

## PLAN COMMISSION MINUTES

The City Plan Commission held a regular Zoning Hearing on December 20, 2007, with the briefing starting at 10:05 a.m. in Room 5ES and the public hearing at 1:36 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, Jeff Strater, Clarence Gary, 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: Michael 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) **S078-060**

**Motion:** It was moved to **approve** an application to replat the remainder of Lot 2 in City Block C/6471 into one 0.9129 acre lot located on the north side of Brenner Dr. east of Shady Trail, 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

**Speakers:** None

(2) **S078-061**

**Motion:** It was moved to **approve** an application to plat a tract of land in City Block 8472 into one 6.4493 acre lot located on the north side of Samuel Blvd. east of Hunnicut Rd., 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

**Speakers:** None

(3) **S078-062**

**Motion:** It was moved to **approve** an application to replat Lots 1 thru 5 and a part of 6 in City Block 8/1616 into one 1.0651 acre lot located at the intersection of Dickason Ave. and Douglas Ave., 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

**Speakers:** None

(4) **S078-063**

**Motion:** It was moved to **approve** an application to replat Lot 13 and part of Lots 10, 11, 12, 14 thru 16 of City Block 10/731 and Lots 14, 15, 17 thru 19 and part of Lots 9, 10, 11, 13, 16, 20 thru 22 in City Block 9/730 and the abandoned portion of Bennett Avenue Between Blocks 9/730 and 10/731 into one 3.573 acre lot located at the intersection of N. Collett Ave. and Live Oak St., 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

**Speakers:** None

(5) **S067-204R**

**Motion:** It was moved to **approve** an application to revise a previously approved plat (S067-204) bounded by Raleigh Street, Cedar Springs Road, Hawthorne Avenue, Harford Street, and Raleigh Street and containing 3.338 acres consisting of Lots 1 thru 7, and 12 & 13 in City Block B/2304 to remove the existing 35 foot platted building line on Raleigh Street and Hawthorne Avenue, subject to compliance with the conditions listed in the docket.

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

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

Miscellaneous Docket

**M078-006**

It was moved by Commissioner Emmons and seconded by Commissioner Buehler that case M078-006 be re-posted as D078-006 with the corrected information and return on the January 10, 2007 docket. The Commissioner voted unanimously to approve the motion.

Note: The Commission voted unanimously to change the order of the agenda and hear case Z067-329(OTH)

**D067-016**

Planner: Frank Dominquez

**Motion:** It was moved to **approve** a development/landscape plan for Planned Development District No. 305 on the north corner of N. Haskell Avenue and Lemmon Avenue.

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

\*out of the room when vote taken, shown in favor

**Speakers:** None

**D078-002**

Planner: Frank Dominquez

**Motion:** It was moved to **approve** a development plan for Planned Development District No. 262 on northwest corner of Maple Avenue and Oak Lawn Avenue.

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

\*out of the room when vote taken, shown in favor

**Speakers:** None

**D078-003**

Planner: Frank Dominquez

**Motion:** It was moved to **approve** a development plan for Planned Development District No. 763 on northeast corner of Bennett Avenue and Belmont Avenue.

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

\*out of the room when vote taken, shown in favor

**Speakers:** None

Note: It was moved by Commissioner Weiss and seconded by Commissioner Buehler to suspend the CPC rules regarding bus tour requirements and allow the entire Commission present to participate in the discussion and vote on any motions regarding Z056-290(OTH). The Commission voted unanimously to approve the motion.

**Z056-290(WE)**

Planner: Warren Ellis

**Motion:** It was moved to **approve** an extension of the six month time period for an additional three-month period for scheduling a zoning request for City Council for an application for a CS Commercial Service District and a Specific Use Permit for a commercial motor vehicle parking for a five year period with eligibility for automatic renewals for additional five year periods, on property zoned an R-5(A) Single Family District on the north line of Toronto Street, east of Bataan Street.

Maker: Buehler  
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

\*out of the room when vote taken, shown in favor

**Speakers:** None

**Z067-159(RB)**

Planner: Richard Brown

**Motion:** It was moved to **approve** an extension of the six month time period for an additional three-month period for scheduling a zoning request for City Council for an application for an NS(A) Neighborhood Service District on property zoned an R-7.5(A) single Family District on the east line of Westmoreland Road, between Overcrest Street and Davis Street.

Maker: Gary  
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

**W078-003**

Planner: Neva Dean

**Motion:** It was moved to **approve** a waiver of the two-year waiting period in order to submit an amendment to the conditions for Planned Development District No. 714, Subareas 4A and 4B on the north side of Fort 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: 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

**Speakers:** For: Luis Salcedo, 400 S. Zang Blvd., Dallas, TX, 75208  
Against: None

Miscellaneous Docket – Under Advisement

**W067-015**

Planner: Neva Dean

**Motion:** In considering a waiver of the two-year waiting period in order to submit an application for an amendment to Planned Development District No. 750 on the northwest corner of Walnut Hill Lane and North Central Expressway, it was moved to **hold** this case under advisement until January 17, 2008.

Maker: Buehler  
Second: Lueder  
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

**M067-045**

Planner: Richard Brown

**Motion:** It was moved to **approve** 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.

Maker: Davis  
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

**Speakers:** None

Zoning Cases – Consent

1. **Z067-326(OTH)**

Planner: Olga Torres Holyoak

**Motion:** It was moved to recommend **approval** of an amendment to and expansion of Planned Development District No. 689, subject a development plan, landscape plan and conditions on property zoned Planned Development District No. 689 and an LO-3 Limited Office District, in an area generally bounded by Willoughby Boulevard, Beckleymeade Avenue, the I-20 access road.

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

**Notices:** Area: 500 Mailed: 35  
**Replies:** For: 2 Against: 0

**Speakers:** For: Joe Bowers, 1420 Winding Brooks Cr., Dallas, TX, 75208  
Against: None

2. **Z078-115(MAW)**

Planner: Megan Wimer

**Motion:** In considering an application for an MF-1(A) Multifamily District with deed restrictions volunteered by the applicant on property zoned an MF-2(A) Multifamily District and an R-7.5(A) Single Family District on the east side of St. Augustine Drive, north of Bruton Road, it was moved to **hold** this case under advisement until January 17, 2008.

Maker: Rodgers  
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: 400 Mailed: 92  
**Replies:** For: 1 Against: 7

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

**3. Z078-112(WE)**

Planner: Warren Ellis

**Motion:** It was moved to recommended **approval** of the creation of a new subdistrict within Subdistrict E of Planned Development District No. 305 for mixed uses, subject to a revised conceptual plan and conditions on the northeast side of Haskell Avenue and the northwest side of Capitol Avenue.

Maker: Strater  
Second: Wolfish  
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

**Notices:** Area: 500 Mailed: 32  
**Replies:** For: 3 Against: 0

**Speakers:** For: Myron Dornic, 5026 Maple Ave., Dallas, TX, 75235  
Against: Andrew Astmann, 4523 Belmont Ave., Dallas, TX, 75204

4. **Z078-108(JH)**

Planner: Jennifer Hiromoto

**Motion:** It was moved to recommended **approval** of an amendment to Planned Development District No. 344 for Commercial amusement (inside and outside), subject to a landscape and development plan and conditions on the north line of Park Lane, northwest of Abrams Road with the following changes to the landscape and development plan: the maximum height of the eastern-most fence is 35 feet.

Maker: Ekblad  
Second: Prothro  
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: 217  
**Replies:** For: 28 Against: 1

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

**Zoning Cases – Under Advisement**

5. **Z067-309(JH)**

Planner: Jennifer Hiromoto

**Motion:** In considering an application for a Specific Use Permit for a bank or savings and loan with drive-through window service on property zoned a GR General Retail Subdistrict within Planned Development District No. 193, the Oak Lawn Special Purpose District on the northwest corner of Oak Lawn Avenue and Rawlins Street, it was moved to **hold** this case under advisement until January 10, 2008 and to be re-advertised.

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

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

Against: 0  
Absent: 0  
Vacancy: 0  
Abstained: 1 - Lozano\*\*

\*\* Abstained from voting, due to bus tour requirements

**Notices:** Area: 200 Mailed: 45  
**Replies:** For: 30 Against: 0

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

6. Z067-311(JH)

Planner: Jennifer Hiromoto

**Motion:** It was moved to recommend **denial** of 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.

Maker: Bagley  
Second: Davis  
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: 4  
**Replies:** For: 1 Against: 0

**Speakers:** For: Peter Kavanagh, 1620 Handley Dr., Dallas, TX, 75208  
Against: Eric Beitchaman, 2756 Ripplewood Dr., Dallas, TX, 75228

Note: It was moved by Commission Emmons and seconded by Commissioner Weiss to reconsider Z067-329(OTH). The Commission unanimously voted to approve the reconsideration of Z067-329(OTH).

A. Z078-116(WE)

Planner: Warren Ellis

**Motion:** It was moved to recommend **approval** a Planned Development District for an MU-3 Mixed Use District, subject to a revised landscape plan and the revised applicant conditions on property zoned an MU-3 Mixed Use District, on the east corner of Northwest Highway and Willowbrook Road.

Maker: Lozano  
Second: Ekblad  
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: Dallas Cothrum, 900 Jackson St., Dallas, TX, 75202  
Against: None

Zoning Cases - Individual

**7. Z078-103(RB)**

Planner: Richard Brown

**Motion:** It was moved to recommend **denial** of a Specific Use Permit for a hotel or motel on property zoned a CR Community Retail District on the southwest line of Lancaster Road, south of Ann Arbor Avenue.

Maker: Rodgers  
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: 200 Mailed: 13  
**Replies:** For: 1 Against: 0

**Speakers:** For: John Patel, 440 S. Lancaster Rd., Dallas, TX, 75216  
Against: None

8. **Z078-118(RB)**

Planner: Richard Brown

**Motion:** It was moved to recommend **approval** of an amendment to the conceptual plan and conditions for Planned Development District No. 711 for Multifamily Uses and RR Regional Retail District Uses on the southeast corner of Arapaho Road and Prestonwood Boulevard with the applicant's height allowance of 70 feet on Tracts I, Track II and Track III for Retirement residential uses.

Maker: Buehler  
Second: Wolfish  
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: 10  
**Replies:** For: 2 Against: 0

**Speakers:** For: Kirk Williams, 5400 Renaissance Tower, Dallas, TX, 75270  
Donna Ridenhour, 5665 Arapaho Rd., Dallas, TX, 75248  
Against: None

9. **Z078-120(RB)**

Planner: Richard Brown

**Motion:** In considering an application for the creation of a new Tract within the Tract 1 portion of Planned Development District No. 559 for Single family uses and Private streets on the south line of Westgrove Road, east of Harvest Cove, it was moved to **hold** this case under advisement until January 10, 2008.

Maker: Wolfish  
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: 500 Mailed: 53  
**Replies:** For: 6 Against: 5

**Speakers:** None

10. **Z078-105(MAW)**

Planner: Megan Wimer

**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, east of Preston Road, south of Campbell Road, it was moved to **hold** this case under advisement until January 17, 2008.

Maker: Wolfish  
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: 200 Mailed: 3  
**Replies:** For: 1 Against: 0

**Speakers:** None

11. **Z067-306(OTH)**

Planner: Olga Torres Holyoak

**Motion:** It was moved to recommend **approval** of a Planned Development District for multifamily, nursing/convalescent/retirement home, single family, and office uses, subject to a conceptual plan and staff's recommended conditions on property zoned an MF-1(A) Multifamily District, on the north side of Harvest Hill, between Montfort Drive and Noel Road with the following applicant's conditions: 1) Zero rear setback for Townhouses. 2) One parking space per bedroom for all units; except for one bedroom units that are in excess of 950 square feet required to have 1.5 parking spaces. 3) Trees located in the right-of-way that are large caliper could be counted as site trees.

Maker: Lueder  
Second: Buehler  
Result: Carried: 9 to 6

For: 9 - Prothro, Davis\*, Rodgers, Lozano, Jones-Dodd, Weiss, Lueder, Buehler, Wolfish

Against: 6 - Strater, Gary, Bagley, Ekblad, Emmons,  
Alcantar  
Absent: 0  
Vacancy: 0

\*out of the room when vote taken, shown in favor

**Notices:** Area: 500 Mailed: 247  
**Replies:** For: 3 Against: 0

**Speakers:** For: Dallas Cothrum, 900 Jackson St., Dallas, TX, 75202  
David Blue, 12888 Montfort Dr., Dallas, TX, 75230  
Matt Taussaint, 3890 W. Northwest Hwy., Dallas, TX, 75220  
Against: None

12. **Z067-329(OTH)**

Planner: Olga Torres Holyoak

**Motion:** It was moved to recommend **approval** of an amendment and expansion of Planned Development District No. 738 to allow for certain CR Community Retail uses and a Vehicle Display Sales and Service use, subject to the applicant's revised conditions and a conceptual plan on property zoned Planned Development District No. 738 and an IR Industrial Research District, in an area generally bounded by Lemmon Avenue, Mockingbird Lane, Prosper Street and Haggar Way with the following change to 51P-738.112, LANSCAPING to read: (b) "...landscaping must be installed within six months after the issuance of a certificate of occupancy..."

Maker: Emmons  
Second: Lueder  
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

**Motion to Reconsider:** It was moved to **reconsider** the previous motion of approval of an amendment and expansion of Planned Development District No. 738 to allow for certain CR Community Retail uses and a Vehicle Display Sales and Service use, subject to the applicant's revised conditions and a conceptual plan on property zoned Planned Development District No. 738 and an IR Industrial Research District, in an area generally bounded by Lemmon Avenue, Mockingbird Lane, Prosper Street and Haggar Way with the following change to 51P-738.112, LANSCAPING to read: (b) "...landscaping must be installed within six months after the issuance of a certificate of occupancy..."

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

**Reconsideration:** It was moved to recommended **approval** of an amendment and expansion of Planned Development District No. 738 to allow for certain CR Community Retail uses and a Vehicle Display Sales and Service use, subject to the applicant's revised conditions and conceptual plan on property zoned Planned Development District No. 738 and an IR Industrial Research District, in an area generally bounded by Lemmon Avenue, Mockingbird Lane, Prosper Street and Haggar Way with the following changes: 1) Section 51P-738.112, LANSCAPING to read: (b) "...landscaping must be installed within six months after the issuance of a certificate of occupancy...". 2) Change the language in Section 51P-738.115, ROADWAY IMPROVEMENTS, (a), and adopt the staff's recommended language striking the following: "and a traffic island on Lockheed Lane must be provided as shown on the development plan."

Maker: Emmons  
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: 257  
**Replies:** For: 138 Against: 0

**Speakers:** For: Kirk Williams, 3012 Rosedale, Dallas, TX, 75205  
Jonathan Vinson, 901 Main St., Dallas, TX, 75202  
Pat White, 4714 Wildwood Rd., Dallas, TX, 75209  
Michael Walker, 6416 Bordeaux Ave., Dallas, TX, 75209  
Joyce Lockley, 4718 Wateka, Dallas, TX, 75209  
Jean Cernosek, 6407 Bordeaux Ave., Dallas, TX, 75209  
Against: None

Development Code Amendments

**DCA078-001**

David Cossum

**Motion:** It was moved to recommend **approval** of amendments to Chapters 51 and 51A of the Dallas Development Code, to amend the definition of “grade” in the “Interpretations and Definitions” section of Article II to read as follows: “Grade means the average of the finished ground surface elevation measured at the highest and lowest exterior corners of a structure. Finished ground surface elevation does not include landscape features, berms, or other fill materials.”

Maker: Wolfish  
Second: Emmons  
Result: Carried: 12 to 3

For: 12 - Prothro, Strater, Gary, Davis, Rodgers,  
Lozano, Weiss, Lueder, Wolfish, Ekblad,  
Emmons, Alcantar

Against: 3 - Bagley, Jones-Dodd, Buehler  
Absent: 0  
Vacancy: 0

**Speakers:** For: Tom Bonifield, 5714 Swiss Ave., Dallas, TX, 75214  
Jonathan Estees, 6140 Prospect Ave., Dallas, TX, 75214  
Larry Waisanen, 5105 Swiss Ave., Dallas, TX, 75214  
Jon “Tim” Howells, 6005 Swiss Ave., Dallas, TX, 75214  
Tom Horosec, 6242 Prospect Ave., Dallas, TX, 75214  
Steve Clicque, 6025 Reiger Ave., Dallas, TX, 75214  
Virginia McAlester, 5703 Swiss Ave., Dallas, TX, 75214  
Martha Heimberg, 1523 Abrams Rd., Dallas, TX, 75214  
Katherine Seale, 2922 Swiss Ave., Dallas, TX, 75204  
Bob Gill, Address not given  
Against: None  
Staff: Clair Swan, Assistant City Attorney, City of Dallas

DCA078-003

David Cossum

**Motion:** It was moved to recommended **approval** amendments to Chapter 51A, the Dallas Development Code, Section 51A-1.106, "Notification Signs Required to Be Obtained and Posted," to establish appropriate standards for postponement of a zoning case when it is determined that an applicant failed to comply with notification sign posting requirements.

Maker: Buehler

Second: Prothro

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 13, 2007, meeting, subject to corrections.

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

Adjournment

**Motion:** It was moved to **adjourn** the December 20, 2007, City Plan Commission meeting at 5:55 p.m.

Maker: Weiss

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

---

Joe Alcantar, Chair