

## PLAN COMMISSION MINUTES

The City Plan Commission held a regular Zoning Hearing on April 24, 2008, with the briefing starting at 10:00 a.m. in Room 5ES and the public hearing at 1:35 p.m. in the City Council Chambers of City Hall. Presiding were Joe Alcantar, Chair and Chris Buehler, Vice Chair. The following Commissioners were present during the hearing: James Prothro, Jeff Strater, Clarence Gary, Michael Davis, Emma Rodgers, John Lozano, Ann Bagley, Erma Jones-Dodd, Bob Weiss, Tom Lueder, Sally Wolfish, Robert Ekblad and Neil Emmons. The following Commissioners were absent from this hearing as defined in the City Plan Commission rules: None. 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) **S078-161**

**Motion:** It was moved to **approve** an application to create one 0.7686 acre lot, one 1.0154 acre lot, and 0.5511 acre lot, from a 2.335 acre tract of land in City Block 7556, southwest corner Hampton Road and Wheatland Road, subject to compliance with the conditions listed in the docket.

Maker: Weiss  
Second: Rodgers  
Result: Carried: 15 to 0

For: 15 - Prothro\*, Strater, Gary, Davis, Rodgers, Lozano\*, Bagley, Jones-Dodd\*, Weiss, Lueder, Buehler, Wolfish\*, Ekblad, Emmons, Alcantar

Against: 0  
Absent: 0  
Vacancy: 0

\*out of the room, shown voting in favor

**Speakers:** None

(2) **S078-162**

**Motion:** It was moved to **approve** an application to create one 2.0759 acre lot from a tract of land containing Lots 31-39, Block A/8378, C.W. Roberts Addition (unrecorded), southwest corner Tantor Road and Tanner Road, subject to compliance with the conditions listed in the docket with a an added condition to read as follows: "On the final plat, correct the spelling of the owner's name".

Maker: Weiss  
Second: Rodgers  
Result: Carried: 15 to 0

For: 15 - Prothro\*, Strater, Gary, Davis, Rodgers,  
Lozano\*, Bagley, Jones-Dodd\*, Weiss, Lueder,  
Buehler, Wolfish\*, Ekblad, Emmons, Alcantar

Against: 0  
Absent: 0  
Vacancy: 0

\*out of the room, shown voting in favor

**Speakers:** None

(3) **S078-164**

**Motion:** It was moved to **approve** an application to replat a 2.50 acre tract of land containing a portion of Lot 2, Block A/7211, out of the SBC/Pinnacle Park Addition, into one 2.50 acre lot, on Communications Drive north of Adler Drive, subject to compliance with the conditions listed in the docket.

Maker: Weiss  
Second: Rodgers  
Result: Carried: 15 to 0

For: 15 - Prothro\*, Strater, Gary, Davis, Rodgers,  
Lozano\*, Bagley, Jones-Dodd\*, Weiss, Lueder,  
Buehler, Wolfish\*, Ekblad, Emmons, Alcantar

Against: 0  
Absent: 0  
Vacancy: 0

\*out of the room, shown voting in favor

**Speakers:** None

(4) **S078-165**

**Motion:** It was moved to **approve** an application to replat a 1.645 acre tract of land containing all of Lots 15-22, Block P/7171, out of the Joe Irwin Addition, Number 7 into one 1.645 acre lot, on Progressive Dr. north of Chippewa, subject to compliance with the conditions listed in the docket.

Maker: Weiss  
Second: Rodgers  
Result: Carried: 15 to 0

For: 15 - Prothro\*, Strater, Gary, Davis, Rodgers,  
Lozano\*, Bagley, Jones-Dodd\*, Weiss, Lueder,  
Buehler, Wolfish\*, Ekblad, Emmons, Alcantar

Against: 0  
Absent: 0  
Vacancy: 0

\*out of the room, shown voting in favor

**Speakers:** None

(5) **S078-170**

**Motion:** It was moved to **approve** an application to replat a 0.8863 acre tract of land containing all of Lots 7-12, Block J/1476, into one 0.4759 acre lot and 0.4104 acre lot, northeast corner Ross Avenue and Hubert Street, subject to compliance with the conditions listed in the docket.

Maker: Weiss  
Second: Rodgers  
Result: Carried: 15 to 0

For: 15 - Prothro\*, Strater, Gary, Davis, Rodgers,  
Lozano\*, Bagley, Jones-Dodd\*, Weiss, Lueder,  
Buehler, Wolfish\*, Ekblad, Emmons, Alcantar

Against: 0  
Absent: 0  
Vacancy: 0

\*out of the room, shown voting in favor

**Speakers:** None

(6) **S078-171**

**Motion:** It was moved to **approve** an application to replat a portion of Lot 5 of the Sante Fe & Jupiter Road Industrial District, Addition IV, City Block B/8042 into one 3.3976 lot located at 10995 Petal St., west of Grader Road, subject to compliance with the conditions listed in the docket.

Maker: Weiss  
Second: Rodgers  
Result: Carried: 15 to 0

For: 15 - Prothro\*, Strater, Gary, Davis, Rodgers,  
Lozano\*, Bagley, Jones-Dodd\*, Weiss, Lueder,  
Buehler, Wolfish\*, Ekblad, Emmons, Alcantar

Against: 0  
Absent: 0  
Vacancy: 0

\*out of the room, shown voting in favor

**Speakers:** None

Residential Replats

(7) **S078-146**

**Motion:** It was moved to **approve** an application to replat a 0.6045 acre tract of land containing all of Lots 8 and 9 in the R.C.A. No. 1 Addition, both lots being in City Block A/6949, 5424 and 5418 Larimore Lane, subject to compliance with the conditions listed in the docket.

Maker: Gary  
Second: Jones-Dodd  
Result: Carried: 15 to 0

For: 15 - Prothro, Strater, Gary, Davis, Rodgers,  
Lozano, Bagley, Jones-Dodd, Weiss, Lueder,  
Buehler, Wolfish, Ekblad, Emmons, Alcantar

Against: 0  
Absent: 0  
Vacancy: 0

**Speakers:** None

(8) **S078-160**

**Motion:** It was moved to **approve** an application to replat a tract of land containing Lot 2A and Lot 2B, Block A/8210, Glen Abbey at Ash Bluff No. 2, into one 3.339 acre lot, Ash Bluff Lane north of Braewood Place, subject to compliance with the conditions listed in the docket with the removal of Condition #19.

Maker: Wolfish  
Second: Jones-Dodd  
Result: Carried: 15 to 0

For: 15 - Prothro, Strater, Gary, Davis\*, Rodgers,  
Lozano, Bagley, Jones-Dodd, Weiss, Lueder,  
Buehler, Wolfish, Ekblad, Emmons, Alcantar

Against: 0  
Absent: 0  
Vacancy: 0

\*out of the room, shown voting in favor

**Speakers:** None

(9) **S078-163**

**Motion:** It was moved to **approve** an application to replat a 4.14 acre tract of land containing all of Lots 8A, 8B, and 8C, of the Lloyd Subdivision, in City Block 13/5586, into one 4.14 acre lot, southwest corner Sunnybrook Lane at Park Lane, subject to compliance with the conditions listed in the docket.

Maker: Ekblad  
Second: Prothro  
Result: Carried: 15 to 0

For: 15 - Prothro, Strater, Gary, Davis\*, Rodgers,  
Lozano, Bagley, Jones-Dodd, Weiss, Lueder,  
Buehler, Wolfish, Ekblad, Emmons, Alcantar

Against: 0  
Absent: 0  
Vacancy: 0

\*out of the room, shown voting in favor

**Speakers:** None

Street Name Change

(1) **NC078-001**

**Motion:** It was moved to **approve** the street name change of Fisher Road between Skillman Street and Abrams Road to "Southwestern Boulevard".

Maker: Emmons  
Second: Weiss  
Result: Carried: 15 to 0

For: 15 - Prothro, Strater, Gary, Davis, Rodgers,  
Lozano, Bagley, Jones-Dodd, Weiss, Lueder,  
Buehler, Wolfish, Ekblad, Emmons, Alcantar

Against: 0  
Absent: 0  
Vacancy: 0

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

(2) **NC078-002**

**Motion:** In considering an application to change the name of Missouri Avenue between South Beckley Avenue and South Lancaster Avenue to "Grover C. Washington Avenue", it was moved to **hold** this case under advisement until June 12, 2008.

Maker: Davis  
Second: Lueder  
Result: Carried: 15 to 0

For: 15 - Prothro, Strater, Gary, Davis, Rodgers,  
Lozano, Bagley, Jones-Dodd, Weiss, Lueder,  
Buehler, Wolfish, Ekblad, Emmons, Alcantar

Against: 0  
Absent: 0  
Vacancy: 0

**Speakers:** None

Miscellaneous Docket

**M078-028**

Planner: Richard Brown

**Motion:** It was moved to **approve** a minor amendment to the development plan for Planned Development District No. 262 for mixed uses on the northwest corner of Oak Lawn Avenue and Maple Avenue.

Maker: Buehler  
Second: Weiss  
Result: Carried: 15 to 0

For: 15 - Prothro, Strater, Gary, Davis\*, Rodgers,  
Lozano, Bagley, Jones-Dodd, Weiss, Lueder,  
Buehler, Wolfish, Ekblad, Emmons, Alcantar

Against: 0  
Absent: 0  
Vacancy: 0

\*out of the room, shown voting in favor

**Speakers:** None

**M078-018**

Planner: Richard Brown

**Motion:** It was moved to **approve** a minor amendment to the site plan for Specific Use Permit No. 1655 for an Open-enrollment charter school on the southeast corner of Regal Row and Viceroy Drive.

Maker: Buehler  
Second: Weiss  
Result: Carried: 15 to 0

For: 15 - Prothro, Strater, Gary, Davis\*, Rodgers,  
Lozano, Bagley, Jones-Dodd, Weiss, Lueder,  
Buehler, Wolfish, Ekblad, Emmons, Alcantar

Against: 0  
Absent: 0  
Vacancy: 0

\*out of the room, shown voting in favor

**Speakers:** None

**M078-022**

Planner: Richard Brown

**Motion:** It was moved to **approve** a minor amendment to the site plan for Specific Use Permit No. 1455 for a Private school on the north line of Ferguson Road, between Highland Road and Valley Glen Drive.

Maker: Buehler  
Second: Weiss  
Result: Carried: 15 to 0

For: 15 - Prothro, Strater, Gary, Davis\*, Rodgers,  
Lozano, Bagley, Jones-Dodd, Weiss, Lueder,  
Buehler, Wolfish, Ekblad, Emmons, Alcantar

Against: 0  
Absent: 0  
Vacancy: 0

\*out of the room, shown voting in favor

**Speakers:** None

**D078-008**

Planner: Frank Dominquez

**Motion:** It was moved to **approve** a development plan for Planned Development District No. 663 on the northwest corner of Bengal Street and Macatee Street.

Maker: Buehler  
Second: Weiss  
Result: Carried: 15 to 0

For: 15 - Prothro, Strater, Gary, Davis\*, Rodgers,  
Lozano, Bagley, Jones-Dodd, Weiss, Lueder,  
Buehler, Wolfish, Ekblad, Emmons, Alcantar

Against: 0  
Absent: 0  
Vacancy: 0

\*out of the room, shown voting in favor

**Speakers:** None

Miscellaneous Docket – Under Advisement

**M078-011**

Planner: Richard Brown

**Motion:** It was moved to **approve** a minor amendment to the development plan for Planned Development District No. 322 for Mixed uses on the northeast corner of LBJ Freeway and the Dallas North Tollway.

Maker: Buehler  
Second: Weiss  
Result: Carried: 15 to 0

For: 15 - Prothro, Strater, Gary, Davis\*, Rodgers,  
Lozano, Bagley, Jones-Dodd, Weiss, Lueder,  
Buehler, Wolfish, Ekblad, Emmons, Alcantar

Against: 0  
Absent: 0  
Vacancy: 0

\*out of the room, shown voting in favor

**Speakers:** None

**M078-017**

Planner: Richard Brown

**Motion:** It was moved to **approve** a minor amendment to the development plan for Planned Development District No. 154 for Retail, Office and Residential Uses on the north corner of Rawlins Street and Welborn Street.

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

For: 14 - Prothro, Strater, Gary, Davis, Rodgers,  
Lozano, Bagley, Jones-Dodd, Weiss, Lueder,  
Buehler, Ekblad, Emmons, Alcantar

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

**Speakers:** None

Certificates of Appropriateness for Signs

**Deep Ellum/Near East Side Sign District**

**0803171053**

Planner: Kyra Blackston

**Motion:** It was moved to **approve** a Certificate of Appropriateness for the installation of a 90 square foot attached sign, subject to conditions on the northwest corner of Malcolm X Boulevard and Indiana Street containing the logo “A” and “Ambrose” at 2901 Indiana Street.

Maker: Strater  
Second: Weiss  
Result: Carried: 15 to 0

For: 15 - Prothro, Strater, Gary, Davis, Rodgers,  
Lozano, Bagley, Jones-Dodd, Weiss, Lueder,  
Buehler, Wolfish, Ekblad, Emmons, Alcantar

Against: 0  
Absent: 0  
Vacancy: 0

**Speakers:** None

Zoning Cases – Consent

**1. Z067-222(RB)**

Planner: Richard Brown

**Motion:** It was moved to recommend **approval** of an amendment to and expansion of Planned Development District No. 582, the Victory Planned Development District, subject to a conceptual plan and staff’s revised recommended conditions on property partially zoned an I-2 Industrial Subdistrict, an I-3 Industrial Subdistrict, and a CA-2 Central Area Subdistrict within Planned Development District No. 193, the Oak Lawn Special Purpose District on property generally east of Stemmons Freeway and north of Woodall Rodgers Freeway.

Maker: Strater  
Second: Rodgers  
Result: Carried: 15 to 0

For: 15 - Prothro, Strater, Gary, Davis, Rodgers,  
Lozano, Bagley, Jones-Dodd, Weiss, Lueder,  
Buehler, Wolfish, Ekblad, Emmons, Alcantar

Against: 0  
Absent: 0  
Vacancy: 0

**Notices:** Area: 500 Mailed: 299  
**Replies:** For: 0 Against: 13

**Speakers:** For<sub>(did not speak)</sub>: Frank Stich, 4224 N. Hall St., Dallas, TX, 75219  
For<sub>(did not speak)</sub>: Robert Reeves, 900 Jackson St., Dallas, TX, 75202  
Against: None

**Note: It was moved by Commissioner Buehler and seconded by Commissioner Emmons to change the order of the agenda. The Commission voted unanimously to hear the Authorization of Hearing, followed by the Z078-169(JH) and DCA078-011 out of order.**

## 2. Z078-168(MAW)

Planner: Megan Wimer

**Motion:** It was moved to recommend a Planned Development District for MU-3 Mixed Use District uses, subject to a revised development plan and conditions on property zoned an MU-3 Mixed Use District on the south side of Yale Boulevard, between Greenville Avenue and Worcola Street with conditions to return on the May 8, 2008, Miscellaneous docket with staff to clarify sidewalk and public realm language and definitions with the applicant.

Maker: Emmons  
Second: Weiss  
Result: Carried: 15 to 0

For: 15 - Prothro, Strater, Gary, Davis, Rodgers, Lozano, Bagley, Jones-Dodd, Weiss, Lueder, Buehler, Wolfish, Ekblad, Emmons, Alcantar

Against: 0  
Absent: 0  
Vacancy: 0

**Notices:** Area: 500 Mailed: 39  
**Replies:** For: 7 Against: 0

**Speakers:** For: Taylor Stone, 6623 Prestonsire, Dallas, TX, 75225  
Suzan Kedron, 901 Main St., Dallas, TX, 75202  
Against: None

**Note: On April 10, 2008, Item #3 Z078-175(OTH) was held until May 15, 2008, by the City Plan Commission. The case was inadvertently shown on a previous agenda but not on the posted agenda.**

4. **Z078-183(WE)**

Planner: Warren Ellis

**Motion:** It was moved to recommend **approval** of an amendment to Planned Development District No. 640 for an open enrollment charter school, private school and other non-residential uses, subject to a development plan, revised landscape plan and conditions on properties on all four corners of the intersection of Annex Avenue and Bryan Street with the traffic management plan to return on the May 15, 2008, Miscellaneous docket.

Maker: Strater  
Second: Weiss  
Result: Carried: 15 to 0

For: 15 - Prothro, Strater, Gary, Davis\*, Rodgers,  
Lozano, Bagley, Jones-Dodd, Weiss, Lueder,  
Buehler, Wolfish, Ekblad, Emmons, Alcantar

Against: 0  
Absent: 0  
Vacancy: 0

\*out of the room, shown voting in favor

**Notices:** Area: 500 Mailed: 172  
**Replies:** For: 4 Against: 2

**Speakers:** For: Brian Nelson, 3206 Waldrop, Dallas, TX, 75229  
Peter Hayes, 900 Clarence Bohls Ln., Pflugerville, TX, 78660  
Ann Stevenson, 606 E. Royal Ln., Irving, TX, 75204  
Against: None

**Note:** It was moved by Commissioner Emmons and seconded by Commissioner Weiss to change the order of the agenda and hear Zoning case Z078-131(JH). The Commission voted unanimously to hear Z078-131(JH) next; with Commissioner Davis out of the room when the vote was taken.

5. **Z078-148(DW)**

Planner: David Whitley

**Motion:** It was moved to recommend **approval** of a planned development district, for property south of the Union Pacific Rail Line, subject to a regulating plan and conditions, **approval** of the termination of Specific Use Permit No. 432, and **no change** to zoning for property north of the Union Pacific Rail Line on property zoned an IM Industrial Manufacturing District, CS Commercial Service District, CA-2(A) Central Area District, MU-2(SAH) Mixed Use District, Planned Development District No. 774, within the Downtown Special Provision Sign District with Specific Use Permit No. 432 for a Private Animal Pound and Specific Use Permit No. 1203 for a Government Installation other than listed on property generally bounded by Continental Avenue to the north, Interstate 35 to the east and south, and the Trinity River levee to the west.

Maker: Emmons  
Second: Weiss  
Result: Carried: 15 to 0

For: 15 - Prothro, Strater, Gary, Davis, Rodgers,  
Lozano, Bagley, Jones-Dodd, Weiss, Lueder,  
Buehler, Wolfish, Ekblad, Emmons, Alcantar

Against: 0  
Absent: 0  
Vacancy: 0

**Notices:** Area: 500 Mailed: 78  
**Replies:** For: 3 Against: 4

**Speakers:** For: Jonathan Vinson, 901 Main St., Dallas, TX, 75202  
Janis Jelnick, 14304 Coral Harbour Cr., Farmers Branch, TX, 75234  
Against: None

6. **Z078-179(JH)**

Planner: Jennifer Hiromoto

**Motion:** It was moved to recommend **approval** a CR Community Retail District, subject to deed restriction volunteered by the applicant on property zoned an R-7.5(A) Single Family District on the west side of Duncanville Road, north of Red Bird Lane.

Maker: Gary  
Second: Lozano  
Result: Carried: 15 to 0

For: 15 - Prothro, Strater, Gary, Davis, Rodgers,  
Lozano, Bagley, Jones-Dodd, Weiss, Lueder,  
Buehler, Wolfish, Ekblad, Emmons, Alcantar

Against: 0  
Absent: 0  
Vacancy: 0

**Notices:** Area: 200 Mailed: 7  
**Replies:** For: 2 Against: 1

**Speakers:** For: Santos Martinez, 900 Jackson St., Dallas, TX, 75202  
Against: None

**7. Z078-160(JH)**

Planner: Jennifer Hiromoto

**Motion:** It was moved to recommend **approval** a Planned Development District for multifamily uses, subject to a conceptual plan and staff conditions and **approval** of the termination of a portion of Specific Use Permit No. 77 for a cemetery use on property zoned an MF-1(A) Multifamily District on the south side of Northwest Highway, east of Admiral Drive with the following change to #3: "For carports and single story parking structures, a minimum five foot side and rear yard must be provided on the eastern, western, and southern boundaries. Single story parking structures may not exceed 16 feet on height and at least 70 percent of the structure façade, exclusive of opening, must have materials similar to the main residential structures the parking serves".

Maker: Emmons  
Second: Rodgers  
Result: Carried: 15 to 0

For: 15 - Prothro, Strater, Gary, Davis, Rodgers,  
Lozano, Bagley, Jones-Dodd, Weiss, Lueder,  
Buehler, Wolfish, Ekblad, Emmons, Alcantar

Against: 0  
Absent: 0  
Vacancy: 0

**Notices:** Area: 500 Mailed: 137  
**Replies:** For: 8 Against: 5

**Speakers:** For: William Cothrum, 900 Jackson St., Dallas, TX, 75202  
Dallas Cothrum, 900 Jackson St., Dallas, TX, 75202  
Against: Brad Enloe, 3500 maple Ave., Dallas, TX, 75219

8. **Z078-169(JH)**

Planner: Jennifer Hiromoto

**Motion:** It was moved to recommend **approval** of a Planned Development District for R-7.5(A) Single Family District uses, office, and certain non-residential uses, subject to a development plan and applicant's conditions on property zoned an R-7.5(A) Single Family District at the north terminus of Cornerstone Parkway, west of Caruth Haven Boulevard.

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

For: 14 - Prothro, Strater, Gary, Davis, Rodgers,  
Lozano, Bagley, Jones-Dodd, Weiss, Lueder,  
Buehler, Ekblad, Emmons, Alcantar

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

**Notices:** Area: 500 Mailed: 159  
**Replies:** For: 21 Against: 3

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

9. **Z078-184(JH)**

Planner: Jennifer Hiromoto

**Motion:** It was moved to recommend **approval** a Subdistrict 2 within Planned Development District No. 317, the Cedars Area Special Purpose District, on property zoned a Subdistrict 1 within Planned Development District No. 317 on the northeast side of Gould Street, between McKee Street and Hickory Street.

Maker: Starter  
Second: Davis  
Result: Carried: 13 to 0

For: 13 - Prothro, Strater, Gary, Davis, Rodgers,  
Lozano, Bagley, Weiss, Lueder, Wolfish,  
Ekblad, Emmons, Alcantar

Against: 0  
Absent: 0  
Vacancy: 0  
Abstained: 2 - Jones-Dodd\*\*, Buehler\*\*

\*\*Abstained from voting, due to bus tour requirements

**Notices:** Area: 500 Mailed: 114  
**Replies:** For: 16 Against: 2

**Speakers:** For: Seth Smith, 6214 Richmond Ave., Dallas, TX, 75214  
For (did not speak): Belinda Thomas, 1803 S. Ervay St., Dallas, TX, 75215  
For (did not speak): Jeffery Thomas, 1803 S. Ervay St., Dallas, TX, 75215  
For (did not speak): Jay E. Baker, II, 1519 Beaumont, Dallas, TX, 75215  
For (did not speak): Amelle Marchesseau, P.O. Box 9244, Dallas, TX, 75209  
For (did not speak): Phillip Jester, 815 S. Windomere Ave., Dallas, TX, 75208  
For (did not speak): Rawlins Gilliland, 7342 Eccles Dr., Dallas, TX, 75227  
For (did not speak): Phillip Robinson, 1500 McKee St., Dallas, TX, 75215  
For (did not speak): Chris Brock, 1910 S. Akard St., Dallas, TX, 75215  
For (did not speak): Michael Geisler, 1225 Belleview St., Dallas, TX, 75215  
For (did not speak): Joe Edwards, 1225 Belleview St., Dallas, TX, 75215  
For (did not speak): Richard Schiera, 2201 S. Harwood St, Dallas, TX, 75215  
For (did not speak): Gwen Gaylen, 2201 S. Harwood St., Dallas, TX, 75215  
Against: None

10. **Z078-131(JH)**

Planner: Jennifer Hiromoto

**Motion:** It was moved to recommend **approval** to create a new subdistrict in Planned Development District No. 298, the Bryan Place Special Purpose District, and a Specific Use Permit for vehicle or engine repair or maintenance for a four-year period on property zoned Subdistrict 1 within Planned Development District No. 298, the Bryan Place Special Purpose District, on the northeast corner of Ross Avenue and McCoy Street.

Maker: Emmons  
Second: Prothro  
Result: Carried: 15 to 0

For: 15 - Prothro, Strater, Gary, Davis\*, Rodgers,  
Lozano, Bagley, Jones-Dodd, Weiss, Lueder,  
Buehler, Wolfish, Ekblad, Emmons, Alcantar

Against: 0  
Absent: 0  
Vacancy: 0

\*out of the room, shown voting in favor

**Notices:** Area: 500 Mailed: 73  
**Replies:** For: 4 Against: 3

**Speakers:** For<sup>(did not speak)</sup>: Dallas Cothrum, 900 Jackson St., Dallas, TX, 75202  
Against: None

Development Code Amendment

**DCA078-008**

David Cossum

**Motion:** It was moved to recommended **approval** amendments to Chapter 51A, the Dallas Development Code, to amend regulations pertaining to signs mounted on a roof, eave or parapet in business districts.

Maker: Buehler  
Second: Bagley  
Result: Carried: 15 to 0

For: 15 - Prothro, Strater, Gary, Davis, Rodgers,  
Lozano, Bagley, Jones-Dodd, Weiss, Lueder,  
Buehler, Wolfish, Ekblad, Emmons, Alcantar

Against: 0  
Absent: 0  
Vacancy: 0

**Speakers:** None

**DCA078-010**

David Cossum

**Motion:** It was moved to recommended **approval** amendments to Chapter 51 and 51A, the Dallas Development Code, to amend the use definition of Public Park, Playground or Golf Course.

Maker: Buehler  
Second: Bagley  
Result: Carried: 15 to 0

For: 15 - Prothro, Strater, Gary, Davis, Rodgers,  
Lozano, Bagley, Jones-Dodd, Weiss, Lueder,  
Buehler, Wolfish, Ekblad, Emmons, Alcantar

Against: 0  
Absent: 0  
Vacancy: 0

**Speakers:** None

DCA078-011

David Cossum

**Motion:** In considering amendments to Chapter 51A of the Dallas City Code to add an Article XIII creating new "Form Districts" for walkable, mixed use developments at a range of densities, it was moved to **hold** this case under advisement until May 8, 2008.

Maker: Weiss  
Second: Emmons  
Result: Carried: 15 to 0

For: 15 - Prothro, Strater, Gary, Davis, Rodgers,  
Lozano, Bagley, Jones-Dodd, Weiss, Lueder,  
Buehler, Wolfish, Ekblad, Emmons, Alcantar

Against: 0  
Absent: 0  
Vacancy: 0

**Speakers:** For: Michael Jung, 4400 Bank of America Plaza, Dallas, Texas 75202  
Neal Sleeper, 3232 McKinney Ave., Dallas, TX, 75204  
Pam Conley, 901 N. Madison Ave., Dallas, TX, 75208  
Barry Henry, 2100 McKinney Ave., Dallas, TX, 75201  
Virginia McAlester, 5703 Swiss Ave., Dallas, TX, 75214  
Jim Berrong, 2707 Welborn St., Dallas, TX, 75219  
Macy Davis, 8322 Ridgelea St., Dallas, TX, 75209  
Jeri Arbuckle, 4800 Victor St., Dallas, TX, 75246  
Ann Murphy, 19126 Windmill Ln., Dallas, TX, 75252  
Janet Tharp, 7933 Goodshire Ave., Dallas, TX, 75231  
For (did not speak): Lybo Buchanan, 1218 Kings Hwy., Dallas, TX, 75208  
For (did not speak): Phil Leven, 1606 Hollywood Ave., Dallas, TX, 75208  
For (did not speak): Scott Potter, 4843 Junius St., Dallas, TX, 75246  
For (did not speak): Barbara Barbee, 303 N. Barnett Ave., Dallas, TX, 75211  
For (did not speak): Darryl Baker, 2606 Woodmere Dr., Dallas, TX, 75233  
For (did not speak): Jonathan Vinson, 901 Main St., Dallas, TX, 75202  
Against: None

#### Authorization of Hearings

**Motion:** It was moved to **not** the authorize a hearing to determine proper zoning on property zoned Planned Development District No. 226 on the northeast corner of Red Bird Lane and Kiwanis Road with consideration being given to amending the Planned Development District.

Maker: Gary  
Second: Emmons  
Result: Carried: 15 to 0

For: 15 - Prothro, Strater, Gary, Davis, Rodgers,  
Lozano, Bagley, Jones-Dodd\*, Weiss, Lueder,  
Buehler, Wolfish, Ekblad, Emmons, Alcantar

Against: 0  
Absent: 0  
Vacancy: 0

\*out of the room, shown voting in favor

**Speakers:** For: None  
Against: John Baker, W. Red bird Ln., Dallas, TX  
Frank Bracken, 5717 Kiwanis Rd., Dallas, TX, 75230

---

### Other Matters

CPC Committee Appointments and Reports - **None**

### Minutes

**Motion:** It was moved to **approve** the minutes of the April 10, 2008, City Plan Commission meeting, subject to corrections.

Maker: Wolfish  
Second: Prothro  
Result: Carried: 15 to 0

For: 15 - Prothro, Strater, Gary, Davis, Rodgers,  
Lozano, Bagley, Jones-Dodd, Weiss, Lueder,  
Buehler, Wolfish, Ekblad, Emmons, Alcantar

Against: 0  
Absent: 0  
Vacancy: 0

**Speakers:** None

### Adjournment

**Motion:** It was moved to **adjourn** the April 24, 2008, City Plan Commission meeting at 4:25 p.m.

Maker: Buehler  
Second: Wolfish  
Result: Carried: 15 to 0

For: 15 - Prothro, Strater, Gary, Davis, Rodgers,  
Lozano, Bagley, Jones-Dodd, Weiss, Lueder,  
Buehler, Wolfish, Ekblad, Emmons, Alcantar

Against: 0  
Absent: 0  
Vacancy: 0

**Speakers:** None

---

Joe Alcantar, Chair