

## CORRECTED PLAN COMMISSION MINUTES

The City Plan Commission held a regular Zoning Hearing on June 12, 2008, with the bus tour starting at 9:10 a.m. followed by the briefing starting at 11:12 a.m. in Room 5ES and the public hearing at 1:30 p.m. in the City Council Chambers of City Hall. Presiding were Joe Alcantar, Chair and Emma Rodgers, Acting Vice Chair. The following Commissioners were present during the hearing: James Prothro, Jeff Strater, Clarence Gary, Michael Davis, John Lozano, Ann Bagley, Erma Jones-Dodd, Bob Weiss, Tom Lueder, Sally Wolfish, Robert Ekblad, Neil Emmons and Joe Alcantar. The following Commissioner was absent from this hearing as defined in the City Plan Commission rules: Chris Buehler. 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: 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) **S078-199**

**Motion:** It was moved to **approve** an application to create one lot from a tract of land containing 7.795 acres in City Block D/2370, on 5919 and 5925 Maple Avenue, subject to compliance with the conditions listed in the docket.

Maker: Emmons  
Second: Weiss  
Result: Carried: 14 to 0

For: 14 - Prothro, Strater, Gary, Davis, Rodgers,  
Lozano, Bagley, Jones-Dodd, Weiss, Lueder,  
Wolfish, Ekblad, Emmons, Alcantar

Against: 0

Absent: 1 - Buehler  
Vacancy: 0

**Speakers:** None

(2) **S078-201**

**Motion:** It was moved to **approve** an application to create one lot from a tract of land containing 2.1688 acres in City Block 1/7497, on Valley View Lane and Thistle Lane, northeast corner, subject to compliance with the conditions listed in the docket.

Maker: Emmons  
Second: Weiss  
Result: Carried: 14 to 0

For: 14 - Prothro, Strater, Gary, Davis, Rodgers,  
Lozano, Bagley, Jones-Dodd, Weiss, Lueder,  
Wolfish, Ekblad, Emmons, Alcantar

Against: 0  
Absent: 1 - Buehler  
Vacancy: 0

**Speakers:** None

(3) **S078-202**

**Motion:** It was moved to **approve** an application to create one lot from a tract of land containing 0.9380 acres in City Block 8761, on the Dallas North Tollway and east of the George Bush Turnpike, subject to compliance with the conditions listed in the docket.

Maker: Emmons  
Second: Weiss  
Result: Carried: 14 to 0

For: 14 - Prothro, Strater, Gary, Davis, Rodgers,  
Lozano, Bagley, Jones-Dodd, Weiss, Lueder,  
Wolfish, Ekblad, Emmons, Alcantar

Against: 0  
Absent: 1 - Buehler  
Vacancy: 0

**Speakers:** None

(4) **S056-379R**

**Motion:** It was moved to **approve** an application to revise a previously approve plat (S056-379) to create one lot from a tract of land by removing a tract and including a contiguous tract, containing 5.458 acres in Lots 1 and 5 and unplatted tracts in City Block A-1/2367, southeast corner Forest Park and Empire Central, subject to compliance with the conditions listed in the docket.

Maker: Emmons  
Second: Weiss  
Result: Carried: 14 to 0

For: 14 - Prothro, Strater, Gary, Davis, Rodgers,  
Lozano, Bagley, Jones-Dodd, Weiss, Lueder,  
Wolfish, Ekblad, Emmons, Alcantar

Against: 0  
Absent: 1 - Buehler  
Vacancy: 0

**Speakers:** None

#### Residential Replats

#### **S078-198**

**Motion:** It was moved to **approve** an application to replat part of Lots 9 and 10 in City Block P/4367 into one 23,165 sq. ft. lot located at the intersection of E. Ledbetter Drive and Frio Drive, northeast corner, subject to compliance with the conditions listed in the docket.

Maker: Rodgers  
Second: Lozano  
Result: Carried: 13 to 1

For: 13 - Prothro, Strater, Gary, Rodgers, Lozano,  
Bagley, Jones-Dodd, Weiss, Lueder, Wolfish,  
Ekblad, Emmons, Alcantar

Against: 1 - Davis  
Absent: 1 - Buehler  
Vacancy: 0

**Speakers:** For: Kenneth Willis, 5018 E. Frio Dr., Dallas, TX, 75216  
Against: Wayne Robinson, 5010 E. Frio Dr., Dallas, TX, 75216

Street Name Change – Under Advisement

**NC078-002**

**Motion:** In considering an application to change the name of Missouri Avenue between South Beckley Avenue and South Lancaster Avenue to “Grover C. Washington Avenue”, it was moved to **hold** this case under advisement until July 24, 2008.

Maker: Davis  
Second: Lueder  
Result: Carried: 14 to 0

For: 14 - Prothro, Strater, Gary, Davis, Rodgers,  
Lozano, Bagley, Jones-Dodd\*, Weiss, Lueder,  
Wolfish, Ekblad, Emmons, Alcantar

Against: 0  
Absent: 1 - Buehler  
Vacancy: 0

\*out of the room, shown voting in favor

**Speakers:** None

Miscellaneous Docket

**M078-029**

Planner: Richard Brown

**Motion:** It was moved to **approve** a minor amendment to the development plan and landscape plan for Planned Development District No. 735 for certain Nonresidential Uses on the north line of Forest Lane, west of Abrams Road.

Maker: Lueder  
Second: Prothro  
Result: Carried: 14 to 0

For: 14 - Prothro, Strater, Gary, Davis, Rodgers,  
Lozano, Bagley, Jones-Dodd\*, Weiss, Lueder,  
Wolfish, Ekblad, Emmons, Alcantar

Against: 0  
Absent: 1 - Buehler  
Vacancy: 0

\*out of the room, shown voting in favor

**Speakers:** None

**M078-033**

Planner: Richard Brown

**Motion:** It was moved to **approve** a minor amendment to the development plan for Planned Development District No. 508 for Clustered Housing, Multifamily, Limited Office, Mixed Uses, and other Specific Uses, on the south line of Canada Drive, west of Hampton Road.

Maker: Lueder  
Second: Prothro  
Result: Carried: 14 to 0

For: 14 - Prothro, Strater, Gary, Davis, Rodgers,  
Lozano, Bagley, Jones-Dodd\*, Weiss, Lueder,  
Wolfish, Ekblad, Emmons, Alcantar

Against: 0  
Absent: 1 - Buehler  
Vacancy: 0

\*out of the room, shown voting in favor

**Speakers:** For: Todd Howard, 1506 W. Griffin St., Dallas, TX, 75215  
Against: None

**M078-035**

Planner: Richard Brown

**Motion:** It was moved to **approve** a minor amendment to Phase 1a and 1b development plan for Planned Development District No. 121 for Retail and Residential Uses on the southwest corner of Walnut Hill Lane and North Central Expressway.

Maker: Lueder  
Second: Prothro  
Result: Carried: 14 to 0

For: 14 - Prothro, Strater, Gary, Davis, Rodgers,  
Lozano, Bagley, Jones-Dodd\*, Weiss, Lueder,  
Wolfish, Ekblad, Emmons, Alcantar

Against: 0  
Absent: 1 - Buehler  
Vacancy: 0

\*out of the room, shown voting in favor

**Speakers:** None

Miscellaneous Docket – Under Advisement

**D078-014**

Planner: Frank Dominquez

**Motion:** It was moved to **approve** a development plan and landscape plan for Planned Development District No. 730 on both sides of Bexar Street, north of U.S. Hwy No. 175.

Maker: Bagley  
Second: Prothro  
Result: Carried: 14 to 0

For: 14 - Prothro, Strater, Gary, Davis, Rodgers,  
Lozano, Bagley, Jones-Dodd\*, Weiss, Lueder,  
Wolfish, Ekblad, Emmons, Alcantar

Against: 0  
Absent: 1 - Buehler  
Vacancy: 0

\*out of the room, shown voting in favor

**Speakers:** None

Zoning Cases – Consent

**1. Z078-213(RB)**

Planner: Richard Brown

**Motion:** It was moved to recommend **approval** of a Planned Development District for a MF-1(A) Multifamily District Uses and a Community service center, subject to a development/landscape plan and conditions on property zoned an MF-1(A) Multifamily Subdistrict within Planned Development District No. 595, the South Dallas/Fair Park Special Purpose District, at the southeast corner of Hatcher Street and Troy Street..

Maker: Weiss  
Second: Davis  
Result: Carried: 14 to 0

For: 14 - Prothro, Strater, Gary, Davis, Rodgers,  
Lozano, Bagley, Jones-Dodd, Weiss, Lueder,  
Wolfish, Ekblad, Emmons, Alcantar

Against: 0  
Absent: 1 - Buehler  
Vacancy: 0

**Notices:** Area: 500 Mailed: 49  
**Replies:** For: 1 Against: 0

**Speakers:** None

**2. Z078-210(MAW)**

Planner: Megan Wimer

**Motion:** It was moved to recommend **approval** of a an MU-1 Mixed Use District, subject to conditions on property zoned an LI Light Industrial District on the west side of Fran Way, north of Avenue B.

Maker: Weiss  
Second: Davis  
Result: Carried: 14 to 0

For: 14 - Prothro, Strater, Gary, Davis, Rodgers,  
Lozano, Bagley, Jones-Dodd, Weiss, Lueder,  
Wolfish, Ekblad, Emmons, Alcantar

Against: 0  
Absent: 1 - Buehler  
Vacancy: 0

**Notices:** Area: 400 Mailed: 55  
**Replies:** For: 4 Against: 0

**Speakers:** None

**3. Z078-219(MAW)**

Planner: Megan Wimer

**Motion:** It was moved to recommend **approval** of a Neighborhood Stabilization Overlay (NSO) on property zoned an R-7.5(A) Single Family District on the north side of Mockingbird Lane and including both sides of Dalewood Lane, Westbrook Lane, Rockview Lane and Galemeadow Circle.

Maker: Weiss  
Second: Emmons  
Result: Carried: 14 to 0

For: 14 - Prothro, Strater, Gary, Davis, Rodgers,  
Lozano, Bagley, Jones-Dodd, Weiss, Lueder,  
Wolfish, Ekblad, Emmons, Alcantar

Against: 0  
Absent: 1 - Buehler  
Vacancy: 0

**Notices:** Area: 200 Mailed: 217  
**Replies:** For: 113 Against: 12

**Speakers:** For: Anne Shuttee, 7115 Westbrook Ln., Dallas, TX, 75214  
Ted Ellis, 7150 Westbrook Ln., Dallas, TX, 75214  
For(did not speak): Patricia Havard, 6930 Galemeadow Cr., Dallas, TX, 75214  
For(did not speak): B. L. Havard, 6930 Galemeadow Cr., Dallas, TX, 75214  
For(did not speak): Deborah Keller, 7206 Dalewood Ln., Dallas, TX, 75214  
For(did not speak): John Reynolds, 7142 Westbrook Ln., Dallas, TX, 75214  
Against: Ben White, 7026 Dalewood Ln., Dallas, TX, 75214

Development Code Amendment – Under Advisement

**DCA078-013**

Planner: David Cossum

**Motion:** It was move to recommend **approval** of amendments to Chapter 51A, the Dallas Development Code, to amend regulations pertaining to premise signs and special purpose signs.

Maker: Bagley  
Second: Weiss  
Result: Carried: 14 to 0

For: 14 - Prothro, Strater, Gary, Davis, Rodgers,  
Lozano, Bagley, Jones-Dodd, Weiss, Lueder,  
Wolfish, Ekblad, Emmons, Alcantar

Against: 0  
Absent: 1 - Buehler  
Vacancy: 0

**Speakers:** None

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Other Matters

CPC Committee Appointments and Reports - **None**

Minutes

**Motion:** It was moved to **approve** the minutes of the June 5, 2008, City Plan Commission meeting, subject to corrections.

Maker: Weiss  
Second: Emmons  
Result: Carried: 14 to 0

For: 14 - Prothro, Strater, Gary, Davis, Rodgers,  
Lozano, Bagley, Jones-Dodd, Weiss, Lueder,  
Wolfish, Ekblad, Emmons, Alcantar

Against: 0  
Absent: 1 - Buehler  
Vacancy: 0

**Speakers:** None

Adjournment

**Motion:** It was moved to **adjourn** the June 12, 2008, City Plan Commission meeting at 2:08 p.m.

Maker: Emmons  
Second: Weiss  
Result: Carried: 14 to 0

For: 14 - Prothro, Strater, Gary, Davis, Rodgers,  
Lozano, Bagley, Jones-Dodd, Weiss, Lueder,  
Wolfish, Ekblad, Emmons, Alcantar

Against: 0  
Absent: 1 - Buehler  
Vacancy: 0

**Speakers:** None

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Joe Alcantar, Chair