

PLAN COMMISSION MINUTES

The City Plan Commission held a regular Zoning Hearing on May 2, 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: Liz Wally, Mike Anglin, Emma Rodgers, Tony Hinojosa, Ann Bagley, Myrtl Lavallaisaa, Bruce Bernbaum, Michael Schwartz and Paul E. Ridley. The following Commissioners were absent from this hearing as defined in the City Plan Commission rules: Richard Davis, Betty Culbreath, John Shellene and Sally Wolfish. 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) **S123-129**

Motion: It was moved to **approve** an application to replat a 10.75 acre tract of land containing part of City Block A/6159 and all of City Block B/6159 into one 4.81 acre lot and one 5.93 acre lot on Lone Star Drive at Postal Way, southwest corner, subject to compliance with the conditions listed in the docket with the following additions: 1) Condition #14 to read as follows: "On the final plat dedicate 40 feet of right-of-way, or a street easement equivalent to 40 feet from the established centerline of knoll Trail Drive." and 2) Delete condition #15.

Maker: Anglin
Second: Bernbaum
Result: Carried: 11 to 0

For: 11 - Wally, Anglin, Rodgers, Hinojosa, Bagley,
Lavallaisaa, Tarpley, Bernbaum, Schwartz,
Ridley, Alcantar

Against: 0
Absent: 4 - Davis, Culbreath, Shellene, Wolfish
Vacancy: 0

Speakers: None

(2) **S123-131**

Motion: It was moved to **approve** an application to replat a 16.109 acre tract of land containing all of Lot 1 in City Block D/8222 into one 2.14 acre lot, one 2.81 acre lot, one 4.74 acre lot, and one 6.42 acre lot on property located on Arapaho Road at Knoll Trail Drive, northeast corner, subject to compliance with the conditions listed in the docket.

Maker: Anglin
Second: Bernbaum
Result: Carried: 11 to 0

For: 11 - Wally, Anglin, Rodgers, Hinojosa, Bagley,
Lavallaisaa, Tarpley, Bernbaum, Schwartz,
Ridley, Alcantar

Against: 0
Absent: 4 - Davis, Culbreath, Shellene, Wolfish
Vacancy: 0

Speakers: None

Building Line Removal:

(3) **S123-128**

Building Line Removal Motion: It was moved to **approve** an application to remove the existing 30 foot platted building line along the westerly line of Lawther Drive and lots 1 and 2 in City Block 2967 with the finding of fact that removal of the platted building line will not require a minimum front, side, or rear yard setback line less than required by the zoning regulation; be contrary to the public interest; adversely affect neighboring properties; or adversely affect the plan for the orderly development of the subdivision on property located on Lawther Drive at Northwest Highway, northwest corner, subject to compliance with the conditions listed in the docket.

Maker: Tarpley
Second: Ridley

Result: Carried: 11 to 0

For: 11 - Wally, Anglin, Rodgers, Hinojosa, Bagley,
Lavallaisaa, Tarpley, Bernbaum, Schwartz,
Ridley, Alcantar

Against: 0

Absent: 4 - Davis, Culbreath, Shellene, Wolfish

Vacancy: 0

Replat Motion: It was moved to **approve** an application to replat a 4.569 acre tract of land containing all of Lots 1 and 2 and a tract of land in City Block 2967 into one lot on property located on Lawther Drive at Northwest Highway, northwest corner, subject to compliance with the conditions listed in the docket.

Maker: Tarpley

Second: Ridley

Result: Carried: 11 to 0

For: 11 - Wally, Anglin, Rodgers, Hinojosa, Bagley,
Lavallaisaa, Tarpley, Bernbaum, Schwartz,
Ridley, Alcantar

Against: 0

Absent: 4 - Davis, Culbreath, Shellene, Wolfish

Vacancy: 0

Speakers: None

(4) **S123-136**

Building Line Removal Motion: It was moved to **approve** an application to remove the existing 25 foot platted building line from Lot 7; remove the 25 foot building line from Lot 8; and remove the 30 foot building line from Lots 23 and 24; with the finding of fact that removal of the platted building lines will not require a minimum front, side, or rear yard setback line less than required by the zoning regulation; be contrary to the public interest; adversely affect neighboring properties; or adversely affect the plan for the orderly development of the subdivision on property located on Santa Fe Avenue and Fulton Street, subject to compliance with the conditions listed in the docket.

Maker: Wally

Second: Schwartz

Result: Carried: 11 to 0

For: 11 - Wally, Anglin, Rodgers, Hinojosa, Bagley,
Lavallaisaa, Tarpley, Bernbaum, Schwartz,
Ridley, Alcantar

Against: 0
Absent: 4 - Davis, Culbreath, Shellene, Wolfish
Vacancy: 0

Replat Motion: It was moved to **approve** an application to replat Lots 7, 8, 23, 24 and a tract of land in City Block 1674 into one 1.562 acre lot and one 4.251 acre lot on property located on Santa Fe Avenue and Fulton Street, subject to compliance with the conditions listed in the docket.

Maker: Wally
Second: Schwartz
Result: Carried: 11 to 0

For: 11 - Wally, Anglin, Rodgers, Hinojosa, Bagley,
Lavallaisaa, Tarpley, Bernbaum, Schwartz,
Ridley, Alcantar

Against: 0
Absent: 4 - Davis, Culbreath, Shellene, Wolfish
Vacancy: 0

Speakers: For: Rob Baldwin, 3904 Elm St., Dallas, TX, 75226
Against: Tom Pearson, 405 Parkview Ave., Dallas, TX, 75223

Residential Replats:

(5) **S123-132**

Motion: It was moved to **approve** an application to replat a 1.741 acre tract of land containing all of Lot 1 in City Block I/2961 and a tract of land in City Block 2961 into 7 lots ranging in size from 7,539 square feet to 29,000 square feet on property located on Rockaway Drive and Fisher Road, south corner, subject to compliance with the conditions listed in the docket.

Maker: Tarpley
Second: Wally
Result: Carried: 11 to 0

For: 11 - Wally, Anglin, Rodgers, Hinojosa, Bagley,
Lavallaisaa, Tarpley, Bernbaum, Schwartz,
Ridley, Alcantar

Against: 0
Absent: 4 - Davis, Culbreath, Shellene, Wolfish
Vacancy: 0

Speakers: None

(6) **S123-134**

Motion: It was moved to **approve** an application to replat a 1.749 acre tract of land containing all of Lots 5 and 6 in City Block D/3781 and a tract of land in City Block 4632 into 4 lots ranging in size from 0.265 acre to 0.585 acre on property located on Evergreen Hills Road between Junior Drive and Stemmons Avenue, subject to compliance with the conditions listed in the docket with the following added condition: 1) On the final plat no structures may encroach on zoning setback line as requirements.

Maker: Anglin
Second: Schwartz
Result: Carried: 11 to 0

For: 11 - Wally, Anglin, Rodgers, Hinojosa, Bagley,
Lavallaisaa, Tarpley, Bernbaum, Schwartz,
Ridley, Alcantar

Against: 0
Absent: 4 - Davis, Culbreath, Shellene, Wolfish
Vacancy: 0

Speakers: For: Kathy Hewitt, 1410 Yakimo Dr., Dallas, TX, 75208
For (Did not speak): Steve Aldous, 703 McKinney Ave., Dallas, TX, 75202
Against: Robert Palmer, 1564 Stemmons Ave., Dallas, TX, 75208

(7) **S123-135**

Motion: It was moved to **approve** an application to replat a 9.8139 acre tract of land containing all of Lots 3 and 4 in City Block 6599 and a tract of land in City Block 6598 into 1 lot on property located on Royal Haven Lane, west of Webb Chapel Road, subject to compliance with the conditions listed in the docket.

This case was withdrawn by the applicant.

Street Name Change:

(1) **NC123-002**

Motion: It was moved to **approve** an application to change the name of Cityplace Drive West between Blackburn Street and Lemmon Avenue East to Oak Grove Avenue.

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

For: 11 - Wally, Anglin, Rodgers, Hinojosa, Bagley,
Lavallaisaa, Tarpley, Bernbaum, Schwartz,
Ridley, Alcantar

Against: 0
Absent: 4 - Davis, Culbreath, Shellene, Wolfish
Vacancy: 0

Speakers: None

Miscellaneous Items:

M123-013

Planner: Richard Brown

Motion: It was moved to **approve** a minor amendment to the landscape plan for Planned Development District No. 751 for certain RR Regional Retail District Uses in an area generally bound by Cliff Creek Crossing, Hampton Road, Wheatland Road, IH 20, and Bainbridge Drive.

Maker: Lavallaisaa
Second: Bagley
Result: Carried: 11 to 0

For: 11 - Wally, Anglin, Rodgers, Hinojosa, Bagley,
Lavallaisaa, Tarpley, Bernbaum, Schwartz,
Ridley, Alcantar

Against: 0
Absent: 4 - Davis, Culbreath, Shellene, Wolfish
Vacancy: 0

Speakers: None

Certificates of Appropriateness for Signs:

Downtown Special Provision Sign District:

1303145008

Planner: Carrie Gordon

Motion: It was moved to **approve** a Certificate of Appropriateness for a 198 square foot upper level attached sign at 2201 Main Street (North elevation).

Maker: Ridley
Second: Tarpley
Result: Carried: 11 to 0

For: 11 - Wally, Anglin, Rodgers, Hinojosa, Bagley,
Lavallaisaa, Tarpley, Bernbaum, Schwartz,
Ridley, Alcantar

Against: 0
Absent: 4 - Davis, Culbreath, Shellene, Wolfish
Vacancy: 0

Speakers: None

1303145009

Planner: Carrie Gordon

Motion: It was moved to **approve** a Certificate of Appropriateness for a 198 square foot upper level attached sign at 2201 Main Street (South elevation).

Maker: Ridley
Second: Tarpley
Result: Carried: 11 to 0

For: 11 - Wally, Anglin, Rodgers, Hinojosa, Bagley,
Lavallaisaa, Tarpley, Bernbaum, Schwartz,
Ridley, Alcantar

Against: 0
Absent: 4 - Davis, Culbreath, Shellene, Wolfish
Vacancy: 0

Speakers: None

Note: Commissioner Hinojosa moved to change the order of the agenda to hear Thoroughfare Plan Amendment Trinity Groves and Z112-319(RB) next. Commissioner Ridley seconded the motion. The Commission unanimously voted to hear Thoroughfare Plan Amendment Trinity Groves and Z112-319(RB) next.

Thoroughfare Plan Amendments:

Trinity Groves

Planner: Tanya Brooks

Motion: In considering amendments to the City of Dallas Thoroughfare Plan to: (1) Change the dimensional classification of Singleton Boulevard from Sylvan Avenue to Canada Drive from a six lane divided {M-6-D(A)} roadway within 100 feet of right of way to a special four lane divided (SPCL 4D) roadway with bicycle lanes within 88 feet of right of way; (2) Add Bataan Street from Singleton Boulevard to Commerce Street to the Thoroughfare Plan as a special two lane (SPCL 2U) roadway with on-street parking within 54 feet of right of way; (3) Add Herbert Street from Singleton Boulevard to Commerce Street to the Thoroughfare Plan as a special two lane (SPCL 2U) roadway with on-street parking within 56 feet of right of way; and (4) Add Amonette Street from Singleton Boulevard to Commerce Street to the Thoroughfare Plan as a two lane (SPCL 2U) roadway with on-street parking within 54 feet of right of way, it was moved to **hold** this case under advisement until June 6, 2013.

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

For: 11 - Wally, Anglin, Rodgers, Hinojosa, Bagley,
Lavallaisaa, Tarpley, Bernbaum, Schwartz,
Ridley, Alcantar

Against: 0
Absent: 4 - Davis, Culbreath, Shellene, Wolfish
Vacancy: 0

Speakers: For: Suzan Kedron, 901 Main St., Dallas, TX, 75202
Against: Paula Hutchison, 507 W. Main St., Dallas, TX, 75208
Cynthia Rambo, 6411 Humoresque Dr., Dallas, TX, 75241

Note: Commissioner Wally moved to change the order of the agenda and hear Z123-177(WE) next. Commissioner Schwartz seconded the motion. The Commission unanimously voted to hear Z123-177(WE) next.

Zoning Cases – Consent

1. **Z123-206(RB)**

Planner: Richard Brown

Motion: It was moved to recommend **approval** of the renewal of Specific Use Permit No. 1707 for a Tattoo studio for a five-year period with eligibility for automatic renewal for additional five-year periods, subject to revised conditions on property within the Tract A portion of Planned Development District No. 269, the Deep Ellum/Near East Side Special Purpose District, on the northwest line of Main Street, east of Crowds Street.

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

For: 11 - Wally, Anglin, Rodgers, Hinojosa, Bagley,
Lavallaisaa, Tarpley, Bernbaum, Schwartz,
Ridley, Alcantar

Against: 0
Absent: 4 - Davis, Culbreath, Shellene, Wolfish
Vacancy: 0

Notices: Area: 200 Mailed: 20
Replies: For: 1 Against: 0

Speakers: None

2. **Z123-226(RB)**

Planner: Richard Brown

Motion: It was moved to recommend **approval** of a CS Commercial Service District on property zoned an IR Industrial Research District on the northeast corner of Harry Hines Boulevard and Storey Lane.

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

For: 11 - Wally, Anglin, Rodgers, Hinojosa, Bagley,
Lavallaisaa, Tarpley, Bernbaum, Schwartz,
Ridley, Alcantar

Against: 0
Absent: 4 - Davis, Culbreath, Shellene, Wolfish
Vacancy: 0

Notices: Area: 300 Mailed: 13
Replies: For: 0 Against: 0

Speakers: None

3. Z123-224(CG)

Planner: Carrie Gordon

Motion: It was moved to recommend **approval** of an amendment to Specific Use Permit No. 1796 for an attached projecting non-premise district activity videoboard sign for a six-year period, subject to a site plan and conditions on property zoned Planned Development District No. 619, on the south side of Main Street, west of and North Ervay Street.

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

For: 11 - Wally, Anglin, Rodgers, Hinojosa, Bagley,
Lavallaisaa, Tarpley, Bernbaum, Schwartz,
Ridley, Alcantar

Against: 0
Absent: 4 - Davis, Culbreath, Shellene, Wolfish
Vacancy: 0

Notices: Area: 200 Mailed: 21
Replies: For: 2 Against: 0

Speakers: None

4. Z123-208(AB)

Planner: Audrey Butkus

Motion: It was moved to recommend **approval** of the renewal of Specific Use Permit No. 1835 for the sale of alcoholic beverages in conjunction with a general merchandise store greater than 3,500 square feet 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 CR Community Retail with a D-1 Liquor Control Overlay on the south side of Scyene Road, between Namur Street and Sam Houston Road.

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

For: 11 - Wally, Anglin, Rodgers, Hinojosa, Bagley,
Lavallaisaa, Tarpley, Bernbaum, Schwartz,
Ridley, Alcantar

Against: 0
Absent: 4 - Davis, Culbreath, Shellene, Wolfish
Vacancy: 0

Notices: Area: 200 Mailed: 10
Replies: For: 1 Against: 1

Speakers: None

5. Z123-218(AB)

Planner: Audrey Butkus

Motion: It was moved to recommend **approval** of a Specific Use Permit for a child-care facility 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 an R-7.5(A) Single Family District on the east side of South Lancaster Boulevard, north of Sylvia Street.

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

For: 11 - Wally, Anglin, Rodgers, Hinojosa, Bagley,
Lavallaisaa, Tarpley, Bernbaum, Schwartz,
Ridley, Alcantar

Against: 0
Absent: 4 - Davis, Culbreath, Shellene, Wolfish
Vacancy: 0

Notices: Area: 200 Mailed: 22
Replies: For: 0 Against: 0

Speakers: None

6. Z112-265(MW)

Planner: Megan Wimer

Motion: It was moved to recommend **approval** of **1)** a Planned Development District for MU-3 Mixed Use District uses, subject to a revised conceptual plan and revised conditions on property zoned a GO(A) General Office District, an MU-3 (SAH) Mixed Use District (Affordable) and a portion of Subdistrict E in Planned Development District No. 305, Cityplace, on the northeast corner of North Central Expressway and North Carroll Avenue and **approval** of **2)** a new subdistrict on property zoned Subdistrict E within Planned Development District No. 305 on the east side of Central Expressway between North Carroll Avenue and North Haskell Avenue.

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

For: 11 - Wally, Anglin, Rodgers, Hinojosa, Bagley,
Lavallaisaa, Tarpley, Bernbaum, Schwartz,
Ridley, Alcantar

Against: 0
Absent: 4 - Davis, Culbreath, Shellene, Wolfish
Vacancy: 0

Notices: Area: 500 Mailed: 74
Replies: For: 6 Against: 3

Speakers: None

7. Z123-194(MW)

Planner: Megan Wimer

Motion: It was moved to recommend **approval** of a CC Community Commercial Subdistrict on property zoned a D(A) Duplex Subdistrict, an NC Neighborhood Commercial Subdistrict and an R-5(A) Single Family Subdistrict in Planned Development District No. 595, the South Dallas/Fair Park Special Purpose District, on the south corner of South Fitzhugh Avenue and Lagow Street.

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

For: 11 - Wally, Anglin, Rodgers, Hinojosa, Bagley,
Lavallaisaa, Tarpley, Bernbaum, Schwartz,
Ridley, Alcantar

Against: 0
Absent: 4 - Davis, Culbreath, Shellene, Wolfish
Vacancy: 0

Notices: Area: 300 Mailed: 51
Replies: For: 3 Against: 0

Speakers: None

8. Z123-201(MW)

Planner: Megan Wimer

Motion: In considering an application for a Specific Use Permit for a handicapped group dwelling unit on property zoned a TH-3(A) Townhouse District on the south side of Abshire Lane, east of Peavy Road, it was moved to **hold** this case under advisement until May 16, 2013.

Maker: Bagley
Second: Ridley
Result: Carried: 11 to 0

For: 11 - Wally, Anglin, Rodgers, Hinojosa, Bagley,
Lavallaisaa, Tarpley, Bernbaum, Schwartz,
Ridley, Alcantar

Against: 0
Absent: 4 - Davis, Culbreath, Shellene, Wolfish
Vacancy: 0

Notices: Area: 200 Mailed: 28
Replies: For: 1 Against: 0

Speakers: None

9. Z123-204(MW)

Planner: Megan Wimer

Motion: In considering an application for an expansion of Subdistrict 1 of Planned Development District No. 621, the Old Trinity and Design District Special Purpose District, on property zoned an IR Industrial Research District on the west side of Market Center Boulevard, north of Turtle Creek Boulevard, it was moved to **hold** this case under advisement until May 16, 2013.

Maker: Wally
Second: Ridley
Result: Carried: 11 to 0

For: 11 - Wally, Anglin, Rodgers, Hinojosa, Bagley,
Lavallaisaa, Tarpley, Bernbaum, Schwartz,
Ridley, Alcantar

Against: 0
Absent: 4 - Davis, Culbreath, Shellene, Wolfish
Vacancy: 0

Notices: Area: 500 Mailed: 40
Replies: For: 6 Against: 1

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

10. **Z112-288(WE)**

Planner: Warren Ellis

Motion: In considering an application for a Specific Use Permit for an Open-enrollment charter school on property zoned an R-7.5(A) Single Family District on the south line of Ann Arbor Avenue at Southern Hill Drive, it was moved to **hold** this case under advisement until May 16, 2013.

Maker: Bagley
Second: Ridley
Result: Carried: 11 to 0

For: 11 - Wally, Anglin, Rodgers, Hinojosa, Bagley,
Lavallaisaa, Tarpley, Bernbaum, Schwartz,
Ridley, Alcantar

Against: 0
Absent: 4 - Davis, Culbreath, Shellene, Wolfish
Vacancy: 0

Notices: Area: 400 Mailed: 45
Replies: For: 0 Against: 3
Speakers: None

Zoning Cases – Individual

11. **Z123-177(WE)**

Planner: Warren Ellis

Motion: It was moved to recommend **approval** of an amendment to Planned Development District No. 759 for RR Regional Retail District uses, subject to a revised conceptual plan and revised conditions to include 1) Maximum density of 75 dwelling units per acre; 2) Strike Section 51-759.113, Landscaping, (c) (1); and 3) Clearly identify height zone in Subdistrict 1 in an area generally bound by West Mockingbird Lane, Forest Park Road, Empire Central and Maple Avenue.

Maker: Wally
Second: Anglin
Result: Carried: 11 to 0

For: 11 - Wally, Anglin, Rodgers, Hinojosa, Bagley,
Lavallaisaa, Tarpley, Bernbaum, Schwartz,
Ridley, Alcantar

Against: 0
Absent: 4 - Davis, Culbreath, Shellene, Wolfish
Vacancy: 0

Notices: Area: 500 Mailed: 219
Replies: For: 17 Against: 124

Speakers: For: Jonathan Vinson, 901 Main St., Dallas, TX, 75202
Tammy Sweitzer Simental, 2232 Empire Central, Dallas, TX, 75235
Jorge Ramirez, 8117 Preston Rd., Dallas, TX, 75225
Against: Hector Flores, Address not given
Martha Jimenez, 2232 Empire Central, Dallas, TX, 75234
Lucus Eugenio, 2211 Bluestar Ln., Dallas, TX, 75235,
Maria Garcia, 6720 Artful Dr., Dallas, TX, 75235
Against (Did not speak): Ivan Jimenez, 2232 Empire Central, Dallas, TX, 75234
Ruben Flores, 2202 Bluestar Ln., Dallas, TX, 75235
Gustavo Sanchez, 2205 Bluestar Ln., Dallas, TX, 75235
Adela Martinez, 2205 Bluestar Ln., Dallas, TX, 75235
Mario Sandoval, 2206 Bluestar Ln., Dallas, TX, 75235
Elena Ramos, 2205 New Moon Ln., Dallas, TX, 75235
Ramona Muniz, 2210 New Moon Ln., Dallas, TX, 75235
Rafael Garcia, 2207 New Moon Ln., Dallas, TX, 75235
Rosa Gamez, 2201 New Moon Ln., Dallas, TX, 75235
Araseli Bautista, 2205 New Moon Ln., Dallas, TX, 75235
Alberto Gonzales, 2224 Walraven Ln., Dallas, TX, 75235
Yolanda Marin, 2204 Walraven Ln., Dallas, TX, 75235
Ubalda Ortiz, 2216 Walraven Ln., Dallas, TX, 75235
Virginia Melendez, 2206 Walraven Ln., Dallas, TX, 75235
Raul Aguilar, 2204 Peerless Ln., Dallas, TX, 75235
Jacqueline Andrade, 2216 Peerless Ln., Dallas, TX, 75235
Olivia Ortiz, 2218 Peerless Ln., Dallas, TX, 75235
Bernardo Aviles, 2222 Marlette Ln., Dallas, TX, 75235
Abraham Cortez, 2217 Marlette Ln., Dallas, TX, 75235

12. Z123-199(WE)

Planner: Warren Ellis

Motion: It was moved to recommend **approval** of the creation of a new Subdistrict for multiple family uses within Planned Development Subdistrict No. 78, subject to a conceptual plan and applicant's conditions with the following changes 1) Allow 370 units and 2) Allow stoops within 5 ft. of front yard setback on property zoned an MF-2 Multiple Family Subdistrict within Planned Development District No 193, the Oak Lawn Special Purpose District in an area generally bound by Brown Street, Knight Street, Fairmount Street and Douglas Street.

Maker: Wally
Second: Schwartz
Result: Carried: 11 to 0

For: 11 - Wally, Anglin, Rodgers, Hinojosa, Bagley,
Lavallaisaa, Tarpley, Bernbaum, Schwartz,
Ridley, Alcantar

Against: 0

Absent: 4 - Davis, Culbreath, Shellene, Wolfish

Vacancy: 0

Notices: Area: 500 Mailed: 257

Replies: For: 9 Against: 0

Speakers: For: Rob Baldwin, 3904 Elm St., Dallas, TX, 75226

Against: None

13. Z112-319(RB)

Planner: Richard Brown

Motion: In considering an application for a Planned Development District for certain Mixed Uses on property zoned an IR Industrial Research District in an area generally bound by Singleton Boulevard, both sides of Amonette Street, the Union Pacific Railroad and Parvia Avenue, it was moved to **hold** this case under advisement until June 6, 2013.

Maker: Hinojosa

Second: Rodgers

Result: Carried: 9 to 2

For: 9 - Wally, Anglin, Rodgers, Hinojosa, Lavallaisaa,
Bernbaum, Schwartz, Ridley, Alcantar

Against: 2 - Bagley, Tarpley

Absent: 4 - Davis, Culbreath, Shellene, Wolfish

Vacancy: 0

Notices: Area: 500 Mailed: 191

Replies: For: 27 Against: 4

Speakers: For: Suzan Kedron, 901 Main St., Dallas, TX, 75202

Against: None

Other Matters

Minutes

Motion: It was moved to **approve** the minutes of the April 18, 2013, City Plan Commission meetings, subject to corrections.

Maker: Hinojosa

Second: Ridley

Result: Carried: 11 to 0

For: 11 - Wally, Anglin, Rodgers, Hinojosa, Bagley,
Lavallaisaa, Tarpley, Bernbaum, Schwartz,
Ridley, Alcantar

Against: 0

Absent: 4 - Davis, Culbreath, Shellene, Wolfish

Vacancy: 0

Adjournment

Motion: It was moved to **adjourn** the May 2, 2013, City Plan Commission meeting at 3:26 p.m.

Maker: Hinojosa

Second: Ridley

Result: Carried: 11 to 0

For: 11 - Wally, Anglin, Rodgers, Hinojosa, Bagley,
Lavallaisaa, Tarpley, Bernbaum, Schwartz,
Ridley, Alcantar

Against: 0

Absent: 4 - Davis, Culbreath, Shellene, Wolfish

Vacancy: 0

Joe Alcantar, Chair