

## PLAN COMMISSION MINUTES

The City Plan Commission held a regular Zoning Hearing on October 4, 2007, with the briefing starting at 11:35 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 Chris Buehler, Vice Chair. The following Commissioners were present during the hearing: James Prothro, Jeff Strater, Clarence Gary, Michael Davis, Debra Woolen Lipscomb, Ann Bagley, Erma Jones-Dodd, Peggy Hill, Sally Wolfish, Robert Ekblad, Neil Emmons and Bill Cunningham. The following Commissioners were absent from this hearing as defined in the City Plan Commission rules: None. There is one vacancy - District 6.

The City Plan Commission was briefed by staff on each item on the agenda and a question and answer period followed each briefing.

A variety of dockets, requests and briefings were presented to the Commission during the open public hearing. The applicants or their representatives presented their arguments, citizen comments were heard, and using the information and staff recommendations in the hearing dockets, the Commission took the following actions.

NOTE: For more detailed information on discussion on any issue heard during this briefing and public hearing, refer to the tape recording retained on file in the Department of Development Services.

### PUBLIC HEARINGS:

#### Subdivision Docket

Planner: Paul Nelson

Pursuant to Texas Local Government Code Section 212.009(e) these minutes and recording of the hearing certify the reasons for denial of any plat application.

#### Preliminary Plats - Consent Items

##### (1) **S067-146R**

**Motion:** It was moved to **approve** an application to replat a 4.889 acre tract of land that was a previously approved plat to add a 0.4533 acre lot to create an additional lot for a detention pond easement to create a total of 5 lots on 5.3456 acres of land in City Block 6195 on Scyene Road between Buckner Boulevard at Lolita Drive, subject to compliance with the conditions listed in the docket.

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

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

Against: 0  
Absent: 0  
Vacancy: 1 - District 6

**Speakers:** None

(2) **S067-269**

**Motion:** It was moved to **approve** an application to replat a 0.436 acre tract of land containing part of Lot 7 and all of Lot 9 in City Block O/1038 into one 0.436 acre lot on Oak Lawn Avenue at Rawlins Street, west corner, subject to compliance with the conditions listed in the docket.

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

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

Against: 0  
Absent: 0  
Vacancy: 1 - District 6

**Speakers:** None

(3) **S067-270**

**Motion:** It was moved to **approve** an application to replat a 2.4567 acre tract of land containing all of Lots 3, 4, 5, 8, 9, 10, 11, 12 and a 20 foot wide alley to be abandoned in the City Block 1/827 on Crutcher Street, Hill Avenue and Worth Street, subject to compliance with the conditions listed in the docket.

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

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

Against: 0  
Absent: 0  
Vacancy: 1 - District 6

**Speakers:** None

(4) **S067-271**

**Motion:** It was moved to **approve** an application to replat a 1.0246 tract of land containing all of Lots 2, 3, and 4 and part of Lots 1, 5 and 6 in City Block 2/827 on Victor Street, Crutcher Street and Haskell Avenue, subject to compliance with the conditions listed in the docket.

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

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

Against: 0  
Absent: 0  
Vacancy: 1 - District 6

**Speakers:** None

Miscellaneous Docket

**D067-015**

Planner: Frank Dominguez

**Motion:** It was moved to **approve** a development plan for Planned Development District No. 8 on the northeast corner of Oak Lawn Avenue and Blackburn Street.

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

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

Against: 0  
Absent: 0  
Vacancy: 1 - District 6

\*out of the room, shown voting in favor

**Speakers:** None

Z056-220(JH)

Planner: Jennifer Hiromoto

**Motion:** It was moved to **approve** conditions in conjunction with an application for a Planned Development District for Single Family uses on a property zoned an R-16(A) Single Family District, Planned Development District No. 108, and an LO-3 Limited Office District, on the east side of Walton Walker Boulevard, north of Country Creek Drive.

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

For: 9 - Strater, Gary, Davis, Bagley, Weiss, Hill, Buehler, Ekblad, Emmons

Against: 0  
Absent: 0  
Vacancy: 1 - District 6  
Abstained: 5 - Prothro\*, Woolen Lipscomb\*, Jones-Dodd\*, Wolfish\*, Cunningham\*

\*Commissioner abstained, due to bus tour requirements

**Speakers:** None

Thoroughfare Plan Amendment

Planner: Tanya Brooks

**Motion:** It was moved to **approve** an amendment to the City of Dallas' Street and Vehicular circulation Plan to add (1) Cadiz Street from Industrial Boulevard to Hotel Street, a five lane undivided roadway within 90 feet of right of way and 60 feet of pavement; (2) Cadiz Street from Hotel Street to Lamar Street, a four lane divided roadway within 90 feet of right of way and 48 feet of pavement; and (3) Cadiz Street from Lamar Street to Griffin Street, a five lane divided roadway within 100 feet of right of way and 60 feet of pavement.

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

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

Against: 0  
Absent: 0  
Vacancy: 1 - District 6

**Speakers:** None

**Motion:** It was moved to **approve** an amendment to the City of Dallas' Thoroughfare Plan to delete Blanco Road from Langdon Road to Cleveland Road, a four lane undivided roadway (S-4-U) within 60 feet of right of way.

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

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

Against: 0  
Absent: 0  
Vacancy: 1 - District 6

**Speakers:** None

Zoning Cases – Consent

1. **Z067-311(JH)**

Planner: Jennifer Hiromoto

**Motion:** In considering an application for a Specific Use Permit for a tower/antenna for cellular communication on property zoned a CR Community Retail District on the south side of Ferguson Road, east of Lakeland Drive, it was moved to **hold** this case under advisement until November 8, 2007.

Maker: Bagley  
Second: Cunningham  
Result: Carried: 14 to 0

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

Against: 0  
Absent: 0  
Vacancy: 1 - District 6

**Notices:** Area: 200 Mailed: 4  
**Replies:** For: 1 Against: 0

**Speakers:** None

2. **Z067-313(WE)**

Planner: Warren Ellis

**Motion:** It was moved to recommend **approval** of an amendment to the development plan and landscape plan within Subdistrict D, Subzone D-1 of Planned Development District No. 305 for residential and mixed uses, on the east line of McKinney Avenue, north of Noble Avenue.

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

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

Against: 0  
Absent: 0  
Vacancy: 1 - District 6

**Notices:** Area: 500 Mailed: 16  
**Replies:** For: 0 Against: 0

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

Zoning Cases – Under Advisement

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

Planner: Warren Ellis

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

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

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

Against: 0  
Absent: 0  
Vacancy: 1 - District 6

**Notices:** Area: 500 Mailed: 249  
**Replies:** For: 4 Against: 32

**Speakers:** For: William Cothrum, 900 Jackson St., Dallas, TX, 75202  
Against: Susan Mead, 901 Main St., Dallas, TX, 75202  
Deborah Geis, 112 Sunview, Sunnyvale, TX, 75182

**A. Z067-272(OTH)**

Planner: Olga Torres-Holyoak

**Motion:** In considering an application to create a new subdistrict within Planned Development District No. 714, West Commerce Street/Fort Worth Avenue Special Purpose District, on property zoned a TH-3(A) Townhouse District, on the northeast corner of the terminus of Folsom Street, north of Fort Worth Avenue, east of Willomet Avenue, it was moved to **hold** this case under advisement until October 25, 2007.

Maker: Bagley  
Second: Prothro  
Result: Carried: 13 to 0

For: 13 - Prothro, Strater, Gary, Davis, Woolen Lipscomb,  
Bagley, Jones-Dodd, Weiss, Hill, Wolfish, Ekblad,  
Emmons, Cunningham

Against: 0  
Absent: 0  
Vacancy: 1 - District 6  
Abstained: 1 - Buehler\*

\*Commissioner abstained, due to bus tour requirements

**Notices:** Area: 500 Mailed: 47  
**Replies:** For: 3 Against: 4

**Speakers:** None

Individual Cases

**4. Z067-312(WE)**

Planner: Warren Ellis

**Motion:** It was moved to recommend **approval** of an NS(A) Neighborhood Service District with deed restrictions volunteered by the applicant on property zoned an NO(A) Neighborhood Office District, on the south side of Almazan Street between Marsh Lane and El Centro Drive.

Maker: Bagley  
Second: Strater

Result: Carried: 14 to 0

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

Against: 0

Absent: 0

Vacancy: 1 - District 6

**Notices:** Area: 200 Mailed: 10

**Replies:** For: 0 Against: 1

**Speakers:** For: Linda Porras, 3216 Townsend Dr., Dallas, TX, 75229  
Against: None

Special Provision Sign District Amendment

**SPSD067-004**

Planner: Michael Finley

**Motion:** In considering an application for the designation of an Extraordinarily Significant Sign on the billboard in an area generally within the boundaries of Dallas North Tollway, Harry Hines Boulevard, Goat Hill Road and Houston Street, it was moved to **hold** this case under advisement until November 15, 2007.

Maker: Strater

Second: Wolfish

Result: Carried: 14 to 0

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

Against: 0

Absent: 0

Vacancy: 1 - District 6

**Notices:** Area: 200 Mailed: 5

**Replies:** For: 0 Against: 0

**Speakers:** None

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Other Matters

CPC Committee Appointments and Reports

Chair Weiss appointed Commissioner Ekblad to the Trinity River Corridor Ad Hoc Committee

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**Motion:** It was moved to **approve** the 2008 City Plan Commission Calendar.

Maker: Emmons

Second: Strater

Result: Carried: 14 to 0

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

Against: 0

Absent: 0

Vacancy: 1 - District 6

**Speakers:** None

### Minutes

**Motion:** It was moved to **approve** the minutes of the September 27, 2007, meeting, subject to corrections.

Maker: Buehler

Second: Ekblad

Result: Carried: 14 to 0

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

Against: 0

Absent: 0

Vacancy: 1 - District 6

**Speakers:** None

### Adjournment

The hearing adjourned at 2:41 p.m.

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Robert Weiss, Chair