

PLAN COMMISSION MINUTES

The City Plan Commission held a regular Zoning Hearing on December 13, 2007, with the bus tour starting at 9:15 a.m. followed by the briefing starting at 10:55 a.m. in Room 5ES and the public hearing at 1:33 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: Jeff Strater, James Prothro, 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: 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) **S078-036**

Motion: It was moved to **approve** an application to replat a 3.120 acre tract of land containing all of Lot 2A in City Block K/8728 into one 0.974 acre lot and one 2.146 acre lot with both tracts fronting on Oxford Drive between Creek Drive and Mapleshade Lane, east of Preston Road, subject to compliance with the conditions listed in the docket with the addition of Condition #14 providing that the final plat reflect all utility easements located on the property.

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

Speakers: None

(2) **S078-038**

Motion: It was moved to **approve** an application to replat all of Lots 21 and 22, in City Block G/6301 into one 0.529 acre lot on Buckner Blvd. (Loop 12) between Lake June Road and Alto Garden Drive, subject to compliance with the conditions listed in the docket.

Maker: Weiss
Second: Buehler
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) **S078-040**

Motion: It was moved to **approve** an application to replat all of Lots 27, 28 and 29, in City Block 10/8570 into one 0.4132 acre lot on Algiers Street south of Burgess Blvd., subject to compliance with the conditions listed in the docket.

Maker: Weiss
Second: Buehler
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) **S078-041**

Motion: It was moved to **deny** an application to replat a 1.9003 acre tract of land containing all of Lots 6 thru 12 to establish a zero foot building line and replat Lots 7 thru 12 into one 1.5757 acre lot all in City Block 3/827 at 4001 Elm Street between N. Hill Avenue and N. Haskell Avenue, due to failure to comply with Section 51A-8.503 of the Dallas Development Code.

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

*out of the room, shown voting in favor

Speakers: For: Robert Baldwin, 401 Exposition Ave., Dallas, TX, 75226
Against: None

(5) **S078-042**

Motion: It was moved to **approve** an application to create one 12.7764 acre lot from a tract of land in City Block 8410 on 11911 Greenville Avenue north of Forest Lane, subject to compliance with the conditions listed in the docket with the removal of Condition #13.

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: For: Michael Coker, 2700 Swiss Ave., Dallas, TX, 75204
Against: None

(6) **S078-043**

Motion: It was moved to **approve** an application to replat part of Lots 23, 24, 25, 26, and all of Lot 27 in City Block 19/3341, into one 0.6880 acre lot on 126 E. Colorado Blvd. at N. Zang Blvd. southwest corner, subject to compliance with the conditions listed in the docket.

Maker: Weiss
Second: Buehler
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

(7) **S078-045**

Motion: It was moved to **approve** an application to replat a 1.385 acre tract of land being part of City Block 6/4726 and a tract of land to create a 24 lot Shared Access Area Development on 2201 Ft. Worth Avenue at Walker Drive, east corner, subject to compliance with the conditions listed in the docket with the following changes: Delete Condition #9 and delete the words "the final plat and" from Condition #21.

Maker: Weiss
Second: Buehler
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

(8) **S078-046**

Motion: It was moved to **approve** an application to replat a 1.382 acre tract of land being part of City Block 6/4726 and a tract of land to create a 24 lot Shared Access Area Development at 2201 Ft. Worth Avenue at W. Colorado Blvd., west corner, subject to compliance with the conditions listed in the docket with the following changes: Delete Condition #14 and delete the words "the final plat and" from Condition #21.

Maker: Weiss
Second: Buehler
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) **S078-049**

Motion: It was moved to **approve** an application to create a 0.4299 acre lot from a tract of land in City Block 6592 on 11801 Webb Chapel Road at Forest Lane, northwest corner, subject to compliance with the conditions listed in the docket.

Maker: Weiss
Second: Buehler
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

(10) **S078-050**

Motion: It was moved to **approve** an application to replat a 0.4040 acre tract of land containing all of Lots 7, 8, 9 and 10 in City Block K/662 into an 8 lot Shared Access Area Development on 4331, 4335, 4403 and 4405, Rusk Avenue, southwest of Kirby Street, subject to compliance with the conditions listed in the docket.

Maker: Weiss
Second: Buehler
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

(11) **S078-051**

Motion: It was moved to **approve** an application to replat a 1.55 acre tract of land containing all of Lots 43 thru 51 in City Block P/7171 into one lot on 6014 Chippewa Street, west of N. Walton Walker, subject to compliance with the conditions listed in the docket.

Maker: Weiss
Second: Buehler
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

(12) **S078-052**

Motion: It was moved to **approve** an application to create a 1.241 acre tract of land in City Block 6114 on W. Illinois Avenue west of Coombs Creek Drive, subject to compliance with the conditions listed in the docket.

Maker: Weiss
Second: Buehler
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

(13) **S078-053**

Motion: It was moved to **approve** an application to create a 1.0452 acre lot from a tract of land in City Block 6564 on 11456 Harry Hines Blvd., subject to compliance with the conditions listed in the docket.

Maker: Weiss
Second: Buehler
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

(14) **S078-055**

Motion: It was moved to **approve** an application to create a 1.3887 acre of land in City Block 3/7547 on 7900 W. Virginia Drive between U.S. Highway 67 and Wheatland Road, subject to compliance with the conditions listed in the docket.

Maker: Weiss
Second: Buehler
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

(15) **S078-056**

Motion: It was moved to **approve** an application to replat 0.925 acre tract of land containing all of Lot 8 and part of Lot 7 in City Block 2/6451 on 9723 and 9727 Brockbank Drive north of Lombardy Lane, subject to compliance with the conditions listed in the docket.

Maker: Weiss
Second: Buehler
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

(16) **S078-057**

Motion: It was moved to **approve** an application to replat a 3.1995 acre tract of land containing all of Lot 2 in City Block B/8222 on Belt Line Road at Prestonwood Boulevard, northwest corner, subject to compliance with the conditions listed in the docket with Condition #7 changed to "The maximum number of lots permitted by this plat is 3."

Maker: Weiss
Second: Buehler
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

(17) **S078-058**

Motion: It was moved to **approve** an application to replat a 1.7821 acre tract of land containing all of Lots 2, 3, 4 and 5 in City Block 2/4622 on 1604 thru 1630 Kings Highway, subject to compliance with the conditions listed in the docket with revised Condition #13 to read " If curbing and sidewalks exist along both sides of Kings Highway and Mary Cliff Drive, dedicate 3 feet of 'Sidewalk and Utility Easement' along Kings Highway and Mary Cliff Drive in lieu of ROW dedication."

Maker: Weiss
Second: Buehler
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

(18) **S078-059**

Motion: It was moved to **approve** an application to replat a 1.6718 acre tract of land containing part of Lot 151-C in City Block 6533 to remove the existing 30 foot platted building line along Fabens Road on Fabens Road at Stemmons Freeway, southwest corner, subject to compliance with the conditions listed in the docket.

Maker: Weiss
Second: Buehler
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: Paul, Address not given
Jeff Fry, 12850 Spurling Dr., Dallas, TX, 75230
Against: None

(19) **S078-019R**

Motion: It was moved to **approve** an application to create one 0.9413 acre lot and one 1.3227 acre Lot from a tract of land in City Block 8228 on N. Dallas Parkway and Knoll Trail Drive south of Knoll Trail Drive, subject to compliance with the conditions listed in the docket.

Maker: Weiss
Second: Buehler
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:

(20) **S078-035**

Motion: It was moved to **deny** an application to replat a 0.386 acre tract of land containing all of Lots 5 and 6 in City Block 3/7162 into one lot on 3708 Odessa Street, north of Homeland Street, due to failure to comply with Section 51A-8.503 of the Dallas Development Code.

Maker: Lozano
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: Jaime Cardoza, 3708 Odesa St., Dallas, TX, 75212
Against: None

(21) **S078-037**

Motion: It was moved to **approve** an application to replat a 30.763 acre tract of land containing all of Blocks 32 thru 58 of Mountain Shores Addition, excluding Lots 1 thru 51 in Block 44 of Mountain Shores Addition, into one 2.605 acre lot and one 28.157 acre lot on Kiest Blvd. at Merrifield Road, southwest corner, subject to compliance with the conditions listed in the docket.

Maker: Gary
Second: Buehler
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

(22) **S078-039**

Motion: It was moved to **approve** an application to replat a 0.6418 acre tract of land containing all of Lots 12 and 13A in City Block B/5515 into one lot on 9915 Avalon Creek Court, south of Lakehurst Avenue, subject to compliance with the conditions listed in the docket.

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

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

Against: 1 - Bagley
Absent: 0
Vacancy: 0

*out of the room, shown voting in favor

Speakers: For: James Shepherd, 1901 N. Central Expwy., Richardson, TX, 75080
Against: None

(23) **S078-044**

Motion: It was moved to **approve** an application to replat a 1.9110 acre tract of land containing all of Lot 10 in City Block 3/8816 into one 0.9557 acre lot and one 0.9553 acre lot 621 Fern Creek Drive at Aspendale Drive, northwest corner, subject to compliance with the conditions listed in the docket.

Maker: Jones-Dodd
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

(24) **S078-047**

Motion: It was moved to **deny** an application to replat a 0.6 acre tract of land containing all of Lots 9 and 10 in City Block 5/5498 into one lot on 6317 and 6323 Pemberton Drive, west of Tibbs Street, due to failure to comply with Section 51A-8.503 of the Dallas Development Code.

Maker: Gary
Second: Prothro
Result: Carried: 14 to 1

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

Against: 1 - Davis
Absent: 0
Vacancy: 0

Speakers: For: Bill Callis, 6317 Pemberton Dr., Dallas, TX, 75230
Against: None

(25) **S078-048**

Motion: It was moved to **approve** an application to replat an 8.2173 acre tract of containing all of Lot 1 in City Block 8721 and a tract of land into a 78 lot Shared Access Area Development on 8521 Clark Road south of Panavision Trail, subject to compliance with the conditions listed in the docket with the following revision to the conditions: Revise Condition #15 to read as follows: "On the final plat dedicate a 20 foot corner clip at the intersection of the south line of Panavision Trail and the west line of Clark Road." Revise Condition #17 to read as follows: "On the final plat provide a minimum six foot landscape easement along the west, north and east lines of the property." Delete Condition #18. On Condition #24 delete the words "the final plat and". On Condition #33 delete the word "not" from the sentence which then will read: "No lot to lot drainage is allowed without Engineering Division approval."

Maker: Gary
Second: Buehler
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: Charles Magee, 3350 Blackburn St., Dallas, TX, 752041
Against: None

Miscellaneous Docket

M078-002

Planner: Richard Brown

Motion: It was moved to **approve** a minor amendment to the Phase II site plan and landscape plan for Specific Use Permit No. 1550 on the west line of North Central Expressway, north of Park Lane.

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

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

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

*out of the room, shown voting in favor

Speakers: For: Robert Reeves, 900 Jackson St., Dallas, TX, 75202
Against: None

Miscellaneous Docket – Under Advisement

M067-045

Planner: Richard Brown

Motion: In considering a minor amendment to the site plan for Planned Development District No. 86 for a Hospital and Doctor's Office on Scyene Road between Loganwood Drive and McNeil Street, it was moved to **hold** this case under advisement until December 20, 2007.

Maker: Davis
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: For: Michael Coker, 2700 Swiss Ave., Dallas, TX, 75204
Against: None

Zoning Cases – Consent

1. **Z078-107(MAW)**

Planner: Megan Wimer

Motion: It was moved to recommend **approval** of a CR Community Retail District on property zoned an LI Light Industrial District on the south side of West Illinois Avenue, west of Coombs Creek Road.

Maker: Prothro
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

Notices: Area: 300 Mailed: 11
Replies: For: 1 Against: 0

Speakers: For: Luis Salcedo, Address not given
Against: None

2. **Z067-346(OTH)**

Planner: Olga Torres-Holyoak

Motion: It was moved to recommended **approval** of an amendment to the conditions for Planned Development District No. 751, in an area generally bounded by Cliff Creek Crossing Drive, Hampton Road, Wheatland Road and Old Hickory Trail.

Maker: Prothro
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

Notices: Area: 500 Mailed: 159
Replies: For: 5 Against: 0

Speakers: None

Note: It was moved by Commissioner Weiss and seconded by Commissioner Buehler to suspend the CPC rules to allow the entire Commission present to participate in the discussion and vote on any potential motions regarding Z056-311(OTH). The Commission voted unanimously to approve the motion.

3. Z056-311(OTH)

Planner: Olga Torres-Holyoak

Motion: It was moved to recommended **approval** of a Planned Development District for retail uses, certain IM Industrial Manufacturing uses and certain IR Industrial Research Uses, subject to a conceptual plan and staff conditions on property zoned an IR Industrial Research District, on the northeast corner of Simpson Stuart and Interstate 45.

Maker: Rodgers
Second: Buehler
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: 4 Against: 1

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

Zoning Cases – Under Advisement

4. **Z067-275(OTH)**

Planner: Olga Torres-Holyoak

Motion: In considering an application for a Planned Development Subdistrict for HC Heavy Commercial Subdistrict uses within Planned Development District No. 193, on property zoned a GR General Retail Subdistrict and an HC Heavy Commercial Subdistrict within Planned Development District No. 193, the Oak Lawn Special Purpose District on both sides of Routh Street at its terminus at the Katy Trail, it was moved to **hold** this case under advisement until January 10, 2008.

Maker: Bagley
Second: Weiss
Result: Carried: 12 to 0

For: 12 - Prothro, Strater, Gary, Davis, Rodgers,
Lozano, Bagley, Jones-Dodd, Weiss, Buehler,
Ekblad, Alcantar

Against: 0
Absent: 0
Vacancy: 0
Conflict: 2 - Wolfish, Emmons
Abstained: 1 - Lueder**

** Commissioner abstained, due to bus tour requirements

Notices: Area: 500 Mailed: 233
Replies: For: 1 Against: 98

Speakers: For: Kirk Williams, 5400 Renaissance Tower, Dallas, TX, 75270
Against: None

Zoning Cases - Individual

5. **Z078-116(WE)**

Planner: Warren Ellis

Motion: In considering an application for a Planned Development District for an MU-3 Mixed Use District on property zoned an MU-3 Mixed Use District, with consideration being given to an IR Industrial Research District on the east corner of Northwest Highway and Willowbrook Road, it was moved to **hold** this case under advisement until December 20, 2007.

Maker: Lozano
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: 21
Replies: For: 0 Against: 0

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

Note: Commissioner Weiss moved and Commissioner Emmons seconded that the Commission make a finding of fact that the applicant has complied with the notification sign provisions in Section 51A-1.106 and that the Commission proceed with the public hearing regarding Z078-106(MF). It was unanimously approved with Commissioners Jones-Dodd and Strater were out of the room when vote was taken.

Speakers: Ryan Berube, 7325 Dominique Dr., Dallas, TX, 75214
Liam Gartside, 7329 Dominique Dr., Dallas, TX, 75214
Oliver Robinson, 7203 Dominique Dr., Dallas, TX, 75214
Kathy Cohen, 7342 Dominique Dr., Dallas, TX, 75214
Michael Weisberg, 3936 Dalgreen Cir., Dallas, TX, 75214

6. Z078-106(MF)

Planner: Mike Finley

Motion: It was moved to recommend **approval** of a Neighborhood Stabilization Overlay (NSO) on property zoned an R-16(A) Single Family District with the inclusion of side access for garages in an area generally bounded by, and including both sides of, Brennans Drive, Brennans Place, Dominique Drive, Dalgreen Drive and Dalgreen Circle with the exclusion of Lots 8, 9, 10, 11, 12 and 13 in City Block A/2998 (six lots fronting exclusively on Dalgreen Circle).
~~**Motion:** It was moved to recommend **approval** of a Neighborhood Stabilization Overlay (NSO) on property zoned an R-16(A) Single Family District in an area generally bounded by, and including both sides of, Brennans Drive, Brennans Place, Dominique Drive, Dalgreen Drive and Dalgreen Circle with the exclusion of Lots 8, 9, 10, 11, 12 and 13 in City Block A/2998.~~

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

Notices: Area: 200 Mailed: 147
Replies: For: 54 Against: 34

Speakers: For: Ryan Berube, 7325 Dominique Dr., Dallas, TX, 75214
Dan Linn, 3912 Dalgreen Dr., Dallas, TX, 75214
Against: Michael Weisberg, 3936 Dalgreen Cir., Dallas, TX, 75214
Liam Gartside, 7329 Dominique Dr., Dallas, TX, 75214
Trey White, 7177 Fisher Rd., Dallas, TX, 75214
Philip Franklin 3940 Dalgreen Cir., Dallas, TX, 75214
Oliver Robinson, 7203 Dominique Dr., Dallas, TX, 75214
Griselda Vanderford, 3911 Dalgreen Dr., Dallas, TX, 75214
Martine Burlinson, 7329 Dominique Dr., Dallas, TX, 75214
Against (did not speak): Adriana Hutton, 7333 Dominique Dr., Dallas, TX, 75214
Against (did not speak): Rick Hutton, 7333 Dominique Dr., Dallas, TX, 75214
Against (did not speak): Dawn Doherty, 3958 Dalgreen Dr., Dallas, TX, 75214
Against (did not speak): Josh Doherty, 3958 Dalgreen Dr., Dallas, TX, 75214
Against (did not speak): Burk Lowe, 6918 Redstart Ln., Dallas, TX, 75214

Special Provision Sign District - Under Advisement

SPSD067-004

Planner: Michael Finley

Motion: It was moved to recommended **approval** of 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.

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

Notices: Area: 200 Mailed: 5
Replies: For: 0 Against: 0

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

Authorization of Hearing

Motion: In considering the authorization of a public hearing to determine the proper zoning on property zoned an MF-2(A) Multifamily District and an RR Regional Retail District with a portion encumbered with volunteered deed restrictions in an area generally bounded by Samuell Boulevard, Jim Miller Road, Grove Hill Road, and R.L. Thornton Freeway and including 5409 N. Jim Miller Road, 5475 N. Jim Miller Road and 5000 Samuell Boulevard with consideration being given to a Planned Development District, it was moved to **hold** this case under advisement until February 7, 2008.

Maker: Davis
Second: Buehler
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

Motion: It was moved to **authorize** a public hearing to determine the proper zoning on property zoned an NS Neighborhood Service District on the four corners of the intersection of South Beltline Road and Garden Grove Drive with consideration being given to a Planned Development District.

Maker: Jones-Dodd
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: None

Other Matters

Minutes

Motion: It was moved to **approve** the minutes of the December 6, 2007, meeting, subject to corrections.

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

Adjournment

Motion: It was moved to **adjourn** the December ~~13~~ 13, 2007, City Plan Commission meeting at 5:10 p.m.

Maker:

Second:

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

Joe Alcantar, Chair