

PLAN COMMISSION MINUTES

The City Plan Commission held a regular Zoning Hearing on June 21, 2007, with the briefing starting at 11:08 a.m. in Room 5ES and the public hearing at 1:30 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, Debra Woolen Lipscomb, Michael Miranda, Ann Bagley, Erma Jones-Dodd, Peggy Hill, Chris Buehler, Sally Wolfish, Robert Ekblad, Neil Emmons and Bill Cunningham. The following Commissioner was 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: Mike 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) **S067-187**

Motion: It was moved to **approve** an application to replat all of Lot 1 in City Block 1 to create three lots ranging in size from 2 acres to 13.26 acres south of I-30 at the intersection of Broadway Boulevard and Guthrie Road, southwest corner, subject to compliance with the conditions listed in the docket and amending Condition #8 to refer to 3 lots, instead of 1 lot.

Maker: Cunningham
Second: Marshall
Result: Carried: 15 to 0

For: 15 - Prothro, Strater, Gary, Marshall, Woolen Lipscomb, Miranda*, Bagley, Jones-Dodd*, Weiss, Hill, Buehler*, Wolfish, Ekblad, Emmons, Cunningham

Against: 0
Absent: 0
Vacancy: 0

*out of the room, shown voting in favor

Speakers: None

(2) **S067-189**

Motion: It was moved to **approve** an application to replat the remainder of Lot 6 in City Block 10/2038 to create a 2,500 sq. ft. lot and a 2,818 sq. ft. lot just south of the intersection of Gilbert Avenue and Hawthorne Avenue, southeast corner, subject to compliance with the conditions listed in the docket.

Maker: Cunningham
Second: Marshall
Result: Carried: 15 to 0

For: 15 - Prothro, Strater, Gary, Marshall, Woolen Lipscomb, Miranda*, Bagley, Jones-Dodd*, Weiss, Hill, Buehler*, Wolfish, Ekblad, Emmons, Cunningham

Against: 0
Absent: 0
Vacancy: 0

*out of the room, shown voting in favor

Speakers: None

(3) **S067-190**

Motion I: It was moved to **deny** an application to replat all of Lot 19 in City Block 12/2027 to create two 3,587.50 sq. ft. lots on the south side of Prescott Avenue between Douglas Avenue and Throckmorton Street, due to failure to comply with Section 51A-8.503e(1) of the Dallas Development Code.

Maker: Emmons
Second: Marshall

Commissioner Emmons withdrew his motion and Commission Marshall withdrew her second.

Motion II: It was moved to **approve** an application to replat all of Lot 19 in City Block 12/2027 to create two 3,587.50 sq. ft. lots located on the south side of Prescott Avenue between Douglas Avenue and Throckmorton Street, subject to compliance with the conditions listed in the docket.

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

For: 15 - Prothro, Strater, Gary, Marshall, Woolen Lipscomb, Miranda, Bagley, Jones-Dodd, Weiss, Hill, Buehler, Wolfish, Ekblad, Emmons, Cunningham

Against: 0
Absent: 0
Vacancy: 0

Speakers: For: Jerry Jackson, 3109 Market St., Dallas, TX,
Against: None

Individual Item Agenda - Residential Replat

(4) **S067-007R**

Motion: It was moved to **approve** an application to replat all of Lot 18, a portion of an abandoned public street (Simone Drive) in City Block 2/5013 and a portion of Block C/5633 to create one 0.3173 acre lot at 5534 Stanford Avenue between Preston Park Drive and Devonshire Drive, subject to compliance with the conditions listed in the docket.

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

For: 15 - Prothro, Strater, Gary, Marshall, Woolen Lipscomb, Miranda*, Bagley, Jones-Dodd*, Weiss, Hill, Buehler, Wolfish, Ekblad, Emmons, Cunningham

Against: 0
Absent: 0
Vacancy: 0

*out of the room, shown voting in favor

Speakers: None

(5) **S067-183**

Motion: It was moved to **approve** an application to replat Lots 4 and 5 in City Block 5/5022 to relocate the common lot line resulting in the creation of a 6,007.62 sq. ft. lot and a 7,241.18 sq. ft. lot on the south side of Edgewater Drive west of Glenwood Lane, subject to compliance with the conditions listed in the docket.

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

For: 15 - Prothro, Strater, Gary, Marshall, Woolen Lipscomb, Miranda*, Bagley, Jones-Dodd, Weiss, Hill, Buehler, Wolfish, Ekblad, Emmons, Cunningham

Against: 0
Absent: 0
Vacancy: 0

*out of the room, shown voting in favor

Speakers: For: Chris Bryant, 3614 Edgewater Dr., Dallas, TX, 75206
Against: Judy Desanders, 3619 Springbrook St., Dallas, TX, 75205

(6) **S067-184**

Motion: It was moved to **deny** an application to replat all of Lot 9 in City Block 3/6028 to create four lots ranging in size from 7,380.00 sq. ft. to 8,431.36 sq. ft. at 2737 Glenfield Avenue at the intersection of Pierce Street and Glenfield Street, northeast corner, due to failure to comply with Section 51A-8.501(a) of the Dallas Development Code.

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

For: 15 - Prothro, Strater, Gary, Marshall, Woolen Lipscomb, Miranda, Bagley, Jones-Dodd, Weiss, Hill, Buehler, Wolfish, Ekblad, Emmons, Cunningham

Against: 0
Absent: 0
Vacancy: 0

Speakers: None

(7) **S067-185**

Motion: It was moved to **approve** an application to replat all of Lots 13 and 14A in City Block B/5515 to create a 14,850.82 sq. ft. lot and a 18,543.28 sq. ft. lot at 9918 Avalon Creek Court on the south side of Lakehurst Avenue east of the N. Dallas Tollway, subject to compliance with the conditions listed in the docket.

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

For: 15 - Prothro, Strater, Gary, Marshall, Woolen Lipscomb, Miranda, Bagley, Jones-Dodd, Weiss, Hill, Buehler, Wolfish, Ekblad, Emmons, Cunningham

Against: 0
Absent: 0
Vacancy: 0

Speakers: None

Miscellaneous Docket – Under Advisement

M067-032

Planner: Richard Brown

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

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

For: 15 - Prothro, Strater, Gary, Marshall, Woolen Lipscomb, Miranda, Bagley, Jones-Dodd, Weiss, Hill, Buehler, Wolfish, Ekblad, Emmons, Cunningham

Against: 0
Absent: 0
Vacancy: 0

Speakers: None

Certificate of Appropriateness for Signs

Jefferson Boulevard Sign District

0705101023

Planner: Michael Finley

Motion: It was moved to **approve** a Certificate of Appropriateness for the installation of a 160 square feet flat attached box sign to read "**FAMSA**" at 425 West Jefferson Boulevard above the entrance on the south façade of the building on the north side of Jefferson Boulevard east of Llewellyn Avenue.

Maker: Strater

Second: Buehler

Result: Carried: 15 to 0

For: 15 - Prothro, Strater, Gary, Marshall, Woolen Lipscomb, Miranda, Bagley, Jones-Dodd, Weiss, Hill, Buehler, Wolfish, Ekblad, Emmons, Cunningham

Against: 0

Absent: 0

Vacancy: 0

Speakers: None

Deep Ellum/Near East Side Sign District

0705185006

Planner: Michael Finley

Motion: It was moved to **approve** a Certificate of Appropriateness for the installation of for a 40 square feet interior lit cabinet type, flag style pole sign with the permanent text "**DEEP ELLUM PARKING**" on both sides with space for non-premise advertising at 2710 Elm Street, west of Crowds Street.

Maker: Strater

Second: Buehler

Result: Carried: 15 to 0

For: 15 - Prothro, Strater, Gary, Marshall, Woolen Lipscomb, Miranda, Bagley, Jones-Dodd, Weiss, Hill, Buehler, Wolfish, Ekblad, Emmons, Cunningham

Against: 0

Absent: 0

Vacancy: 0

Speakers: None

0705185008

Planner: Michael Finley

Motion: It was moved to **approve** a Certificate of Appropriateness for the installation of a 40 square feet interior lit cabinet type, flag style pole sign with the permanent text “**DEEP ELLUM PARKING**” on both sides with space for non-premise advertising at 2806 Elm Street, at the southeast corner of Crowdus Street.

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

For: 15 - Prothro, Strater, Gary, Marshall, Woolen Lipscomb, Miranda, Bagley, Jones-Dodd, Weiss, Hill, Buehler, Wolfish, Ekblad, Emmons, Cunningham

Against: 0
Absent: 0
Vacancy: 0

Speakers: None

Zoning Cases – Consent

1. **Z067-233(MF)**

Planner: Michael Finley

Motion: It was moved to recommend **approval** of a Specific Use Permit for a bar, lounge, or tavern for a two-year time period with eligibility for automatic renewal for additional two-year periods, subject to a site plan and conditions on property zoned Planned Development District No. 289, the Deep Ellum Special Purpose District, on the south line of Elm Street, west of Malcolm X Boulevard.

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

For: 15 - Prothro, Strater, Gary, Marshall, Woolen Lipscomb, Miranda, Bagley, Jones-Dodd, Weiss, Hill, Buehler, Wolfish, Ekblad, Emmons, Cunningham

Against: 0
Absent: 0
Vacancy: 0

Notices: Area: 200 Mailed: 16
Replies: For: 1 Against: 2

Speakers: None

2. Z067-237(JA)

Planner: Jim Anderson

Motion: It was moved to recommend **approval** to create a new tract within Conservation District No. 6, the Hollywood Heights/Santa Monica Conservation District subject to conditions on Shady Side Lane, both sides, southeast of Lindsley Avenue.

Maker: Bagley
Second: Marshall
Result: Carried: 15 to 0
For: 15 - Prothro, Strater, Gary, Marshall, Woolen Lipscomb, Miranda, Bagley, Jones-Dodd, Weiss, Hill, Buehler, Wolfish, Ekblad, Emmons, Cunningham

Against: 0
Absent: 0
Vacancy: 0

Notices: Area: 500 Mailed: 108
Replies: For: 13 Against: 1

Speakers: None

3. Z067-227(JH)

Planner: Jennifer Hiromoto

Motion: In considering an application for a Specific Use Permit for a restaurant with drive-thru service and a financial institution with drive-in windows on property zoned Subdistrict D in Planned Development District No. 468 on the south side of Colorado Boulevard, west of Zang Boulevard, it was moved to **hold** this case under advisement until July 12, 2007.

Maker: Prothro
Second: Jones-Dodd
Result: Carried: 15 to 0
For: 15 - Prothro, Strater, Gary, Marshall, Woolen Lipscomb, Miranda, Bagley, Jones-Dodd, Weiss, Hill, Buehler, Wolfish, Ekblad, Emmons, Cunningham

Against: 0
Absent: 0
Vacancy: 0

Notices: Area: 200 Mailed: 12
Replies: For: 0 Against: 0

Speakers: None

4. **Z067-232(WE)**

Planner: Warren Ellis

Motion: It was moved to recommend **approval** of an amendment to the Tract VI portion of Planned Development District No. 88, for a linguistic center, retirement housing and monopole cellular tower, subject to a development plan and conditions on the south line of Camp Wisdom, west of Clark Road.

Maker: Bagley

Second: Marshall

Result: Carried: 15 to 0

For: 15 - Prothro, Strater, Gary, Marshall, Woolen Lipscomb, Miranda, Bagley, Jones-Dodd, Weiss, Hill, Buehler, Wolfish, Ekblad, Emmons, Cunningham

Against: 0

Absent: 0

Vacancy: 0

Notices: Area: 500 Mailed: 3

Replies: For: 0 Against: 0

Speakers: None

5. **Z067-191(RB)**

Planner: Richard Brown

Motion I: In considering an application for an amendment to Planned Development District No. 743 for A(A) Agricultural District Uses, Recreational, Residential, Lodging, and Institutional and Community Service Uses on the northeast corner of Grady Niblo Road and Kiwanis Road, it was moved to **hold** this case under advisement until July 12, 2007, with the public hearing left open; to allow staff and the applicant to consider the Group Residential Facility by Specific Use Permit with a site plan and conditions to return on July 12, 2007.

Maker: Gary

Second: Miranda

Result: Failed: 4 to 11

For: 4 - Gary, Miranda, Jones-Dodd, Buehler

Against: 11 - Prothro, Starter, Marshall, Woolen Lipscomb, Bagley, Weiss, Hill, Wolfish, Ekblad, Emmons, Cunningham

Absent: 0

Vacancy: 0

Motion II: It was moved to recommend **denial** of an amendment to Planned Development District No. 743 for A(A) Agricultural District uses, Recreational, Residential, Lodging, and Institutional and Community Service uses on the northeast corner of Grady Niblo Road and Kiwanis Road.

Maker: Woolen Lipscomb
Second: Cunningham
Result: Carried: 13 to 2

For: 13 - Prothro, Starter, Marshall, Woolen Lipscomb,
Bagley, Jones-Dodd, Weiss, Hill, Buehler, Wolfish,
Ekblad, Emmons, Cunningham

Against: 2 - Gary, Miranda
Absent: 0
Vacancy: 0

Notices: Area: 500 Mailed: 44
Replies: For: 3 Against: 29

Speakers: For: Gregg Headley, 5525 W. Illinois Ave., Dallas, TX, 75211
Against: Jennifer Ware, 6001 Summerside Dr., Dallas, TX, 75252
Lynne Mabry, 6162 Crestmont Dr., Dallas, TX, 75214
Brenda Cabbage, Address not given
Scott Ferguson, 8605 Harry Hines Blvd., Dallas, TX
Joe Thomas, 6417 Dixie Garden Ln., Dallas, TX, 75236
Suzan Kedron, 901 Main St., Dallas, TX, 75205

Against but did not speak: Amy Banks, 613 Liechty Ct., Heath, TX, 75032
Joan Killelea, 5607 Cliff Haven Dr., Dallas, TX, 75236
Cindy Fratina, 2108 Edgewood Ct., Arlington, TX, 76013
Noel Navarrete, 2019 Cloudcroft Cr., Dallas, TX, 75224
Christina Minnis, 5220 prairie Creek Dr., Flower Mound, TX, 75028
Darryl Baker, 2606 Woodmere Dr., Dallas, TX, 75233
H. Pamela Schoch, 2606 Cumberland Dr., Mesquite, TX, 75150
Erin Dixon, 4368 Millcreek Rd., Dallas, TX, 75244
Laura Noller, 4216 Rickover Dr., Dallas, TX, 75244
Mary Noller, 4216 Rickover Dr., Dallas, TX, 75244
Ida Hassler, 912 Chadwick, Richardson, TX, 75080
Hilary Johnson, 1425 N. Buckner Blvd., Dallas, TX, 75218
Sally Verrando, 2508 Aaron Cr., Dallas, TX, 75233
Tammy Kline, 1621 Yucca, Midlothian, TX, 75065
Heather Kline, 1621 Yucca, Midlothian, TX, 76065
Julie Cox, 724 Paint Brush Ct., Cedar Hill, TX, 75104

Zoning Cases – Under Advisement

6. Z067-158(RB)

Planner: Richard Brown

Motion: It was moved to recommend **approval** of a Planned Development District for Certain nonresidential uses on property zoned an R-7.5(A) Single Family District, a CR Community Retail District, an RR Regional Retail District, an LI Industrial District, and an IM Industrial Manufacturing District and **approval** of the termination of existing deed restrictions that encumbers a portion of the site on property generally bounded by IH 20, J.J. Lemmon Road, Wintergreen Road, and Bonnie View Road with the following added . 1) Mining by Specific Use Permit, a) Oil and gas drilling, production and expiration; b) must be at least 1,000 feet from residential uses; c) maximum aggregate acreage for this use is 4 acres. 2) Outside Storage without Visual Screen - Screening is required where adjacent to and visible from residential uses or visible from a public street.

Maker: Jones-Dodd

Second: Woolen Lipscomb

Result: Carried: 15 to 0

For: 15 - Prothro, Strater, Gary, Marshall, Woolen Lipscomb, Miranda, Bagley, Jones-Dodd, Weiss, Hill, Buehler, Wolfish, Ekblad, Emmons, Cunningham

Against: 0

Absent: 0

Vacancy: 0

Notices: Area: 500

Mailed: 124

Replies: For: 7

Against: 10

Speakers: For: Bill Dohlstrom, 901 Main St., Dallas, TX, 75202

For but did not speak: Jason Elms, 2200 Ross Ave., Dallas, TX 75201

Against: None

7. 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 August 2, 2007.

Maker: Ekblad

Second: Marshall

Result: Carried: 14 to 0

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

Against: 0
Absent: 0
Vacancy: 0
Abstained: 1 - Jones-Dodd

Commissioner abstained, due to bus tour requirements
*out of the room, shown voting in favor

Notices: Area: 300 Mailed: 24
Replies: For: 2 Against: 7

Speakers: For: None
Against: James Narey, 4188 Wilada Dr., Dallas, TX, 75220
Rick Gonzales, 4283 S. Cresthaven Rd., Dallas, TX, 75209
Against but did not speak: Nick Moore, 4188 Wilada Dr., Dallas, TX, 75220

A. **Z067-188(WE)**

Planner: Warren Ellis

Motion: It was moved to recommend **approval** of an application for a Planned Development District for RR Regional Retail District uses, subject to a revised conceptual plan and staff's conditions on property zoned an IM Industrial Manufacturing District and IR Industrial Research District, in an area generally bounded by West Mockingbird Lane, Forest Park Road, Empire Central and Maple Avenue.

Maker: Strater
Second: Jones-Dodd
Result: Carried: 14 to 0
For: 14 - Prothro, Strater, Gary, Woolen Lipscomb, Miranda, Bagley, Jones-Dodd, Weiss, Hill, Buehler, Wolfish, Ekblad, Emmons, Cunningham

Against: 0
Absent: 0
Vacancy: 0
Abstained: 1 - Marshall

Commissioner abstained, due to bus tour requirements

Notices: Area: 500 Mailed: 106
Replies: For: 7 Against: 2

Speakers: For: Bill Dohlstrom, 901 Main St., Dallas, TX, 75202
Jorge Ramirez, 8117 Preston Rd., Dallas, TX, 75225
Patricia Van Winkle, 2529 Brookfield Ave., Dallas, TX, 75235
For but did not speak: Wilma Avalos, 2318 Anson Rd., Dallas, TX, 75235
Maria Alba, 7011 Denton Dr., Dallas, TX, 75235

Against: Martha Jimenez, 2232 Empire Central, Dallas, TX, 75235
Sister Consuelo Tovar, 7617 Courtland, Dallas, TX, 75235
Leticia Martinez, 2210 Blue Star Ln., Dallas, TX, 75235
Eleanor Veitenheimer, 2209 Blue Star Ln., Dallas, TX, 75235
Bertha Castellon, 2224 Walraven Ln., Dallas, TX, 75235
Gerardo Rendon, 2222 Marlette Ln., Dallas, TX, 75235
Sergio Gonzales, 2414 Blue Star Ln., Dallas, TX, 75235
Cathy Baldwin, 2218 Walraven Ln., Dallas, TX, 75235
Against but did not speak: Edith Saenz, 2214 New Moon Ln., Dallas, TX, 75235
Rosa Maldonado, 6720 Dante Dr., Dallas, TX, 75235
Jose Acosta, 6712 Dante Ln., Dallas, TX, 75235
Faviola Martinez, 2201 Marlette Ln., Dallas, TX, 75235
Rosa Rodriguez, 2104 New Moon Ln., Dallas, TX, 75235
Jose Martinez, 2221 Peerless Ln., Dallas, TX, 75235
Ernestine Mandujano, 2220 Walraven Ln., Dallas, TX, 75235
Francisco Castaneda, 2206 Marlette Ln., Dallas, TX, 75235
Juan Giron, 2202 News Moon Ln., Dallas, TX, 75235
David Gonzales, 2211 Marlette Ln., Dallas, TX, 75235
Mario Sandoval, 2206 Blue star Ln., Dallas, TX 75235
Esperanza Chavez, 6719 Artful Dr., Dallas, TX, 75235
Ofelia Roberts, 2201 Peerless Ln., Dallas, TX, 75235
Eva Munoz, 6716 Artful Dr., Dallas, TX, 75235
Ignacio Castro, 2232 Empire Central, Dallas, TX, 75235
Olivia Roberts, 2232 Empire Central, Dallas, TX, 75235
Maria Coronel, 1517 New Moon Ln., Dallas, TX, 75235
Isela Vega, 2211 Walraven Ln., Dallas, TX, 75235
Luis Martinez, 2213 Peerless Ln., Dallas, TX, 75235
Abigail Rodriguez, 2213 Blue Star Ln., Dallas, TX, 75235
Maria Araceli, 2220 Peerless Ln., Dallas, TX, 75235
Nora Herrera, 2215 Walraven Ln., Dallas, TX, 75235
Gustavo Palacio, 2205 Blue Star Ln., Dallas, TX, 75235
Emma Carrion, 2212 Blue Star Ln., Dallas, TX, 75235
Julio Menjivar, 2209 Walraven Ln., Dallas, TX, 75235
Maria Cecenas, 2205 Walraven Ln., Dallas, TX, 75235
Tania Dominguez, 2215 Peerless Ln., Dallas, TX, 75235
Enrique Dominguez, 2215 Peerless Ln., Dallas, TX, 75235
Hilda Morales, 2205 Peerless Ln., Dallas, TX, 75235
Jose Anguiano, 6715 Heartsill Dr., Dallas, TX, 75235
Liliana Martinez, 2206 Peerless Ln., Dallas, TX, 75235
Adan Mireles, 2203 Blue Star Ln., Dallas, TX, 75235
Maria Diaz, 2220 New Moon Ln., Dallas, TX, 75235
Rosa Manrique, 2201 New Moon Ln., Dallas, TX, 75235
Deltino Ledezma, 2210 Marlette Ln., Dallas, TX, 75235

B. Z067-207(OTH)

Planner: Olga Torres Holyoak

Motion: It was moved to recommend **approval** of a new subareas within Planned Development District No. 714, subject to a conceptual plan and staff's conditions on property zoned Planned Development District No. 714 and an MF-2(A) Multifamily District on the north side of Forth Worth Avenue between Colorado Boulevard and Walter Drive, and on the south side of Fort Worth Avenue between Bahama Drive and Colorado Boulevard.

Maker: Gary
Second: Prothro
Result: Carried: 15 to 0
For: 15 - Prothro, Strater, Gary, Marshall, Woolen Lipscomb, Miranda, Bagley, Jones-Dodd, Weiss, Hill, Buehler, Wolfish, Ekblad, Emmons, Cunningham
Against: 0
Absent: 0
Vacancy: 0

Notices: Area: 500 Mailed: 365
Replies: For: 30 Against: 10

Speakers: For: Karl Crawley, 900 Jackson St., Dallas, TX, 75202
Scott Griggs, 1803 Marydale Dr., Dallas, TX, 75208
For but did not speak: Dallas Cothrum, 900 Jackson St., Dallas, TX, 75202
Against: None

Individual Cases

8. Z067-179(WE)

Planner: Warren Ellis

Motion: It was moved to recommend **approval** of a Planned Development District for institutional uses and a child-care facility and **approval** of the termination of Specific Use Permit No. 820 for a day care center on property zoned an R-7.5(A) Single Family District on the east line of Devonshire Drive, between Stanford Avenue and Hanover Avenue with the following added exceptions: 1) Uses, The only uses permitted on the Property are a church use, a child care facility and kindergarten accessory to a church use. 2) Accessory Uses, A child care facility and kindergarten accessory to a church use not subject to square footage restrictions for accessory uses. 3) Signs, All signs must comply with non-business rules in Article VII except that one backlit sign detached premise sign a maximum of 42 feet in height and 165 feet in effective area is permitted on the Eastern Avenue frontage of the property. This sign has no minimum setback as located on the development plan.

Maker: Emmons
Second: Cunningham

Result: Carried: 11 to 4
For: 11 - Strater, Gary, Marshall, Woolen Lipscomb,
Miranda, Bagley, Hill, Buehler, Ekblad, Emmons,
Cunningham

Against: 4 - Prothro, Jones-Dodd, Weiss, Wolfish
Absent: 0
Vacancy: 0

Notices: Area: 500 Mailed: 190
Replies: For: 18 Against: 10

Speakers: For: Dallas Cothrum, 900 Jackson St., Dallas, TX, 75202
Karl Schwarz, 10554 Cox Ln., Dallas, TX, 75229
For but did not speak: Heather A. Kemble, 4521 Lorraine Ave., Dallas, TX, 75205
Margot Knothe, 12523 Degas Ln., Dallas, TX, 75230
Glenda Steinle, 4630 Arcady Ave., Dallas, TX, 75209
Cynthia Sample, 4336 Edmondson Ave., Dallas, TX, 75205
Carol Fritz, 10531 Castle Gate Dr., Dallas, TX, 75229
Robin Bradford, 7206 Kenny Ln., Dallas, TX, 75230
Wes & Ione Wilson, 2641 Magnolia Dr., Irving, TX, 75062
Jefferson Howeth, 829 Shorewood Dr., Coppell, TX, 75019
Lisa Howeth, 829 Shorewood Dr., Coppell, TX, 75019
Merry Ross, 3963 Highgrove Dr., Dallas, TX, 75220
Norman Ross, 3963 Highgrove Dr., Dallas, TX, 75220
Gilmore Smith, 405 Sheffield, Richardson, TX, 75081
Katherine Howeth, 829 Shorewood Dr., Coppell, TX, 75019
John Sample, 4336 Edmondson Ave., Dallas, TX, 75205
Against: Kirstin Schoeller, 5718 W. Hanover Ave., Dallas, TX, 75209
Michael Hurst, 5738 W. Hanover Ave., Dallas, TX, 75209

Other Matters

CPC Committee Appointments and Reports

Commissioner Miranda announced his resignation effective immediately.
Chair Weiss appointed Commissioner Prothro to the Trinity River Corridor Ad Hoc
Committee.

Minutes

Motion: It was moved to **approve** the minutes of the June 14, 2007, meeting,
subject to corrections.

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

For: 15 - Prothro, Strater, Gary, Marshall, Woolen Lipscomb,
Miranda, Bagley, Jones-Dodd, Weiss, Hill, Buehler,
Wolfish, Ekblad, Emmons, Cunningham

Against: 0
Absent: 0
Vacancy: 0

Speakers: None

Adjournment

The hearing adjourned at 6:18 p.m.

Robert Weiss, Chair