

PLAN COMMISSION MINUTES

The City Plan Commission held a regular Zoning Hearing on April 4, 2013, with the briefing starting at 10:40 a.m. in Room 5ES and the public hearing at 1:32 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) **S123-104**

Motion: It was moved to **approve** an application to replat a 0.343 acre tract of land containing all of Lot 2 and part of Lot 3 in City Block 11/3333 to create one lot on property located at 908, 912 and 916 N. Bishop Avenue, subject to compliance with the conditions listed in the docket.

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

Speakers: None

(2) **S123-105**

Motion: It was moved to **approve** an application to replat a 0.527 acre tract of land containing part of Lot 9 and all of Lot 10 in City Block 7/3329 to one lot on property located at 801 and 809 N. Bishop Avenue, subject to compliance with the conditions listed in the docket.

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

Speakers: None

(3) **S123-106**

Motion: It was moved to **approve** an application to replat a 16.953 acre tract of land containing all of Lots 1 through 10 in City Block B/892, all of Lots 1 through 9 in City Block D/891, all of Lots 1 and 2 in City Block F/890, all of Lots 6 and 12 in City Block F/897, part of Lots 5 and 11 in City Block E/897, part of City Block 887 1/2, Lot 1 in City Block A/893, and parts of abandoned Holmes Street, Browder Street, Gould Street, Bartlett Street, and abandoned alleys within City Blocks B/892, D/891, F/890, E/897, 897½ and A/893 on property located at Ervay Street and Parker Street, south corner, subject to compliance with the conditions listed in the docket.

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

Speakers: None

(4) **S123-107**

Motion: 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 lot at 2701 McKinney Avenue, subject to compliance with the conditions listed in the docket.

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

Speakers: None

(5) **S123-109**

Motion: It was moved to **approve** an application to replat a 1.135 acre tract of land containing all of Lots 15, 17, 19, 21 and 23 in City Block 11/946 into one lot on property located on Routh Street at Carlisle Street, south corner, subject to compliance with the conditions listed in the docket.

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

Speakers: None

(6) **S123-111**

Motion: It was moved to **approve** an application to create a 5.4519 acre lot from a tract of land containing part of City Blocks 259, 264, and A/312 on property located at 2218 Bryan Street, subject to compliance with the conditions listed in the docket with the deletion of Condition #13.

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

Speakers: None

(7) **S123-112**

Motion: It was moved to **approve** an application to replat a 3.594 acre tract of land containing all of Lot 1B in City Block D/1610 and a tract of land in City Block 1610 into one lot on property located on Interstate Highway No. 30 (E. R.L. Thornton Freeway between Phillip Avenue and Gurley Avenue, subject to compliance with the conditions listed in the docket.

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

Speakers: None

(8) **S123-113**

Motion: It was moved to **approve** an application to replat a 7.187 acre tract of land containing all of Lot 1 in City Block A/8381 and a tract of land into one lot on property located at 1806, 1830, 1854, 1864, 1865, and 1870 Royal Lane and 11359 and 11362 Ferrell Drive, subject to compliance with the conditions listed in the docket.

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

Speakers: None

(9) **S123-115**

Motion: It was moved to **approve** an application to create a 0.138 acre lot from a tract of land located in City Block 5887 on property located at 2423 Cedar Crest Boulevard between Dalview Avenue and Gallatin Street, subject to compliance with the conditions listed in the docket.

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

Speakers: None

(10) **S123-116**

Motion: It was moved to **approve** an application to create one 0.809 acre lot, one 1.671 acre lot and one 2.131 acre lot from a 4.612 acre tract of land in City Block 8829 on property located on Rylie Road west of Garden Grove Road, subject to compliance with the conditions listed in the docket.

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

Speakers: None

Building Line Removals:

(11) **S123-114**

Building Line Removal Motion: It was moved to **approve** an application to remove the 15 foot platted setback line from Lot 1A in City Block A/5748 in the vicinity of Harry Hines Boulevard, Medical District Drive and Butler Street.

Maker: Wally
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 37.70 acre tract of land containing all of Lot 1A and to replat Lots 1 through 15, 32, 33, and 34A in City Block A/5749 in the vicinity of Harry Hines Boulevard, Medical District Drive and Butler Street, subject to compliance with the conditions listed in the docket.

Maker: Wally
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: None

Residential Replats:

(12) **S123-108**

Motion: It was moved to **approve** an application to replat a 0.278 acre tract of land containing all of Lots 19, 20, 21, and 22 in City Block 36/1315 into one lot on property located at 2401 and 2407 Warren Street at Edgewood Street, north corner, subject to compliance with the conditions listed in the docket.

Maker: Bagley
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

Speakers: For: Donnie Brown, 2407 Warren Ave., Dallas, TX, 75215
Against: None

(13) **S123-117**

Motion: It was moved to **approve** an application to replat a 0.782 acre tract of land containing all of Lots 1 and 2 in City Block A/3778 into one lot on property located at 303 Evergreen Hills Road at Stemmons Avenue, subject to compliance with the conditions listed in the docket.

Maker: Anglin
Second: Schwartz
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

Miscellaneous Items:

M123-012

Planner: Richard Brown

Motion: It was moved to **approve** a minor amendment to the site plan for Specific Use Permit No. 1995 for an Open-enrollment charter school on the north line of Camp Wisdom Road, west of Westmoreland Road.

Maker: Lavallaisaa
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 (Did not speak): Tommy Mann, 5400 Renaissance Tower, Dallas, TX, 75270
Against: None

Zoning Cases – Consent

1. Z123-185(RB)

Planner: Richard Brown

Motion: It was moved to recommend **approval** of the renewal of Specific Use Permit No. 1775 for a Medical clinic for a five-year period, subject to a revised site plan and revised conditions within the Tract 1a portion of Planned Development District No. 225, H/25, the State Thomas Special Purpose District on the northwest line of Thomas Avenue, north of Fairmount Avenue.

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: 200 Mailed: 52
Replies: For: 4 Against: 0

Speakers: None

2. Z123-187(RB)

Planner: Richard Brown

Motion: In considering an application for a Specific Use Permit for an Alcoholic beverage establishment for a Bar, lounge, or tavern on property zoned a CR Community Retail District on the west corner of Bryan Street and Prairie Avenue, it was moved to **hold** this case under advisement until April 18, 2013.

Maker: Wally
Second: Tarpley
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: 37
Replies: For: 2 Against: 3

Speakers: For: Lucina Andrade, 4812 Bryan St., Dallas, TX, 75204
Against: Nicole Childs, 1312 Grigsby Ave., Dallas, TX, 75204
Mark Mendez, 1322 Grigsby Ave., Dallas, TX, 75204

3. Z123-191(AB)

Planner: Audrey Butkus

Motion: It was moved to recommend **approval** of a Specific Use Permit for a commercial parking lot for a ten-year period with eligibility for automatic renewal for additional ten-year periods, subject to a site plan and conditions on property zoned an NC Neighborhood Commercial Subdistrict within Planned Development District 595, the South Dallas/Fair Park Special Purpose District on the south corner of Hickman Street and Malcolm X Boulevard.

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: 200 Mailed: 20
Replies: For: 2 Against: 0

Speakers: None

4. Z123-200(OTH)

Planner: Olga Torres Holyoak

Motion: It was moved to recommend **approval** of a Specific Use Permit for a personal service use limited to a spa for a ten-year period with eligibility for automatic renewal for additional ten-year periods, subject to a site plan and conditions in Subdistrict B within Planned Development District No. 619 on the south side of Main Street, west of South Ervay Street.

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: 200 Mailed: 28
Replies: For: 6 Against: 0

Speakers: None

5. Z123-179(MW)

Planner: Megan Wimer

Motion: It was moved to recommend **approval** of an amendment to Subarea 6 of Conservation District No. 1, the Kings Highway Conservation District, subject to revised conditions to include 1) Lots with shared access from a public street require minimum of one large canopy street tree for every 25 feet of frontage associated with such lots, excluding the shared access points, and with a minimum of two street trees per such lot; 2) Single family lots not sharing public access require each lot have at least two trees with a minimum of 2 caliper inches per tree, with at least one such tree in the front yard; 3) Apply Kings Highway Conservation Plan specific provisions associated with Subarea 1, Single Family; and 4) Minimum 5 foot setback to the perimeter of the shared lot lines on the south side of Kings Highway, east side of Mary Cliff Road.

Maker: Anglin
Second: Schwartz
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: 46
Replies: For: 5 Against: 0

Speakers: For: Karl Crawley, 900 Jackson St., Dallas, TX, 75202
Against: Jenni Stolarski, 1619 Kings Hwy., Dallas, TX, 75208
Angela Enache, 923 N. Montclair, Dallas, TX, 75208
Valerie Haskell, 1619 Kings Hwy., Dallas, TX, 75208

6. Z123-190(MW)

Planner: Megan Wimer

Motion: It was moved to recommend **approval** of a Planned Development District for R-7.5(A) Single Family District uses and a public school other than an open-enrollment charter school, subject to a development plan, revised traffic management plan and revised conditions on property zoned an R-7.5(A) Single Family District on the northeast corner of Gross Road and Peavy Road.

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: 110
Replies: For: 5 Against: 1

Speakers: None

Zoning Cases – Under Advisement

7. Z123-195(MW)

Planner: Megan Wimer

Motion: It was moved to recommend **approval** of a Planned Development District, subject to a conceptual plan, development plan and revised conditions on property zoned an IM Industrial Manufacturing District, an R-7.5(A) Single Family District, an IR/IR-D-1 Industrial Research District with a D-1 Liquor Control Overlay on a portion, an LI Light Industrial District with Specific Use Permit No. 383 on a portion, an A(A) Agricultural District with Specific Use Permit No. 383 and a CS/CS-D-1 Commercial Service District with Specific Use Permit No. 383 and a D-1 Liquor Control Overlay on a portion on the south side of CF Hawn Freeway, west side of Pemberton Hill Road and South Longacre Lane and on both sides of Great Trinity Forest Way.

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

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

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

Notices: Area: 500 Mailed: 468
Replies: For: 26 Against: 7

Speakers: For: Craig Holcomb, 3601 Turtle Creek Blvd., Dallas, TX, 75219
Eugene Dawson, 9936 Mill Valley Ln., Dallas, TX, 75217
Against: None

8. Z112-306(RB)

Planner: Richard Brown

Motion: It was moved to recommend **approval** of a Planned Development Subdistrict for O-2 Office Subdistrict Uses, subject to a revised development plan, revised landscape plan and revised conditions to address a future pedestrian access to the Katy Trail with final design and construction approval by the director of Park and Recreation and revisions to be included on the development plan and landscape plan, with the restaurant hours of operation to remain open until 12:30 a.m. and allow amplified sound on the external patio on property and **approval** of the termination of existing restrictions 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.

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: For: Dallas Cothrum, 900 Jackson St., Dallas, TX, 75202
Lance Williams, 3710 Rawlins, Dallas, TX, 75219
Against: None

9. Z123-145(RB)

Planner: Richard Brown

Motion: It was moved to recommend **approval** of a Specific Use Permit for an Open-enrollment charter school for a ten-year period with eligibility for automatic renewal for additional fifteen-year periods, subject to a site plan, traffic management plan and conditions on property zoned an RR Regional Retail District on property bounded by Walton Walker Boulevard, Kiest Boulevard and Morse Drive.

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

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

Against: 0
Absent: 1 - Ridley
Vacancy: 0

Notices: Area: 400 Mailed: 34
Replies: For: 2 Against: 1

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

Zoning Cases – Individual

10. Z123-203(RB)

Planner: Richard Brown

Motion: It was moved to recommend **approval** of a Specific Use Permit for Commercial amusement (inside) use, limited to a Class A dance hall for a three-year period, subject to a site plan and conditions on property zoned a CS Commercial Service District on the west corner of East Grand Avenue and St. Mary Avenue.

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

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

Against: 0
Absent: 1 - Ridley
Vacancy: 0

Notices: Area: 300 Mailed: 21
Replies: For: 1 Against: 0

Speakers: None

11. Z123-118(WE)

Planner: Warren Ellis

Motion: In considering an application for a Planned Development District for metal recycling related uses on property zoned an IM Industrial Manufacturing District, south of Singleton Boulevard at the terminus of Vinson Street with consideration being given to a Specific Use Permit for a recycling collection center for the collection of household and industrial metals, a metal salvage facility and an outside salvage or reclamation in lieu of a Planned Development District, it was moved to **hold** this case under advisement until April 18, 2013.

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

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

Against: 0
Absent: 1 - Ridley
Vacancy: 0

Notices: Area: 500 Mailed: 18
Replies: For: 1 Against: 0

Speakers: For: Robert Miklos, 1909 Woodall Rodgers Fwy., Dallas, TX, 75201
Against: None

12. Z123-158(WE)

Planner: Warren Ellis

Motion: It was moved to recommend **approval** of a Planned Development District for single family uses, subject to a revised conceptual plan and staff's recommended conditions with the following changes: 1) Street width reduce to 27 feet, subject to the concept plan providing cutouts for parking spaces; 2) Lot coverage increase to 75 percent with common area must remain as outlined in the concept plan; 3) Include language to prohibit development of multifamily uses when single family uses are developed and; 4) Height restriction set at 36 feet and remove language limiting two stories and **approval** of a Specific Use Permit for private streets for a permanent period, subject to a revised site plan and revised conditions on property zoned an MF-2(A) Multifamily District on the west line of Plano Road, south of Le Manns Drive.

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

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

Against: 0
Absent: 1 - Ridley
Vacancy: 0
Conflict: 1 - Wolfish

Notices: Area: 500 Mailed: 115
Replies: For: 14 Against: 6

Speakers: For: Robert Baldwin, 3904 Elm St., Dallas, TX, 75226
For (Did not speak): Stan Coker, 10114 Mapleridge Dr., Dallas, TX, 75238
Against: Paul Pedigo, 8800 Plano Pkwy., Dallas, TX, 75238
Michael Thomas, 8648 Langdale Cir., Dallas, TX, 75238

Authorization of Hearings:

Planner: Neva Dean

Motion: It was moved to **authorize** a public hearing to determine the proper zoning on property zoned a CH Cluster Housing District with consideration given to a CS Commercial Service District on the south side of Ronnie Road between Bannister Street and Dickerson Street; southeast quadrant of Ronnie Road and Dickerson Street; northwest corner of Dickerson Street and Newt Drive; the west side of Dickerson Street, north of Newt Drive; and north side of Newt Drive, east of Dickerson Street.

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

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

Against: 0
Absent: 1 - Ridley
Vacancy: 0

Speakers: None

Other Matters

Minutes

Motion: It was moved to **approve** the minutes of the March 21, 2013, City Plan Commission meetings, subject to corrections.

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

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

Against: 0
Absent: 1 - Ridley
Vacancy: 0

Adjournment

Motion: It was moved to **adjourn** the April 4, 2013, City Plan Commission meeting at 3:37 p.m.

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

For: 14 - Davis, Wally, Anglin, Culbreath, Rodgers,
Hinojosa, Bagley, Lavallaisaa, Tarpley,

Shellene, Bernbaum, Wolfish, Schwartz,
Alcantar

Against: 0
Absent: 1 - Ridley
Vacancy: 0

Joe Alcantar, Chair