

PLAN COMMISSION MINUTES

The City Plan Commission held a regular Zoning Hearing on August 31, 2006, with the starting at 11:11 a.m. in Room 5ES and the public hearing at 1:30 p.m. in the City Council Chambers of City Hall. Presiding were Betty Culbreath, Chair and Chris Buehler, Acting Vice Chair. The following Commissioners were present during the hearing: Dave Neumann, Jeff Strater, Clarence Gary, Angela Marshall, Erik Wilson, Michael Miranda, Ann Bagley, Robert Weiss, Bill Avery, Dennis Burnham, Robert Ekblad, and Neil Emmons. The following Commissioner was absent from this hearing as defined in the City Plan Commission rules: Carol Brandon. 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: Allen Heist

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) **S056-331**

Motion: It was moved to **approve** an application to replat of Lots 2 and 3 of Block B/2698 into an 8 lot Shared Access Area Development on the northeast side of Coronado Avenue southeast of E. Grand Avenue, subject to compliance with the conditions listed in the docket.

Maker: Weiss

Second: Marshall

Result: Carried: 14 to 0

For: 14 - Neumann, Strater, Gary, Marshall, Wilson,
Miranda, Bagley, Weiss, Avery, Buehler,
Burnham, Emmons, Ekblad, Culbreath

Against: 0

Absent: 1 - Brandon

Vacancy: 0

Speakers: None

(2) **S056-335**

Motion: It was moved to **approve** an application to plat a 2.097 acre tract of land in Block 6155 into one lot on the west side of Midway Road north of Royal Lane, subject to compliance with the conditions listed in the docket.

Maker: Weiss

Second: Marshall

Result: Carried: 14 to 0

For: 14 - Neumann, Strater, Gary, Marshall, Wilson,
Miranda, Bagley, Weiss, Avery, Buehler,
Burnham, Emmons, Ekblad, Culbreath

Against: 0

Absent: 1 - Brandon

Vacancy: 0

Speakers: None

(3) **S056-340**

Motion: It was moved to **approve** an application to replat Lot 1 in Block 525 and the remainder of Block 525 into one 2.9125 acre lot bordered by Olive Street, Woodall Rodgers Freeway, N. Harwood Street, and McKinney Avenue, subject to compliance with the conditions listed in the docket.

Maker: Weiss

Second: Marshall

Result: Carried: 14 to 0

For: 14 - Neumann, Strater, Gary, Marshall, Wilson,
Miranda, Bagley, Weiss, Avery, Buehler,
Burnham, Ekblad, Emmons, Culbreath

Against: 0

Absent: 1 - Brandon

Vacancy: 0

Speakers: None

Individual items – Residential Replats

(4) **S056-332**

Motion: It was moved to **approve** an application to replat Lot 10 in Block D/7590 into two 10,000 sq. ft. lots on the west side of Bluecrest Drive between Beckleymead Avenue and Springfield Avenue, subject to compliance with the conditions listed in the docket.

Maker: Marshall

Second: Wilson

Result: Carried: 14 to 0

For: 14 - Neumann, Strater, Gary, Marshall, Wilson,
Miranda, Bagley, Weiss, Avery, Buehler,
Burnham, Ekblad, Emmons, Culbreath

Against: 0

Absent: 1 - Brandon

Vacancy: 0

Speakers: None

(5) **S056-333**

Motion: It was moved to **approve** an application to replat Lots 1, 2 & 3 in Block 8/5960 into one 22,500 sq. ft. lot on the northwest corner of Shelley Boulevard and Shasta Avenue, subject to compliance with the conditions listed in the docket.

Maker: Wilson

Second: Avery

Result: Carried: 11 to 3

For: 11 - Strater, Gary, Marshall, Wilson, Miranda,
Bagley, Weiss, Avery, Burnham, Ekblad,
Culbreath

Against: 3 - Neumann, Buehler, Emmons

Absent: 1 - Brandon

Vacancy: 0

Speakers: For: None

Against: Debra Chavarria, 3402 Glenhaven Blvd., Dallas, TX, 75211
Bob Carter, 3406 Glenhaven Blvd., Dallas, TX, 75211

(6) **S056-334**

Motion: It was moved to **approve** an application to replat Lot 15-A, Block 5067, on the southeast corner of Shorecrest Drive and Wingate Drive to remove the 30 foot platted building line along Shorecrest Drive and replace it with a 20 foot building line per Ordinance No. 4080, subject to compliance with the conditions listed in the docket.

Maker: Emmons

Second: Avery

Result: Carried: 14 to 0

For: 14 - Neumann, Strater, Gary, Marshall, Wilson,
Miranda, Bagley, Weiss, Avery, Buehler,
Burnham, Ekblad, Emmons, Culbreath

Against: 0

Absent: 1 - Brandon

Vacancy: 0

Speakers: None

(7) **S056-336**

Motion: It was moved to **approve** an application to replat all of Lot 2 and a portion of Lot 3 in Block 1/5500 ½ to remove the old lot line and create two lots of 24,118.93 sq. ft. and 37,017.58 sq. ft. each on Royal Crest Drive between Preston Road and Royalshire Drive, subject to compliance with the conditions listed in the docket.

Maker: Buehler

Second: Avery

Result: Carried: 14 to 0

For: 14 - Neumann, Strater, Gary, Marshall, Wilson,
Miranda, Bagley, Weiss, Avery, Buehler,
Burnham, Ekblad, Emmons, Culbreath

Against: 0

Absent: 1 - Brandon

Vacancy: 0

Speakers: For: James d'Etienne, 6051 Royal Crest Dr., Dallas, TX, 75230
Against: None

(8) **S056-337**

Motion: It was moved to **approve** an application to replat Lot 1 and to plat a tract of land in Block A/3958 into 11 lots ranging in size from 7,619 sq. ft. to 10,981 sq. ft. between Neal Street and N. Montclair Avenue north of Bradley Street, subject to compliance with the conditions listed in the docket.

Maker: Buehler

Second: Wilson

Result: Carried: 14 to 0

For: 14 - Neumann, Strater, Gary, Marshall, Wilson,
Miranda, Bagley, Weiss, Avery, Buehler,
Burnham, Ekblad, Emmons, Culbreath

Against: 0

Absent: 1 - Brandon

Vacancy: 0

Speakers: For: None

Against: Lupe Hernandez, 1818 Neal St., Dallas, TX, 75208

(9) **S056-338**

Motion: It was moved to **approve** an application to replat Lots 11, 12, 13 & 14 in Block M/5374 into one 35,881 sq. ft. lot at the west corner of Dunloe Avenue and Joaquin Drive, subject to compliance with the conditions listed in the docket.

Maker: Weiss

Second: Strater

Result: Carried: 14 to 0

For: 14 - Neumann, Strater, Gary, Marshall, Wilson,
Miranda, Bagley, Weiss, Avery, Buehler,
Burnham, Ekblad, Emmons, Culbreath

Against: 0

Absent: 1 - Brandon

Vacancy: 0

Speakers: None

Miscellaneous Docket

D056-020

Planner: Frank Dominguez

Motion: It was moved to **approve** a development plan and landscape plan for Planned Development District No. 216, on the northeast corner of Noel Road and Southern Boulevard.

Maker: Emmons

Second: Marshall

Result: Carried: 14 to 0

For: 14 - Neumann, Strater, Gary, Marshall, Wilson,
Miranda, Bagley, Weiss, Avery, Buehler,
Burnham, Ekblad, Emmons, Culbreath

Against: 0

Absent: 1 - Brandon

Vacancy: 0

Speakers: None

D056-022

Planner: Frank Dominguez

Motion: It was moved to **approve** a development/landscape plan for Planned Development District No. 582, in an area generally surrounded by North Houston Street, Lamar Street, Victory Boulevard and Continental Avenue

Maker: Emmons

Second: Marshall

Result: Carried: 14 to 0

For: 14 - Neumann, Strater, Gary, Marshall, Wilson,
Miranda, Bagley, Weiss, Avery, Buehler,
Burnham, Ekblad, Emmons, Culbreath

Against: 0

Absent: 1 - Brandon

Vacancy: 0

Speakers: None

Zoning Cases – Under Advisement

1. **Z056-254(WE)**

Planner: Warren Ellis

Motion: It was moved to recommend **denial without prejudice** of a Specific Use Permit for a commercial amusement (inside) for a dance hall on property zoned a CC Community Commercial Subdistrict and an MF-2(A) Multifamily Subdistrict within Planned District No. 595, the South Dallas Fair Park Special Purpose District, on the west corner of Grand Avenue and Harwood Street.

Maker: Bagley

Second: Marshall

Result: Carried: 14 to 0

For: 14 - Neumann, Strater, Gary, Marshall, Wilson, Miranda, Bagley, Weiss, Avery, Buehler, Burnham, Ekblad, Emmons, Culbreath

Against: 0

Absent: 1 - Brandon

Vacancy: 0

Notices: Area: 200

Mailed: 20

Replies: For: 1

Against: 1

Speakers: None

Zoning Cases – Individual

2. **Z056-265(RB)**

Planner: Richard Brown

Motion: It was moved to recommend **approval** of an amendment to the conceptual plan and conditions, subject to a revised conceptual plan and conditions for Planned Development District No. 561 for TH(A) Townhouse District Uses, CH Clustered Housing District Uses, and Private streets on the north line of Keller Springs Road, west of Preston Road with the following two changes to the applicant's condition on the third page of the handout: Under (e) Height, (2) Tract 3, (A) to read as follows: "...maximum structure height for multifamily uses to the highest point is 65 feet..." and (e) Height, (2) Tract 3, (B) to read as follows: "...maximum structure height specified in subparagraph (2)(A)".

Maker: Burnham

Second: Ekblad

Result: Carried: 14 to 0

For: 14 - Neumann, Strater, Gary, Marshall, Wilson, Miranda, Bagley, Weiss, Avery, Buehler, Burnham, Ekblad, Emmons, Culbreath

Against: 0
Absent: 1 - Brandon
Vacancy: 0

Notices: Area: 500 Mailed: 34
Replies: For: 2 Against: 3

Speakers: For: Mardy Brown, Village Creek Dr., Plano TX
Against: Jim Drayer, 6005 Rose Grove Ct., Dallas, TX, 75248
Joe Longbotham, 17408 Pauma Valley Cr., Dallas, TX, 75287
Atul Singhal, 5960 Westgrove Dr., Dallas, TX, 75248
Sherwood Blount, 16475 Dallas Parkway, Addison, TX, 75001
Rick Shirley, 5910 Westgrove Dr., Dallas, TX, 75248

Other Matters

Motion: It was moved to **approve** Commissioner Carol Brandon's absences from City Plan Commission meetings of August 3, 2006; August 17, 2006; and August 24, 2006.

Maker: Weiss
Second: Wilson
Result: Carried: 14 to 0
For: 14 - Neumann, Strater, Gary, Marshall, Wilson,
Miranda, Bagley, Weiss, Avery, Buehler,
Burnham, Emmons, Ekblad, Culbreath

Against: 0
Absent: 1 - Brandon
Vacancy: 0

Minutes

Motion: It was moved to **approve** the minutes of the August 24, 2006, meeting, subject to corrections.

Maker: Emmons
Second: Buehler
Result: Carried: 14 to 0
For: 14 - Neumann, Strater, Gary, Marshall, Wilson,
Miranda, Bagley, Weiss, Avery, Buehler,
Burnham, Emmons, Ekblad, Culbreath

Against: 0
Absent: 1 - Brandon
Vacancy: 0

Speakers: None

Adjournment

Motion: It was moved to **adjourn** the hearing at 2:41 p.m.

Maker: Gary

Second: Strater

Result: Carried: 14 to 0

For: 14 - Neumann, Strater, Gary, Marshall, Wilson,
Miranda, Bagley, Weiss, Avery, Buehler,
Burnham, Ekblad, Emmons, Culbreath

Against: 0

Absent: 1 - Brandon

Vacancy: 0

Betty Culbreath, Chair