

PLAN COMMISSION MINUTES

The City Plan Commission held a regular Zoning Hearing on February 7, 2013, with the briefing starting at 11:33 a.m. in Room 5ES and the public hearing at 1:31 p.m. in the City Council Chambers of City Hall. Presiding were Joe Alcantar, Chair and Gloria Tarpley, Vice Chair. The following Commissioners were present during the hearing: Richard Davis, Liz Wally, Mike Anglin, Betty Culbreath, Emma Rodgers, Tony Hinojosa, Myrtl Lavallaisaa, John Shellene, Bruce Bernbaum, Sally Wolfish, Michael Schwartz and Paul E. Ridley. The following Commissioner was absent from this hearing as defined in the City Plan Commission rules: Ann Bagley. 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 Sustainable Development and Construction. Briefing and public hearing recordings are retained on file for 90 days after approval of CPC minutes.

PUBLIC HEARINGS:

Note: Commissioner Ridley moved to change the order of the agenda and hear Z101-220(JH), Z101-221(JH) and Z101-248(JH) next. Commissioner Hinojosa seconded the motion. The Commission unanimously voted to hear Z101-220(JH), Z101-221(JH) and Z101-248(JH) next. Commissioner Bagley was absent.

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.

Consent Items:

(1) **S123-057**

Motion: It was moved to **approve** an application to create a 3.0986 acre lot from a 3.0986 acre tract of land containing all of City Block 948 on property bounded by Olive Street, McKinney Avenue, Harwood Street, and Cedar Springs Road, subject to compliance with the conditions listed in the docket.

Maker: Ridley
Second: Tarpley
Result: Carried: 14 to 0

For: 14 - Davis, Wally, Anglin, Culbreath, Rodgers,
Hinojosa, Lavallaisaa, Tarpley, Shellene,
Bernbaum, Wolfish, Schwartz, Ridley, Alcantar

Against: 0
Absent: 1 - Bagley
Vacancy: 0

Speakers: None

(2) **S123-063**

Motion: It was moved to **approve** an application to create a 2.13 acre lot from a tract of land in City Block 4401 on property located at 3207 Wendy Lane, subject to compliance with the conditions listed in the docket.

Maker: Ridley
Second: Tarpley
Result: Carried: 14 to 0

For: 14 - Davis, Wally, Anglin, Culbreath, Rodgers,
Hinojosa, Lavallaisaa, Tarpley, Shellene,
Bernbaum, Wolfish, Schwartz, Ridley, Alcantar

Against: 0
Absent: 1 - Bagley
Vacancy: 0

Speakers: None

(3) **S123-065**

Motion I: It was moved to **approve** an application to replat a 0.185 acre tract of land containing part of Lot 3 in City Block 2/955 into one 0.185 acre lot at 2701 McKinney Avenue, subject to compliance with the conditions listed in the docket.

Maker: Ridley
Second: Hinojosa
Result: Failed: 3 to 11

For: 3 - Hinojosa, Lavallaisaa, Ridley

Against: 11 - Davis, Wally, Anglin, Culbreath, Rodgers,
Tarpley, Shellene, Bernbaum, Wolfish,
Schwartz, Alcantar
Absent: 1 - Bagley
Vacancy: 0

Motion II: It was moved to **deny without prejudice** an application to replat a 0.185 acre tract of land containing part of Lot 3 in City Block 2/955 into one 0.185 acre lot at 2701 McKinney Avenue, due to non-compliance with Section 51A-8.503 of the Dallas Development Code.

Maker: Anglin
Second: Shellene
Result: Carried: 14 to 0

For: 14 - Davis, Wally, Anglin, Culbreath, Rodgers,
Hinojosa, Lavallaisaa, Tarpley, Shellene,
Bernbaum, Wolfish, Schwartz, Ridley, Alcantar

Against: 0
Absent: 1 - Bagley
Vacancy: 0

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

Building Line Removals/Reductions:

(4) **S123-061**

Removal of Building Line Motion: It was moved to **approve** an application to replat a 0.157 acre tract of land containing all of Lot 3A in City Block 4/5848 to reduce the existing 30 foot platted front building line to 27 feet on property located at 4127 Calder Street.

Maker: Culbreath
Second: Shellene
Result: Carried: 14 to 0

For: 14 - Davis, Wally*, Anglin, Culbreath, Rodgers,
Hinojosa, Lavallaisaa, Tarpley, Shellene,
Bernbaum, Wolfish, Schwartz, Ridley, Alcantar

Against: 0
Absent: 1 - Bagley
Vacancy: 0

*out of the room, shown voting in favor

Replat Motion: It was moved to **approve** an application to replat a 0.157 acre tract of land containing all of Lot 3A in City Block 4/5848 to reduce the existing 30 foot platted front building line to 27 feet on property located at 4127 Calder Street, subject to compliance with the conditions listed in the docket to include deletion of Conditions #16, #17 and #18.

Maker: Culbreath
Second: Shellene
Result: Carried: 14 to 0

For: 14 - Davis, Wally*, Anglin, Culbreath, Rodgers,
Hinojosa, Lavallaisaa, Tarpley, Shellene,
Bernbaum, Wolfish, Schwartz, Ridley, Alcantar

Against: 0
Absent: 1 - Bagley
Vacancy: 0

*out of the room, shown voting in favor

Speakers: None

(5) **S123-064**

Removal of Building Line Motion: It was moved to **approve** an application to remove the 30 foot platted building line along the east line of Jim Miller Road, and to remove the 25 foot building line along the north line of Great Trinity Forest Way (Loop 12), east of the east line of Jim Miller Road.

Maker: Rodgers
Second: Hinojosa
Result: Carried: 14 to 0

For: 14 - Davis, Wally, Anglin, Culbreath, Rodgers,
Hinojosa, Lavallaisaa, Tarpley, Shellene,
Bernbaum, Wolfish, Schwartz, Ridley, Alcantar

Against: 0
Absent: 1 - Bagley
Vacancy: 0

Replat Motion: It was moved to **approve** an application to replat Lots 1, 2, and 3 into one 0.791 acre lot in City Block 6275 located at the northeast corner of Jim Miller Road and Great Trinity Forest Way (Loop 12); and to create one 2.168 acre lot from a tract of land in City Block 6275 on property located on the north line of Great Trinity Forest Way (Loop 12) east of the east line of Jim Miller Road, subject to compliance with the conditions listed in the docket.

Maker: Rodgers
Second: Hinojosa
Result: Carried: 14 to 0

For: 14 - Davis, Wally, Anglin, Culbreath, Rodgers,
Hinojosa, Lavallaisaa, Tarpley, Shellene,
Bernbaum, Wolfish, Schwartz, Ridley, Alcantar

Against: 0
Absent: 1 - Bagley
Vacancy: 0

Speakers: For (Did not speak): Tailim Song, 13140 Coit Rd., Dallas, TX, 75240
Against: None

Residential Replats:

(6) **S123-058**

Motion: It was moved to **deny** an application to replat a tract of land containing all of Lots 21 and 22 in City Block 2/5630 into one 0.383 acre lot on property located at 4421 and 4425 Caruth Boulevard, due to non-compliance with Section 51A-8.503 of the Dallas Development Code.

Maker: Schwartz
Second: Wally
Result: Carried: 14 to 0

For: 14 - Davis, Wally, Anglin, Culbreath, Rodgers,
Hinojosa, Lavallaisaa, Tarpley, Shellene,
Bernbaum, Wolfish, Schwartz, Ridley, Alcantar

Against: 0
Absent: 1 - Bagley
Vacancy: 0

Speakers: None

(7) **S123-059**

Motion: It was moved to **approve** an application to replat a tract of land containing all of Lots 7 and 8 in City Block 50/7460 into one 0.412 acre lot on property located at 13–15 Winding Lake Drive, north of Forest Lane, subject to compliance with the conditions listed in the docket.

Maker: Bernbaum
Second: Hinojosa
Result: Carried: 14 to 0

For: 14 - Davis, Wally, Anglin, Culbreath, Rodgers,
Hinojosa, Lavallaisaa, Tarpley, Shellene,
Bernbaum, Wolfish, Schwartz, Ridley, Alcantar

Against: 0
Absent: 1 - Bagley
Vacancy: 0

Speakers: For: Isaac Molina, 2436 Dorrington Dr., Dallas, TX, 75228
Against: None

(8) **S123-066**

Motion: It was moved to **approve** an application to replat a 1.187 acre tract of land to incorporate abandoned right-of-way into the contiguous ownerships on a tract of land containing all of Lot 3A in City Block 1/7347 and abandoned alley right-of-way into one 0.843 acre lot; and all of Lot 8 in City Block E/7277 and abandoned alley right-of-way into one 0.344 acre lot on property located at 7403 and 7407 Midbury Drive, subject to compliance with the conditions listed in the docket.

Maker: Bernbaum,
Second: Hinojosa
Result: Carried: 14 to 0

For: 14 - Davis, Wally, Anglin, Culbreath, Rodgers,
Hinojosa, Lavallaisaa, Tarpley, Shellene,
Bernbaum, Wolfish, Schwartz, Ridley, Alcantar

Against: 0
Absent: 1 - Bagley
Vacancy: 0

Speakers: None

Miscellaneous Items:

M123-005

Planner: Richard Brown

Motion: It was moved to **approve** a minor amendment to the development plan and concept landscape plan for Planned Development District No. 281, the Lakewood Center Special Purpose District on the west line of Abrams Road between Belmont Avenue and Richmond Avenue.

Maker: Ridley
Second: Bernbaum
Result: Carried: 14 to 0

For: 14 - Davis, Wally, Anglin, Culbreath, Rodgers,
Hinojosa, Lavallaisaa, Tarpley, Shellene,
Bernbaum, Wolfish, Schwartz, Ridley, Alcantar

Against: 0
Absent: 1 - Bagley
Vacancy: 0

Speakers: None

M123-006

Planner: Richard Brown

Motion: It was moved to **approve** a minor amendment to the development plan for Planned Development District No. 719 on the north line of Forest Lane, west of Forest Lakes Lane.

Maker: Ridley
Second: Bernbaum
Result: Carried: 14 to 0

For: 14 - Davis, Wally, Anglin, Culbreath, Rodgers,
Hinojosa, Lavallaisaa, Tarpley, Shellene,
Bernbaum, Wolfish, Schwartz, Ridley, Alcantar

Against: 0
Absent: 1 - Bagley
Vacancy: 0

Speakers: None

D123-006

Planner: Olga Torres Holyoak

Motion: It was moved to **approve** a development plan for Planned Development District No. 619 on the south line of Main Street, west of North Ervay Street.

Maker: Ridley
Second: Hinojosa
Result: Carried: 14 to 0

For: 14 - Davis, Wally, Anglin, Culbreath, Rodgers,
Hinojosa, Lavallaisaa, Tarpley, Shellene,
Bernbaum, Wolfish, Schwartz, Ridley, Alcantar

Against: 0
Absent: 1 - Bagley
Vacancy: 0

Speakers: None

Zoning Cases – Consent

1. **Z112-303(OTH)**

Planner: Olga Torres Holyoak

Motion: It was moved to recommend **approval** of an amendment to and renewal of Specific Use Permit No. 1371 for an open-enrollment charter school and a child-care facility for a permanent period, subject to a revised site plan, revised traffic management plan requiring submittal every other year to begin November 1, 2014 and staff's conditions on property zoned an R-7.5(A) Single Family District on the southeast corner of R.L. Thornton Freeway and Ann Arbor Avenue.

Maker: Culbreath
Second: Lavallaisaa
Result: Carried: 8 to 6

For: 8 - Davis, Culbreath, Rodgers, Hinojosa,
Lavallaisaa, Shellene, Wolfish, Alcantar

Against: 6 - Wally, Anglin, Tarpley, Bernbaum, Schwartz
Ridley,

Absent: 1 - Bagley

Vacancy: 0

Notices: Area: 400 Mailed: 53

Replies: For: 3 Against: 2

Speakers: None

2. **Z123-147(AB)**

Planner: Audrey Butkus

Motion: It was moved to recommend **approval** of for a D-1 Liquor Control Overlay and **approval** of a Specific Use Permit for the sale of alcoholic beverages in conjunction with a liquor store for a two-year period, subject to a site plan and conditions on property zoned a CR-D Community Retail District with a D Liquor Control Overlay on the southwest side of Peavy Road, northwest of Garland Road.

Maker: Tarpley
Second: Anglin
Result: Carried: 14 to 0

For: 14 - Davis, Wally, Anglin, Culbreath, Rodgers,
Hinojosa, Lavallaisaa, Tarpley, Shellene,
Bernbaum, Wolfish, Schwartz, Ridley, Alcantar

Against: 0
Absent: 1 - Bagley
Vacancy: 0

Notices: Area: 200 Mailed: 21
Replies: For: 5 Against: 1

Speakers: For (Did not speak): Rob Baldwin, 3904 Elm St., Dallas, TX, 75226
Against: None

3. Z123-159(MW)

Planner: Megan Wimer

Motion: It was moved to recommend **approval** for renewal of Specific Use Permit No. 1836 for the sale of alcoholic beverages in conjunction with a general merchandise or food store 3,500 square feet or less for a five-year period with eligibility for automatic renewal for additional five-year periods, subject to conditions on property zoned an RR-D-1 Regional Retail District with a D-1 Liquor Control Overlay on the southwest corner of West Kiest Boulevard and Marvin D. Love Freeway.

Maker: Anglin
Second: Schwartz
Result: Carried: 14 to 0

For: 14 - Davis, Wally, Anglin, Culbreath, Rodgers,
Hinojosa, Lavallaisaa, Tarpley, Shellene,
Bernbaum, Wolfish, Schwartz, Ridley, Alcantar

Against: 0
Absent: 1 - Bagley
Vacancy: 0

Notices: Area: 200 Mailed: 15
Replies: For: 0 Against: 0

Speakers: None

Zoning Cases – Under Advisement

4. Z112-278(WE)

Planner: Warren Ellis

Motion: It was moved to recommend **approval** a Planned Development District for residential and church uses, subject to a development/landscape plan and revised conditions to include a masonry fence between 4 to 8 feet in height on property zoned Planned Development District No. 78 and an R-16(A) Single Family District on the north side of Lyndon B. Johnson Freeway, between Ridgeview Circle and Hughes Lane.

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

For: 14 - Davis, Wally, Anglin, Culbreath, Rodgers,
Hinojosa, Lavallaisaa, Tarpley, Shellene,
Bernbaum, Wolfish, Schwartz, Ridley, Alcantar

Against: 0
Absent: 1 - Bagley
Vacancy: 0

Notices: Area: 500 Mailed: 105
Replies: For: 23 Against: 16

Speakers: For: Rob Baldwin, 3904 Elm St., Dallas, TX, 75226
Against: None

5. Z123-131(RB)

Planner: Richard Brown

Motion: It was moved to recommend **approval** of a Planned Development District for a Nursery, garden shop, or plant sales use, a Landscape contractor's maintenance yard, and certain residential and nonresidential uses, subject to applicant's development/landscape plan and applicant's revised conditions on property zoned an R-16(A) Single Family District on the southwest corner of Northaven Road and Freda Stern Drive.

Maker: Schwartz
Second: Tarpley
Result: Carried: 13 to 0

For: 13 - Davis, Wally, Anglin, Culbreath, Rodgers,
Hinojosa, Lavallaisaa, Tarpley, Shellene,
Wolfish, Schwartz, Ridley, Alcantar

Against: 0
Absent: 1 - Bagley
Vacancy: 0
Conflict: 1 - Bernbaum

Notices: Area: 500 Mailed: 188
Replies: For: 8 Against: 7

Speakers: For: Lillian Pinkus, 7040 Teakwood Dr., Dallas, TX, 75240
Robert Reeves, 900 Jackson St., Dallas, TX, 75202
Lee Kleinman, 11322 E. Ricks, Dallas, TX, 75230
Marcy Helfand, 7191 Kendellwood Dr., Dallas, TX, 75240

For (Did not speak): Jonathan Vinson, 901 Main St., Dallas, TX, 75202
Against: None

6. Z101-220(JH)

Planner: Jennifer Hiromoto

Motion: In considering an application for a Specific Use Permit for gas drilling and production on property zoned an IR Industrial Research District on the north side of Northwest Highway, west of Luna Road, it was moved to **hold** this case under advisement until March 21, 2013.

Maker: Hinojosa
Second: Ridley
Result: Carried: 14 to 0

For: 14 - Davis, Wally, Anglin, Culbreath, Rodgers,
Hinojosa, Lavallaisaa, Tarpley, Shellene,
Bernbaum, Wolfish, Schwartz, Ridley, Alcantar

Against: 0
Absent: 1 - Bagley
Vacancy: 0

Notices: Area: 1000 Mailed: 5
Replies: For: 0 Against: 0

Speakers: For: Dallas Cothrum, 900 Jackson St., Dallas, TX, 75202
Tom Blanton, 777 Main St., Ft. Worth, TX, 76102
Against: Marc McCord, 616 S. Colorado St., Celina, TX, 75009
Eloy Trevino, 2007 W. Colorado Blvd., Dallas, TX, 75208
Susybelle Gosslee, 9511 Faircrest Dr., Dallas, TX, 75238
Susan Sullivan, 323 Collins St., Argyle, TX, 76226
Rachel Baker Ford, 3317 Knight Haven Ln., Garland, TX, 75044
Richard Sheridan, 3022 Forest Ln., Dallas, TX, 75234
Julie Schaar, 6834 Chantilly Rd., Dallas, TX, 75214
Gwain Wooten, 1000 Grigsby, Dallas, TX, 75204
Sherry Kessel, 2831 N. Surrey Dr., Carrollton, TX, 75006
Bobby Copeland, 11085 Walnut Hill Ln., Dallas, TX, 75238
Zac Trahan, 6017 La Vista, Dallas, TX, 75206
Gary Stuard, 6344 Goliad Ave., Dallas, TX, 75214
Against (Did not speak): Eulaine Hall, 11851 High Dale Dr., Dallas, TX, 75234
Anne Morton, 3607 Bowser Ct., Dallas, TX, 75219
Sally Garcia, 5623 Anita St., Dallas, TX, 75206
Mariana Griggs, 1803 Marydale Dr., Dallas, TX, 75208
Jann Clanton, 11746 Dixfield Dr., Dallas, TX, 75218
Eddie Morgan, 2343 Vagas St., Dallas, TX, 75219
Mary Warren, 4312 McKinney Ave., Dallas, TX, 75205
Bill Betzen, 6717 Cliffwood Dr., Dallas, TX, 75237
Gillian Parrillo, 3816 Bowser Ave., Dallas, TX, 75219

Ed Meyer, 6015 Fox Point Trl., Dallas, TX, 75249
Helen Bush, 9669 Forest Ln., Dallas, TX, 75243
Barbara Barbee, 303 N. Barnett Ave., Dallas, TX, 75211
Claudia Meyer, 6015 Fox Point Trl., Dallas, TX, 75249
Molly Rooke, 5825 Palm Ln., Dallas, TX, 75206
Linda Cooke, 4029 Lively Ln. Dallas, TX, 75220
Daniel McCartt, 4509 Club Estate, Mesquite, TX, 75150
Luke Sampeck, 1301 Cavalier Dr., Richardson, TX, 75080
Kayleigh Hutchings, 116 S. Garrett Ave., Dallas, TX, 75231
Lyndi Cavett, 1212 Johnson St., Denton, TX, 76205
Stephanie Compton, 2847 W. Brooklyn Ave., Dallas, TX, 75211
Erin Crowdus, 211 Murray Ln., Richardson, TX, 75080
Betty Lou Winslow, 6611 Anita St., Dallas, TX, 75214
Jack Cooper, 1116 Greencove Ln., Richardson, TX, 75081
Christine Guldi, 7228 La Sobrina Dr., Dallas, TX, 75248
Richard Guldi, 7228 La Sobrina Dr., Dallas, TX, 75248
Leslie Harris, 5825 Palm Ln., Dallas, TX, 75206
Diane Harris, 1025 Mission Dr., Southlake, TX, 76092
Sharon Wilson, 1121 Belvedere Dr., Allen, TX, 75013
Susan Bowman, 13358 Meadow Dr., Dallas, TX, 75240
Annaliese Limb, 1512 McKee St., Dallas, TX, 75215
Jane Byers, 3429 Lemmon Ave., Dallas, TX,
Sally Garcia, 5623 Anita St., Dallas, TX, 75206
Deirdre Barnett, Address not given
Shelby Johnson, 1829 Grove Cir., Mesquite, TX, 75149
Eric Langford, 3303 Lee Parkway, Dallas, TX
Kathy Cuevas, 913 Hardy Dr., Garland, TX, 75041
William Funderburk, 3607 Bowser ct., Dallas, TX, 75219
Eamon Danzig, 2300 W. Oak St., Denton, TX, 76201
Tim Jenkins, 3908 Long Meadow Ct., Plano, TX, 75074
Fred Patchen, 6634 Goliad Ave., Dallas, TX, 75214
Susan Cooper, 1116 Greencove Ln., Richardson, TX, 75081
George Nolan, 725 Valiant Cr., Garland, TX, 75243
Susan Grurdy, 1406 Tranquilla Dr., Dallas, TX, 75218
David Griggs, 13214 Glad Acres Dr., Dallas, TX, 75234
Jan Sanders, 12636 Breckenridge Dr., Dallas, TX, 75230
Carolyn Ross, 1215 Holly Glen, Dallas, TX, 75232
Jana Degrand, 2420 Britt Dr., Argyle, TX, 76226
Becky Bornhorst, 1405 Indian Creek Dr., DeSoto, TX, 75115
Ashton Bradford, 2410 Taylor St., Dallas, TX, 75201
Alexandra Singer, 1330 MacArthur Dr., Carrollton, TX, 75007

7. Z101-221(JH)

Planner: Jennifer Hiromoto

Motion: In considering an application for a Specific Use Permit for gas drilling and production on property zoned an IR Industrial Research District south of Royal Lane, west of Luna Road, it was moved to **hold** this case under advisement until March 21, 2013.

Maker: Hinojosa
Second: Ridley
Result: Carried: 14 to 0

For: 14 - Davis, Wally, Anglin, Culbreath, Rodgers,
Hinojosa, Lavallaisaa, Tarpley, Shellene,
Bernbaum, Wolfish, Schwartz, Ridley, Alcantar

Against: 0
Absent: 1 - Bagley
Vacancy: 0

Notices: Area: 1000 Mailed: 4
Replies: For: 0 Against: 0

Speakers: For: Dallas Cothrum, 900 Jackson St., Dallas, TX, 75202
Tom Blanton, 777 Main St., Ft. Worth, TX, 76102
Against: Marc McCord, 616 S. Colorado St., Celina, TX, 75009
Eloy Trevino, 2007 W. Colorado Blvd., Dallas, TX, 75208
Susybelle Gosslee, 9511 Faircrest Dr., Dallas, TX, 75238
Susan Sullivan, 323 Collins St., Argyle, TX, 76226
Rachel Baker Ford, 3317 Knight Haven Ln., Garland, TX, 75044
Richard Sheridan, 3022 Forest Ln., Dallas, TX, 75234
Julie Schaar, 6834 Chantilly Rd., Dallas, TX, 75214
Gwain Wooten, 1000 Grigsby, Dallas, TX, 75204
Sherry Kessel, 2831 N. Surrey Dr., Carrollton, TX, 75006
Bobby Copeland, 11085 Walnut Hill Ln., Dallas, TX, 75238
Zac Trahan, 6017 La Vista, Dallas, TX, 75206
Gary Stuard, 6344 Goliad Ave., Dallas, TX, 75214
Against (Did not speak): Eulaine Hall, 11851 High Dale Dr., Dallas, TX, 75234
Anne Morton, 3607 Bowser Ct., Dallas, TX, 75219
Sally Garcia, 5623 Anita St., Dallas, TX, 75206
Mariana Griggs, 1803 Marydale Dr., Dallas, TX, 75208
Jann Clanton, 11746 Dixfield Dr., Dallas, TX, 75218
Eddie Morgan, 2343 Vagas St., Dallas, TX, 75219
Mary Warren, 4312 McKinney Ave., Dallas, TX, 75205
Bill Betzen, 6717 Cliffwood Dr., Dallas, TX, 75237
Gillian Parrillo, 3816 Bowser Ave., Dallas, TX, 75219
Ed Meyer, 6015 Fox Point Trl., Dallas, TX, 75249
Helen Bush, 9669 Forest Ln., Dallas, TX, 75243
Barbara Barbee, 303 N. Barnett Ave., Dallas, TX, 75211
Claudia Meyer, 6015 Fox Point Trl., Dallas, TX, 75249
Molly Rooke, 5825 Palm Ln., Dallas, TX, 75206
Linda Cooke, 4029 Lively Ln. Dallas, TX, 75220
Daniel McCartt, 4509 Club Estate, Mesquite, TX, 75150
Luke Sampeck, 1301 Cavalier Dr., Richardson, TX, 75080
Kayleigh Hutchings, 116 S. Garrett Ave., Dallas, TX, 75231
Lyndi Cavett, 1212 Johnson St., Denton, TX, 76205

Stephanie Compton, 2847 W. Brooklyn Ave., Dallas, TX, 75211
Erin Crowds, 211 Murray Ln., Richardson, TX, 75080
Betty Lou Winslow, 6611 Anita St., Dallas, TX, 75214
Jack Cooper, 1116 Greencove Ln., Richardson, TX, 75081
Christine Guldi, 7228 La Sobrina Dr., Dallas, TX, 75248
Richard Guldi, 7228 La Sobrina Dr., Dallas, TX, 75248
Leslie Harris, 5825 Palm Ln., Dallas, TX, 75206
Diane Harris, 1025 Mission Dr., Southlake, TX, 76092
Sharon Wilson, 1121 Belvedere Dr., Allen, TX, 75013
Susan Bowman, 13358 Meadow Dr., Dallas, TX, 75240
Annaliese Limb, 1512 McKee St., Dallas, TX, 75215
Jane Byers, 3429 Lemmon Ave., Dallas, TX,
Sally Garcia, 5623 Anita St., Dallas, TX, 75206
Deirdre Barnett, Address not given
Shelby Johnson, 1829 Grove Cir., Mesquite, TX, 75149
Eric Langford, 3303 Lee Parkway, Dallas, TX
Kathy Cuevas, 913 Hardy Dr., Garland, TX, 75041
William Funderburk, 3607 Bowser ct., Dallas, TX, 75219
Eamon Danzig, 2300 W. Oak St., Denton, TX, 76201
Tim Jenkins, 3908 Long Meadow Ct., Plano, TX, 75074
Fred Patchen, 6634 Goliad Ave., Dallas, TX, 75214
Susan Cooper, 1116 Greencove Ln., Richardson, TX, 75081
George Nolan, 725 Valiant Cr., Garland, TX, 75243
Susan Grurdy, 1406 Tranquilla Dr., Dallas, TX, 75218
David Griggs, 13214 Glad Acres Dr., Dallas, TX, 75234
Jan Sanders, 12636 Breckenridge Dr., Dallas, TX, 75230
Carolyn Ross, 1215 Holly Glen, Dallas, TX, 75232
Jana Degrand, 2420 Britt Dr., Argyle, TX, 76226
Becky Bornhorst, 1405 Indian Creek Dr., DeSoto, TX, 75115
Ashton Bradford, 2410 Taylor St., Dallas, TX, 75201
Alexandra Singer, 1330 MacArthur Dr., Carrollton, TX, 75007

8. Z101-248(JH)

Planner: Jennifer Hiromoto

Motion: In considering an application for a Specific Use Permit for gas drilling and production on property zoned an IR Industrial Research District on the east side of Luna Road, north of Ryan Road, it was moved to **hold** this case under advisement until March 21, 2013.

Maker: Hinojosa
Second: Ridley
Result: Carried: 14 to 0

For: 14 - Davis, Wally, Anglin, Culbreath, Rodgers,
Hinojosa, Lavallaisaa, Tarpley, Shellene,
Bernbaum, Wolfish, Schwartz, Ridley, Alcantar

Against: 0
Absent: 1 - Bagley
Vacancy: 0

Notices: Area: 1000 Mailed: 18
Replies: For: 1 Against: 1

Speakers: For: Dallas Cothrum, 900 Jackson St., Dallas, TX, 75202
Tom Blanton, 777 Main St., Ft. Worth, TX, 76102
Against: Marc McCord, 616 S. Colorado St., Celina, TX, 75009
Eloy Trevino, 2007 W. Colorado Blvd., Dallas, TX, 75208
Susybelle Gosslee, 9511 Faircrest Dr., Dallas, TX, 75238
Susan Sullivan, 323 Collins St., Argyle, TX, 76226
Rachel Baker Ford, 3317 Knight Haven Ln., Garland, TX, 75044
Richard Sheridan, 3022 Forest Ln., Dallas, TX, 75234
Julie Schaar, 6834 Chantilly Rd., Dallas, TX, 75214
Gwain Wooten, 1000 Grigsby, Dallas, TX, 75204
Sherry Kessel, 2831 N. Surrey Dr., Carrollton, TX, 75006
Bobby Copeland, 11085 Walnut Hill Ln., Dallas, TX, 75238
Zac Trahan, 6017 La Vista, Dallas, TX, 75206
Gary Stuard, 6344 Goliad Ave., Dallas, TX, 75214
Against (Did not speak): Eulaine Hall, 11851 High Dale Dr., Dallas, TX, 75234
Anne Morton, 3607 Bowser Ct., Dallas, TX, 75219
Sally Garcia, 5623 Anita St., Dallas, TX, 75206
Mariana Griggs, 1803 Marydale Dr., Dallas, TX, 75208
Jann Clanton, 11746 Dixfield Dr., Dallas, TX, 75218
Eddie Morgan, 2343 Vagas St., Dallas, TX, 75219
Mary Warren, 4312 McKinney Ave., Dallas, TX, 75205
Bill Betzen, 6717 Cliffwood Dr., Dallas, TX, 75237
Gillian Parrillo, 3816 Bowser Ave., Dallas, TX, 75219
Ed Meyer, 6015 Fox Point Trl., Dallas, TX, 75249
Helen Bush, 9669 Forest Ln., Dallas, TX, 75243
Barbara Barbee, 303 N. Barnett Ave., Dallas, TX, 75211
Claudia Meyer, 6015 Fox Point Trl., Dallas, TX, 75249
Molly Rooke, 5825 Palm Ln., Dallas, TX, 75206
Linda Cooke, 4029 Lively Ln. Dallas, TX, 75220
Daniel McCartt, 4509 Club Estate, Mesquite, TX, 75150
Luke Sampeck, 1301 Cavalier Dr., Richardson, TX, 75080
Kayleigh Hutchings, 116 S. Garrett Ave., Dallas, TX, 75231
Lyndi Cavett, 1212 Johnson St., Denton, TX, 76205
Stephanie Compton, 2847 W. Brooklyn Ave., Dallas, TX, 75211
Erin Crowdus, 211 Murray Ln., Richardson, TX, 75080
Betty Lou Winslow, 6611 Anita St., Dallas, TX, 75214
Jack Cooper, 1116 Greencove Ln., Richardson, TX, 75081
Christine Guldi, 7228 La Sobrina Dr., Dallas, TX, 75248
Richard Guldi, 7228 La Sobrina Dr., Dallas, TX, 75248
Leslie Harris, 5825 Palm Ln., Dallas, TX, 75206
Diane Harris, 1025 Mission Dr., Southlake, TX, 76092

Sharon Wilson, 1121 Belvedere Dr., Allen, TX, 75013
Susan Bowman, 13358 Meadow Dr., Dallas, TX, 75240
Annaliese Limb, 1512 McKee St., Dallas, TX, 75215
Jane Byers, 3429 Lemmon Ave., Dallas, TX,
Sally Garcia, 5623 Anita St., Dallas, TX, 75206
Deirdre Barnett, Address not given
Shelby Johnson, 1829 Grove Cir., Mesquite, TX, 75149
Eric Langford, 3303 Lee Parkway, Dallas, TX
Kathy Cuevas, 913 Hardy Dr., Garland, TX, 75041
William Funderburk, 3607 Bowser ct., Dallas, TX, 75219
Eamon Danzig, 2300 W. Oak St., Denton, TX, 76201
Tim Jenkins, 3908 Long Meadow Ct., Plano, TX, 75074
Fred Patchen, 6634 Goliad Ave., Dallas, TX, 75214
Susan Cooper, 1116 Greencove Ln., Richardson, TX, 75081
George Nolan, 725 Valiant Cr., Garland, TX, 75243
Susan Grurdy, 1406 Tranquilla Dr., Dallas, TX, 75218
David Griggs, 13214 Glad Acres Dr., Dallas, TX, 75234
Jan Sanders, 12636 Breckenridge Dr., Dallas, TX, 75230
Carolyn Ross, 1215 Holly Glen, Dallas, TX, 75232
Jana Degrand, 2420 Britt Dr., Argyle, TX, 76226
Becky Bornhorst, 1405 Indian Creek Dr., DeSoto, TX, 75115
Ashton Bradford, 2410 Taylor St., Dallas, TX, 75201
Alexandra Singer, 1330 MacArthur Dr., Carrollton, TX, 75007

After the public hearing on Z101-220(JH), Z101-221(JH) and Z101-248(JH) Commissioner Schwartz moved to change the order of the agenda and hear Z123-131(RB) next. Commissioner Anglin seconded the motion. The Commission unanimously voted to hear Z123-131(RB) next. Commissioner Bagley was absent.

9. Z123-114(JH)

Planner: Jennifer Hiromoto

Motion: It was moved to recommend **approval** of a new subarea for commercial uses, subject to an existing conditions site plan, amendment to the CD No. 9 conceptual plan and the applicant's conditions to included local utility use on property zoned Conservation District No. 9, the M-Streets Conservation District on the southwest corner of Greenville Avenue and Vanderbilt Avenue.

Maker: Ridley
Second: Hinojosa
Result: Carried: 14 to 0

For: 14 - Davis, Wally, Anglin, Culbreath, Rodgers,
Hinojosa, Lavallaisaa, Tarpley, Shellene,
Bernbaum, Wolfish, Schwartz, Ridley, Alcantar

Against: 0
Absent: 1 - Bagley
Vacancy: 0

Notices: Area: 200 Mailed: 30
Replies: For: 1 Against: 3

Speakers: For: Rob Baldwin, 3904 Elm St., Dallas, TX, 75226
Against: None

Zoning Cases – Individual

10. **Z123-154(MW)**

Planner: Megan Wimer

Motion: In considering an application for a CR Community Retail District on property zoned an R-7.5(A) Single Family District on the south side of West Illinois Avenue, west of Knoxville Street, it was moved to **hold** this case under advisement until February 21, 2013.

Maker: Davis
Second: Rodgers
Result: Carried: 13 to 0

For: 13 - Davis, Wally, Anglin, Culbreath, Rodgers,
Hinojosa, Lavallaisaa, Tarpley, Shellene,
Bernbaum, Wolfish, Schwartz, Ridley

Against: 0
Absent: 2 - Bagley, Alcantar
Vacancy: 0

Notices: Area: 400 Mailed: 112
Replies: For: 4 Against: 3

Speakers: For: Tailim Song, 13140 Coit Rd., Dallas, TX, 75240
Leonor Marquez, 3652 Copperstone, Dallas, TX, 75287
Against: None

Land Use Study

Suspension of the CPC Rules of Procedure

Motion: It was moved to **authorize** suspension of CPC Rule of Procedure requiring a recommendation on a land use study by the Urban Design Committee.

Maker: Anglin
Second: Schwartz
Result: Carried: 12 to 0

For: 12 - Davis, Wally, Anglin, Culbreath, Rodgers,
Hinojosa, Lavallaisaa, Tarpley, Shellene,
Bernbaum, Schwartz, Ridley

Against: 0
Absent: 3 - Bagley, Wolfish, Alcantar
Vacancy: 0

Speakers: None

2-Point to White Rock East Area Plan

Planner: David Schleg

Motion: It was moved to recommend **adoption** of the 2-Points to White Rock East Area Plan to be used as a planning and implementation guide for future development in the area generally along Lakeland Drive at Ferguson Road, northeast to Oates Drive, east to LaPrada Drive and south back to IH-30.

Maker: Anglin
Second: Schwartz
Result: Carried: 12 to 0

For: 12 - Davis, Wally, Anglin, Culbreath, Rodgers,
Hinojosa, Lavallaisaa, Tarpley, Shellene,
Bernbaum, Schwartz, Ridley

Against: 0
Absent: 3 - Bagley, Wolfish, Alcantar
Vacancy: 0

Speakers: For: Robert Prejean, 3310 Fairmont St., Dallas, TX, 75201
Against: None

Other Matters

Adjournment

Motion: It was moved to **adjourn** the February 7, 2013, City Plan Commission meeting at 5:35 p.m.

Maker: Hinojosa
Second: Davis
Result: Carried: 11 to 0

For: 11 - Davis, Wally, Anglin, Culbreath, Hinojosa,
Lavallaisaa, Tarpley, Shellene, Bernbaum,
Schwartz, Ridley

Against: 0
Absent: 4 - Rodgers, Bagley Wolfish, Alcantar
Vacancy: 0

Joe Alcantar, Chair