

PLAN COMMISSION MINUTES

The City Plan Commission held a regular Zoning Hearing on February 21, 2013, with the briefing starting at 11:03 a.m. in Room 5ES and the public hearing at 1:34 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, Ann Bagley, Myrtl Lavallaisaa, John Shellene, Bruce Bernbaum, Sally Wolfish, Michael Schwartz and Paul E. Ridley. 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 Sustainable Development and Construction. Briefing and public hearing recordings are retained on file for 90 days after approval of CPC minutes.

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.

Consent Items:

(1) **S123-068**

Motion: It was moved to **approve** an application to replat a 1.031 acre tract of land containing all of Lots 43 and 44 in City Block 6475 into one lot on property located on Myrtle Springs Avenue at Shady Trail, northeast corner, subject to compliance with the conditions listed in the docket.

Maker: Hinojosa
Second: Bernbaum
Result: Carried: 15 to 0

For: 15 - Davis, Wally, Anglin, Culbreath, Rodgers,
Hinojosa, Bagley, Lavallaisaa, Tarpley,
Shellene, Bernbaum, Wolfish, Schwartz,
Ridley, Alcantar

Against: 0
Absent: 0
Vacancy: 0

Speakers: None

(2) **S123-069**

Motion: It was moved to **approve** an application to replat a 14.8814 acre tract of land containing all of Lot 1A in City Block A/6381 into one 0.6673 acre lot and one 14.2041 acre lot on property located at 11920 Inwood Road north of Forest Lane, subject to compliance with the conditions listed in the docket.

Maker: Hinojosa
Second: Bernbaum
Result: Carried: 15 to 0

For: 15 - Davis, Wally, Anglin, Culbreath, Rodgers,
Hinojosa, Bagley, Lavallaisaa, Tarpley,
Shellene, Bernbaum, Wolfish, Schwartz,
Ridley, Alcantar

Against: 0
Absent: 0
Vacancy: 0

Speakers: None

(3) **S123-070**

Motion: It was moved to **approve** an application to create one 0.354 acre lot and one 0.637 acre lot from a 0.991 acre tract of land in City Block 6350 on property located at 8725 Elam Road, subject to compliance with the conditions listed in the docket.

Maker: Hinojosa
Second: Bernbaum
Result: Carried: 15 to 0

For: 15 - Davis, Wally, Anglin, Culbreath, Rodgers,
Hinojosa, Bagley, Lavallaisaa, Tarpley,
Shellene, Bernbaum, Wolfish, Schwartz,
Ridley, Alcantar

Against: 0
Absent: 0
Vacancy: 0

Speakers: None

(4) **S123-072**

Motion: It was moved to **approve** an application to create one 2.97 acre lot from a tract of land in City Block 6560 on property located on Crown Road at Goodnight Lane, northeast corner, subject to compliance with the conditions listed in the docket.

Maker: Hinojosa
Second: Bernbaum
Result: Carried: 15 to 0

For: 15 - Davis, Wally, Anglin, Culbreath, Rodgers,
Hinojosa, Bagley, Lavallaisaa, Tarpley,
Shellene, Bernbaum, Wolfish, Schwartz,
Ridley, Alcantar

Against: 0
Absent: 0
Vacancy: 0

Speakers: None

(5) **S123-074**

Motion: It was moved to **approve** an application to create one 0.251 acre lot from a tract of land in City Block 2/1001 on property located on Stemmons Freeway, southeast of Oak Lawn Avenue, subject to compliance with the conditions listed in the docket.

Maker: Hinojosa
Second: Bernbaum
Result: Carried: 15 to 0

For: 15 - Davis, Wally, Anglin, Culbreath, Rodgers,
Hinojosa, Bagley, Lavallaisaa, Tarpley,
Shellene, Bernbaum, Wolfish, Schwartz,
Ridley, Alcantar

Against: 0
Absent: 0
Vacancy: 0

Speakers: None

Building Line Removals/Reductions:

(6) **S123-071**

Removal of Building Line Motion: It was moved to **approve** an application to remove a platted 50 foot building line parallel to the east line of Cox Avenue; add a 20 foot building line parallel to the east line of Cox Avenue; and extend a 50 foot building line parallel to the north line of Northaven Road ending 20 feet from the east line of Cox Lane on property located at 11314 Cox Lane at Northaven Road, northwest corner.

Maker: Schwartz
Second: Shellene
Result: Carried: 15 to 0

For: 15 - Davis, Wally, Anglin, Culbreath, Rodgers,
Hinojosa, Bagley, Lavallaisaa, Tarpley,
Shellene, Bernbaum, Wolfish, Schwartz,
Ridley, Alcantar

Against: 0
Absent: 0
Vacancy: 0

Replat Motion: It was moved to **approve** an application to replat a 0.9659 acre tract of land containing all of Lots 1A and 1B in City Block 6408 into one 0.9659 acre lot on property located at 11314 Cox Lane at Northaven Road, northwest corner, subject to compliance with the conditions listed in the docket.

Maker: Schwartz
Second: Shellene
Result: Carried: 15 to 0

For: 15 - Davis, Wally, Anglin, Culbreath, Rodgers,
Hinojosa, Bagley, Lavallaisaa, Tarpley,
Shellene, Bernbaum, Wolfish, Schwartz,
Ridley, Alcantar

Against: 0
Absent: 0
Vacancy: 0

Speakers: For: Mark Webb, 12548 Renoir Ln., Dallas, TX, 75230
Against: None

Residential Replats:

(7) **S123-073**

Motion: It was moved to **approve** an application to replat a tract of land containing all of Lots 3 and 4 in City Block 3/5475 into one 0.826 acre lot on property located at 6423 and 6431 Prestonshire Lane, subject to compliance with the conditions listed in the docket.

Maker: Schwartz
Second: Anglin
Result: Carried: 13 to 2

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

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

Speakers: For: David Genecov, 6423 Prestonshire Ln., Dallas, TX, 75225
Jon Ross, 9870 Plano Rd., Dallas, TX, 75238
Harold Leidner, 6423 Prestonshire Ln., Dallas, TX, 75225
Rob Baldwin, 3904 Elm St., Dallas, TX, 75226

Against: None

(8) **S123-075**

Motion: It was moved to **deny** an application to replat a 0.971 acre tract of land containing all of Lot 7 in City Block 3/4916 into two 13,994 square foot lots, and one 14,294 square foot lot on property located at 6506 Robin Road at Mockingbird Lane, northeast corner, due to non-compliance with Section 51A-8.503 of the Dallas Development Code.

Maker: Ridley
Second: Hinojosa
Result: Carried: 15 to 0

For: 15 - Davis, Wally, Anglin, Culbreath, Rodgers, Hinojosa, Bagley, Lavallaisaa, Tarpley, Shellene, Bernbaum, Wolfish, Schwartz, Ridley, Alcantar

Against: 0
Absent: 0
Vacancy: 0

Speakers: For: None
Against (Did not speak): Craig Cathey, 6527 Robin Rd., Dallas, TX, 75209

Miscellaneous Items:

M123-008

Planner: Richard Brown

Motion: It was moved to **approve** a minor amendment to the site plan for Specific Use Permit No. 1382 for a Processing use on the south line of River Oaks Road, east of South Central Expressway.

Maker: Rodgers
Second: Hinojosa
Result: Carried: 15 to 0

For: 15 - Davis, Wally, Anglin, Culbreath, Rodgers,
Hinojosa, Bagley, Lavallaisaa, Tarpley,
Shellene, Bernbaum, Wolfish, Schwartz,
Ridley, Alcantar

Against: 0
Absent: 0
Vacancy: 0

Speakers: For (Did not speak): Michael Coker, 2700 Swiss Ave., Dallas, TX, 75204
Against: None

Zoning Cases – Consent

1. Z112-314(RB)

Planner: Richard Brown

Motion: It was moved to recommend **approval** of a Planned Development District for an Industrial (inside) potentially incompatible use limited to metal refining and IR Industrial Research District Uses, subject to a development plan and conditions on property zoned an IR Industrial Research District on the southeast line of Metromedia Place, south of State Highway 183.

Maker: Hinojosa
Second: Ridley
Result: Carried: 15 to 0

For: 15 - Davis, Wally, Anglin, Culbreath, Rodgers,
Hinojosa, Bagley, Lavallaisaa, Tarpley,
Shellene, Bernbaum, Wolfish, Schwartz,
Ridley, Alcantar

Against: 0
Absent: 0
Vacancy: 0

Notices: Area: 500 Mailed: 15
Replies: For: 0 Against: 0

Speakers: None

2. Z123-133(RB)

Planner: Richard Brown

Motion: It was moved to recommend **approval** of a Specific Use Permit for a Library, art gallery, or museum, limited to a public library for permanent period, subject to a site plan and conditions on property zoned an R-5(A) Single Family District and **approval** of the termination of Specific Use Permit No. 487 for a YMCA on the south line of Highland Hills Drive, between Bonnie View Road and Baraboo Drive.

Maker: Hinojosa
Second: Ridley
Result: Carried: 15 to 0

For: 15 - Davis, Wally, Anglin, Culbreath, Rodgers,
Hinojosa, Bagley, Lavallaisaa, Tarpley,
Shellene, Bernbaum, Wolfish, Schwartz,
Ridley, Alcantar

Against: 0
Absent: 0
Vacancy: 0

Notices: Area: 300 Mailed: 36
Replies: For: 2 Against: 0

Speakers: None

3. Z123-150(RB)

Planner: Richard Brown

Motion: It was moved to recommend **approval** of a Specific Use Permit for a Motor vehicle fueling station for a three-year period with eligibility for automatic renewal for additional five-year periods, subject to a site and landscape plan and conditions on property zoned an NC(E) Neighborhood Commercial (Enhanced) Subdistrict within Planned Development District No. 595, the South Dallas/Fair Park Special Purpose District on the south corner of Hatcher Street and South Central Expressway.

Maker: Hinojosa
Second: Ridley
Result: Carried: 15 to 0

For: 15 - Davis, Wally, Anglin, Culbreath, Rodgers,
Hinojosa, Bagley, Lavallaisaa, Tarpley,
Shellene, Bernbaum, Wolfish, Schwartz,
Ridley, Alcantar

Against: 0
Absent: 0
Vacancy: 0

Notices: Area: 200 Mailed: 31
Replies: For: 0 Against: 0

Speakers: None

4. Z123-153(RB)

Planner: Richard Brown

Motion: It was moved to recommend **approval** of an amendment to Specific Use Permit No. 1360 for a Public school, subject to a revised site plan, traffic management plan and revised conditions on property zoned a TH-3(A) Townhouse District on the north line of Forest Lane, west of Audelia Road.

Maker: Hinojosa
Second: Ridley
Result: Carried: 15 to 0

For: 15 - Davis, Wally, Anglin, Culbreath, Rodgers,
Hinojosa, Bagley, Lavallaisaa, Tarpley,
Shellene, Bernbaum, Wolfish, Schwartz,
Ridley, Alcantar

Against: 0
Absent: 0
Vacancy: 0

Notices: Area: 400 Mailed: 37
Replies: For: 2 Against: 1

Speakers: None

5. Z112-327(WE)

Planner: Warren Ellis

Motion: It was moved to recommend **approval** of an amendment to Specific Use Permit No. 1884 for the sale of alcoholic beverages in conjunction with a general merchandise food store 3,500 square feet or less for a two-year period with eligibility for automatic renewal for additional five-year periods, subject to a site plan and conditions on property zoned a CR-D-1 Community Retail District with a D-1 Liquor Control Overlay on the southeast corner of East Ledbetter Drive and South Lancaster Road.

Maker: Hinojosa

Second: Ridley

Result: Carried: 15 to 0

For: 15 - Davis, Wally, Anglin, Culbreath, Rodgers,
Hinojosa, Bagley, Lavallaisaa, Tarpley,
Shellene, Bernbaum, Wolfish, Schwartz,
Ridley, Alcantar

Against: 0

Absent: 0

Vacancy: 0

Notices: Area: 200

Mailed: 7

Replies: For: 0

Against: 1

Speakers: None

6. Z123-165(WE)

Planner: Warren Ellis

Motion: In considering an application for a Specific Use Permit for the sale of alcoholic beverages in conjunction with a general merchandise or food store greater than 3,500 square feet on property zoned a CR-D-1 Community Retail District with a D-1 Liquor Control Overlay on the southeast corner of Scyene Road and Namur Street, it was moved to **hold** this case under advisement until March 7, 2013.

Maker: Rodgers

Second: Wolfish

Result: Carried: 15 to 0

For: 15 - Davis, Wally, Anglin, Culbreath, Rodgers,
Hinojosa, Bagley, Lavallaisaa, Tarpley,
Shellene, Bernbaum, Wolfish, Schwartz,
Ridley, Alcantar

Against: 0

Absent: 0

Vacancy: 0

Notices: Area: 200 Mailed: 14
Replies: For: 1 Against: 3

Speakers: For: Audrey Buckley, 416 S. Ervay St., Dallas, TX, 75201
Against: Margie Tyson, 2636 Clayton Oaks dr., Dallas, TX, 75227

Zoning Cases – Under Advisement

7. Z123-154(MW)

Planner: Megan Wimer

Motion: It was moved to recommend **approval** of a CR Community Retail District with deed restrictions volunteered by the applicant on property zoned an R-7.5(A) Single Family District on the south side of West Illinois Avenue, west of Knoxville Street.

Maker: Davis
Second: Wally
Result: Carried: 15 to 0

For: 15 - Davis, Wally, Anglin, Culbreath, Rodgers,
Hinojosa, Bagley, Lavallaisaa, Tarpley,
Shellene, Bernbaum, Wolfish, Schwartz,
Ridley, Alcantar

Against: 0
Absent: 0
Vacancy: 0

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

Speakers: For: Tailim Song, 13140 Coit Rd., Dallas, TX, 75240
Against: None

8. Z112-306(RB)

Planner: Richard Brown

Motion: In considering an application for a Planned Development Subdistrict for O-2 Office Subdistrict Uses on property zoned an O-2 Office Subdistrict within Planned Development District No. 193, the Oak Lawn Special Purpose District, and termination of existing deed restrictions on the northwest line of Travis Street, between Lemmon Avenue East and Lemmon Avenue West, it was moved to **hold** this case under advisement until March 21, 2013.

Maker: Ridley
Second: Hinojosa
Result: Carried: 15 to 0

For: 15 - Davis, Wally, Anglin, Culbreath, Rodgers,
Hinojosa, Bagley, Lavallaisaa, Tarpley,
Shellene, Bernbaum, Wolfish, Schwartz,
Ridley, Alcantar

Against: 0
Absent: 0
Vacancy: 0

Notices: Area: 500 Mailed: 156
Replies: For: 0 Against: 0

Speakers: None

Zoning Cases – Individual

9. Z112-290(RB)

Planner: Richard Brown

Motion I: It was moved to recommend **approval** of an amendment to and expansion of Planned Development District No. 385 for a Private school, a Convent or Monastery, and Single Family Dwellings, subject to a revised development plan, traffic management plan-school section of the traffic management plan, competitive athletic field landscape plan, and staff's recommended revised conditions with the following exceptions: 1) Approve applicant's request location of scoreboard as shown on the development plan; 2) Permit applicant's request that protective knitting located as shown on the development plan may remain up at all time; 3) Prohibit outdoor band practice or band events on the competitive athletic field; 4) Approve a new provision that limits capacity of bleachers to 50 spectators and bleacher location as shown on the development plan; and 5) Deny a illuminated competitive athletic field as a permitted use in Planned Development District No. 385. with the expansion area zoned an R-1ac(A) Single Family District and **denial without prejudice** of a Specific Use Permit for an Illuminated competitive athletic field on a portion of the property in the southwest quadrant of Walnut Hill Lane and Inwood Road.

Maker: Schwartz
Second: Anglin
Result: Failed: 6 to 9

For: 6 - Davis, Anglin, Lavallaisaa, Shellene,
Bernbaum, Schwartz

Against: 9 - Wally, Culbreath, Rodgers, Hinojosa, Bagley,
Tarpley, Wolfish, Ridley, Alcantar
Absent: 0
Vacancy: 0

Motion II: It was moved to recommend **approval** of an amendment to and expansion of Planned Development District No. 385 for a Private school, a Convent or Monastery, and Single Family Dwellings, subject to a revised development plan, traffic management plan-school section of the traffic management plan, competitive athletic field landscape plan, and staff's recommended revised conditions with the following exceptions: 1) Approve applicant's request location of scoreboard as shown on the development plan; 2) Permit applicant's request that protective knitting located as shown on the development plan may remain up at all time; 3) Prohibit outdoor band practice or band events on the competitive athletic field; and 4) Approve a new provision that limits capacity of bleachers to 50 spectators and bleacher location as shown on the development plan with the expansion area zoned an R-1ac(A) Single Family District and **approval** of a Specific Use Permit for an Illuminated competitive athletic field for a five-year period with eligibility for automatic renewal for additional six-year periods, subject to site plan, traffic management plan-athletic field section of the traffic management plan, and staff's recommended revised conditions with the following exceptions: 1) Eliminate the IDSA conditions and 2) Applicant's request for light turn-off time of 9:00 p.m. on a portion of the property in the southwest quadrant of Walnut Hill Lane and Inwood Road.

Maker: Anglin
Second: Culbreath
Result: Carried: 14 to 1

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

Against: 1 - Davis
Absent: 0
Vacancy: 0

Notices: Area: 500 Mailed: 59
Replies: For: 15 Against: 30

Speakers: For: Bill Dahlstrom, 901 Main St., Dallas, TX, 75202
Reagan Fearon, 9785 Audubon Pl., Dallas, TX, 75220
Jacqueline Fojtasek, 4656 Meadowood Rd., Dallas, TX, 75215
Stephen Giles, 9949 Strait Ln., Dallas, TX, 75220
Carol Scott, 6410 Tuner Way, Dallas, TX, 75230
Jean Neil, 6231 Norway Rd., Dallas, TX, 75230
Richard Pollock, 9929 Strait Ln., Dallas, TX, 75220
Katherine McGovern, 4364 Royal Ridge Dr., Dallas, TX, 75229
Joe Barnes, 101 Turtle Creek Blvd., Dallas, TX, 75207
Jerrad Boyle, 3505 Main St, Dallas, TX,
For (Did not speak): Maribeth Messing Peters, 5439 Wateka Dr., Dallas, TX, 75209
John Grimes, 5626 Stonegate Rd., Dallas, TX, 75209

Stephen Fox, 4218 Gloster Rd., Dallas, TX, 75220
Mary Rosenbleeth, 4611 Melissa Ln., Dallas, TX, 75229
Sharon Pedevilla, 3843 Martha Ln., Dallas, TX, 75229
Scot O'Brien, 4926 Heatherbrook Dr., Dallas, TX, 75224
Carly Weachock, 3510 Duchess Trl., Dallas, TX, 75229
Donna Hill, 4225 Southwestern Blvd., Dallas, TX, 75225
Michelle Grimes, 5626 Stonegate Rd., Dallas, TX, 75209
Suzan Kedron, 901 Main St., Dallas, TX, 75202
Ramona Locke, 2100 Ross Ave., Dallas, TX, 75201
Josh Jezek, 8350 N. Central Expwy., Dallas, TX, 75206
Robert Galecke, 5324 Livingston Ave., Dallas, TX, 75209
Gretchen Kane, 7700 Greenway Blvd., Dallas, TX, 75209
Roland Pedevilla, 3843 Martha Ln., Dallas, TX, 75229
Juan Cortez, 1123 Hoke Smith Dr., Dallas, TX, 75224
William Jaspersen, 4807 Crooked Ln., Dallas, TX, 75229
Bill Neuhoff, 3836 Weeburn Dr., Dallas, TX, 75229
Kara Gehan, 5330 Ursula Ln., Dallas, TX, 75229
Suzan Grossman, 6622 Robin Rd., Dallas, TX, 75209
Maria Brady, 8103 San Franando Way, Dallas, TX, 75218
Jenny Priddy, 4621 Ridgeside Dr., Dallas, TX, 75244
Isabella Martinez, 2004 Cartwright, Sachse, TX, 75048
Guadalupe Villalobos, 10971 Woodleaf Dr., Dallas, TX, 75227
Leslie Echols, 4411 Bowser Ave., Dallas, TX, 75219
Mike Jensen, 4900 Walnut Hill Ln., Dallas, TX, 75229
Jim Koehler, 2116 Gate Pointe Way, Arlington, TX, 76018
Robert Neuhoff, 4710 Dorset Rd., Dallas, TX, 75229
Veronica Moreno, 6605 Federal Hall St., Plano, TX, 75023
Ellen Crim, 4507 Lively Ln., Dallas, TX, 75220
Sharon Ackels, 4446 Alta Vista Ln., Dallas, TX, 75229
Tarra Loera, 3223 Lemmon Ave., Dallas, TX, 75204
Doug Van Voorhis, 3371 Regent Dr., Dallas, TX, 75229
Jana DeHaven, 3371 Regent DR., Dallas, TX, 75229
Karen Drawz, 1015 Billflower Dr., Carrollton, TX, 75007
Michael Wemberger, 4359 Shirley Dr., Dallas, TX, 75229
Meghan Fitzsimmons, 5003 Linnet Ln., Dallas, TX, 75209
Hayley Field, 6306 Lupton Dr., Dallas, TX, 75225
Jennifer Blum, 2618 Tallow Dr., Euless, TX, 76039
Karen Fox, 4218 Gloster Rd., Dallas, TX, 75220
Matthew Yaeger, 6306 Desco Dr., Dallas, TX, 75225
Lane Bogar, 8566 Santa Clara, Dallas, TX, 75218
Gabrielle Kilmer, 5808 Rosewell Dr., Plano, TX, 75093
Ellie Ward, 4832 Ellensburg Dr., Dallas, TX, 75244
Margaret Ana Moser, 6306 Diamond Head Cr., Dallas, TX, 75225
Mary Lee Duda, 3925 Glenwick, Dallas, TX, 75205
Dan Donohoe, 5824 Morning Gloria Ln., Plano, TX, 75093
Margot Murphy, 4817 Alta Vista Ln., Dallas, TX, 75229
Beverly Nicksic, 4407 Gloster Rd., Dallas, TX, 75220
Debbie McGowan, 1430 Charlotte Way, Carrollton, TX, 75007

Emy Franke, 6915 Hickory Creek Ln., Dallas, TX, 75252
Monet Van Voorhis, 3371 Regent Dr., Dallas, TX, 75229
Cami Pham, 5445 Caruth Haven Ln., Dallas, TX, 75225
Bria Burciaga, 4809 Amber Ct., Lower Mound, TX, 75028
Elizabeth Bourgeois, 4118 Park Ln., Dallas, TX, 75220
Grace Hill, 4225 Southwestern Blvd., Dallas, TX, 75225
Peyton Steiner, 4423 Melissa Ln., Dallas, TX, 75229
Shelia Patrick, 6023 Joyce Way, Dallas, TX, 75225
Karen Pollack, 9929 Strait Ln., Dallas, TX, 75220
Anne Dahlstrom, 3 Grantley Ct., Dallas, TX, 75230
Mariela Estrada, 1636 Cedar Hill Ave., Dallas, TX, 75208
Diana Liese, 2408 Grandview Dr., Richardson, TX, 75080
Stephanie Costa, 6720 Sunnyland Ln., Dallas, TX, 75214
Ellen Yaeger, 6306 Desco Dr., Dallas, TX, 75225
Emily Garden, 6057 Deloache Ave., Dallas, TX, 75225
Nilla Paine, 6122 Woodland Dr., Dallas, TX, 75225
Faith Noah, 4330 Valley Ridge Rd., Dallas, TX, 75220
Caroline Sandy, 3804 Southwestern Blvd., Dallas, TX, 75225
Kennedi Henneberger, 236 Shady Hill Dr., Richardson, TX, 75080
Allison Dais, 3604 Cedar Springs Rd., Dallas, TX, 75219
Shannon McFall, 7480 Angelica Ln., Frisco, TX, 75033
Emily Merkel, 4831 Allencrest Ln., Dallas, TX, 75244
Melissa Carpenter, 3523 Townsend Dr., Dallas, TX, 75229
Alexis Madormo, 3501 Centenary Ave., Dallas, TX, 75225
Mica Mackey, 10140 Cromwell Dr., Dallas, TX, 75229
Marie Bishop, 6412 Blacktree Dr., Plano, TX, 75093
Judy Steiner, 4423 Melissa Ln., Dallas, TX, 75229
Margaret DiFrancesco, 6023 Orchid Ln., Dallas, TX, 75230
Stan Vlasimsky, 8147 San Fernando Way, Dallas, TX, 75218
Lezlie Vlasimsky, 8147 San Fernando Way, Dallas, TX, 75218
Jon Piot, 3541 Centenary Ave., Dallas, TX, 75225
Megan Olinger, 1323 Bentley Dr., Carrollton, TX, 75006
Lauren Hebig, 6417 Fallon Ct., Plano, TX, 75093
Jenny Trinh, 9760 Legend Trl., Frisco, TX, 75035
Maggie Higgs, 3535 Timberview Rd., Dallas, TX, 75229
Samantha Chaiken, 4510 Crooked Ln., Dallas, TX, 75229
Kathleen McHugh, 4408 Goodfellow Dr., Dallas, TX, 75229
Katie Lund, 5969 Carnegie Ln., Plano, TX, 75093
Alexa Sheldon, 5525 Nakoma Dr., Dallas, TX, 75209
Christy Frazer, 12440 Montego Plaza, Dallas, TX, 75230
Julia Frasco, 7623 Pennyburn Dr., Dallas, TX, 75248
Clifford Thomson, 5065 Lakehill Ct., Dallas, TX, 75220
Allyson Gump, 6311 Shady Brook Ln., Dallas, TX, 75206
Lori Wales, 5630 Farquhar Ln., Dallas, TX, 75209
Jeffrey Hebig, 6417 Fallen Ct., Plano, TX, 75093
Tim Taylor, 4318 Goodfellow Dr., Dallas, TX, 75229
Robert Franke, 6915 Hickory Creek Ln., Dallas, TX, 75252
Alexandra Phillips, 4620 Yorkshire Trl., Plano, TX, 75093

Gloria Snyder, 1233 Cheyenne Dr., Dallas, TX, 75080
Frahcesca Genera, 6009 Goff Dr., Plano, TX, 75024
Against: Bill Meyer, 5026 Lakehill Ct., Dallas, TX, 75220
P. Michael Jung, 4400 Bank of America Plaza, Dallas, TX, 75202
Windle Turley, 5025 Lakehill Ct., Dallas, TX, 75220
Anthony Francis, 5075 Lakehill Ct., Dallas, TX, 75220
Mindy Stenger, 4831 S. Lindhurst Ave., Dallas, TX, 75229
Hillary Hurst, 4645 Meadowood Rd., Dallas, TX, 75220
Stanley Zainfeld, 5045 Lakehill Ct., Dallas, TX, 75220
Joe Doye, 5202 Walnut Hill Ln., Dallas, TX, 75229
Meredith Lee, 4241 Buena Vista St., Dallas, TX, 75202
Alberto Rocha, 9807 Inwood Rd., Dallas, TX, 75220
Sharon Reese Niebuhr, 10010 Strait Ln., Dallas, TX, 75229
Karen Rader, 10035 Surrey Oaks Dr., Dallas, TX, 75229
Phyllis Glazer, 4668 Meadowood Rd., Dallas, TX, 75220
Ryan Spiritas, 10024 Surrey Oaks Dr., Dallas, TX, 75229
Against (Did not speak): Liz Whitfield, 10024 Surrey Oaks Dr., Dallas, TX, 75229
Mark Schwarz, 4645 Meadowood Rd., Dallas, TX, 75220
Stevan Hammond, 5054 Lakehill Ct., Dallas, TX, 75220

Special Provision Sign District:

SPSD112-003

Planner: Carrie Gordon

Motion: It was moved to recommend **approval** of a Special Provision Sign District on multiple tracts of land owned by the Dallas County Hospital District (aka Parkland Hospital) in an area generally bounded by Redfield Street, both sides of Butler Street, Maple Avenue, Medical District Drive (both sides near Harry Hines Boulevard), Harry Hines Boulevard, and the C.R.I. & G.R.R. Railroad line.

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

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

Against: 0
Absent: 1 - Anglin
Vacancy: 0

*out of the room, shown voting in favor

Notices: Area: 200 Mailed: 72
Replies: For: 12 Against: 0

Speakers: For: Suzan Kedron, 901 Main St., Dallas, TX, 75202
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: Shellene
Second: Schwartz
Result: Carried: 13 to 0

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

Against: 0
Absent: 2 - Anglin, Wolfish
Vacancy: 0

Speakers: None

HUD Challenge Grant Dallas Transit Oriented (TOD) Projects

Buckner Station Area

Planner: Luis Tamayo

Motion: It was moved to recommend **adoption** of the area plan related to the HUD Challenge Grant Dallas Transit Oriented Design (TOD) project to be used as planning and implementation guide for future development in an area generally a half mile around the Buckner DART Station located at the intersection of Buckner Boulevard and Elam Road.

Maker: Bagley
Second: Ridley
Result: Carried: 13 to 0

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

Against: 0
Absent: 2 - Anglin, Wolfish
Vacancy: 0

Speakers: None

Hatcher Station Area

Planner: Luis Tamayo

Motion: It was moved to recommend **adoption** of the area plan related to the HUD Challenge Grant Dallas Transit Oriented Design (TOD) project to be used as planning and implementation guide for future development in an area generally a half mile around the Hatcher DART Station located near the intersection of Hatcher Street and Scyene Road.

Maker: Bagley
Second: Ridley
Result: Carried: 13 to 0

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

Against: 0
Absent: 2 - Anglin, Wolfish
Vacancy: 0

Speakers: For: Tommy Mann, 5400 Renaissance Tower, Dallas, TX, 75270
Against: None

MLK Station Area

Planner: Luis Tamayo

Motion: It was moved to recommend **adoption** of the area plan related to the HUD Challenge Grant Dallas Transit Oriented Design (TOD) project to be used as planning and implementation guide for future development in an area generally a half mile around the MLK DART Station located near the intersection of South Trunk Avenue and Martin Luther King Jr. Boulevard.

Maker: Bagley
Second: Ridley
Result: Carried: 13 to 0

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

Against: 0
Absent: 2 - Anglin, Wolfish
Vacancy: 0

Speakers: None

Lancaster Corridor Area

Planner: Luis Tamayo

Motion: It was moved to recommend **adoption** of the of the area plan related to the HUD Challenge Grant Dallas Transit Oriented Design (TOD) project to be used as planning and implementation guide for future development in an area generally within 1,800 feet of Lancaster Road between the VA Medical Center DART Station, located at South Lancaster Road and Mentor Avenue, and the Kiest DART Station, located south of Kiest Boulevard and South Lancaster Road, and an area generally within a half mile around those stations.

Maker: Bagley

Second: Ridley

Result: Carried: 13 to 0

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

Against: 0

Absent: 2 - Anglin, Wolfish

Vacancy: 0

Speakers: None

Vickery Meadow Area

Planner: Luis Tamayo

Motion: It was moved to recommend **adoption** of the area plan related to the HUD Challenge Grant Dallas Transit Oriented Design (TOD) project to be used as planning and implementation guide for future development in the Vickery Meadow area, bounded by Northwest Highway to the South, Walnut Hill to the North, 75/Central to the West and Fair Oaks Park to the East.

Maker: Bagley

Second: Ridley

Result: Carried: 13 to 0

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

Against: 0

Absent: 2 - Anglin, Wolfish

Vacancy: 0

Speakers: None

Authorization of Hearings:

Planner: Mark Doty

Motion: It was moved to **authorize** a public hearing to determine the proper zoning on property zoned Planned Development District No. 595, (R-5(A)), with consideration given to an historic overlay for the Kathlyn Joy Gilliam House on the southwest side of Wendelkin Street, northwest of Driskell Street (3817 Wendelkin Street).

Maker: Bagley
Second: Culbreath
Result: Carried: 13 to 0

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

Against: 0
Absent: 2 - Anglin, Wolfish
Vacancy: 0

Speakers: None

Other Matters

Minutes

Motion: It was moved to **approve** the minutes of the January 24, 2013 and February 7, 2013, City Plan Commission meetings, subject to corrections.

Maker: Ridley
Second: Hinojosa
Result: Carried: 13 to 0

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

Against: 0
Absent: 2 - Anglin, Wolfish
Vacancy: 0

Adjournment

Motion: It was moved to **adjourn** the February 21, 2013, City Plan Commission meeting at 5:50 p.m.

Maker: Hinojosa
Second: Ridley
Result: Carried: 13 to 0

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

Against: 0
Absent: 2 - Anglin, Wolfish
Vacancy: 0

Joe Alcantar, Chair