

PLAN COMMISSION MINUTES

The City Plan Commission held a regular Zoning Hearing on July 19, 2007, with the briefing starting at 11:02 a.m. in Room 5ES and the public hearing at 1:30 p.m. in the City Council Chambers of City Hall. Presiding were Bob Weiss, Chair and Angela Marshall, Vice Chair. The following Commissioners were present during the hearing: James Prothro, Jeff Strater, Clarence Gary, Ann Bagley, Erma Jones-Dodd, Peggy Hill, Chris Buehler, Sally Wolfish, Neil Emmons and Bill Cunningham. The following Commissioners were absent from this hearing as defined in the City Plan Commission rules: Debra Woolen Lipscomb and Robert Ekblad. There is one vacancy - District 6.

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) **S045-203R**

Motion: It was moved to **approve** an application to revise a previously approved plat (S045-203) to increase the number of lots from 84 to 87 on a 28.3996 acre tract of land being part of City Blocks 8033, 8034 and 8035 on property north of Rancho Road, south of W. Ledbetter Drive and west of Duncanville Road, subject to compliance with the conditions listed in the docket and adding a condition on the final plat to remove the 6 ft. building line from Lot 7.

Maker: Gary
Second: Jones-Dodd
Result: Carried: 12 to 0

For: 12 - Prothro, Strater, Gary, Marshall, Bagley, Jones-Dodd, Weiss, Hill, Buehler, Wolfish, Emmons, Cunningham

Against: 0
Absent: 2 - Woolen Lipscomb, Ekblad
Vacancy: 1 - District 6

Speakers: None

(2) **S067-060R**

Motion: It was moved to **approve** an application to create one 23.222 acre lot, one 21.4333 acre lot and one 22.918 acre lot from a 68.092 acre tract of land in City Blocks 7212 and 7214 on Adler Drive east of Cockrell Hill Drive and on the south line of Interstate 30E, subject to compliance with the conditions listed in the docket.

Maker: Buehler
Second: Gary
Result: Carried: 12 to 0

For: 12 - Prothro, Strater, Gary, Marshall, Bagley, Jones-Dodd, Weiss, Hill, Buehler, Wolfish, Emmons, Cunningham

Against: 0
Absent: 2 - Woolen Lipscomb, Ekblad
Vacancy: 1 - District 6

Speakers: None

(3) **S067-208**

Motion: It was moved to **approve** an application to replat all of Lots 6 and 7 in City Block 5161 into one 0.459 acre lot on 3705 and 3707 W. Jefferson Blvd. at the northwest corner of W. Jefferson Blvd. and McLean Avenue, subject to compliance with the conditions listed in the docket.

Maker: Buehler
Second: Gary
Result: Carried: 12 to 0

For: 12 - Prothro, Strater, Gary, Marshall, Bagley, Jones-Dodd, Weiss, Hill, Buehler, Wolfish, Emmons, Cunningham

Against: 0
Absent: 2 - Woolen Lipscomb, Ekblad
Vacancy: 1 - District 6

Speakers: None

(4) **S067-209**

Motion: It was moved to **approve** an application to create a 6.821 acre lot from a tract of land in City Block 5985 on property at the northeast quadrant of U.S. Hwy. 67 and S. Polk Street, subject to compliance with the conditions listed in the docket with Condition #9 corrected to read: "On the final plat provide a left turn lane for southbound S. Polk Street." and re-number the remaining conditions accordingly.

Maker: Buehler
Second: Gary
Result: Carried: 12 to 0

For: 12 - Prothro, Strater, Gary, Marshall, Bagley, Jones-Dodd, Weiss, Hill, Buehler, Wolfish, Emmons, Cunningham

Against: 0
Absent: 2 - Woolen Lipscomb, Ekblad
Vacancy: 1 - District 6

Speakers: None

(5) **S067-210**

Motion: It was moved to **approve** an application to replat a 30.44 acre tract of land containing all of Lot 1 and a tract of land contiguous on the east to create one 28.5324 acre lot and one 2.3106 acre lot in City Blocks J/5215 and City Block on Park Lane west of Abrams Road, subject to compliance with the conditions listed in the docket.

Maker: Buehler
Second: Gary
Result: Carried: 12 to 0

For: 12 - Prothro, Strater, Gary, Marshall, Bagley, Jones-Dodd, Weiss, Hill, Buehler, Wolfish, Emmons, Cunningham

Against: 0
Absent: 2 - Woolen Lipscomb, Ekblad
Vacancy: 1 - District 6

Speakers: None

(6) **S067-211**

Motion I: It was moved to **approve** an application to replat a 0.186 acre tract of land containing all of Lot 3 in City Block J/660 to create a 5 lot Shared Access Development on N. Carroll Avenue between Cabell Drive and Deere Street, subject to compliance with the conditions listed in the docket with Condition #26 corrected to read: "On the final plat add a note stating 'no vehicular access to the alley from the shared access area.'"

Maker: Strater
Second: Jones-Dodd
Result: Failed: 3 to 8

For: 3 - Strater, Jones-Dodd, Cunningham

Against: 9 - Prothro, Gary, Marshall, Bagley, Weiss, Hill,
Buehler, Wolfish, Emmons
Absent: 2 - Woolen Lipscomb, Ekblad
Vacancy: 1 - District 6

Motion II: It was moved to **deny** an application to replat a 0.186 acre tract of land containing all of Lot 3 in City Block J/660 to create a 5 lot Shared Access Development on N. Carroll Avenue between Cabell Drive and Deere Street, due to failure to comply with Section 51A-8.503 of the Dallas Development Code.

Maker: Emmons
Second: Gary
Result: Carried: 9 to 3

For: 9 - Prothro, Gary, Marshall, Bagley, Weiss, Hill,
Buehler, Wolfish, Emmons

Against: 3 - Strater, Jones-Dodd, Cunningham
Absent: 2 - Woolen Lipscomb, Ekblad
Vacancy: 1 - District 6

Speakers: None

(7) **S067-212**

Motion: It was moved to **approve** an application to replat and reduce the existing 25 foot Building Line to 15 feet on all of Lot 1 in City Block 1/7497 and a tract of land in City Block 7497 into one 8.704 acre lot on property bounded by IH-635, Valley View Lane, Thistle Lane and Meandering Way, subject to compliance with the conditions listed in the docket.

Maker: Buehler
Second: Gary
Result: Carried: 12 to 0

For: 12 - Prothro, Strater, Gary, Marshall, Bagley, Jones-Dodd, Weiss, Hill, Buehler, Wolfish, Emmons, Cunningham

Against: 0
Absent: 2 - Woolen Lipscomb, Ekblad
Vacancy: 1 - District 6

Speakers: None

(8) **S067-214**

Motion: It was moved to **approve** an application to replat a 0.499 acre tract of land containing all of Lots 9 and 10 in City Block 1376 on 1226 and 1228 Robert B. Cullum Boulevard; north of Martin Luther king Boulevard, subject to compliance with the conditions listed in the docket.

Maker: Buehler
Second: Gary
Result: Carried: 12 to 0

For: 12 - Prothro, Strater, Gary, Marshall, Bagley, Jones-Dodd, Weiss, Hill, Buehler, Wolfish, Emmons, Cunningham

Against: 0
Absent: 2 - Woolen Lipscomb, Ekblad
Vacancy: 1 - District 6

Speakers: None

(9) **S067-216**

Motion: It was moved to **approve** an application to replat an 83.43 acre tract of land containing all of Lot 4 in City Block B/5778 into one 34.92 acre lot and one 48.51 acre lot on Hampton Road between Beckleymeade Avenue and Daniieldale Road, subject to compliance with the conditions listed in the docket.

Maker: Buehler
Second: Gary
Result: Carried: 12 to 0

For: 12 - Prothro, Strater, Gary, Marshall, Bagley, Jones-Dodd, Weiss, Hill, Buehler, Wolfish, Emmons, Cunningham

Against: 0
Absent: 2 - Woolen Lipscomb, Ekblad
Vacancy: 1 - District 6

Speakers: None

(10) **S067-217**

Motion: It was moved to **approve** an application to create a 4 lot subdivision from an 11.5240 acre tract of land of which approximately 3 acres lies within the City of Dallas in City Block 2/8476 on S. Buckner Boulevard at Samuell Boulevard, northeast corner, subject to compliance with the conditions listed in the docket with Condition #7 corrected to read: "The maximum number of lots permitted by this plat is 5."

Maker: Buehler
Second: Gary
Result: Carried: 12 to 0

For: 12 - Prothro, Strater, Gary, Marshall, Bagley, Jones-Dodd, Weiss, Hill, Buehler, Wolfish, Emmons, Cunningham

Against: 0
Absent: 2 - Woolen Lipscomb, Ekblad
Vacancy: 1 - District 6

Speakers: None

Individual Item Agenda - Residential Replat

(11) **S067-213**

Motion: It was moved to **approve** an application to replat a 0.8394 acre tract of land containing all of Lot 9 in City Block 3/6028, into 4 lots with each being at least 7,500 square feet in size on 2737 Glenfield Avenue at Pierce Street, subject to compliance with the conditions listed in the docket.

Maker: Gary
Second: Marshall
Result: Carried: 12 to 0

For: 12 - Prothro, Strater, Gary, Marshall, Bagley, Jones-Dodd, Weiss, Hill, Buehler, Wolfish, Emmons, Cunningham

Against: 0
Absent: 2 - Woolen Lipscomb, Ekblad
Vacancy: 1 - District 6

Speakers: None

Item Under Advisement

(12) **S067-205**

Motion: It was moved to **approve** an application to replat the remainder of Lots 1 & 2 and a part of Lot 8 in City Block 4A/1501, a portion of City Block 4A/1501, an unplatted tract in City Block 4A/1501, and Lot 6A in City Block H/1501 into one 3.886 acre lot on the southeast side of Cedar Springs Road between Wycliff Avenue and the Wycliff-Douglas Connection, subject to compliance with the conditions listed in the docket.

Maker: Buehler
Second: Gary
Result: Carried: 12 to 0

For: 12 - Prothro, Strater, Gary, Marshall, Bagley, Jones-Dodd, Weiss, Hill, Buehler, Wolfish, Emmons, Cunningham

Against: 0
Absent: 2 - Woolen Lipscomb, Ekblad
Vacancy: 1 - District 6

Speakers: None

Miscellaneous Docket

M067-037

Planner: Richard Brown

Motion: It was moved to **approve** a minor amendment to the site plan for Specific Use Permit No. 651 for a college on the southeast corner of Abrams Road and Walnut Street.

Maker: Buehler
Second: Marshall
Result: Carried: 12 to 0

For: 12 - Prothro, Strater, Gary, Marshall, Bagley, Jones-Dodd, Weiss, Hill, Buehler, Wolfish, Emmons, Cunningham

Against: 0
Absent: 2 - Woolen Lipscomb, Ekblad
Vacancy: 1 - District 6

Speakers: None

Miscellaneous Docket - Under Advisement

D067-010

Planner: Frank Dominguez

Motion: It was moved to **approve** a development plan for Planned Development District No. 193, The Oak Lawn Special Purpose District on Harry Hines Boulevard, Knight Street and Throckmorton Street.

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

For: 12 - Prothro, Strater, Gary, Marshall, Bagley, Jones-Dodd, Weiss, Hill, Buehler, Wolfish, Emmons, Cunningham

Against: 0
Absent: 2 - Woolen Lipscomb, Ekblad
Vacancy: 1 - District 6

Speakers: None

Zoning Cases – Consent

1. Z067-248(RB)

Planner: Richard Brown

Motion: In considering an application for a Planned Development Subdistrict for MF-3 Multiple Family Subdistrict Uses on property zoned an MF-2 Multiple Family Subdistrict within Planned Development District No. 193, the Oak Lawn Special Purpose District, along the northeast line of Cedar Springs Road, between Douglas Avenue and Wycliff Avenue, it was moved to **hold** this case under advisement until August 23, 2007.

Maker: Marshall
Second: Jones-Dodd
Result: Carried: 12 to 0

For: 12 - Prothro, Strater, Gary, Marshall, Bagley, Jones-Dodd, Weiss, Hill, Buehler, Wolfish, Emmons, Cunningham

Against: 0
Absent: 2 - Woolen Lipscomb, Ekblad
Vacancy: 1 - District 6

Notices: Area: 500 Mailed: 238
Replies: For: 4 Against: 9

Speakers: None

2. Z067-250(RB)

Planner: Richard Brown

Motion: In considering an application for a Specific Use Permit for an Industrial (outside) potentially incompatible use for a concrete crushing plant on property zoned an IM Industrial Manufacturing Research District along the east line of Luna Road, south of Y Street, it was moved to **hold** this case under advisement until August 23, 2007.

Maker: Buehler
Second: Marshall
Result: Carried: 12 to 0
For: 12 - Prothro, Strater, Gary, Marshall, Bagley, Jones-Dodd, Weiss, Hill, Buehler, Wolfish, Emmons, Cunningham

Against: 0
Absent: 2 - Woolen Lipscomb, Ekblad
Vacancy: 1 - District 6

Notices: Area: 400 Mailed: 6
Replies: For: 1 Against: 0

Speakers: For: P. Michael Jung, 4400 Bank of America Plaza, Dallas, TX, 75202
Against: None

3. Z067-252(RB)

Planner: Richard Brown

Motion: It was moved to recommend **approval** of an RR Regional Retail District on property zoned an MC-4 Multiple Commercial District and an IR Industrial Research District at the southeast corner of IH 20 and Autobahn Drive.

Maker: Marshall
Second: Jones-Dodd
Result: Carried: 12 to 0

For: 12 - Prothro, Strater, Gary, Marshall, Bagley, Jones-Dodd, Weiss, Hill, Buehler, Wolfish, Emmons, Cunningham

Against: 0
Absent: 2 - Woolen Lipscomb, Ekblad
Vacancy: 1 - District 6

Notices: Area: 400 Mailed: 9
Replies: For: 1 Against: 0

Speakers: None

4. **Z067-253(WE)**

Planner: Warren Ellis

Motion: It was moved to recommend **approval** of an amendment to Specific Use Permit No. 599 for a private school, subject to a revised site plan and revised conditions limiting classroom to 4 on property zoned an R-7.5(A) Single Family District on the west side of Abrams Road, south of Walnut Hill Lane.

Maker: Marshall
Second: Jones-Dodd
Result: Carried: 12 to 0
For: 12 - Prothro, Strater, Gary, Marshall, Bagley, Jones-Dodd, Weiss, Hill, Buehler, Wolfish, Emmons, Cunningham

Against: 0
Absent: 2 - Woolen Lipscomb, Ekblad
Vacancy: 1 - District 6

Notices: Area: 300 Mailed: 41
Replies: For: 6 Against: 1

Speakers: For(did not speak): Rebecca Brady, 3948 Vinecrest Dr., Dallas, TX, 75229
Christa Montague, 5535 Richmond Ave., Dallas, TX, 75206
Against: Jerry Shelby, 7106 Winedale Dr., Dallas, TX, 75231

Individual Cases

5. **Z067-225(JH)**

Planner: Jennifer Hiromoto

Motion: In considering an application for a Specific Use Permit for vehicle or engine repair and maintenance use on property zoned Subdistrict 3 within Planned Development District No. 533 on the northeast side of CF Hawn Freeway, south of Lake June Road, it was moved to **hold** this case under advisement until August 9, 2007.

Maker: Emmons
Second: Marshall
Result: Carried: 12 to 0
For: 12 - Prothro, Strater, Gary, Marshall, Bagley, Jones-Dodd, Weiss, Hill, Buehler, Wolfish, Emmons, Cunningham

Against: 0
Absent: 2 - Woolen Lipscomb, Ekblad
Vacancy: 1 - District 6

Notices: Area: 200 Mailed: 8
Replies: For: 1 Against: 0

Speakers: None

6. **Z067-247(JH)**

Planner: Jennifer Hiromoto

Motion I: In considering an application for a CR Community Retail District on property zoned an MF-2(A) Multifamily District on the west side of Euclid Avenue, north of Lewis Street, it was moved to **hold** this case under advisement until August 9, 2007.

Maker: Strater
Second: Bagley
Result: Failed: 5 to 7
For: 5 - Prothro, Strater, Bagley, Hill, Cunningham

Against: 7 - Gary, Marshall, Jones-Dodd, Weiss, Buehler, Wolfish, Emmons
Absent: 2 - Woolen Lipscomb, Ekblad
Vacancy: 1 - District 6

Motion II: It was moved to recommend **denial** of a CR Community Retail District on property zoned an MF-2(A) Multifamily District on the west side of Euclid Avenue, north of Lewis Street.

Maker: Wolfish
Second: Hill
Result: Carried: 10 to 2
For: 10 - Prothro, Gary, Marshall, Bagley, Jones-Dodd, Weiss, Hill, Buehler, Wolfish, Cunningham

Against: 2 - Strater, Cunningham
Absent: 2 - Woolen Lipscomb, Ekblad
Vacancy: 1 - District 6

Notices: Area: 200 Mailed: 18
Replies: For: 3 Against: 2

Speakers: For: Marvin Mzrek, 160 County RO 1619.Clifton, TX, 76634
Robert Hopson, 2449 Connecticut, Dallas, TX, 75214
Against: Stephen Davis, 2007 Euclid Ave., Dallas, TX, 75206
Bruce Richardson, 5607 Richmond Ave., Dallas, TX, 75206

Other Matters

CPC Committee Appointments and Reports

Minutes

Motion: It was moved to **approve** the minutes of the July 12, 2007, meeting, subject to corrections.

Maker: Marshall

Second: Jones-Dodd

Result: Carried: 11 to 0

For: 11 - Prothro, Strater, Gary, Marshall, Bagley, Jones-Dodd, Weiss, Hill, Buehler, Emmons, Cunningham

Against: 0

Absent: 3 - Woolen Lipscomb, Wolfish, Ekblad

Vacancy: 1 - District 6

Speakers: None

Adjournment

The hearing adjourned at 2:59 p.m.

Robert Weiss, Chair