

CORRECTED CITY PLAN COMMISSION MINUTES

The City Plan Commission held a regular Zoning Hearing on September 10, 2009, with the briefing starting at 11:45 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 Chris Buehler, Acting Vice Chair. The following Commissioners were present during the hearing: Liz Wally, Mike Anglin, Michael Davis, Emma Rodgers, John Lozano, Ann Bagley, Myrtl Lavallaisaa, Bob Weiss, Tom Lueder, Sally Wolfish and Robert Ekblad, Neil Emmons. The following Commissioner was absent from this hearing as defined in the City Plan Commission rules: James Prothro. 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) **S089-127**

Motion: It was moved to **approve** an application to replat Lots 6 – 13 in Dan Jones's Replat, City Block 634 ½ and Lot 4A of Cityplace Addition, City Block 1/634, and an abandoned street, into three lots, on Lemmon Avenue East at Howell Street, subject to compliance with the conditions listed in the docket.

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

For: 14 - Wally, Anglin, Davis, Rodgers, Lozano, Bagley, Lavallaisaa, Weiss, Lueder, Buehler, Wolfish, Ekblad, Emmons, Alcantar

Against: 0
Absent: 1 - Prothro
Vacancy: 0

Speakers: None

(2) **S089-128**

Motion: It was moved to **approve** an application to replat Lots 1-29, Block I/7171, Lots 15-25, Block P/7171, in the Joe Irwin Addition 7, and a portion of Progressive Drive, into one 9.378 acre lot, on Progressive Drive west of Ruder Street, subject to compliance with the conditions listed in the docket.

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

For: 14 - Wally, Anglin, Davis, Rodgers, Lozano, Bagley,
Lavallaisaa, Weiss, Lueder, Buehler, Wolfish,
Ekblad, Emmons, Alcantar

Against: 0
Absent: 1 - Prothro
Vacancy: 0

Speakers: None

(3) **S089-129**

Motion: It was moved to **approve** an application to create one 18.345 acre lot in City Block 7566, on Wheatland Road, west on Indian Ridge Trail, subject to compliance with the conditions listed in the docket.

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

For: 14 - Wally, Anglin, Davis, Rodgers, Lozano, Bagley,
Lavallaisaa, Weiss, Lueder, Buehler, Wolfish,
Ekblad, Emmons, Alcantar

Against: 0
Absent: 1 - Prothro
Vacancy: 0

Speakers: None

(4) **S089-131**

Motion: It was moved to **approve** an application to replat Lot 7A of the Anson Jones Elementary School Addition, Lots 4-6 of the Dallas Park Addition, and a portion of Mather Court, all in City Block 1/4932, into one 7.418 acre lot, the northwest corner of Meredith Avenue and Albrook Street., subject to compliance with the conditions listed in the docket.

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

For: 14 - Wally, Anglin, Davis, Rodgers, Lozano, Bagley,
Lavallaisaa, Weiss, Lueder, Buehler, Wolfish,
Ekblad, Emmons, Alcantar

Against: 0
Absent: 1 - Prothro
Vacancy: 0

Speakers: None

(5) **S089-132**

Motion: It was moved to **approve** an application to create one 8.034 acre lot, in City Block 8503, on Teagarden Road east of St. Augustine, subject to compliance with the conditions listed in the docket.

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

For: 14 - Wally, Anglin, Davis, Rodgers, Lozano, Bagley,
Lavallaisaa, Weiss, Lueder, Buehler, Wolfish,
Ekblad, Emmons, Alcantar

Against: 0
Absent: 1 - Prothro
Vacancy: 0

Speakers: None

Residential Replats

(6) **S067-151R**

Remove Building Line Motion: It was moved to **approve** an application to remove the 25-foot platted building line along Park Lane, northwest corner of Park Lane and Webb Chapel Road.

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

For: 14 - Wally, Anglin, Davis, Rodgers, Lozano, Bagley,
Lavallaisaa, Weiss, Lueder, Buehler, Wolfish,
Ekblad, Emmons, Alcantar

Against: 0
Absent: 1 - Prothro
Vacancy: 0

Replat Motion: It was moved to **approve** an application to replat Lots 1 and 2 of Walnut Square No. 2 Addition, and an abandoned alley, in City Block A/6449, into one 0.938 acre lot, northwest corner of Park Lane and Webb Chapel Road, subject to compliance with the conditions listed in the docket, subject to compliance with the conditions listed in the docket.

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

For: 14 - Wally, Anglin, Davis, Rodgers, Lozano, Bagley,
Lavallaisaa, Weiss, Lueder, Buehler, Wolfish,
Ekblad, Emmons, Alcantar

Against: 0
Absent: 1 - Prothro
Vacancy: 0

Speakers: None

Miscellaneous Docket

M089-039

Motion: It was moved to **approve** a minor amendment to the site/landscape plan for Specific Use Permit No. 426 for a YMCA on the southwest corner of Hampton Road and Matland Drive.

Maker: Emmons

Second: Davis
Result: Carried: 14 to 0

For: 14 - Wally, Anglin, Davis, Rodgers, Lozano, Bagley,
Lavallaisaa, Weiss, Lueder, Buehler, Wolfish,
Ekblad, Emmons, Alcantar

Against: 0
Absent: 1 - Prothro
Vacancy: 0

Speakers: None

M089-044

Motion: It was moved to **approve** a minor amendment to Phase II landscape plan for Planned Development Subdistrict No. 53 for Certain HC Heavy Commercial Subdistrict uses within Planned Development District No. 193, the Oak Lawn Special Purpose District in an area bounded by Harwood Street, Moody Street, Harry Hines Boulevard, and Wichita Street.

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

For: 14 - Wally, Anglin, Davis, Rodgers, Lozano, Bagley,
Lavallaisaa, Weiss, Lueder, Buehler, Wolfish,
Ekblad, Emmons, Alcantar

Against: 0
Absent: 1 - Prothro
Vacancy: 0

Certificates of Appropriateness for Signs

Downtown Sign District:

0907241017

Planner: Kyra Blackston

Motion: It was moved to **approve** a Certificate of Appropriateness for the installation of a 28.5 square foot detached landscape premise sign that contains a logo and the word "Tenet" at the southern corner of the building at 1455 Ross Avenue.

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

For: 14 - Wally, Anglin, Davis, Rodgers, Lozano, Bagley,
Lavallaisaa, Weiss, Lueder, Buehler, Wolfish,
Ekblad, Emmons, Alcantar

Against: 0
Absent: 1 - Prothro
Vacancy: 0

Speakers: None

Thoroughfare Plan Amendment

Motion: It was moved to **approve** amendments to the City of Dallas Thoroughfare Plan to: to (1) Add Pinnacle Point Drive from Cockrell Hill Road to Pinnacle Park Boulevard as a four-lane undivided roadway (S-4-U) within 60 feet of right-of-way; and (2) Add Pinnacle Park Boulevard from Pinnacle Point Drive to Fort Worth Avenue as a four-lane undivided roadway (S-4-U) within 60 feet of right-of-way.

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

For: 14 - Wally, Anglin, Davis, Rodgers, Lozano, Bagley,
Lavallaisaa, Weiss, Lueder, Buehler, Wolfish,
Ekblad, Emmons, Alcantar

Against: 0
Absent: 1 - Prothro
Vacancy: 0

Speakers: None

Zoning Cases – Consent

1. **Z089-229(MAW)**

Planner: Megan Wimer

Motion: It was moved to recommend **approval** of the renewal of Specific Use Permit No. 1552 for a hotel or motel use for a five-year period, subject to a site plan and conditions on property zoned an HC Heavy Commercial Subdistrict within Planned Development District No. 193, the Oak Lawn Special Purpose District on the north corner of Maple Avenue and Mahon Street.

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

For: 14 - Wally, Anglin, Davis, Rodgers, Lozano, Bagley,
Lavallaisaa, Weiss, Lueder, Buehler, Wolfish,
Ekblad, Emmons, Alcantar

Against: 0
Absent: 1 - Prothro
Vacancy: 0

Notices: Area: 200 Mailed: 19
Replies: For: 4 Against: 3

Speakers: For (Did not speak): Robert Reeves, Address not given
Against: None

Zoning Cases - Individual

2. **Z089-225(RB)**

Planner: Richard Brown

Motion: It was moved to recommend **denial** a Specific Use Permit for an Alcoholic beverage establishment for a Private club-bar on property zoned an MU-2 Mixed Use District and MU-3 Mixed Use District on the southeast line of Skillman Street, northeast of Audelia Court.

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

For: 14 - Wally, Anglin, Davis, Rodgers, Lozano, Bagley,
Lavallaisaa, Weiss, Lueder, Buehler, Wolfish,
Ekblad, Emmons, Alcantar

Against: 0
Absent: 1 - Prothro
Vacancy: 0

Notices: Area: 400 Mailed: 241
Replies: For: 0 Against: 1

Speakers: For: Christina Njoku, 120 Village North Dr., Richardson, TX, 75081
Mr. Woods, Audelia Rd., Dallas, TX, 75238
Brian Shiels, 7026 Chantilly Ln., Dallas, TX, 75214
Dominic Iwotor, 9220 Skillman St., Dallas, TX, 75243
Against: Stephen Wakefield, 9916 Wood Forest Dr., Dallas, TX, 75243
W.B. Vandivort, II, 9935 Windlake Cir., Dallas, TX, 75238
Shirley Dixon, 10130 Woodlake Dr., Dallas, TX, 75243
Paulette Standefer, 10101 Bettywood Ln., Dallas, TX, 75243
Suzanne Harris, Address not given
Ross Dixon, 10130 Woodlake Dr., Dallas, TX, 75243

Barbara Harris, 10214 Chimney Hill Ln., Dallas, TX, 75243
Suzanne Massey, 12406 Pleasant Valley Dr., Dallas, TX, 75243
Douglas Dopkins, 10134 Woodlake Dr., Dallas, TX, 75243
Against (Did not speak): Shallen Gordon, 9911 Glen Canyon Dr., Dallas, TX, 75243
Larry Standefer, 10101 Bettywood Ln., Dallas, TX, 75243

3. **Z056-295(KS)**

Planner: Kate Singleton

Motion: It was moved to recommend **approval** of a Conservation District and **approval** of the Conceptual plan on property zoned an R-7.5 Single Family Subdistrict, within Planned Development District 193, the Oak Lawn Special Purpose District; in an area generally bounded by the southern block faces of Armstrong Avenue, the western side of Abbott Avenue, the western block face of Glenwood Avenue and south side of Overbrook Drive.

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

For: 14 - Wally, Anglin, Davis, Rodgers, Lozano, Bagley,
Lavallaisaa, Weiss, Lueder, Buehler, Wolfish,
Ekblad, Emmons, Alcantar

Against: 0
Absent: 1 - Prothro
Vacancy: 0

Notices: Area: 200 Mailed: 132
Replies: For: 50 Against: 9

Speakers: For: Fred Fulton, 3718 Cragmont Ave., Dallas, TX, 75205
Becky Sykes, 3617 Cragmont Ave., Dallas, TX, 75205
William Wallace, 3725 Cragmont Ave., Dallas, TX, 75205
Larry Good, 3601 Overbrook, Dallas, TX, 75205
Against: Suzanne Griffin, 4411 Glenwood Ave., Dallas, TX, 75205
Douglas Jacobson, 3630 Armstrong Ave., Dallas, TX, 75205
Juan Carlos, Address not given

Other Matters

Minutes

Motion: It was moved to **approve** the minutes of the August 20, 2009, City Plan Commission meeting, subject to corrections.

Maker: Lueder
Second: Weiss

Result: Carried: 14 to 0
For: 14 - Wally, Anglin, Davis, Rodgers, Lozano, Bagley,
Lavallaisaa, Weiss, Lueder, Buehler, Wolfish,
Ekblad, Emmons, Alcantar

Against: 0
Absent: 1 - Prothro
Vacancy: 0

Adjournment

Motion: It was moved to **adjourn** the September 10, 2009, City Plan Commission meeting at 3:12 p.m.

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

For: 14 - Wally, Anglin, Davis, Rodgers, Lozano, Bagley,
Lavallaisaa, Weiss, Lueder, Buehler, Wolfish,
Ekblad, Emmons, Alcantar

Against: 0
Absent: 1 - Prothro
Vacancy: 0

Joe Alcantar, Chair