

PLAN COMMISSION MINUTES

The City Plan Commission held a regular Zoning Hearing on January 15, 2009, with the briefing starting at 11:00 a.m. in Room 5ES and the public hearing at 1:31 p.m. in the City Council Chambers of City Hall. Presiding were Joe Alcantar, Chair and Chris Buehler, Vice Chair. The following Commissioners were present during the hearing: James Prothro, Clarence Gary, Michael Davis, Emma Rodgers, John Lozano, Ann Bagley, Myrtl Lavallaisaa, Bob Weiss, Sally Wolfish Robert Ekblad and Neil Emmons. The following Commissioner was absent from this hearing as defined in the City Plan Commission rules: Tom Lueder. There is one vacancy District 2.

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: Carolyn Horner

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.

Consent Agenda - Preliminary Plat

(1) **S089-042**

Motion: It was moved to **approve** an application to replat Lot 1, Block 109 of the First Presbyterian Annex Addition, three unplatted tracts, and a Street and Alley Abandonment, in City Blocks 109 and 117, into one 2.758 acre lot, on Harwood Street between Wood Street and Young Street, subject to compliance with the conditions listed in the docket with the following added condition to read as follows: "Before submitting the final plat, the utility easement abandonment must be recorded, and the recording information shown on the face of the final plat".

Maker: Buehler
Second: Weiss
Result: Carried: 13 to 0

For: 13 - Prothro, Gary, Davis, Rodgers, Lozano*,
Bagley, Lavallaisaa, Weiss, Buehler, Wolfish,
Ekblad, Emmons, Alcantar

Against: 0
Absent: 1 - Lueder
Vacancy: 1 - District 2

*out of the room, shown voting in favor

Speakers: None

(2) **S089-041**

Motion: It was moved to **deny** an application to replat Lots 9 and 10 in City Block 5/5498 of Pemberton Addition No. 3 into one 0.6 acre lot fronting 150.11 ft. on the north line of Pemberton Drive, beginning at a point approximately 160 ft. west of the west line of Tibbs Street, due to non-compliance to Section 51A-8.503(a) of the Dallas Development Code.

Maker: Ekblad
Second: Lozano
Result: Carried: 13 to 0

For: 13 - Prothro, Gary, Davis, Rodgers, Lozano,
Bagley, Lavallaisaa, Weiss, Buehler, Wolfish,
Ekblad, Emmons, Alcantar

Against: 0
Absent: 1 - Lueder
Vacancy: 1 - District 2

Speakers: For: Jerry Gilmore, 500 N. Akard St., Dallas, TX, 75201
Clint McCullah, 6311 Pemberton Dr., Dallas, TX, 75230
Against: None

Miscellaneous Docket

M089-002

Planner: Richard Brown

Motion: It was moved to **approve** a minor amendment to the Tract 1A revised development/landscape plan for Planned Development District No. 486 on the west corner of Bank Street and Gurley Avenue.

Maker: Buehler
Second: Prothro
Result: Carried: 13 to 0

For: 13 - Prothro, Gary, Davis, Rodgers, Lozano,
Bagley, Lavallaisaa, Weiss, Buehler, Wolfish,
Ekblad, Emmons, Alcantar

Against: 0
Absent: 1 - Lueder
Vacancy: 1 - District 2

Speakers: None

M089-009

Planner: Richard Brown

Motion: It was moved to **approve** a minor amendment to the development/landscape plan for Planned Development District No. 531 for a Community service center and MF-2(SAH) District Uses on north side Ridgecrest Road, west of Eastridge Drive.

Maker: Buehler
Second: Prothro
Result: Carried: 13 to 0

For: 13 - Prothro, Gary, Davis, Rodgers, Lozano,
Bagley, Lavallaisaa, Weiss, Buehler, Wolfish,
Ekblad, Emmons, Alcantar

Against: 0
Absent: 1 - Lueder
Vacancy: 1 - District 2

Speakers: None

D089-001

Planner: Frank Dominguez

Motion: It was moved to **approve** a development plan for Planned Development District No. 486 in an area bound by Bank Street, Gurley Avenue, Carroll Avenue, and Parry Avenue.

Maker: Buehler
Second: Weiss
Result: Carried: 13 to 0

For: 13 - Prothro, Gary, Davis, Rodgers, Lozano,
Bagley, Lavallaisaa, Weiss, Buehler, Wolfish,
Ekblad, Emmons, Alcantar

Against: 0
Absent: 1 - Lueder
Vacancy: 1 - District 2

Speakers: None

Miscellaneous Docket – Under Advisement

D089-006

Planner: Frank Dominguez

Motion: It was moved to **approve** a development plan for Planned Development District No. 742 on the northwest corner of Skillman Avenue and Northwest Highway.

Maker: Weiss
Second: Rodgers
Result: Carried: 13 to 0

For: 13 - Prothro, Gary, Davis, Rodgers, Lozano, Bagley, Lavallaisaa, Weiss, Buehler, Wolfish, Ekblad, Emmons, Alcantar

Against: 0
Absent: 1 - Lueder
Vacancy: 1 - District 2

Speakers: None

Zoning Cases – Consent

1. Z089-129(RB)

Planner: Richard Brown

Motion: It was moved to recommend **approval** of a Specific Use Permit for Local Utilities for a permanent time period, subject to a revised site plan and conditions on property zoned an MF-1(A) Multifamily District with Specific Use Permit No. 1 for Apartment-2 Uses limited to a Community club, private school, and apartments on the northwest corner of Belt Line Road and Spring Creek Road with a revision to show the new wood fence surrounding the property be 6 ft. tall.

Maker: Wolfish
Second: Rodgers
Result: Carried: 13 to 0

For: 13 - Prothro, Gary, Davis, Rodgers, Lozano, Bagley, Lavallaisaa, Weiss, Buehler, Wolfish, Ekblad, Emmons, Alcantar

Against: 0
Absent: 1 - Lueder
Vacancy: 1 - District 2

Notices: Area: 200 Mailed: 4
Replies: For: 1 Against: 0

Speakers: For: William Prestridge, 1565 Chenault St., Dallas, TX, 75228
Against: None

2. Z078-276(WE)

Planner: Warren Ellis

Motion: In considering an application for a Planned Development Subdistrict for mixed uses on property zoned a HC Heavy Commercial Subdistrict and Planned Development District No. 64 within Planned Development District No. 193, the Oak Lawn Special Purpose District, in an area generally bounded by the Maple-Routh Connection, McKinney Avenue, Pearl Street and Thomas Avenue with consideration being given to an amendment to, and expansion of, Planned Development Subdistrict No. 64, it was moved to **hold** this case under advisement until February 12, 2009.

Maker: Emmons
Second: Buehler
Result: Carried: 13 to 0

For: 13 - Prothro, Gary, Davis, Rodgers, Lozano,
Bagley, Lavallaisaa, Weiss, Buehler, Wolfish,
Ekblad, Emmons, Alcantar

Against: 0
Absent: 1 - Lueder
Vacancy: 1 - District 2

Notices: Area: 500 Mailed: 131
Replies: For: 0 Against: 5

Speakers: For: William Cothrum, 900 Jackson St., Dallas, TX, 75202
Against: Joseph Pitchford, 200 Crescent Ct., Dallas, TX, 75201
Ferdinand Hauslein, 2525 N. Pearl St., Dallas, TX, 75201

Other Matters

2008 ZOAC Annual Report

Motion: It was moved to **accept** the 2008 Zoning Ordinance Advisory Committee annual report.

Maker: Buehler
Second: Bagley
Result: Carried: 13 to 0

For: 13 - Prothro, Gary, Davis, Rodgers, Lozano,
Bagley, Lavallaisaa, Weiss, Buehler, Wolfish,
Ekblad, Emmons, Alcantar

Against: 0
Absent: 1 - Lueder
Vacancy: 1 - District 2

Speakers: None

Minutes

Motion: It was moved to **approve** the minutes of the January 8, 2008, City Plan Commission meetings, subject to corrections.

Maker: Prothro
Second: Weiss
Result: Carried: 13 to 0

For: 13 - Prothro, Gary, Davis, Rodgers, Lozano,
Bagley, Lavallaisaa, Weiss, Buehler, Wolfish,
Ekblad, Emmons, Alcantar

Against: 0
Absent: 1 - Lueder
Vacancy: 1 - District 2

Adjournment

Motion: It was moved to **adjourn** the January 15, 2009, City Plan Commission meeting at 2:22 p.m.

Maker: Buehler
Second: Weiss
Result: Carried: 13 to 0

For: 13 - Prothro, Gary, Davis, Rodgers, Lozano,
Bagley, Lavallaisaa, Weiss, Buehler, Wolfish,
Ekblad, Emmons, Alcantar

Against: 0
Absent: 1 - Lueder
Vacancy: 1 - District 2