Culbreath

Against: 0
Absent: 0
Vacancy: 2 - District 7, District 12

*out of the room, shown voting in favor

Speakers: None

(3) **S056-039**

Motion: It was moved to **approve** an application to create one 0.3581 acre lot from a tract of land in City Block 2/1499 on 3320 Douglas Avenue southwest of Rawlins Street, subject to compliance with the conditions listed in the docket.

Maker: Cunningham

Second: Marshall

Result: Carried: 13 to 0

For: 13 - Neumann, Strater*, Gary, Marshall, Wilson*,
Miranda, Brandon*, Cunningham, Avery*,
Buehler, Scott, Emmons, Culbreath

Against: 0
Absent: 0
Vacancy: 2 - District 7, District 12

*out of the room, shown voting in favor

Speakers: For: None

(4) **S056-040**

Motion: It was moved to **approve** an application to replat a 0.3049 acre tract of land containing part of Lot 10D, all of Lots 11 and 12 in City Block 2/1521 into one 13,283 square foot lot on Buena Vista Street, southwest of Fitzhugh Avenue, subject to compliance with the conditions listed in the docket.

Maker: Cunningham

Second: Marshall

Result: Carried: 13 to 0

For: 13 - Neumann, Strater*, Gary, Marshall, Wilson*,
Miranda, Brandon*, Cunningham, Avery*,
Buehler, Scott, Emmons, Culbreath

Against: 0

Absent: 0

Vacancy: 2 - District 7, District 12

*out of the room, shown voting in favor

Speakers: None

(5) **S056-043**

Motion: It was moved to **approve** an application to create an 18 lot Shared Access Area Development from a 0.6436 acre tract of land in City Block 718 on Adair Street between Bryan Street and Convent Street, subject to compliance with the conditions listed in the docket.

Maker: Cunningham

Second: Marshall

Result: Failed: 13 to 0

For: 13 - Neumann, Starter*, Gary, Marshall, Wilson*,
Miranda, Brandon*, Cunningham, Avery*,
Buehler, Scott, Emmons, Culbreath

Against: 0

Absent: 0

Vacancy: 2 - District 7, District 12

*out of the room, shown voting in favor

Speakers: None

(6) **S056-044**

Motion I: It was moved to **approve** an application to create a 36 lot Shared Access Area Development from a 1.4053 acre tract of land in City Block 718 on Washington Avenue between Bryan Street and Convent Street, subject to compliance with the conditions listed in the docket.

Maker: Cunningham

Second: Marshall

Result: Failed: 13 to 0

For: 13 - Neumann, Strater*, Gary, Marshall, Wilson*,
Miranda, Brandon*, Cunningham, Avery*,
Buehler, Scott, Emmons, Culbreath

Against: 0

Absent: 0

Vacancy: 2 - District 7, District 12

*out of the room, shown voting in favor

Speakers: None

(7) **S056-045**

Motion: It was moved to **approve** an application to create a 14.6703 acre lot from a tract of land in City Blocks 5696 and 5697 on Lemmon Avenue north of Inwood Road, subject to compliance with the conditions listed in the docket.

Maker: Cunningham

Second: Marshall

Result: Carried: 13 to 0

For: 13 - Neumann, Strater*, Gary, Marshall, Wilson*,
Miranda, Brandon*, Cunningham, Avery*,
Buehler, Scott, Emmons, Culbreath

Against: 0

Absent: 0

Vacancy: 2 - District 7, District 12

*out of the room, shown voting in favor

Speakers: None

(8) **S056-046**

Motion: It was moved to **approve** an application to replat part of Lots 2 and 3 in City Block 1318 into a four lot Shared Access Area Development on 3817 Bowser Avenue, northeast of Oak Lawn Avenue, subject to compliance with the conditions listed in the docket.

Maker: Cunningham

Second: Marshall

Result: Carried: 13 to 0

For: 13 - Neumann, Strater*, Gary, Marshall, Wilson*,
Miranda, Brandon*, Cunningham, Avery*,
Buehler, Scott, Emmons, Culbreath

Against: 0

Absent: 0

Vacancy: 2 - District 7, District 12

*out of the room, shown voting in favor

Speakers: None

(9) **S056-047**

Motion: It was moved to **approve** an application to replat Lots 1 and 2 and part of Lot 3 in City Block 2/1336 into one 0.5427 acre lot on 2803, 2807, and 2811 Shelby Avenue at Congress Avenue, north corner, subject to compliance with the conditions listed in the docket.

Maker: Cunningham

Second: Marshall

Result: Carried: 13 to 0

For: 13 - Neumann, Strater*, Gary, Marshall, Wilson*,
Miranda, Brandon*, Cunningham, Avery*,
Buehler, Scott, Emmons, Culbreath

Against: 0

Absent: 0

Vacancy: 2 - District 7, District 12

*out of the room, shown voting in favor

Speakers: None

(10) **S056-048**

Motion: It was moved to **approve** an application to replat part of City Block 2/1499 into one 0.7460 acre lot on 3319, 3323, and 3331 Knight Street at Rawlins Street, west corner, subject to compliance with the conditions listed in the docket.

Maker: Cunningham

Second: Marshall

Result: Carried: 13 to 0

For: 13 - Neumann, Strater*, Gary, Marshall, Wilson*,
Miranda, Brandon*, Cunningham, Avery*,
Buehler, Scott, Emmons, Culbreath

Against: 0

Absent: 0

Vacancy: 2 - District 7, District 12

*out of the room, shown voting in favor

Speakers: None

(11) **S056-050**

Motion: It was moved to **approve** an application to create a 0.276 acre lot in City Block 53 on Elm Street at Lamar Street, northeast corner, subject to compliance with the conditions listed in the docket.

Maker: Cunningham

Second: Marshall

Result: Carried: 13 to 0

For: 13 - Neumann, Strater*, Gary, Marshall, Wilson*,
Miranda, Brandon*, Cunningham, Avery*,
Buehler, Scott, Emmons, Culbreath

Against: 0

Absent: 0

Vacancy: 2 - District 7, District 12

*out of the room, shown voting in favor

Speakers: None

(12) **S056-052**

Motion: It was moved to **approve** an application to create a 49.85 acre lot from a tract of land in City Block 8284 on Langdon Road, northeast of Bonnieview Road, subject to compliance with the 11 conditions listed in the docket and adding Condition #12 to read as follows: "The entire right-of-way for "Southport Court" should be dedicated and the street constructed with this plat or the proposed street should be deleted entirely from the plat."

Maker: Cunningham

Second: Marshall

Result: Carried: 13 to 0

For: 13 - Neumann, Strater*, Gary, Marshall, Wilson*,
Miranda, Brandon*, Cunningham, Avery*,
Buehler, Scott, Emmons, Culbreath

Against: 0

Absent: 0

Vacancy: 2 - District 7, District 12

*out of the room, shown voting in favor

Speakers: None

Individual Item - Preliminary Plat

(13) **S056-041**

Motion: It was moved to **approve** an application to replat a 0.553 acre tract of land being Lot 1 in City Block 30/7614 into three lots on Sierra Way at Plaza Blvd. and Alta Mesa Drive, northeast corner, subject to compliance with the conditions contained in the docket.

Maker: Cunningham

Second: Marshall

Result: Carried: 13 to 0

For: 13 - Neumann, Strater*, Gary, Marshall, Wilson,
Miranda, Brandon*, Cunningham, Avery,
Buehler, Scott, Emmons, Culbreath

Against: 0

Absent: 0

Vacancy: 2 - District 7, District 12

*out of the room, shown voting in favor

Speakers: None

(14) **S056-042**

Motion: It was moved to **approve** an application to replat Lot 1 in City Block B/6146 into one 0.2761 acre lot, and one 0.3228 acre lot on a 0.5989 acre tract of land on Lomita Lane between Edith Lane and Folkstone Road, subject to compliance with the conditions contained in the docket.

Maker: Scott

Second: Marshall

Result: Carried: 13 to 0

For: 13 - Neumann, Strater*, Gary, Marshall, Wilson, Miranda, Brandon*, Cunningham, Avery, Buehler, Scott, Emmons, Culbreath

Against: 0

Absent: 0

Vacancy: 2 - District 7, District 12

*out of the room, shown voting in favor

Speakers: For: Peyman Horri, 5030 Homer St., Dallas, TX, 75206

Against: Karim Virani, 9512 Folkstone Rd., Dallas, TX, 75220

(15) **S056-049**

Motion: It was moved to **approve** an application to replat a 2.0191 acre tract of land containing part of Lot 11 and all of Lot 12 in City Block 5074 into a 16 lot shared access development on 4122 and 4130 W. Northwest Highway, subject to compliance with the conditions contained in the docket.

Maker: Emmons

Second: Marshall

Result: Carried: 13 to 0

For: 13 - Neumann, Strater, Gary, Marshall, Wilson, Miranda, Brandon, Cunningham, Avery, Buehler, Scott, Emmons, Culbreath

Against: 0

Absent: 0

Vacancy: 2 - District 7, District 12

Speakers: For: None

Against: Bill Nettle, 4106 Crossing Ln., Dallas, TX, 75220

Janna Schick, 4130 Crossing Ln., Dallas, TX, 75220

Miscellaneous Docket

M056-004

Planner: Richard Brown

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

Maker: Cunningham

Second: Marshall

Result: Carried: 12 to 1

For: 12 - Neumann, Strater, Gary, Marshall, Wilson,
Miranda, Brandon, Cunningham, Avery,
Buehler, Scott, Culbreath

Against: 1 - Emmons

Absent: 0

Vacancy: 2 - District 7, District 12

Speakers: None

M056-005

Planner: Richard Brown

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

Maker: Cunningham

Second: Marshall

Result: Carried: 12 to 1

For: 12 - Neumann, Strater, Gary, Marshall, Wilson,
Miranda, Brandon, Cunningham, Avery,
Buehler, Scott, Culbreath

Against: 1 - Emmons

Absent: 0

Vacancy: 2 - District 7, District 12

Speakers: None

M056-006

Planner: Richard Brown

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

Maker: Cunningham

Second: Marshall

Result: Carried: 12 to 1
For: 12 - Neumann, Strater, Gary, Marshall, Wilson,
Miranda, Brandon, Cunningham, Avery,
Buehler, Scott, Culbreath

Against: 1 - Emmons
Absent: 0
Vacancy: 2 - District 7, District 12

Speakers: None

M056-008

Planner: Richard Brown

Motion: It was moved to **approve** a minor amendment to the site plan for Planned Development District No. 1, on south line of Forest Lane, between Inwood Road and Eastern Avenue.

Maker: Cunningham
Second: Marshall
Result: Carried: 12 to 1
For: 12 - Neumann, Strater, Gary, Marshall, Wilson,
Miranda, Brandon, Cunningham, Avery,
Buehler, Scott, Culbreath

Against: 1 - Emmons
Absent: 0
Vacancy: 2 - District 7, District 12

Speakers: None

Z056-106(RB)

Planner: Richard Brown

Motion: It was moved to **approve** a site plan, conditions and deed restrictions submitted in conjunction with an application for an IM Industrial Manufacturing District, subject to volunteered deed restrictions, and approval of a Specific Use Permit for an Industrial (outside) potentially incompatible use for a Concrete crushing plant, on the west line of Conveyor Lane, southwest of Inwood Road.

Maker: Cunningham
Second: Marshall
Result: Carried: 12 to 1
For: 12 - Neumann, Strater, Gary, Marshall, Wilson,
Miranda, Brandon, Cunningham, Avery,
Buehler, Scott, Culbreath

Against: 1 - Emmons
Absent: 0
Vacancy: 2 - District 7, District 12

Speakers: None

D056-001

Planner: Frank Dominquez

Motion: It was moved to **approve** a development plan and landscape plan for Planned Development District No. 305, in an area bounded by Cityplace West Boulevard, McKinney Avenue, Blackburn Street and Noble Avenue.

Maker: Cunningham

Second: Marshall

Result: Carried: 12 to 1

For: 12 - Neumann, Strater, Gary, Marshall, Wilson,
Miranda, Brandon, Cunningham, Avery,
Buehler, Scott, Culbreath

Against: 1 - Emmons

Absent: 0

Vacancy: 2 - District 7, District 12

Speakers: None

Zoning Cases - Consent

1. **Z056-116 (WE)**

Planner: Warren Ellis

Motion: It was moved to recommend **approval** of an amendment to Specific Use Permit No. 1557 for a Community service center for a two-year period with automatic renewal for additional two-year periods, subject to a site plan and staff's recommended conditions on property zoned an MF-1(A) Multifamily District, on the west corner of Holly Hill Drive and Pineland Drive.

Maker: Brandon

Second: Marshall

Result: Carried: 13 to 0

For: 13 - Neumann, Strater Gary, Marshall, Wilson,
Miranda, Brandon, Cunningham, Avery,
Buehler, Scott, Emmons, Culbreath

Against: 0

Absent: 0

Vacancy: 2 - District 7, District 12

Notices: Area: 300

Mailed: 78

Replies: For: 0

Against: 0

Speakers: None

2. Z056-117 (WE)

Planner: Warren Ellis

Motion: It was moved to recommend **approval** of a Specific Use Permit for a Mini-warehouse for a ten-year period with automatic renewal for additional ten-year periods, subject to a revised site plan, landscape plan and staff's recommended conditions on property zoned an RR-D Regional Retail District with a D Dry Liquor Overlay District on the west line of Duncanville Road, north of Walton Walker Boulevard (Loop 12)..

Maker: Brandon

Second: Marshall

Result: Carried: 13 to 0

For: 13 - Neumann, Strater, Gary, Marshall, Wilson, Miranda, Brandon, Cunningham, Avery, Buehler, Scott, Emmons, Culbreath

Against: 0

Absent: 0

Vacancy: 2 - District 7, District 12

Notices: Area: 300 Mailed: 32

Replies: For: 1 Against: 1

Speakers: None

3. Z056-118 (MM)

Planner: Michael Finley

Motion: It was moved to recommend **approval** to renew Specific Use Permit No. 1500 for a vehicle display, sales, and service use for a three-year period, subject to a site plan and conditions on property zoned a Planned Development District No. 629 for MU-3 Mixed Use District uses on the northeast corner of the intersection of North Central Expressway and Bonner Street.

Maker: Brandon

Second: Marshall

Result: Carried: 13 to 0

For: 13 - Neumann, Strater, Gary, Marshall, Wilson, Brandon, Cunningham, Avery, Buehler, Scott, Emmons, Culbreath

Against: 0

Absent: 0

Vacancy: 2 - District 7, District 12

Notices: Area: 200 Mailed: 9

Replies: For: 0 Against: 0

Speakers: None

Zoning Cases – Under Advisement

4. Z045-120 (MM)

Planner: David Cossum

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 portions 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, an MU-2 Mixed Use District, an MU-2-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 LO-3-D Limited Office District with a Dry Liquor Control Overlay, an IM Industrial Manufacturing District and a GO(A) General Office District, located within an area generally bounded by Live Oak Street, Haskell Street, Main Street and Malcolm X Blvd. Consideration will be given to creating three subareas in Planned Development District No. 298 and 298-D to allow additional uses and development standards, in lieu of including this area of PDD No. 298 in the proposed Baylor University Medical Center Area Special Purpose District., it was moved to **hold** this case under advisement until April 20, 2006.

Maker: Strater

Second: Emmons

Result: Carried: 13 to 0

For: 13 - Neumann, Strater, Gary, Marshall, Wilson,
Miranda, Brandon, Cunningham, Avery,
Buehler, Scott, Emmons, Culbreath

Against: 0

Absent: 0

Vacancy: 2 - District 7, District 12

Notices: Area: 500

Mailed: 229

Replies: For: 9

Against: 8

Speakers: For: Robert Reeves, 900 Jackson St., Dallas, TX, 75202

Against: None

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

Planner: Richard Brown

Motion: In considering an application for 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 with consideration being given to an MU-2 Mixed Use District with retention of the D Dry Liquor Control Overlay on the north corner of Washington Avenue and Worth Street, it was moved to **hold** this case under advisement until April 20, 2006.

Maker: Strater

Second: Wilson

Result: Carried: 13 to

For: 13 - Neumann, Strater, Gary, Marshall, Wilson, Miranda, Brandon, Cunningham, Avery, Buehler, Scott, Emmons, Culbreath

Against: 0

Absent: 0

Vacancy: 2 - District 7, District 12

Notices: Area: 200

Mailed: 4

Replies: For: 1

Against: 0

Speakers: None

6. **Z045-297 (JP)**

Planner: Jennifer Hiromoto

Motion: It was moved to recommend **approval** of a Planned Development Subdistrict for single family, multiple family and mixed uses, subject to staff's recommended conditions, a revised applicant's conceptual plan, and an avigation easement, release, indemnification and disclosure agreement volunteered by the applicant on property zoned an MF-2 Multiple Family Subdistrict and an LC Light Commercial Subdistrict within Planned Development District No. 193, the Oak Lawn Special Purpose District, in an area generally bounded by Lemmon Avenue, Mahanna Street, City Limit line, Miles Street, Holland Avenue, Dorothy Street, Bowser Avenue, and Cedar Plaza Lane with the following changes to staff's recommended conditions: Under Definition and Interpretation (4) (c) remove the strike out and allow the condition exempting them from the residential proximity slope. Under Off Street Parking and Loading (c) Multiple-family uses on Tracts D, E, G, and H (1) change one parking space to read 1.12 parking spaces and (3) change one parking space to read 1.12 parking spaces. Under Landscaping (g) remove strikeout and allow the condition that unless an alternate design is approved by the City Plan Commission, pursuant to paragraph (e), required sidewalks must have a minimum width of six feet and be unobstructed by structures, tree gates or plantings.

Maker: Emmons
Second: Strater
Result: Carried: 13 to 0
For: 13 - Neumann, Strater, Gary, Marshall*, Wilson,
Miranda, Brandon, Cunningham, Avery,
Buehler, Scott, Emmons, Culbreath

Against: 0
Absent: 0
Vacancy: 2 - District 7, District 12

*out of the room, shown voting in favor

Notices: Area: 500 Mailed: 406
Replies: For: 31 Against: 5

Speakers: For: Myron Dornic, 901 Main St., Dallas, TX, 75202
Frank Stich, 4224 N. Hall St., Dallas, TX, 75219
John Allen, 3850 W. Northwest Hwy., Dallas, TX, 75220
Against: None

7. Z045-299 (JH)

Planner: Jennifer Hiromoto

Motion: It was moved to recommend **denial** of the creation of a new subdistrict for single family uses within Planned Development District No. 465, the Arlington Park Special Purpose District, on the southwest corner of Van Winkle Boulevard and Record Crossing Road.

Maker: Strater
Second: Emmons
Result: Carried: 12 to 1
For: 12 - Neumann, Strater, Gary, Marshall, Wilson,
Miranda, Brandon, Cunningham, Avery,
Buehler, Scott, Emmons

Against: 1 - Culbreath
Absent: 0
Vacancy: 2 - District 7, District 12

Notices: Area: 500 Mailed: 52
Replies: For: 4 Against: 9

Speakers: For: None
Against: Robert Flyer, 1107 W. Red Bird Ln., Dallas, TX, 75232
Se-Gwen Tyler, 1816 Prairie View Dr., Dallas, TX, 75235

A. **Z056-115 (WE)**

Planner: Warren Ellis

Motion: It was moved to recommend **approval** of a Specific Use Permit for Vehicle Display, Sales and Services for a ten-year period with eligibility for automatic renewals for additional ten-year periods, subject to a site plan and staff's conditions on property zoned Subdistrict 1 of Planned Development District 621, the Old Trinity and Design Special Purpose District, on the east line of Industrial Boulevard, between Cole Street and Howell Street with an added change to strike the hours of operation for Sundays.

Maker: Strater

Second: Cunningham

Result: Carried: 13 to 0

For: 13 - Neumann, Strater, Gary, Marshall, Wilson,
Miranda, Brandon, Cunningham, Avery,
Buehler, Scott, Emmons, Culbreath

Against: 0

Absent: 0

Vacancy: 2 - District 7, District 12

Notices: Area: 200

Mailed: 17

Replies: For: 2

Against: 5

Speakers: For: Karl Crawley, 900 Jackson St., Dallas, TX, 75202

Against: None

Zoning Cases – Individual

8. **Z056-119 (MM)**

Planner: Michael Finley

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, on the east side of Audelia Road, south of Shadow Way.

Maker: Avery

Second: Marshall

Result: Carried: 13 to 0

For: 13 - Neumann, Strater, Gary, Marshall, Wilson,
Miranda, Brandon, Cunningham, Avery,
Buehler, Scott, Emmons, Culbreath

Against: 0

Absent: 0

Vacancy: 2 - District 7, District 12

Notices: Area: 400 Mailed: 86
Replies: For: 3 Against: 14

Speakers: None

9. **Z056-120 (RB)**

Planner: Richard Brown

Motion: In considering an application for a TH-2(A) Townhouse District on property zoned an R-7.5(A) Single Family District on the northwest line of 52nd Street, west of Sunnyvale Street, it was moved to **hold** this case under advisement until December 15, 2005.

Maker: Wilson
Second: Marshall
Result: Carried: 12 to 0
For: 12 - Neumann, Strater, Gary, Marshall, Wilson,
Miranda, Brandon, Cunningham, Buehler,
Scott, Emmons, Culbreath

Against: 0
Absent: 1 - Avery**
Vacancy: 2 - District 7, District 12

*Commissioner Avery left, before vote taken

Notices: Area: 300 Mailed: 29
Replies: For: 1 Against: 1

Speakers: None

10. **Z056-121 (RB)**

Planner: Richard Brown

Motion: In considering an application for a TH-2(A) Townhouse District on property zoned an R-7.5(A) Single Family District on the northwest line of 52nd Street, west of Sunnyvale Street, it was moved to **hold** this case under advisement until December 15, 2005.

Maker: Wilson
Second: Marshall
Result: Carried: 12 to 0
For: 12 - Neumann, Strater, Gary, Marshall, Wilson,
Miranda, Brandon, Cunningham, Buehler,
Scott, Emmons, Culbreath

Against: 0
Absent: 1 - Avery
Vacancy: 2 - District 7, District 12

Notices: Area: 200 Mailed: 19
Replies: For: 0 Against: 0
Speakers: None

Other Matters

Committee Appointments

Chairwoman Culbreath made the following appointments to City Plan Commission Committees:

Jim Rogers - Zoning Ordinance Advisory Committee (ZOAC)
Erik Wilson - Zoning Ordinance Advisory Committee (ZOAC)
Neil Emmons - Zoning Ordinance Advisory Committee (ZOAC) and CPC Liaison to Landmark Commission
Chris Buehler - Subdivision Review Committee (SRC) and Rules Committee
Carol Brandon - CPC Liaison to Environmental Health Commission

Minutes

Motion: It was moved to **approve** the minutes of the December 1, 2005 meeting, subject to corrections.

Maker: Cunningham

Second: Brandon

Result: Carried: 12 to 0

For: 12 - Neumann, Strater, Gary, Marshall, Wilson,
Miranda, Brandon, Cunningham, Buehler,
Scott, Emmons, Culbreath

Against: 0

Absent: 1 - Avery

Vacancy: 2 - District 7, District 12

Adjournment

Motion: The hearing adjourned at 4:03 p.m.

Betty Culbreath, Chair