

PLAN COMMISSION MINUTES

The City Plan Commission held a regular Zoning Hearing on September 20, 2007, with the briefing starting at 10:33 a.m. in Room 5ES and the public hearing at 1:40 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, Robert Ekblad and Neil Emmons. The following Commissioners were absent from this hearing as defined in the City Plan Commission rules: Debra Woolen Lipscomb and Bill Cunningham. 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) **S067-246R**

Motion: It was moved to **approve** an application to create a 4.5 acre lot from a tract of land in City Block 5746 on Macatee Street at Bengal Street, northwest corner subject to compliance with the conditions listed in the docket.

Maker: Strater
Second: Jones-Dodd
Result: Carried: 11 to 0

For: 11 - Prothro, Strater, Gary, Marshall, Bagley, Jones-Dodd, Hill, Buehler, Wolfish, Ekblad, Emmons

Against: 0
Absent: 2 - Woolen Lipscomb, Cunningham
Vacancy: 1 - District 6
Conflict: 1 - Weiss

Speakers: None

(2) **S067-247R**

Motion: It was moved to **approve** an application to create one 7.547 acre lot from a tract of land in City Block 5746 on Bengal Street between Motor Street and Macatee Drive, subject to compliance with the conditions listed in the docket.

Maker: Strater
Second: Jones-Dodd
Result: Carried: 11 to 0

For: 11 - Prothro, Strater, Gary, Marshall, Bagley, Jones-Dodd, Hill, Buehler, Wolfish, Ekblad, Emmons

Against: 0
Absent: 2 - Woolen Lipscomb, Cunningham
Vacancy: 1 - District 6
Conflict: 1 - Weiss

Speakers: None

(3) **S067-251**

Motion: It was moved to **approve** an application to replat a 3.8074 acre lot in the City of Dallas and the City of Mesquite and a tract of land in the City of Dallas into a 4.9919 lot in City Block A/8839 on E. Lawson Road northeast of Lasater Road, subject to compliance with the conditions listed in the docket.

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

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

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

Speakers: None

(4) **S067-252**

Motion: It was moved to **approve** an application to create a 10 lot single family subdivision from a 2.6728 acre tract of land in City Block 8824 on 12450 Fish Road at Ravenview Road, south corner, subject to compliance with the conditions listed in the docket.

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

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

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

Speakers: None

(5) **S067-253**

Motion: It was moved to **approve** an application to replat part of Lots 5 and 6, and all of Lots 7 and 8 in City Block 2/361 to create one 0.456 acre lot on Moody Street between N. Harwood St. and McKinnon St, subject to compliance with the conditions listed in the docket.

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

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

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

Speakers: None

(6) **S067-256**

Motion I: It was moved to **approve** an application to create a 1.089 acre lot from a tract of land in City Block 6114 located on 3710 W. Illinois Avenue west of Coombs Creek Drive, subject to compliance with the conditions listed in the docket.

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

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

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

Speakers: For (did not speak): Luis Salcedo, 400 S. Zang Blvd., Dallas, TX, 75208
Against: None

(7) **S067-257R**

An application to replat all of Lots 2A through Lots 2P, Lots 3A thru 3J, Lots 4A thru 4H, and all of Lots 5, 6, 7, 8, and part of Lot 4 in City Block C/1993 into one 2.543 acre lot, a 0.6713 acre Shared Access Area Development and terminate or amend the existing Shared Access Area Easement on property on Belmont Avenue between Henderson Avenue and Garrett Avenue,

This item was withdrawn before the hearing date

(8) **S067-259**

Motion: It was moved to **approve** an application to replat all of Lots 1A thru 5 in City Block 5/2043 into one 0.9183 acre lot on 4406 Bowser Avenue at Herschel Avenue at, north corner, subject to compliance with the conditions listed in the docket.

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

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

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

Speakers: None

(9) **S067-260**

An application to create one 3.0105 acre lot and one 8.7050 acre lot from an 11.7155 acre tract of land in City Block 6127 on property located on Buckner Boulevard at Samuel Boulevard, southwest corner,

This item was withdrawn before the hearing date

(10) **S067-261**

Motion: It was moved to **approve** an application to create 168 lots from a 44.231 acre tract of land in City Block 6964 on Walton Walker Boulevard and Cockrell Hill Road south of Kiest Boulevard, subject to compliance with the conditions listed in the docket.

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

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

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

Speakers: None

Individual Item Agenda - Residential Replats

(11) **S067-248**

Motion: It was moved to **approve** an application to replat all of Lots 28, 29 and 30 in City Block 2/6083 into one 0.344 acre lot on 4406 & 4410 Aztec Drive between Ann Arbor Drive and Moffatt Avenue, subject to compliance with the conditions listed in the docket.

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

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

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

Speakers: For: Clemmie Stick, 4410 Aztec Dr., Dallas, TX, 75216
For (did not speak) Annie Jones, 4410 Aztec Dr., Dallas, TX, 75216
For (did not speak) Mack Jones, 4410 Aztec Dr., Dallas, TX, 75216
Against: None

(12) **S067-249**

Motion: It was moved to **approve** an application for a minor amending plat of a 0.191 acre tract of land containing all of Lot 16 in City Block G/7317 to relocate the existing front platted building line at 9118 Lynbrook Drive, north of McCree Road, subject to compliance with staff's conditions listed in the docket.

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

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

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

Speakers: For: Cy Cozart, 10605 Lakemere Dr., Dallas, TX, 75238
Against: None

(13) **S067-254**

Motion: It was moved to **approve** an application to replat all of Lot 4A in City Block 7/8331 to create two 10,890 sq. ft. lots at 1231 N. Tatum Avenue, north of Goodman Street, subject to compliance with the conditions listed in the docket.

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

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

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

Speakers: None

(14) **S067-255**

Motion: It was moved to **approve** an application to replat a one acre tract of land containing all of Lot 3 in City Block 8/8331 to create four 10,890 sq. ft. lots at 1228 N. Tatum Avenue, north of Goodman Street, subject to compliance with the conditions listed in the docket.

Maker: Ekblad
Second: Prothro
Result: Carried: 12 to 0

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

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

*out of the room, shown voting in favor

Speakers: None

Miscellaneous Docket

D067-014

Planner: Frank Dominquez

Motion: It was moved to **approve** a site plan for Planned Development District No. 38 on the northeast corner of Ledbetter Drive and Altoona Drive.

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

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

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

Speakers: None

W067-014

Planner: Neva Dean

Motion I: It was moved to **deny** a waiver of the two-year waiting period in order to submit an application for an amendment to Planned Development District No. 751 in an area generally bounded by Cliff Creek Crossing, Hampton Road, Wheatland Road, IH 20, and Bainbridge Drive.

Maker: Joes-Dodd
Second: None

The motion died due to a lack of a second

Motion II: It was moved to **approve** a waiver of the two-year waiting period in order to submit an application for an amendment to Planned Development District No. 751 in an area generally bounded by Cliff Creek Crossing, Hampton Road, Wheatland Road, IH 20, and Bainbridge Drive.

Maker: Wolfish
Second: Ekblad
Result: Carried: 9 to 3

For: 9 - Prothro, Strater, Marshall, Bagley*, Weiss, Hill,
Buehler, Wolfish, Ekblad

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

*out of the room, shown voting in favor

Speakers: For: Peter Kavanagh, 1620 Handley Dr., Dallas, TX, 75208
Against: None

W067-015

Planner: Neva Dean

Motion: In considering a waiver of the two-year waiting period in order to submit an application for an amendment to Planned Development District No. 750 on the northwest corner of Walnut Hill Lane and North Central Expressway, it was moved to **hold** this case under advisement until October 11, 2007.

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

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

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

Speakers: For: William Cothrum, 900 Jackson St., Dallas, TX, 75202
Against: None

W067-016

Planner: Neva Dean

Motion: It was moved to **approve** a waiver of the two-year waiting period in order to submit an application for an amendment to Planned Development District No. 344 on the north side of Park Lane, northwest of Abrams Road.

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

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

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

*out of the room, shown voting in favor

Speakers: For: Robert Reeves, 900 Jackson St., Dallas, TX, 75202
Against: None

Certificate of Appropriateness for Signs

Downtown Sign District:

0708011108

Planner: Michael Finley

Motion: It was moved to **approve** a Certificate of Appropriateness for the installation of a 355 square foot upper level attached premise sign reading "**Comerica**" on the east elevation of 1717 Main Street, facing St. Paul Street.

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

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

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

*out of the room, shown voting in favor

Speakers: None

Zoning Cases – Consent

1. Z067-265(JH)

Planner: Jennifer Hiromoto

Motion: It was moved to recommend **approval** of an RR Regional Retail District on property zoned an IR Industrial Research on the northwest corner of Reeder Road and Joe Field Road.

Maker: Wolfish
Second: Prothro
Result: Carried: 12 to 0

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

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

Notices: Area: 300 Mailed: 22
Replies: For: 2 Against: 0

Speakers: For: None
For (did not speak): Ken Lambert, 1721 W. Plano Pky., Plano, TX, 75075
Against: None

2. Z067-289(MF)

Planner: Michael Finley

Motion: It was moved to recommend **approval** of a Specific Use Permit for a bar, lounge, or tavern use for a two-year time period, subject to a site plan and conditions on property zoned Planned Development District No. 269, the Deep Ellum/Near East Side Special Purpose District, on the northeast corner of Crowdus Street at July Alley.

Maker: Wolfish
Second: Prothro
Result: Carried: 12 to 0

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

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

Notices: Area: 200 Mailed: 11
Replies: For: 2 Against: 3

Speakers: For: None
For (did not speak): Steve Gervais, 2114 Bay Club Dr., Arlington TX, 76013
For (did not speak): David Murry, 6001 Forestcreek Ct., Arlington TX, 76016
For (did not speak): John Hamilton, 3100 Carlisle, Dallas, TX, 75204
Against: None

3. Z067-290(MF)

Planner: Michael Finley

Motion: It was moved to recommend **approval** of a Specific Use Permit for a Tattoo Studio and Body Piercing Studio for a five year period with eligibility for automatic renewals for additional five year periods, subject to a site plan and conditions within Planned Development District No. 269, the Deep Ellum/Near East Side Special Purpose District, on the north side of Elm Street, west of Malcolm X Boulevard.

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

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

Notices: Area: 200 Mailed: 15
Replies: For: 4 Against: 2

Speakers: For: William Cothrum, 900 Jackson St., Dallas, TX, 75202
Against: None

4. Z067-304(RB)

Planner: Richard Brown

Motion: It was moved to recommend **approval** of a Specific Use Permit for a Tattoo Studio and Body Piercing Studio for a two-year period, subject to a site plan and revised conditions on property zoned Planned Development District No. 269, the Deep Ellum/Near East Side Special Purpose District, on the northwest line of Elm Street, east of Malcolm X Boulevard.

Maker: Strater
Second: Buehler
Result: Carried: 9 to 3
For: 9 - Prothro, Strater, Gary, Marshall, Jones-Dodd, Hill,
Buehler, Wolfish, Ekblad
Against: 3 - Bagley, Weiss, Emmons
Absent: 2 - Woolen Lipscomb, Cunningham
Vacancy: 1 - District 6

Notices: Area: 200 Mailed: 23
Replies: For: 1 Against: 1

Speakers: For: Rayburn Sacra, 806 Laguna Dr., Garland, TX, 75043
Don Cass, 2825 Oak Point Dr., Garland, TX, 75046
Marc Traynor, 2517 Springvale Dr., Dallas, TX, 75234
H. Scott Clemons, 2700 Canton St., Dallas, TX, 75226
Alison Welsh, 4328 Swiss Ave., Dallas, TX, 75204
Shelley Martinez, 317 S. Edgefield Ave., Dallas, TX, 75208
For (did not speak): Michael Scheel, 831 Exposition Ave., Dallas, TX, 75226
For (did not speak): Ulisses Rusher, 835 Exposition Ave., Dallas, TX, 75226
Against: Lawrence Watts, Address not given
Tracy Miller, 2936 Elm St., Dallas, TX, 75226

5. Z067-292(WE)

Planner: Warren Ellis

Motion: It was moved to recommend **approval** of a CR Community Retail District on property zoned Planned Development District No. 140 for Office-2 District uses, a health club and parking garage, on the north side of Forest Lane, west of Webb Chapel Road.

Maker: Wolfish
Second: Prothro
Result: Carried: 12 to 0
For: 12 - Prothro, Strater, Gary, Marshall, Bagley, Jones-Dodd, Weiss, Hill, Buehler, Wolfish, Ekblad, Emmons
Against: 0
Absent: 2 - Woolen Lipscomb, Cunningham
Vacancy: 1 - District 6

Notices: Area: 300 Mailed: 77
Replies: For: 1 Against: 0

Speakers: For: Kirk Williams, 5400 Renaissance Tower, Dallas, TX, 75270
Against: Jonathan Vinson, 901 Main St., Dallas, TX, 75202

6. Z067-287(OTH)

Planner: Olga Torres-Holyoak

Motion: It was moved to recommend **approval** of an IM Industrial Manufacturing District on property zoned an IR Industrial Research District on the west side of Tanner Road, between Tantor Road and X Street.

Maker: Wolfish

Second: Prothro

Result: Carried: 12 to 0

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

Against: 0

Absent: 2 - Woolen Lipscomb, Cunningham

Vacancy: 1 - District 6

Notices: Area: 300 Mailed: 13

Replies: For: 3 Against: 0

Speakers: For: None

7. Z067-260(OTH)

Planner: Olga Torres-Holyoak

Motion: In considering an application for a P(A) Parking District on property zoned an MF-1(A) Multifamily District on the on the southwest corner of Matilda Street and Lovers Lane, it was moved to **hold** this case under advisement until October 11, 2007.

Maker: Emmons

Second: Marshall

Result: Carried: 12 to 0

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

Against: 0

Absent: 2 - Woolen Lipscomb, Cunningham

Vacancy: 1 - District 6

*out of the room, shown voting in favor

Notices: Area: 200 Mailed: 6

Replies: For: 0 Against: 0

Speakers: None

Zoning Cases – Under Advisement

8. **Z067-259(OTH)**

Planner: Olga Torres-Holyoak

Motion: In considering an application for an MU-1 Mixed Use District on the western half of the site, and an MF-3(A) Multifamily District on the eastern half of the site with deed restrictions volunteered by the applicant on the entire site, on property zoned an MF-1(A) Multifamily District, in an area bounded by Lovers Lane to the north, Matilda Street to the west, Milton Street to the south and Amesbury Drive to the east, it was moved to **hold** this case under advisement until October 11, 2007.

Maker: Emmons

Second: Jones-Dodd

Result: Carried: 12 to 0

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

Against: 0

Absent: 2 - Woolen Lipscomb, Cunningham

Vacancy: 1 - District 6

Notices: Area: 400 Mailed: 209

Replies: For: 62 Against: 61

Speakers: For: William Cothrum, 900 Jackson St., Dallas, TX, 75202

Against: Don Zentmeyer, 6128 Dansbury Ln., Dallas, TX, 75214

Susan Norman, 5319 Amesbury Dr., Dallas, TX, 75206

9. **Z067-251(RB)**

Planner: Richard Brown

Motion: It was moved to recommend **approval** a Specific Use Permit for an Alcoholic beverage establishment for a Private club-bar for a two-year period, subject to a revised site plan and applicant's conditions on property zoned a CR Community Retail District on the southeast corner of Midway Road and Frankford Road with a revised site plan to return on the September 27, 2007 Miscellaneous docket.

Maker: Wolfish

Second: Buehler

Result: Carried: 12 to 0

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

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

Notices: Area: 400 Mailed: 223
Replies: For: 2 Against: 4

Speakers: For: Michael Coker, 2700 Swiss Ave., Dallas, TX, 75204
Against: None

10. **Z067-229(DW)**

Planner: David Whitley

Motion: It was moved to recommend **approval** of an amendment to a portion of Planned Development District No. 621, the Old Trinity and Design District Special Purpose District to create a new subarea for the Old Trinity Industrial land use opportunity area to address building configuration, building height, building footprint, building orientation and view considerations, subject to revised conditions on property zoned Planned Development District No. 621, the Old Trinity and Design District Special Purpose District, on property generally bounded by Wycliff Avenue to the northwest, Irving Boulevard and Industrial Boulevard to the northeast, Continental Avenue to the south, and the east Trinity River levee to the west.

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

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

Notices: Area: 200 Mailed: 273
Replies: For: 19 Against: 4

Speakers: None

Individual Cases

11. **Z067-236(WE)**

Planner: Warren Ellis

Motion: It was moved to recommend **approval** of a Specific Use Permit for a private school for a five-year time period with eligibility for automatic renewals for additional five-year periods, subject to a site plan and staff's revised conditions on property zoned an R-16(A) Single Family District on the northwest corner of Walnut Hill Lane and Hedgeway Drive.

Maker: Ekblad
Second: Marshall
Result: Carried: 12 to 0
For: 12 - Prothro, Strater, Gary, Marshall, Bagley, Jones-Dodd, Weiss, Hill, Buehler, Wolfish, Ekblad, Emmons
Against: 0
Absent: 2 - Woolen Lipscomb, Cunningham
Vacancy: 1 - District 6

Notices: Area: 400 Mailed: 56
Replies: For: 12 Against: 1

Speakers: For: Karl Crawley, 900 Jackson St., Dallas, TX, 75202
Against: None

12. **Z067-238(WE)**

Planner: Warren Ellis

Motion: In considering an application for an MU-1 Mixed Use District, an R-5(A) Single Family District and TH-3(A) Townhouse District on property zoned an A(A) Agricultural District, on the north side of Barnes Bridge Road, east of Bobtown Road, it was moved to **hold** this case under advisement until October 4, 2007.

Maker: Buehler
Second: Wolfish
Result: Carried: 12 to 0
For: 12 - Prothro, Strater, Gary, Marshall, Bagley, Jones-Dodd*, Weiss, Hill, Buehler, Wolfish, Ekblad, Emmons
Against: 0
Absent: 2 - Woolen Lipscomb, Cunningham
Vacancy: 1 - District 6

*out of the room, shown voting in favor

Notices: Area: 500 Mailed: 249
Replies: For: 3 Against: 26

Speakers: For: Paul Schweizer, 1717 Main St., Dallas, TX, 75201
Steve, 4306 Miller Rd., Rowlett, TX, 75088
Against: Sherry Sefko, 9603 White Rock Tr., Dallas, TX, 75238
Jim Phaup, 127 Collins Rd., Sunnyvale, TX, 75182
William Parr, 410 Barnes Bridge Rd., Sunnyvale, TX, 75182
Against (did not speak): Barb LeValley, 5302 Hollow Bend Ln., Garland, TX, 75043
Against (did not speak): John Moore, 5306 Hollow Bend Ln., Garland, TX, 75043

Against (did not speak): Scott Campbell, 127 Collins Rd., Sunnyvale, TX, 75182
Against (did not speak): Ronnie Cox, 127 Collins Rd., Sunnyvale, TX, 75182

13. **Z067-267(WE)**

Planner: Warren Ellis

Motion: It was moved to recommend **approval** of a CS Commercial Service District on property zoned an IM Industrial Manufacturing District, on the east line of Harry Hines Boulevard, south of Walnut Hill Lane.

Maker: Buehler

Second: Prothro

Result: Carried: 12 to 0

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

Against: 0

Absent: 2 - Woolen Lipscomb, Cunningham

Vacancy: 1 - District 6

Notices: Area: 300

Mailed: 9

Replies: For: 0

Against: 0

Speakers: None

14. **Z067-263(JH)**

Planner: Jennifer Hiromoto

Motion: It was moved to recommend **approval** of a Planned Development District for a private school use, R-7.5(A) Single Family District uses, CR Community Retail District uses with retention of the Dry Liquor Control Overlay on a portion and P(A) District uses and the termination of Specific Use Permit No. 1179, subject to a development plan, landscape plan, revised traffic management plan, and revised conditions with retention of the Dry Liquor Control Overlay on a portion of the site and **approval** of the termination of Specific Use Permit No. 1179 on property zoned an R-7.5(A) Single Family District, and a D(A) Duplex District, on the south side of Lovers Lane, between Morton Street and Linwood Avenue.

Maker: Emmons

Second: Jones-Dodd

Result: Carried: 12 to 0

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

Against: 0

Absent: 2 - Woolen Lipscomb, Cunningham

Vacancy: 1 - District 6

Notices: Area: 500 Mailed: 301
Replies: For: 20 Against: 63

Speakers: For: Kirk Williams, 5400 Renaissance Tower, Dallas, TX, 75270
Debra Moore, Address not given
Joyce Lockley, 4718 Wateka Dr., Dallas, TX, 75209
Against: Eugene Thomas, 5654 Winding Woods Tr., Dallas, TX, 75227

15. **Z067-275(OTH)**

Planner: Olga Torres-Holyoak

Motion: In considering an application for a Planned Development Subdistrict for HC Heavy Commercial Subdistrict uses within Planned Development District No. 193, on property zoned a GR General Retail Subdistrict and an HC Heavy Commercial Subdistrict within Planned Development District No. 193, the Oak Lawn Special Purpose District on both sides of Routh Street at its terminus at the Katy Trail, it was moved to a **hold** this case under advisement until October 11, 2007

Maker: Bagley
Second: Marshall
Result: Carried: 10 to 0
For: 10 - Prothro, Strater, Gary, Marshall, Bagley, Jones-Dodd, Weiss, Hill, Buehler, Ekblad

Against: 0
Absent: 2 - Woolen Lipscomb, Cunningham
Vacancy: 1 - District 6
Conflict: 2 - Wolfish, Emmons

Notices: Area: 500 Mailed: 233
Replies: For: 1 Against: 97

Speakers: None

16. **Z067-291(MF)**

Planner: Michael Finley

Motion: In considering an application for a Neighborhood Stabilization Overlay (NSO) on property zoned an R-10(A) Single Family District in an area generally bounded by Garland Road, Peavy Road, the GC & SF Railroad, Old Gate Lane and the alley west of Redondo Drive (Casa Linda Estates), it was moved to **hold** this case under advisement until October 25, 2007 .

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

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

Notices: Area: 200 Mailed: 635
Replies: For: 164 Against: 65

Speakers: For: Brad Rogers, 1306 El Patio Dr., Dallas, TX, 75218
Susan Fredrickson, 1408 San Saba Dr., Dallas, TX, 75218
Dawn Cleaves, 9523 Hermosa Dr., Dallas, TX, 75218
Cindy Bourne, 1413 El Campo Dr., Dallas, TX, 75218
For (did not speak): Lynn Foster, 9320 Redondo Dr., Dallas, TX, 75218
For (did not speak): Bonnie Miller Wilson, 9410 Hermosa Dr., Dallas, TX, 75218
For (did not speak): Rayburn Wright, 9602 El Patio Dr., Dallas, TX, 75218
For (did not speak): Barbara Van Pelt, 1511 San Saba Dr., Dallas, TX, 75218
For (did not speak): Donna Mason, 1535 San Saba Dr., Dallas, TX, 75218
Against: Dean Malone, 1439 Sereno Dr., Dallas, TX, 75218
Dotty Vidal, 1518 El Campo Dr., Dallas, TX, 75218
Melanie Landay, 1510 Sereno Dr., Dallas, TX, 75218
Earl Johnson, 1524 N. Buckner Blvd., Dallas, TX, 75218
Against (did not speak): Hilary Johnson, 1425 N. Buckner Blvd., Dallas, TX, 75218
Against (did not speak): Tricia Johnson, 1524 N. Buckner Blvd., Dallas, TX, 75218
Against (did not speak): Nilk Jirasek, 1733 Jean Dr., Dallas, TX, 75217
Against (did not speak): Penny Jones, 1423 Sereno Dr., Dallas, TX, 75218
Against (did not speak): Everett Stigall, 9551 Alta Mira Dr., Dallas, TX, 75218
Against (did not speak): Kathy Hand, 1423 Sereno Dr., Dallas, TX, 75218
Against (did not speak): Frances Tackett, 1435 Sereno Dr., Dallas, TX, 75218
Against (did not speak): Mickey Letart, 9802 El Patio Dr., Dallas, TX, 75218
Against (did not speak): Margarret Webb, 1418 Sereno Dr., Dallas, TX, 75218
Against (did not speak): Richard Webb, 1418 Sereno Dr., Dallas, TX, 75218
Against (did not speak): Melinda Malone, 1439 Sereno Dr., Dallas, TX, 75218
Against (did not speak): John Widhalm, 1502 Verano Dr., Dallas, TX, 75218
Against (did not speak): Gary Spence, 1431 Tranquilla Dr., Dallas, TX, 75218
Against (did not speak): Warren Houser, 9816 Redondo Dr., Dallas, TX, 75218
Against (did not speak): Daniel Schmalzer, 1421 El Campo Dr., Dallas, TX, 75218
Against (did not speak): Ramon Fraga, 1511 Buckner Blvd., Dallas, TX, 75218
Against (did not speak): Paul Bryant, 1403 Corto Dr., Dallas, TX, 75218

SPSD067-003

Planner: David Cossum

Motion I: In considering an amendment to the provisions of the Downtown Special Provision Sign District, to create a new Subdistrict to allow for video board signs on a tract of land generally bounded by Main Street, Akard Street, Elm Street and Field Street it was moved to **hold** this case under advisement until October 4, 2007.

Maker: Jones-Dodd
Second: Prothro

Commissioner Jones-Dodd withdrew her motion and Commissioner Prothro withdrew his second.

Motion II: It was moved to recommend **approval** of an amendment to the provisions of the Downtown Special Provision Sign District, to create a new Subdistrict to allow for video board signs, subject to staff's conditions on a tract of land generally bounded by Main Street, Akard Street, Elm Street and Field Street with the following conditions: 1) Limit the effective area of video board signs of this new district to 150 sq. ft. 2) Allow three video board panels; two facing Main Street and one facing Elm Street. 3) Require video board signs to be setback a minimum of 2 ft. from back of curb. 4) Allow video board signs to display screening videos, however; requiring static messages a minimum of eight second between static copies. 5) Allow video board signs to display non-premise and premise messages.

Maker: Jones-Dodd

Second: Weiss

Result: Failed: 4 to 8

For: 4 - Jones-Dodd, Weiss, Buehler, Ekblad

Against: 8 - Prothro, Strater, Gary, Marshall, Bagley, Hill, Wolfish, Emmons

Absent: 2 - Woolen Lipscomb, Cunningham

Vacancy: 1 - District 6

Substitute Motion: It was moved to recommend **denial without prejudice** of an amendment to the provisions of the Downtown Special Provision Sign District, to create a new Subdistrict to allow for video board signs on a tract of land generally bounded by Main Street, Akard Street, Elm Street and Field Street.

Maker: Emmons

Second: Gary

Result: Carried: 11 to 1

For: 11 - Prothro, Strater, Gary, Marshall, Bagley, Jones-Dodd, Hill, Buehler, Wolfish, Ekblad, Emmons

Against: 1 - Weiss

Absent: 2 - Woolen Lipscomb, Cunningham

Vacancy: 1 - District 6

Notices: Area: 500 Mailed: 120

Replies: For: 0 Against: 0

Speakers: For: Robert Miklos, 1717 Main St., Dallas, TX, 75201
John Crawford, 1412 Main St., Dallas, TX, 75202
Against: None

Other Matters

CPC Committee Appointments and Reports:

Motion: It was moved **approve** the appointment of Michael Kendall to the Urban Design Advisory Committee.

Maker: Marshall

Second: Buehler

Result: Carried: 12 to 0

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

Against: 0

Absent: 2 - Woolen Lipscomb, Cunningham

Vacancy: 1 - District 6

Speakers: None

Note: Commissioner Jones-Dodd resigned from the Trinity River Ad Hoc Committee

2005-2006 Annual Report

Motion: It was moved **accept** the City Plan Commission FY 2005-2006 Annual Report.

Maker: Marshall

Second: Jones-Dodd

Result: Carried: 12 to 0

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

Against: 0

Absent: 2 - Woolen Lipscomb, Cunningham

Vacancy: 1 - District 6

Speakers: None

Minutes

Motion: It was moved to **approve** the minutes of the August 23, 2007, meeting, subject to corrections.

Maker: Marshall

Second: Hill

Result: Carried: 12 to 0

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

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

Speakers: None

Adjournment

The hearing adjourned at 7:20 p.m.

Robert Weiss, Chair