

## PLAN COMMISSION MINUTES

The City Plan Commission held a regular Zoning Hearing on March 22, 2007, with the briefing starting at 10:35 a.m. in Room 5ES and the public hearing at 1:36 p.m. in the City Council Chambers of City Hall. Presiding were Robert Weiss, Chair and Michael Miranda, Acting Vice Chair. The following Commissioners were present during the hearing: Jeff Strater, Clarence Gary, Ann Bagley, Erma Jones-Dodd, Peggy Hill, Chris Buehler, Robert Ekblad, Neil Emmons and Bill Cunningham. The following Commissioners were absent from this hearing as defined in the City Plan Commission rules: Angela Marshall and Sally Wolfish. There are two vacancies: District 1 and District 5.

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: Michael Grace

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) **S067-113**

**Motion:** It was moved to **approve** an application to replat 1.466 acres of land containing all of Lots 50 and 52C in City Block 3/8740 into a 28,864 sq. ft. lot and a 35,004 sq. ft. lot at the intersection of Frankford Road and Midway Road, northeast corner, subject to compliance with the conditions listed in the docket.

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

For: 11 - Strater, Gary, Miranda, Bagley\*, Jones-Dodd,  
Weiss, Hill, Buehler, Ekblad, Emmons,  
Cunningham

Against: 0  
Absent: 2 - Marshall, Wolfish  
Vacancy: 2 - District 1, District 5

\*out of the room, shown voting in favor

**Speakers:** None

(2) **S067-114**

**Motion:** It was moved to **approve** an application to plat a 2.047 acre tract of land in City Block 8383 into a 46,095.50 sq. ft. lot and a 43,083.10 sq. ft. lot on the south side of Royal Lane, west of the intersection of Royal Lane and Tantor Road, subject to compliance with the conditions listed in the docket.

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

For: 11 - Strater, Gary, Miranda, Bagley\*, Jones-Dodd,  
Weiss, Hill, Buehler, Ekblad, Emmons,  
Cunningham

Against: 0  
Absent: 2 - Marshall, Wolfish  
Vacancy: 2 - District 1, District 5

\*out of the room, shown voting in favor

**Speakers:** None

(3) **S067-115**

**Motion:** It was moved to **approve** an application to replat all of Lots 17 thru 21 in City Block 3/791 into one 22,389.84 sq. ft. lot at the intersection of Haskell Avenue and Junius Street, southeast corner, subject to compliance with the conditions listed in the docket.

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

For: 11 - Strater, Gary, Miranda, Bagley\*, Jones-Dodd,  
Weiss, Hill, Buehler, Ekblad, Emmons,  
Cunningham

Against: 0  
Absent: 2 - Marshall, Wolfish  
Vacancy: 2 - District 1, District 5

\*out of the room, shown voting in favor

**Speakers:** None

(4) **S067-118**

**Motion:** It was moved to **approve** an application to plat a 3.0894 acre tract of land in City Block 5720 into a 2.1461 acre lot and a 0.9431 acre lot on the east side of Denton Drive south of Mockingbird Lane, subject to compliance with the conditions listed in the docket.

Maker: Buehler

Second: Jones-Dodd

Result: Carried: 11 to 0

For: 11 - Strater, Gary, Miranda, Bagley\*, Jones-Dodd,  
Weiss, Hill, Buehler, Ekblad, Emmons,  
Cunningham

Against: 0

Absent: 2 - Marshall, Wolfish

Vacancy: 2 - District 1, District 5

\*out of the room, shown voting in favor

**Speakers:** None

(5) **S067-119**

**Motion:** It was moved to **approve** an application to replat 1.349 acres of land containing Lots 5A, 5B, 6 and 7 in City Block 90/3073 into a Shared Access Development containing 22 lots ranging in size from 1,745.25 sq. ft. to 6,834.00 sq. ft. at the intersection of 9<sup>th</sup> Street and Starr Street, northwest corner, subject to compliance with the conditions listed in the docket.

Maker: Buehler

Second: Jones-Dodd

Result: Carried: 11 to 0

For: 11 - Strater, Gary, Miranda, Bagley\*, Jones-Dodd,  
Weiss, Hill, Buehler, Ekblad, Emmons,  
Cunningham

Against: 0  
Absent: 2 - Marshall, Wolfish  
Vacancy: 2 - District 1, District 5

\*out of the room, shown voting in favor

**Speakers:** None

(6) **S067-120**

**Motion:** It was moved to **approve** an application to plat one lot out of a 1.3142 acre tract of land in City Block A/7206 on the west side of Cockrell Hill Road north of Fort Worth Avenue, subject to compliance with the conditions listed in the docket.

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

For: 11 - Strater, Gary, Miranda, Bagley\*, Jones-Dodd,  
Weiss, Hill, Buehler, Ekblad, Emmons,  
Cunningham

Against: 0  
Absent: 2 - Marshall, Wolfish  
Vacancy: 2 - District 1, District 5

\*out of the room, shown voting in favor

**Speakers:** None

(7) **S067-122**

**Motion:** It was moved to **approve** an application to replat Lots 2 and 3 into one 3.93 acre lot in City Block A/6500 on the south side of California Crossing Road, near the intersection of California Crossing Road and Newkirk Street, subject to compliance with the conditions listed in the docket.

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

For: 11 - Strater, Gary, Miranda, Bagley\*, Jones-Dodd,  
Weiss, Hill, Buehler, Ekblad, Emmons,  
Cunningham

Against: 0  
Absent: 2 - Marshall, Wolfish  
Vacancy: 2 - District 1, District 5

\*out of the room, shown voting in favor

**Speakers:** None

Individual Items – Residential Replats

(8) **S067-116**

**Motion:** It was moved to **approve** an application to replat 2.176 acres of land into one lot consisting of all of Lot 1 in City Block 1/5975 of Second Section of Wynnewood Addition and a 0.39 acre tract of land being vacated portions of Bristol Drive, Dewitt Circle and Vernon Street located at what will become the intersection of De Witt Circle and Vernon Street, southeast corner, subject to compliance with the conditions listed in the docket.

Maker: Cunningham  
Second: Gary  
Result: Carried: 11 to 0

For: 11 - Strater, Gary, Miranda, Bagley\*, Jones-Dodd,  
Weiss, Hill, Buehler, Ekblad, Emmons,  
Cunningham

Against: 0  
Absent: 2 - Marshall, Wolfish  
Vacancy: 2 - District 1, District 5

\*out of the room, shown voting in favor

**Speakers:** None

(9) **S067-117**

**Motion:** It was moved to **approve** an application to replat 0.964 acres of land containing part of Lot 14 in City Block 5160 of Cedar Heights Acreage Addition into two 10,200 sq. ft. lots and one 20,400 sq. ft. lot at the intersection of S. Polk Street and Ferndale Avenue, northeast corner, subject to compliance with the conditions listed in the docket.

Maker: Buehler  
Second: Ekblad  
Result: Carried: 11 to 0

For: 11 - Strater, Gary, Miranda, Bagley\*, Jones-Dodd,  
Weiss, Hill, Buehler, Ekblad, Emmons,  
Cunningham

Against: 0  
Absent: 2 - Marshall, Wolfish  
Vacancy: 2 - District 1, District 5

\*out of the room, shown voting in favor

**Speakers:** For: George Gammill, 911 Ferndale Ave., Dallas, TX, 75224  
Against: None

(10) **S067-124**

**Motion:** It was moved to **approve** an application to replat and relocate a portion of the building line on an 18,184.49 square foot lot consisting of all of Lot 9, City Block 9/8711 in the Irwin Kessler Development, Red Bird Addition Unit No. 7 fronting 72.00 feet on the northwest line of Shadow Lane and fronting 180.19 feet on the west line of Cliff Haven Drive, subject to compliance with the conditions listed in the docket.

Maker: Gary  
Second: Hill  
Result: Carried: 11 to 0

For: 11 - Strater, Gary, Miranda, Bagley, Jones-Dodd,  
Weiss, Hill, Buehler, Ekblad, Emmons,  
Cunningham

Against: 0  
Absent: 2 - Marshall, Wolfish  
Vacancy: 2 - District 1, District 5

**Speakers:** For: Joshua Weiss, 6405 Shadow Ln., Dallas, TX, 75236  
Dale Baughman, 6441 Shadow Ln., Dallas, TX, 75236  
Tom Wilkins, 5220 Cliff Haven Dr., Dallas, TX, 75236  
Joan Killelea, 5607 Cliff Haven Dr., Dallas, TX, 75236  
Joe Thomas, 6417 Dixie Garden Ln., Dallas, TX, 75236  
Against: Stashka Star, 5428 Kiwanis Rd., Dallas, TX, 75236  
Christene Lomax, 6430 Dixie Garden Ln., Dallas, TX, 75236  
Sharon Wilkins, 5610 Pleasant Ridge Dr., Dallas, TX, 75236

Miscellaneous Docket

**M067-018**

Planner: Richard Brown

**Motion:** It was moved to **approve** a minor amendment to the site plan and landscape plan for Specific Use Permit No. 1471 for a private school on the east line of Merit Drive between Clodus Fields Drive and Churchill Way.

Maker: Emmons  
Second: Buehler  
Result: Carried: 11 to 0

For: 11 - Strater, Gary, Miranda, Bagley, Jones-Dodd,  
Weiss, Hill, Buehler, Ekblad, Emmons,  
Cunningham

Against: 0  
Absent: 2 - Marshall, Wolfish  
Vacancy: 2 - District 1, District 5

**Speakers:** None

**M067-020**

Planner: Richard Brown

**Motion:** It was moved to **approve** a minor amendment to the site plan for Specific Use Permit No. 1623 for a financial institution with drive-in window on the east corner of Colorado Boulevard and Zang Boulevard.

Maker: Emmons  
Second: Buehler  
Result: Carried: 11 to 0

For: 11 - Strater, Gary, Miranda, Bagley, Jones-Dodd,  
Weiss, Hill, Buehler, Ekblad, Emmons,  
Cunningham

Against: 0  
Absent: 2 - Marshall, Wolfish  
Vacancy: 2 - District 1, District 5

**Speakers:** None

**M067-021**

Planner: Richard Brown

**Motion:** It was moved to **approve** a minor amendment to the development plan and landscape plan Subarea-B for Planned Development Subdistrict No. 74 for certain GR General Retail Subdistrict Uses within Planned Development District No. 193 on the west corner of Cedar Springs Road and McKinnon Street.

Maker: Emmons  
Second: Buehler  
Result: Carried: 11 to 0

For: 11 - Strater, Gary, Miranda, Bagley, Jones-Dodd,  
Weiss, Hill, Buehler, Ekblad, Emmons,  
Cunningham

Against: 0  
Absent: 2 - Marshall, Wolfish  
Vacancy: 2 - District 1, District 5

**Speakers:** None

**W067-007**

Planner: Neva Dean

**Motion:** It was moved to **approve** a wavier of the two-year waiting period in order to submit an application for an RR Regional Retail District on the northeast corner of Cockrell Hill Road and Interstate 30.

Maker: Gary  
Second: Cunningham  
Result: Carried: 8 to 3

For: 8 - Strater, Gary, Miranda, Jones-Dodd, Weiss,  
Buehler, Ekblad, Cunningham

Against: 3 - Bagley, Hill, Emmons  
Absent: 2 - Marshall, Wolfish  
Vacancy: 2 - District 1, District 5

**Speakers:** None

**W067-008**

Planner: Neva Dean

**Motion:** In considering a wavier of the two-year waiting period in order to submit an application for a CS Commercial Service District with deed restrictions volunteered by the applicant on the southeast corner of Bernal Drive and Iroquois Drive, it was moved to **hold** this case under advisement until March 29, 2007.

Maker: Miranda  
Second: Buehler  
Result: Carried: 11 to 0

For: 11 - Strater, Gary, Miranda, Bagley, Jones-Dodd,  
Weiss, Hill, Buehler, Ekblad, Emmons,  
Cunningham

Against: 0  
Absent: 2 - Marshall, Wolfish  
Vacancy: 2 - District 1, District 5

**Speakers:** None

Miscellaneous Docket – Under Advisement

**D067-006**

Planner: Frank Dominguez

**Motion:** It was moved to **approve** a detailed roof plan for Planned Development Subdistrict No. 74, within Planned Development District No. 193, the Oak Lawn Special Purpose District, on the west corner of Cedar Springs Road and McKinnon Street, north of Pearl.

Maker: Emmons  
Second: Buehler  
Result: Carried: 11 to 0

For: 11 - Strater, Gary, Miranda, Bagley, Jones-Dodd,  
Weiss, Hill, Buehler, Ekblad, Emmons,  
Cunningham

Against: 0  
Absent: 2 - Marshall, Wolfish  
Vacancy: 2 - District 1, District 5

**Speakers:** None

Zoning Cases – Consent

**1. Z067-135(RB)**

Planner: Richard Brown

**Motion:** It was moved to recommend **approval** of a Specific Use Permit for an open-enrollment charter school for a ten-year period with eligibility for automatic renewal for additional ten-year periods, subject to a revised site plan A, a site plan B, and revised conditions with an added condition that a traffic study be conducted every two years for a period of five years on property zoned an IR Industrial Research District in the southwest corner of Hampton Road and Beckleymeade Avenue with site plans A and B, and conditions to return on the March 29, 2007, miscellaneous docket.

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

For: 11 - Strater, Gary, Miranda, Bagley, Jones-Dodd,  
Weiss, Hill, Buehler, Ekblad, Emmons,  
Cunningham

Against: 0  
Absent: 2 - Marshall, Wolfish  
Vacancy: 2 - District 1, District 5

**Notices:** Area: 400 Mailed: 10  
**Replies:** For: 0 Against: 1

**Speakers:** For: Brian Nelson, 3017 Modella Ave., Dallas, TX, 75229  
Against: None

2. **Z067-156(JA)**

Planner: Jim Anderson

**Motion:** It was moved to recommend **approval** of a Landmark Commission authorized hearing to consider an Historic Overlay for the Garvin Cemetery, subject to revised preservation criteria on property zoned an R-10(A) Single Family District with Specific Use Permit No. 78 for a cemetery and an MF-1(A) Multifamily District with Specific Use Permit No. 77 for a cemetery in the 4000 block of West Northwest Highway, at Thornberry Lane.

Maker: Buehler  
Second: Emmons  
Result: Carried: 11 to 0

For: 11 - Strater, Gary, Miranda, Bagley, Jones-Dodd,  
Weiss, Hill, Buehler, Ekblad, Emmons,  
Cunningham

Against: 0  
Absent: 2 - Marshall, Wolfish  
Vacancy: 2 - District 1, District 5

**Notices:** Area: 200 Mailed: 33  
**Replies:** For: 2 Against: 1

**Speakers:** None

3. **Z067-162(OTH)**

Planner: Olga Torres-Holyoak

**Motion:** It was moved to recommend **approval** of the termination of existing deed restrictions and **approval** of the new deed restrictions volunteered by the applicant on property zoned an MU-3(SAH) Mixed Use District on the southeast corner of Central Expressway and Park Lane.

Maker: Buehler  
Second: Emmons  
Result: Carried: 11 to 0

For: 11 - Strater, Gary, Miranda, Bagley, Jones-Dodd,  
Weiss, Hill, Buehler, Ekblad, Emmons,  
Cunningham

Against: 0  
Absent: 2 - Marshall, Wolfish  
Vacancy: 2 - District 1, District 5

**Notices:** Area: 500 Mailed: 30  
**Replies:** For: 1 Against: 0

**Speakers:** None

4. **Z067-157(WE)**

Planner: Warren Ellis

**Motion:** It was moved to recommend **approval** of an amendment to the conceptual plan and conditions of Planned Development No. 215 for SC Shopping Center District uses and MF-3 Multiple Family District uses and **approval** of the termination of the development plan and landscape plan on Lot 2A and 2B in City Block C/77 on the east side of Noel Road, south of Alpha Road and north of Peterson Lane.

Maker: Buehler  
Second: Jones-Dodd  
Result: Carried: 10 to 1

For: 10 - Strater, Gary, Miranda, Bagley, Jones-Dodd,  
Weiss, Hill, Buehler, Ekblad, Cunningham

Against: 1 - Emmons  
Absent: 2 - Marshall, Wolfish  
Vacancy: 2 - District 1, District 5

**Notices:** Area: 500 Mailed: 121  
**Replies:** For: 0 Against: 1

**Speakers:** For: Williams Cothrum, 900 Jackson St., Dallas, TX, 75202  
Against: Mark Humphreys, 5350 Alpha Rd., Dallas, TX, 75240

5. **Z067-150(JH)**

Planner: Jennifer Hiromoto

**Motion:** It was moved to recommend **approval** of a Specific Use Permit for a bank or savings and loan with drive-through windows for a three-year period with eligibility for automatic renewal for additional three-year periods, subject to a site plan, a landscape plan, and conditions with an added condition to place a "right turn only" sign at the Cedar Springs Road entrance/exit on property zoned a GR General Retail Subdistrict within Planned Development District No. 193, the Oak Lawn Special Purpose District, on the southeast corner of Cedar Springs Road and Fairmount Street.

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

For: 11 - Strater, Gary, Miranda, Bagley, Jones-Dodd\*,  
Weiss, Hill, Buehler\*, Ekblad, Emmons,  
Cunningham

Against: 0  
Absent: 2 - Marshall, Wolfish  
Vacancy: 2 - District 1, District 5

\*out of the room, shown voting in favor

**Notices:** Area: 200 Mailed: 18  
**Replies:** For: 1 Against: 1

**Speakers:** For: Bryan Burger, 14800 Quorum Dr., Dallas, TX, 75254  
Clint Lawson, Address not given  
Against: None

#### Zoning Cases – Under Advisement

#### 6. Z067-137(RB)

Planner: Richard Brown

**Motion I:** It was moved to recommend **approval** of a Specific Use Permit for a private recreation center, club, or, area for a five-year period with eligibility for automatic renewal for additional five-year periods, subject to a site plan and conditions on property zoned an R-5(A) Single Family District on the northeast quadrant of the terminus of Knoxville Street, north of Bayview Drive with the conditions to return on a future miscellaneous docket.

Maker: Gary  
Second: Ekblad

**Commissioner Gary withdrew his motion.  
Commissioner Ekblad withdrew his second.**

**Motion II:** In considering an application for a Specific Use Permit for a private recreation center, club, or, area on property zoned an R-5(A) Single Family District on the northeast quadrant of the terminus of Knoxville Street, north of Bayview Drive, it was moved to **hold** this case under advisement until March 29, 2007.

Maker: Gary  
Second: Ekblad  
Result: Carried: 11 to 0

For: 11 - Strater, Gary, Miranda, Bagley, Jones-Dodd,  
Weiss, Hill, Buehler, Ekblad, Emmons\*,  
Cunningham  
Against: 0  
Absent: 2 - Marshall, Wolfish  
Vacancy: 2 - District 1, District 5

\*out of the room, shown voting in favor

**Notices:** Area: 400 Mailed: 83  
**Replies:** For: 34 Against: 6

**Speakers:** For: Luis Carrera, 3930 Meredith Ave., Dallas, TX, 75211  
Against: None

**7. Z067-140(WE)**

Planner: Warren Ellis

**Motion:** In considering an application for a Specific Use Permit for an open-enrollment charter school on property zoned a Medium Commercial Office Subdistrict within Planned Development District No. 631, the West Davis Special Purpose District, on the north side of Davis Street, west of Westmoreland Road; it was moved to **hold** this case under advisement until April 12, 2007.

Maker: Gary  
Second: Jones-Dodd  
Result: Carried: 6 to 5

For: 6 - Strater, Gary, Bagley, Jones-Dodd, Buehler,  
Emmons  
Against: 5 - Miranda, Weiss, Hill, Ekblad, Cunningham  
Absent: 2 - Marshall, Wolfish  
Vacancy: 2 - District 1, District 5

**Notices:** Area: 200 Mailed: 14  
**Replies:** For: 1 Against: 0

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

Zoning Cases – Individual

8. **Z067-119(JH)**

Planner: Jennifer Hiromoto

**Motion:** It was moved to recommend **approval** of a Specific Use Permit for an alcoholic beverage establishment for a private-club bar and a commercial amusement (inside) for a Class A dance hall for a two-year period with eligibility for automatic renewal for additional two-year periods, subject to a revised site plan and revised conditions with removal of Condition #5 regarding parking on property zoned a CR Community Retail District on the east side of Ferguson Road, south of Gus Thomasson Road.

Maker: Cunningham  
Second: Miranda  
Result: Carried: 11 to 0

For: 11 - Strater, Gary, Miranda, Bagley, Jones-Dodd,  
Weiss, Hill, Buehler, Ekblad, Emmons,  
Cunningham

Against: 0  
Absent: 2 - Marshall, Wolfish  
Vacancy: 2 - District 1, District 5

**Notices:** Area: 300 Mailed: 27  
**Replies:** For: 3 Against: 2

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

9. **Z067-151(JH)**

Planner: Jennifer Hiromoto

**Motion:** In considering an application for a Planned Development District for retail and multifamily uses on property zoned an RR Regional Retail District on the southwest corner of Ferguson Road and Valley Glen Drive, with consideration for an MU-2 Mixed Use District, it was moved to **hold** this case under advisement until March 29, 2007.

Maker: Bagley  
Second: Buehler  
Result: Carried: 6 to 4

For: 6 - Gary, Bagley, Jones-Dodd, Weiss, Hill, Buehler

Against: 4 - Miranda, Ekblad, Emmons, Cunningham  
Absent: 3 - Strater\*\*, Marshall, Wolfish  
Vacancy: 2 - District 1, District 5

\*\*Commissioner left, before vote taken

**Notices:** Area: 500 Mailed: 19  
**Replies:** For: 2 Against: 1

**Speakers:** For: Karl Crawley, 900 Jackson St., Dallas, TX, 75202  
Against: Prajesh Patel, 7316 Boxwood Ct., Irving, TX, 75063  
Helene McKinney, 8824 Bretshire Dr., Dallas, TX, 75228  
Darla Claudio, 2619 Marbella Ln., Dallas, TX, 75228

10. **Z067-155(WE)**

Planner: Warren Ellis

**Motion:** It was moved to recommend **approval** of a Specific Use Permit for a transit passenger station or transfer center for a permanent time period, subject to a site plan, landscape plan and staff's recommended conditions on property zoned an IR Industrial Research District, on the northeast corner of Denton Drive and Walnut Hill Lane.

Maker: Miranda  
Second: Buehler  
Result: Carried: 9 to 0

For: 9 - Gary, Miranda, Jones-Dodd, Weiss, Hill, Buehler,  
Ekblad, Emmons, Cunningham

Against: 0  
Absent: 3 - Strater, Marshall, Wolfish  
Vacancy: 2 - District 1, District 5  
Conflict: 1 - Bagley

**Notices:** Area: 400 Mailed: 15  
**Replies:** For: 2 Against: 0

**Speakers:** None

11. **Z067-160(WE)**

Planner: Warren Ellis

**Motion:** In considering an application for an MF-4(A) Multifamily District on property zoned an MF-2(A) Multifamily District, on the southwest corner of Hill Avenue and Simpson Street, it was moved to **hold** this case under advisement until March 29, 2007.

Maker: Cunningham  
Second: Jones-Dodd  
Result: Carried: 10 to 0

For: 10 - Gary, Miranda, Bagley, Jones-Dodd, Weiss, Hill,  
Buehler, Ekblad, Emmons, Cunningham

Against: 0  
Absent: 3 - Strater, Marshall, Wolfish  
Vacancy: 2 - District 1, District 5

**Notices:** Area: 300 Mailed: 17  
**Replies:** For: 0 Against: 6

**Speakers:** For: Michael Coker, 2700 Swiss Ave., Dallas, TX, 75204  
Against: Lloyd Kofahl, 3921 Elm St., Dallas, TX, 75226  
Carol Russell, 9914 Ridgehaven Dr., Dallas, TX, 75238

12. **Z067-161(WE)**

Planner: Warren Ellis

**Motion:** It was moved to recommend **denial without prejudice** of a Planned Development Subdistrict for HC Heavy Commercial Subdistrict uses on property zoned a HC Heavy Commercial Subdistrict within Planned Development District No. 193, the Oak Lawn Special Purpose District on property generally bounded by North Harwood Street, McKinney Avenue, Olive Street, and Cedar Springs Road.

Maker: Emmons  
Second: Miranda  
Result: Carried: 10 to 0

For: 10 - Gary, Miranda, Bagley, Jones-Dodd, Weiss, Hill,  
Buehler, Ekblad, Emmons, Cunningham

Against: 0  
Absent: 3 - Strater, Marshall, Wolfish  
Vacancy: 2 - District 1, District 5

**Notices:** Area: 500 Mailed: 136  
**Replies:** For: 0 Against: 58

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

13. **Z067-163(WE)**

Planner: Warren Ellis

**Motion:** It was moved to recommend **denial without prejudice** of an amendment to the conditions on Tract VI of Planned Development No. 614 for RR Regional Retail uses on the west side of Montfort Drive, south of Arapaho Road.

Maker: Buehler  
Second: Emmons  
Result: Carried: 9 to 1

For: 9 - Gary, Miranda, Bagley, Jones-Dodd, Weiss, Hill,  
Buehler, Ekblad, Emmons

Against: 1 - Cunningham  
Absent: 3 - Strater, Marshall, Wolfish  
Vacancy: 2 - District 1, District 5

**Notices:** Area: 500 Mailed: 12  
**Replies:** For: 1 Against: 0

**Speakers:** For: Kirk Williams, 17318 Club Hill Dr., Dallas, TX, 75248  
Against: Kathi Schneider, 5151 Beltline Rd., Dallas, TX, 75254

#### Land Use Study

#### **West Kleberg Community Plan**

Planner: Carrie Gordon

**Motion:** It was moved to **adopt** the West Kleberg Community Plan to be used as a guide in the implementation of future development in an area generally located south of Interstate-20, and bounded on the east by Stark Road and Dallas city limit; on the south by Seagoville city limit and Dallas County; and on the west by St. Augustine and Haymarket Roads with the removal of Section dividers from the Table of Content page *i* and *ii* and figures amended in the first paragraph of page 3-4 paragraph changed from 6,423 to 6,471 acres and 6.89 changed to 10 square miles.

Maker: Jones-Dodd  
Second: Buehler  
Result: Carried: 9 to 0

For: 9 - Gary, Miranda, Bagley, Jones-Dodd, Weiss, Hill,  
Buehler, Ekblad, Emmons

Against: 0  
Absent: 4 - Strater, Marshall, Wolfish, Cunningham  
Vacancy: 2 - District 1, District 5

**Speakers:** For: William Freeman, 13815 Kleberg Rd., Dallas, TX, 75253  
Jr. Kanaman, 12440 Foothill Dr., Dallas, TX, 75253  
Coen Enright, 688 Stark Rd., Dallas, TX, 75253  
Against: None

Authorization of Hearings

**Motion:** It was moved to **approve** the authorization of a hearing to determine proper zoning on property zoned an R-5(A) Single Family District, IR Industrial Research District, CS Commercial Service District, CR Community Retail District, TH-3 Townhouse District, P(A) Parking District, A(A) Agricultural District, with deed restrictions in various locations, with Specific Use Permit No. 667 for a Welfare Center and Specific Use Permit No. 573 for a Concrete Batching Plant on property generally bounded by the West Levee of the Trinity River to the northeast, the Union Pacific Railroad right-of-way to the south, and Obenchain Avenue to the west. Consideration will be given to appropriate zoning for that area including use, development standards, parking, landscaping, sign, other appropriate regulations, with the retention of the single family district character of property currently zoned an R-5(A) Single Family District generally bounded by Canada Drive to the northeast, Pueblo Street to the south (east of Bataan Street), Toronto Street to the south (west of Bataan Street), and the western most lot lines of properties along the western side of Topeka Avenue to the west.

Maker: Emmons  
Second: Jones-Dodd  
Result: Carried: 9 to 0

For: 9 - Gary, Miranda, Bagley, Jones-Dodd, Weiss, Hill,  
Buehler, Ekblad, Emmons

Against: 0  
Absent: 4 - Strater, Marshall, Wolfish, Cunningham  
Vacancy: 2 - District 1, District 5

**Speakers:** For: Rosa Lopez, 3603 N. Winnetka Ave., Dallas, TX, 75212  
Against: None  
Staff: Rick Roth, Trinity River Corridor Project, Planner  
David Whitley, Trinity River Corridor Project, Senior Planner

**Motion:** It was moved to **approve** the authorization of a hearing to determine proper zoning on property zoned Planned Development District No. 468, the Oak Cliff Special Purpose District, Planned Development District No. 364, Planned Development District No. 340, an R-7.5(A) Single Family District, CH Clustered Housing District, TH-2(A) Townhouse District, H/84 Lake Cliff Historic District, H/71 Betterton House Historic District , with deed restrictions in various locations, with Specific Use Permit No. 1623 for a financial institution with a drive-in window, Specific Use Permit No. 10 for a nursing home, Specific Use Permit No. 1032 for a utility or government installation, and a portion of the Downtown Special Provision Sign District on property generally bounded by Interstate 30 to the north, the east levee of the Trinity River to the northeast, Interstate 35 and Jefferson Boulevard to the east, Eighth Street to the south and Beckley Avenue to the west, including properties near the southwest corner of Beckley Avenue and Colorado Boulevard and properties along the western side of Beckley Avenue north of Greenbriar Lane. Consideration will be given to appropriate zoning for that area including use, development standards, parking, landscaping, sign, and other appropriate regulations, with retention of the H/84 Lake Cliff Historic District and H/71 Betterton House Historic District. This is a hearing to consider the request to authorize the hearing and not the rezoning of property at this time.

Maker: Jones- Dodd  
Second: Bagley  
Result: Carried: 9 to 0

For: 9 - Gary, Miranda, Bagley, Jones-Dodd, Weiss, Hill,  
Buehler, Ekblad, Emmons

Against: 0  
Absent: 4 - Strater, Marshall, Wolfish, Cunningham  
Vacancy: 2 - District 1, District 5

**Speakers:** For: Jason McMinn, 4214 Swiss Ave., Dallas, TX, 75204  
Luis Salcedo, 2511 Wedgelea Dr., Dallas, TX, 75211  
Against: Tony Malone, 914 N. Marsalis Ave., Dallas, TX, 75203  
Neutral: Glenn Banks, 301 E. Greenbriar Ln., Dallas, TX, 75203  
Staff: JoAnn Wilkerson, Trinity River Corridor Project, Planner  
Paul Lehner, Trinity River Corridor Project, Director

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Other Matters

Z056-318(WE)

Planner: Warren Ellis

**Motion I:** It was moved to **suspend** the CPC Rules of Procedure to allow reconsideration of Z056-318(WE)

Maker: Emmons  
Second: Miranda

Result: Carried: 8 to 0

For: 8 - Gary, Miranda, Jones-Dodd, Weiss, Hill, Buehler,  
Ekblad, Emmons

Against: 0  
Absent: 4 - Strater, Marshall, Wolfish, Cunningham  
Vacancy: 2 - District 1, District 5  
Conflict: 1 - Bagley

**Motion II:** It was moved to **reconsider** the action taken on March 1, 2007, which was to hold consideration of an application for a Specific Use Permit for a transit passenger station or transfer center on property zoned an IR Industrial Research District, on the southwest side of Denton Drive between Burbank Street and Wyman Street, until May 3, 2007.

Maker: Emmons  
Second: Buehler  
Result: Carried: 8 to 0

For: 8 - Gary, Miranda, Jones-Dodd, Weiss, Hill, Buehler,  
Ekblad, Emmons

Against: 0  
Absent: 4 - Strater, Marshall, Wolfish, Cunningham  
Vacancy: 2 - District 1, District 5  
Conflict: 1 - Bagley

**Motion III:** In considering an application for a Specific Use Permit for a transit passenger station or transfer center on property zoned an IR Industrial Research District, on the southwest side of Denton Drive between Burbank Street and Wyman Street, it was moved to **hold** this case under advisement until April 12, 2007.

Maker: Buehler  
Second: Jones-Dodd  
Result: Carried: 8 to 0

For: 8 - Gary, Miranda, Jones-Dodd, Weiss, Hill, Buehler,  
Ekblad, Emmons

Against: 0  
Absent: 4 - Strater, Marshall, Wolfish, Cunningham  
Vacancy: 2 - District 1, District 5  
Conflict: 1 - Bagley

**Speakers:** None

CPC Committee Appointments and Reports - **None**

2007 CPC Calendar

**Motion:** It was moved to **approve** an amendment to the 2007 City Plan Commission Calendar to reflect the Commission off on September 13, 2007 and meeting on September 20, 2007.

Maker: Buehler  
Second: Emmons  
Result: Carried: 9 to 0

For: 9 - Gary, Miranda, Bagley, Jones-Dodd, Weiss, Hill,  
Buehler, Ekblad, Emmons

Against: 0  
Absent: 4 - Strater, Marshall, Wolfish, Cunningham  
Vacancy: 2 - District 1, District 5

**Speakers:** None

Minutes

**Motion:** It was moved to **approve** the minutes of the March 8, 2007, meeting, subject to corrections.

Maker: Buehler  
Second: Emmons  
Result: Carried: 9 to 0

For: 9 - Marshall, Bagley, Weiss, Hill, Buehler, Wolfish,  
Ekblad, Emmons, Cunningham

Against: 0  
Absent: 4 - Strater, Gary, Miranda, Jones-Dodd  
Vacancy: 2 - District 1, District 5

**Speakers:** None

Adjournment

The hearing was **adjourn** at 6:03 p.m.

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Robert Weiss, Chair