

PLAN COMMISSION MINUTES

The City Plan Commission held a regular Zoning Hearing on April 12, 2007, with the bus tour starting at 9:08 a.m. followed by the briefing starting at 12:05 a.m. in Room 5ES and the public hearing at 2:01 p.m. in the City Council Chambers of City Hall. Presiding were Robert Weiss, Chair and Angela Marshall, Vice Chair. The following Commissioners were present during the hearing: Jeff Strater, Clarence Gary, Debra Woolen Lipscomb, Michael Miranda, Ann Bagley, Erma Jones-Dodd, Peggy Hill, Chris Buehler, Sally Wolfish, Robert Ekblad, Neil Emmons and Bill "Bulldog" Cunningham. The following Commissioners were absent from this hearing as defined in the City Plan Commission rules: None. There is vacancy: District 1.

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) **S067-133**

Motion: It was moved to **approve** an application to replat 0.55 acre tract of land containing all of Lot 21A and part of Lot 23 into one lot in City Block 6739 on Scyene Road and Kirven Drive, southeast corner, subject to compliance with the conditions listed in the docket.

Maker: Buehler
Second: Marshall
Result: Carried: 14 to 0

For: 14 - Strater, Gary, Marshall, Woolen Lipscomb, Miranda, Bagley, Jones-Dodd, Weiss, Hill, Buehler, Wolfish, Ekblad, Emmons, Cunningham

Against: 0
Absent: 0
Vacancy: 1 - District 1

Speakers: None

(2) **S067-134**

Motion: It was moved to **approve** an application to create a seven lot Shared Access Development from a 4.629 acre tract of land in City Block 8502 located at 1921 S. St. Augustine Road, north of Teagarden Road, subject to compliance with the conditions listed in the docket.

Maker: Buehler
Second: Marshall
Result: Carried: 14 to 0

For: 14 - Strater, Gary, Marshall, Woolen Lipscomb,
Miranda, Bagley, Jones-Dodd, Weiss, Hill, Buehler,
Wolfish, Ekblad, Emmons, Cunningham

Against: 0
Absent: 0
Vacancy: 1 - District 1

Speakers: None

(3) **S067-137**

Motion: It was moved to **approve** an application to replat a 2.262 acre tract of land containing a portion of Lot 2A in City Block B/6374 into one 0.936 acre lot and one 1.326 acre lot on Regal Row at I-35E, southeast quadrant, subject to compliance with the conditions listed in the docket.

Maker: Buehler
Second: Marshall
Result: Carried: 14 to 0

For: 14 - Strater, Gary, Marshall, Woolen Lipscomb,
Miranda, Bagley, Jones-Dodd, Weiss, Hill, Buehler,
Wolfish, Ekblad, Emmons, Cunningham

Against: 0
Absent: 0
Vacancy: 1 - District 1

Speakers: None

(4) **S067-138**

Motion: It was moved to **approve** an application to replat a 2.025 acre tract being: **Tract 1** being a replat of all of Lots 19, 20, 21, 22 and a portion of City Block M/3363 in City Block M/3363 into one 1.227 acre lot on N. Bishop Avenue at Ballard Avenue, southwest corner; and **Tract 2** being a replat of part of Lots 1 and 2 and all of Lot 3 in City Block M/3363 into one 0.798 acre lot on Ballard Avenue at Madison Avenue, northwest corner, subject to compliance with the conditions listed in the docket.

Maker: Buehler
Second: Marshall
Result: Carried: 14 to 0

For: 14 - Strater, Gary, Marshall, Woolen Lipscomb,
Miranda, Bagley, Jones-Dodd, Weiss, Hill, Buehler,
Wolfish, Ekblad, Emmons, Cunningham

Against: 0
Absent: 0
Vacancy: 1 - District 1

Speakers: None

(5) **S067-140**

Motion: It was moved to **approve** an application to create one 1.099 acre lot and one 1.412 acre lot from a 2.5105 acre tract of land in City Block 26/5808 Lovett Avenue between Military Parkway and Hunnicut Street, subject to compliance with the conditions listed in the docket.

Maker: Buehler
Second: Marshall
Result: Carried: 14 to 0

For: 14 - Strater, Gary, Marshall, Woolen Lipscomb,
Miranda, Bagley, Jones-Dodd, Weiss, Hill, Buehler,
Wolfish, Ekblad, Emmons, Cunningham

Against: 0
Absent: 0
Vacancy: 1 - District 1

Speakers: None

(6) **S067-141**

Motion: It was moved to **approve** an application to replat a 3.449 acre tract of land containing all of Lot 8 in City Block M/8734 into one 1.213 acre lot, one 0.874 acre lot, and one 1.362 acre lot on Frankford Road at Preston Road, northeast corner, subject to compliance with the conditions listed in the docket.

Maker: Buehler
Second: Marshall
Result: Carried: 14 to 0

For: 14 - Strater, Gary, Marshall, Woolen Lipscomb,
Miranda, Bagley, Jones-Dodd, Weiss, Hill, Buehler,
Wolfish, Ekblad, Emmons, Cunningham

Against: 0
Absent: 0
Vacancy: 1 - District 1

Speakers: None

(7) **S067-142**

Motion: It was moved to **approve** an application to replat all of Lots 6 and 7 and part of Lot 8 in City Block H/1320 into one 0.442 acre lot on Rawlins Street at Throckmorton Street, south corner, subject to compliance with the conditions listed in the docket.

Maker: Buehler
Second: Marshall
Result: Carried: 14 to 0

For: 14 - Strater, Gary, Marshall, Woolen Lipscomb,
Miranda, Bagley, Jones-Dodd, Weiss, Hill, Buehler,
Wolfish, Ekblad, Emmons, Cunningham

Against: 0
Absent: 0
Vacancy: 1 - District 1

Speakers: None

(8) **S067-143**

Motion: It was moved to **approve** an application to replat all of Lot 6A in City Block 7291 into one 5.0043 acre lot for the purpose of creating a public street along the north line of the property on U.S. Highway 75, north of Meadow Lane, subject to compliance with the conditions listed in the docket.

Maker: Buehler
Second: Marshall
Result: Carried: 14 to 0

For: 14 - Strater, Gary, Marshall, Woolen Lipscomb,
Miranda, Bagley, Jones-Dodd, Weiss, Hill, Buehler,
Wolfish, Ekblad, Emmons, Cunningham

Against: 0
Absent: 0
Vacancy: 1 - District 1

Speakers: None

Individual Items – Residential Replats

(9) **S067-135**

Motion: It was moved to **approve** an application to replat a 2.054 acre tract of land containing all of Lots 11 and 12 in City Block 1/8211 into 1 lot on 5969 Westgrove Circle at 16325 Ashbourne Drive, subject to compliance with the conditions listed in the docket.

Maker: Buehler
Second: Marshall
Result: Carried: 13 to 0

For: 13 - Strater, Gary, Marshall, Woolen Lipscomb,
Miranda, Bagley, Jones-Dodd, Weiss, Hill, Buehler,
Ekblad, Emmons, Cunningham*

Against: 0
Absent: 0
Vacancy: 1 - District 1
Conflict: 1 - Wolfish

*out of the room, shown voting in favor

Speakers: None

(10) **S067-139**

Motion: It was moved to **approve** an application to replat a 4.257 acre tract of land containing part of Lot 5, all of Lots 6B, 12C, 12D, 13, 14C and 14D in City Block 1/6028 into one 2.696 acre lot and one 1.561 acre lot on W. Illinois Avenue at Chalmers Street, southwest corner, subject to compliance with the conditions listed in the docket.

Maker: Gary
Second: Marshall
Result: Carried: 14 to 0

For: 14 - Strater, Gary, Marshall, Woolen Lipscomb,
Miranda, Bagley, Jones-Dodd, Weiss, Hill, Buehler,
Wolfish, Ekblad, Emmons, Cunningham*

Against: 0
Absent: 0
Vacancy: 1 - District 1

*out of the room, shown voting in favor

Speakers: None

Miscellaneous Docket

M067-027

Planner: Richard Brown

Motion: It was moved to **approve** a minor amendment to the development plan and landscape plan for Planned Development District No. 614, Tract II on the northwest corner of Belt Line Road and Preston Boulevard.

Maker: Buehler
Second: Miranda
Result: Carried: 14 to 0

For: 14 - Strater, Gary, Marshall, Woolen Lipscomb,
Miranda, Bagley, Jones-Dodd, Weiss, Hill, Buehler,
Wolfish, Ekblad, Emmons, Cunningham*

Against: 0
Absent: 0
Vacancy: 1 - District 1

*out of the room, shown voting in favor

Speakers: None

M067-029

Planner: Richard Brown

Motion: It was moved to **approve** a minor amendment to the development plan for Planned Development District No. 713, on the northeast corner of Alpha Road and Noel Road.

Maker: Buehler
Second: Miranda

Result: Carried: 14 to 0

For: 14 - Strater, Gary, Marshall, Woolen Lipscomb,
Miranda, Bagley, Jones-Dodd, Weiss, Hill, Buehler,
Wolfish, Ekblad, Emmons, Cunningham*

Against: 0
Absent: 0
Vacancy: 1 - District 1

*out of the room, shown voting in favor

Speakers: None

Z056-307(JH)

Planner: Jennifer Hiromoto

Motion: It was moved to **approve** an extension to the six-month time period between the City Plan Commission recommendation and City Council consideration of a zoning request on an application for a Planned Development District for a railroad yard, roundhouse, or shops, and IR Industrial Research uses on a property zoned an IM Industrial Manufacturing District and LI Light Industrial District on the northwest corner of Lombardy Lane and Abernathy Avenue for an additional 4 month period.

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

For: 9 - Strater, Gary, Marshall, Miranda, Jones-Dodd,
Weiss, Buehler, Ekblad, Emmons

Against: 0
Absent: 0
Vacancy: 1 - District 1
Conflict: 1 - Bagley
Abstained 4 - Hill**, Woolen Lipscomb**, Wolfish**, Cunningham**

** Abstained due to bus tour requirements

Note: The bus tour for this item was on September 14, 2006. Commissioners Hill, Woolen Lipscomb, Wolfish and Cunningham were not CPC members at the time of the bus tour.

Speakers: None

Miscellaneous Under Advisement

W067-008

Planner: Neva Dean

Motion: It was moved to **approve** 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.

Maker: Miranda
Second: Jones-Dodd
Result: Carried: 14 to 0

For: 14 - Strater, Gary, Marshall, Woolen Lipscomb,
Miranda, Bagley, Jones-Dodd, Weiss, Hill, Buehler,
Wolfish, Ekblad, Emmons, Cunningham*

Against: 0
Absent: 0
Vacancy: 1 - District 1

*out of the room, shown voting in favor

Speakers: None

Certificate of Appropriateness for Signs

Arts District Sign District

0703145032

Planner: Michael Finley

Motion I: It was moved to **approve** a Certificate of Appropriateness for the installation of a 190 square feet cultural institution identification sign reading "DALLAS SYMPHONY ORCHESTRA", subject to City Council approval of the proposed cultural institution identification sign designation in the Arts District Special Provision Sign District at 2301 Flora Street on the northwest side facing Woodall Rogers Freeway.

Maker: Emmons
Second: Jones-Dodd

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

Motion II: In considering an application for the installation of a 190 square feet cultural institution identification sign reading "DALLAS SYMPHONY ORCHESTRA" at 2301 Flora Street on the northwest side facing Woodall Rogers Freeway, it was moved it was moved to **hold** this case under advisement until City Council approval of the proposed cultural institution identification sign designation in the Arts District Special Provision Sign District.

Maker: Jones-Dodd

Second: Emmons

Result: Carried: 14 to 0

For: 14 - Strater, Gary, Marshall, Woolen Lipscomb,
Miranda, Bagley, Jones-Dodd, Weiss, Hill, Buehler,
Wolfish, Ekblad, Emmons, Cunningham*

Against: 0

Absent: 0

Vacancy: 1 - District 1

*out of the room, shown voting in favor

Speakers: For: Debra Pena, 202 Flora St., Dallas, TX, 75201
Against: None

Zoning Cases – Consent

1. **Z067-153(RB)**

Planner: Richard Brown

Motion: It was moved to recommend **approval** of an amendment to, and expansion of, Planned Development District No. 293 for a Fire station, Public park, and Single family uses inclusive of the expansion area zoned an R-7.5(A) Single Family District, subject to a development plan, landscape plan and revised conditions limiting the floor area to 12,330 square feet, on property bounded by Illinois Avenue, Wynnewood Drive, Dewitt Circle, and Vernon Avenue

Maker: Buehler

Second: Strater

Result: Carried: 14 to 0

For: 14 - Strater, Gary, Marshall, Woolen Lipscomb,
Miranda, Bagley, Jones-Dodd, Weiss, Hill, Buehler,
Wolfish, Ekblad, Emmons, Cunningham*

Against: 0

Absent: 0

Vacancy: 1 - District 1

*out of the room, shown voting in favor

Notices: Area: 500 Mailed: 105
Replies: For: 10 Against: 0

Speakers: None

2. Z067-165(OTH)

Planner: Olga Torres-Holyoak

Motion: It was moved to recommend **approval** of a Specific Use Permit for an alcoholic beverage establishment to be used as a private club/bar for a two-year period with eligibility for automatic renewal for additional two-year periods, subject to a site plan and conditions on property zoned an IR Industrial Research District on the south side of John W. Carpenter, south of Mockingbird Lane.

Maker: Buehler
Second: Strater
Result: Carried: 14 to 0

For: 14 - Strater, Gary, Marshall, Woolen Lipscomb,
Miranda, Bagley, Jones-Dodd, Weiss, Hill, Buehler,
Wolfish, Ekblad, Emmons, Cunningham*

Against: 0
Absent: 0
Vacancy: 1 - District 1

*out of the room, shown voting in favor

Notices: Area: 200 Mailed: 8
Replies: For: 3 Against: 0

Speakers: None

3. Z067-166(OTH)

Planner: Olga Torres-Holyoak

Motion: It was moved to recommend **approval** of an amendment to Tract 1 of Subarea D-1, in Planned Development District No. 468, the Oak Cliff Special Purpose District, subject to a conceptual plan and revised conditions on the west side of Zang Boulevard north of Colorado Boulevard.

Maker: Buehler
Second: Strater
Result: Carried: 14 to 0

For: 14 - Strater, Gary, Marshall, Woolen Lipscomb,
Miranda, Bagley, Jones-Dodd, Weiss, Hill, Buehler,
Wolfish, Ekblad, Emmons, Cunningham*

Against: 0
Absent: 0
Vacancy: 1 - District 1

*out of the room, shown voting in favor

Notices: Area: 500 Mailed: 36
Replies: For: 3 Against: 0

Speakers: None

4. Z067-180(OTH)

Planner: Olga Torres-Holyoak

Motion: It was moved to recommend **approval** of an MF-2(A) Multifamily District, subject to deed restrictions volunteered by the applicant on property zoned an RR Regional Retail District on the west corner of Starr Street and 9th Street.

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

For: 14 - Strater, Gary, Marshall, Woolen Lipscomb,
Miranda, Bagley, Jones-Dodd, Weiss, Hill, Buehler,
Wolfish, Ekblad, Emmons, Cunningham*

Against: 0
Absent: 0
Vacancy: 1 - District 1

*out of the room, shown voting in favor

Notices: Area: 300 Mailed: 52
Replies: For: 2 Against: 1

Speakers: For: Erick Valbret, Address not given
Against: Maria Hernandez, 427 E. 9th St., Dallas, TX, 75203
Juan Montemayor, 501 E. 9th St., Dallas, TX, 75203

5. Z067-172(WE)

Planner: Warren Ellis

Motion: It was moved to recommend **approval** of an amendment to Planned Development District No. 724 for a public school other than an open-enrollment charter school and R-16(A) Single Family District uses, subject to a development plan and conditions in an area bounded by Killon Drive, Walnut Hill Lane and Hedgeway Drive.

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

For: 14 - Strater, Gary, Marshall, Woolen Lipscomb,
Miranda, Bagley, Jones-Dodd, Weiss, Hill, Buehler,
Wolfish, Ekblad, Emmons, Cunningham

Against: 0
Absent: 0
Vacancy: 1 - District 1

Notices: Area: 500 Mailed: 114
Replies: For: 2 Against: 7

Speakers: For: Santos Martinez, 900 Jackson St., Dallas, TX, 75202
Sharon Fagg, 2907 W. Buckner Blvd., Dallas, TX, 75228
Against: Ross Coulter, 3843 Echo Brook Ln., Dallas, TX, 75229

Zoning Cases – Under Advisement

6. **Z056-318(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 and staff's conditions on property zoned an IR Industrial Research District, on the southwest side of Denton Drive between Burbank Street and Wyman Street.

Maker: Strater
Second: Emmons
Result: Carried: 11 to 2

For: 11 - Strater, Gary, Marshall, Woolen Lipscomb, Jones-
Dodd, Weiss, Hill, Buehler, Ekblad, Emmons,
Cunningham

Against: 2 - Miranda, Wolfish
Absent: 0
Vacancy: 1 - District 1
Conflict: 1 - Bagley

Notices: Area: 300 Mailed: 22
Replies: For: 1 Against: 10

Speakers: For: Karl Crawley, 900 Jackson St., Dallas, TX, 75202
Michael Miles, 1401 Pacific Ave., Dallas, TX, 75201
Against: Wilma Avalos, 2318 Anson Rd., Dallas, TX, 75235

Patricia Van Winkle, 2529 Brookfield Ave., Dallas, TX, 75235
Catherine Salinas, 2210 Gilford St., Dallas, TX, 75235
Maria Alba, 7011 Denton Dr., Dallas, TX, 75235
Celia Rodriguez, 3221 Brookfield Ave., Dallas, TX, 75235
Rick Gonzales, 4283 S. Cresthaven Rd., Dallas, TX, 75209
William Foster, 4504 N. Versailles Ave., Highland Park, TX, 75205

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

Planner: Warren Ellis

Motion: It was moved to recommend **denial without prejudice** of 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 for Westmoreland Road.

Maker: Gary
Second: Miranda
Result: Carried: 14 to 0

For: 14 - Strater, Gary, Marshall, Woolen Lipscomb,
Miranda, Bagley, Jones-Dodd, Weiss, Hill, Buehler,
Wolfish, Ekblad, Emmons, Cunningham

Against: 0
Absent: 0
Vacancy: 1 - District 1

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

Speakers: None

Individual Cases

8. **Z067-178(WE)**

Planner: Warren Ellis

Motion: In considering an application for a CR Community Retail District with deed restrictions volunteered by the applicant on property zoned a TH-1(A) Townhouse District, on the north side of Northwest Highway, west of Midway Road, it was moved to **hold** this case under advisement until May 3, 2007.

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

For: 14 - Strater, Gary, Marshall, Woolen Lipscomb,
Miranda, Bagley, Jones-Dodd, Weiss, Hill, Buehler,
Wolfish, Ekblad, Emmons, Cunningham

Against: 0
Absent: 0
Vacancy: 1 - District 1

Notices: Area: 300 Mailed: 24
Replies: For: 2 Against: 5

Speakers: For: Dallas Cothrum, 900 Jackson St., Dallas, TX, 75202
Fariba Talebi, 7523 Aberdon Rd., Dallas, TX, 75252
Against: Heather Nelson, 4174 Wilada Dr., Dallas, TX, 75220

9. **Z067-115(JH)**

Planner: Jennifer Hiromoto

Motion: It was moved to recommend **approval** of a Planned Development District for R-7.5(A) Single Family uses and an open-enrollment charter school, subject to a development plan, landscape plan, and staff's conditions with the exclusion of stadium lights in the residential proximity slope on a property zoned an R-7.5(A) Single Family District on the north side of Wheatland Road, west of Houston School Road.

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

For: 12 - Strater, Gary, Marshall, Woolen Lipscomb, Bagley,
Jones-Dodd, Weiss, Buehler, Wolfish, Ekblad,
Emmons, Cunningham

Against: 0
Absent: 0
Vacancy: 1 - District 1
Abstained: 2 - Miranda**, Hill**

** Abstained due to bus tour requirements

Notices: Area: 500 Mailed: 23
Replies: For: 1 Against: 0

Speakers: For: Santos Martinez, 900 Jackson St., Dallas, TX, 75202
Curtis Jones, P.O. Box 227095, Dallas, TX, 75222
Against: None

10. Z067-152(JH)

Planner: Jennifer Hiromoto

Motion: It was moved to recommend **approval** of the IM Industrial Manufacturing District, subject to deed restrictions volunteered by the applicant and **approval** of a Specific Use Permit for Industrial (outside) potentially incompatible uses for a five-year period, subject to a site plan and staff's conditions on property zoned an IR Industrial Research District on the west side of South Central Expressway, south of Choate Street.

Maker: Jones-Dodd
Second: Buehler
Result: Carried: 13 to 0

For: 13 - Strater, Gary, Marshall, Miranda, Bagley, Jones-Dodd, Weiss, Hill, Buehler, Wolfish, Ekblad, Emmons, Cunningham

Against: 0
Absent: 1 - Woolen Lipscomb
Vacancy: 1 - District 1

Notices: Area: 300 Mailed: 11
Replies: For: 0 Against: 0

Speakers: For: Bryan Bennett, 4120 Duncanville Rd., Dallas, TX, 75236
Against: None

11. Z067-183(JH)

Planner: Jennifer Hiromoto

Motion: It was moved to recommend **approval** of an MU-3 Mixed Use District in lieu of an LI Light Industrial District on property zoned a CS Commercial Service District on the west side of Inwood Road, between Irving Boulevard and Stemmons Freeway.

Maker: Strater
Second: Jones-Dodd
Result: Carried: 13 to 0

For: 13 - Strater, Gary, Marshall, Miranda, Bagley, Jones-Dodd, Weiss, Hill, Buehler, Wolfish, Ekblad, Emmons, Cunningham

Against: 0
Absent: 1 - Woolen Lipscomb
Vacancy: 1 - District 1

Notices: Area: 300 Mailed: 9
Replies: For: 3 Against: 0

Speakers: For: Rajan Dudhwala, 1824 Shumard Oak Ln., Irving, TX, 75063
Against: None

12. **Z067-129(JH)**

Planner: Jennifer Hiromoto

Motion: In considering an application for a Specific Use Permit for mining and the placement of fill on property zoned an A(A) Agricultural District on the northwest corner of Merrifield Road and SPUR 408, it was moved to **hold** this case under advisement until April 26, 2007.

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

For: 11 - Gary, Marshall, Miranda, Bagley, Jones-Dodd,
Weiss, Hill, Buehler, Wolfish, Ekblad, Emmons

Against: 0
Absent: 2 - Woolen Lipscomb, Cunningham
Vacancy: 1 - District 1
Abstained: 1 - Strater**

** Abstained due to bus tour requirements

Notices: Area: 300 Mailed: 3
Replies: For: 0 Against: 0

Speakers: For: Steve Smith, Grapevine, TX
Robert Lankford, 238 Van Rowe Ave., Duncanville, TX, 75116
Hubert Martin, Dallas Baptist University
Against: None

13. **Z067-130(JH)**

Planner: Jennifer Hiromoto

Motion: In considering an application for a Specific Use Permit for mining and the placement of fill on property zoned an A(A) Agricultural District on the east side of Mountain Creek Parkway, north of Kiest Boulevard, it was moved to **hold** this case under advisement until April 26, 2007.

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

For: 11 - Gary, Marshall, Miranda, Bagley, Jones-Dodd,
Weiss, Hill, Buehler, Wolfish, Ekblad, Emmons

Against: 0
Absent: 2 - Woolen Lipscomb, Cunningham
Vacancy: 1 - District 1
Abstained: 1 - Strater**

** Abstained due to bus tour requirements

Notices: Area: 300 Mailed: 3
Replies: For: 0 Against: 0

Speakers: For: Steve Smith, Grapevine, TX
Robert Lankford, 238 Van Rowe Ave., Duncanville, TX, 75116
Hubert Martin, Dallas Baptist University
Against: None

14. **Z067-131(JH)**

Planner: Jennifer Hiromoto

Motion: In considering an application for a Specific Use Permit for mining and the placement of fill on property zoned an A(A) Agricultural District on the west side of Merrifield Road, south of Kiest Boulevard, it was moved to **hold** this case under advisement until April 26, 2007.

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

For: 11 - Gary, Marshall, Miranda, Bagley, Jones-Dodd,
Weiss, Hill, Buehler, Wolfish, Ekblad, Emmons

Against: 0
Absent: 2 - Woolen Lipscomb, Cunningham
Vacancy: 1 - District 1
Abstained: 1 - Strater**

** Abstained due to bus tour requirements

Notices: Area: 300 Mailed: 5
Replies: For: 1 Against: 0

Speakers: For: Steve Smith, Grapevine, TX
Robert Lankford, 238 Van Rowe Ave., Duncanville, TX, 75116
Hubert Martin, Dallas Baptist University
Against: None

Authorization of Hearings

Motion: It was moved to **approve** the authorization of a hearing to determine the proper zoning on property zoned a CR Community Retail District, on the southeast corner of Mapleshade Lane and Preston Road with consideration being given to an MU-2 Mixed Use District or a Planned Development District.

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

For: 14 - Strater, Gary, Marshall, Miranda, Bagley, Jones-Dodd, Weiss, Hill, Buehler, Wolfish, Ekblad, Emmons

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

Speakers: None

Motion: It was moved to **approve** the authorization of a hearing to determine the proper zoning on property zoned Subarea 12 within Planned Development District No. 298, the Bryan Area Special Purpose District, an area generally bound by Cantegral Street, Floyd Street, Swiss Avenue, Hall Street, and Gaston Avenue with consideration being given to amending Subarea 12 to allow banks and savings and loans with drive-through windows by Specific Use Permit.

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

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

Against: 0
Absent: 2 - Woolen Lipscomb
Vacancy: 1 - District 1

Speakers: None

Other Matters

CPC Committee Appointments and Reports

Chair Weiss appointed the following commissioners to the CPC Environmental Committee:

Ann Bagley - Chair

Clarence Gary - Vice Chair
Chris Buehler
Michael Miranda
Debra Woolen Lipscomb
Bill "Bulldog" Cunningham

Minutes

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

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

For: 11 - Strater, Gary, Marshall, Miranda, Bagley, Jones-Dodd, Weiss, Hill, Buehler, Wolfish, Ekblad

Against: 0
Absent: 3 - Woolen Lipscomb, Emmons, Cunningham
Vacancy: 1 - District 1

Speakers: None

Adjournment

The hearing adjourned at 5:47 p.m.

Robert Weiss, Chair