

## **CORRECTED PLAN COMMISSION MINUTES**

The City Plan Commission held a regular Zoning Hearing on October 23, 2008, with the briefing starting at 11:05 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, Clarence Gary, Michael Davis, Emma Rodgers, John Lozano, Ann Bagley, Myrtl Lavallaisaa, 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 is one vacancy District 2.

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) S078-270**

**Motion:** It was moved to **approve** an application to replat all of Lots 18A & 19A of the Lakeview Two Addition, in City Block 8/5200 into one 3.266 acre lot, at 7057 Greenville Avenue, south of Phoenix Drive, subject to compliance with the conditions listed in the docket.

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

For: 14 - Prothro, Gary, Davis, Rodgers, Lozano, Bagley, Lavallaisaa, Weiss, Lueder, Buehler, Wolfish, Ekblad, Emmons, Alcantar

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

**Speakers:** None

(2) **S078-272**

**Motion:** It was moved to **approve** an application to plat a tract of land in City Block B/8759 into one 0.913 acre lot on Frankford Road east of Coit Road, subject to compliance with the conditions listed in the docket.

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

For: 14 - Prothro, Gary, Davis, Rodgers, Lozano,  
Bagley, Lavallaisaa, Weiss, Lueder, Buehler,  
Wolfish, Ekblad, Emmons, Alcantar

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

**Speakers:** None

(3) **S078-273**

**Motion:** It was moved to **approve** an application to plat a tract of land in City Block 5717 into one 3.899 acre lot, 6219 Peeler Street, south of Manor Way, subject to compliance with the conditions listed in the docket.

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

For: 14 - Prothro, Gary, Davis, Rodgers, Lozano,  
Bagley, Lavallaisaa, Weiss, Lueder, Buehler,  
Wolfish, Ekblad, Emmons, Alcantar

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

**Speakers:** None

(4) **S089-001**

**Motion:** It was moved to **approve** an application to plat a tract of land in City Block 7535 into one 3.438 acre lot and one 5.68 acre lot at the northeast corner of Bonnie View Road and Arrow Road, subject to compliance with the conditions listed in the docket.

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

For: 14 - Prothro, Gary, Davis, Rodgers, Lozano, Bagley, Lavallaisaa, Weiss, Lueder, Buehler, Wolfish, Ekblad, Emmons, Alcantar

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

**Speakers:** None

Individual Item – Residential Replats

(5) **S078-271**

**Motion:** It was moved to **deny** an application to replat Lots 2 and 3 of the Prestonway Estates Addition, in City Block D/5481, to move the lot line between Lots 2 and 3 20 feet east, on 6215 and 6223 Lupton Drive, due to non-compliance with Section 51A–8.503(a) of the Dallas Development Code.

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

For: 14 - Prothro, Gary, Davis, Rodgers, Lozano, Bagley, Lavallaisaa, Weiss, Lueder, Buehler, Wolfish, Ekblad, Emmons, Alcantar

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

**Speakers:** For: Michael Bausch, 4242 Bonham St., Dallas, TX, 75229  
Against: None

Miscellaneous Docket

**D078-026**

Planner: Frank Dominguez

**Motion:** It was moved to **approve** a development plan and landscape plan for Planned Development District No. 695, on the southeast corner of Coit Road and Frankford Road.

Maker: Wolfish  
Second: Weiss  
Result: Carried: 13 to 0

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

Against: 0  
Absent: 0  
Vacancy: 1 - District 2  
Conflict: 1 - Lueder

**Speakers:** None

Zoning Cases – Consent

**1. Z078-294(WE)**

Planner: Warren Ellis

**Motion:** It was moved to recommend **approval** of a Specific Use Permit for a Tower/antenna for cellular communication for a ten-year period with eligibility for automatic renewals for additional ten-year periods, subject to a revised site plan, revised elevation plan and revised conditions on property zoned Planned Development District No. 644 for a public school and R-7.5(A) Single Family uses on the southeast corner of Marsh Lane and Clover Lane.

Maker: Lozano  
Second: Gary  
Result: Carried: 9 to 4

For: 9 - Prothro, Gary, Davis, Rodgers, Lozano,  
Lueder, Ekblad, Emmons, Alcantar

Against: 4 - Bagley, Lavallaisaa, Weiss, Wolfish  
Absent: 0  
Vacancy: 1 - District 2  
Conflict: 1 - Buehler

**Notices:** Area: 200                      Mailed: 85  
**Replies:** For: 3                              Against: 10

**Speakers:** For: Denise Cardinal, 1519 Magnolia, Norman, OK, 73072  
Against: Frederic Weigl, 3209 Creekbend Dr., Garland, TX, 75044  
DISD: Orlando Alameda, 3700 Ross Ave., Dallas, TX, 75204

2. **Z078-297(WE)**

Planner: Warren Ellis

**Motion:** It was moved to recommend **approval** of a Specific Use Permit for a child-care facility for a two year period, subject to a site plan and conditions within Tract 2A of Planned Development District No. 160 for residential and office uses, on the west side of Bishop Avenue, between 5<sup>th</sup> Street and Neches Street.

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

For: 14 - Prothro, Gary, Davis, Rodgers, Lozano,  
Bagley, Lavallaisaa, Weiss, Lueder, Buehler,  
Wolfish, Ekblad, Emmons, Alcantar

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

**Notices:** Area: 200 Mailed: 25  
**Replies:** For: 0 Against: 1

**Speakers:** For: Lindsey Barker, 1128 Pine St., Grand Prairie, TX, 75050  
Against: None

Zoning Cases – Individual

3. **Z078-290(WE)**

Planner: Warren Ellis

**Motion:** In considering an application for a Specific Use Permit for a commercial amusement (inside) for an amusement center on property zoned a CR Community Retail District, on the southeast corner of Forest Lane and Marsh Lane, it was moved to **hold** this case under advisement until November 6, 2008.

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

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

Against: 0  
Absent: 0  
Vacancy: 1 - District 2  
Conflict: 1 - Wolfish

**Notices:** Area: 200 Mailed: 20  
**Replies:** For: 4 Against: 13

**Speakers:** For: Tom Morgan, 9245 Meadowglen Dr., Dallas, TX, 75238  
Aimee Griffiths, 4816 Twinpost Rd., Dallas, TX, 75244  
Eliana Calzada, 7135 Fair Oaks Ave., Dallas, TX, 75231  
Against: Ana Pineyro, 3715 Weeburn Dr., Dallas, TX, 75229  
Rhonda Brittain, 3763 Weeburn Dr., Dallas, TX, 75229  
Dr. Mona Cochran, 3765 Weeburn Dr., Dallas, TX, 75229

**4. Z078-293(WE)**

Planner: Warren Ellis

**Motion:** In considering an application for a Planned Development District for multifamily uses on property zoned an MF-1(A) Multifamily District, on the northwest corner of Montfort Drive and Verde Valley Lane, it was moved to **hold** this case under advisement until November 6, 2008.

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

For: 14 - Prothro, Gary, Davis, Rodgers, Lozano,  
Bagley, Lavallaisaa, Weiss, Lueder, Buehler,  
Wolfish, Ekblad, Emmons, Alcantar

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

**Notices:** Area: 500 Mailed: 179  
**Replies:** For: 137 Against: 6

**Speakers:** None

5. **Z078-295(WE)**

Planner: Warren Ellis

**Motion:** It was moved to recommend **approval** of a Specific Use Permit for a metal salvage facility for a two-year period, subject to a site plan and staff's recommended conditions on property zoned Planned Development District No. 406, the Ledbetter/Eagle Ford Special Purpose District, in an area generally bounded by Ruder Street, Progressive Drive and Chippewa Drive.

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

For: 14 - Prothro, Gary, Davis, Rodgers, Lozano,  
Bagley, Lavallaisaa, Weiss, Lueder, Buehler,  
Wolfish, Ekblad, Emmons, Alcantar

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

**Notices:** Area: 300 Mailed: 28  
**Replies:** For: 2 Against: 1

**Speakers:** For: Santos Martinez, 900 Jackson St., Dallas, TX, 75202  
Against: Andres, 3615 Durango Dr., Dallas, TX, 75220

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Other Matters

**CPC Committee Appointments and Reports - None**

Adjournment

**Motion:** It was moved to **adjourn** the October 23, 2008, City Plan Commission meeting at 3:07 p.m.

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

For: 14 - Prothro, Gary, Davis, Rodgers, Lozano,  
Bagley, Lavallaisaa, Weiss, Lueder, Buehler,  
Wolfish, Ekblad, Emmons, Alcantar

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

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Joe Alcantar, Chair