

**SECOND CORRECTION (July 15, 2010)  
PLAN COMMISSION MINUTES**

The City Plan Commission held a regular Zoning Hearing on May 20, 2010, with the briefing starting at 10:37 a.m. in Room 5ES and the public hearing at 1:30 p.m. in the City Council Chambers of City Hall. Presiding were Joe Alcantar, Chair and Michael Davis, Vice Chair. The following Commissioners were present during the hearing: Richard Davis, Liz Wally, Mike Anglin, Emma Rodgers, John Lozano, Ann Bagley, Myrtl Lavallaisaa, Gloria Tarpley, Bruce Bernbaum, Sally Wolfish, Michael Schwartz and Bill Peterson. The following Commissioners were absent from this hearing as defined in the City Plan Commission rules: None. There is one vacancy – District 10.

The City Plan Commission was briefed by staff on each item on the agenda and a question and answer period followed each briefing.

A variety of dockets, requests and briefings were presented to the Commission during the open public hearing. The applicants or their representatives presented their arguments, citizen comments were heard, and using the information and staff recommendations in the hearing dockets, the Commission took the following actions.

NOTE: For more detailed information on discussion on any issue heard during this briefing and public hearing, refer to the tape recording retained on file in the Department of Development Services.

**PUBLIC HEARINGS:**

Subdivision Docket

Planner: 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 Agenda - Preliminary Plat

(1) **S090-094**

**Motion:** It was moved to **approve** an application to create a 21.626 acre lot from a tract of land in City Blocks 6780 and 6781 located on Military Parkway at Prairie Creek Road; northwest corner, subject to compliance with the conditions listed in the docket.

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

For: 13 - R. Davis, Wally, Anglin, Rodgers, Lozano, Bagley, Lavallaisaa, Tarpley, Bernbaum, Wolfish, Schwartz, Peterson, Alcantar

Against: 0  
Absent: 0  
Vacancy: 1 - District 10  
Conflict: 1 - M. Davis

**Speakers:** None

(2) **S090-098**

**Motion:** It was moved to **approve** an application to replat a tract of land containing Lot 1A, Block 136/3131; Lot 7A, Block 92/3075; Lots 6 thru 10, Block 92, 3075; Lots 1 thru 8, Block C/3385; Lots 1 thru 5, Block 92/3075, Lot 5, Block C/3385 and 4 existing alleys to be abandoned into one 5.386 acre lot, one 3.952 acre lot, and one 3.412 acre lot on property located on N. Crawford Street, E. Tenth Street, N. Storey Street, E. Ninth Street, N. Beckley Avenue, E. Eighth Street, N. Patton Avenue, subject to compliance with the conditions listed in the docket and the addition of Condition #17 to read as follows: "17. On the final plat all easements and ROW abandonments must be by separate instrument and shown on the face of the final plat. A release from the Real Estate Division is required prior to submitting the final plat for signature by the Chairman."

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

For: 13 - R. Davis, Wally, Anglin, Rodgers, Lozano, Bagley, Lavallaisaa, Tarpley, Bernbaum, Wolfish, Schwartz, Peterson, Alcantar

Against: 0  
Absent: 0  
Vacancy: 1 - District 10  
Conflict: 1 - M. Davis

**Speakers:** None

(3) **S090-099**

**Motion:** It was moved to **approve** an application to replat a 1.749 acre lot being all of Lot 5 in City Block E/5414 into one 0.9891 acre lot and one 0.7957 acre lot on Skillman Street at Impala Lane; west corner, subject to compliance with the conditions listed in the docket.

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

For: 14 - R. Davis, Wally, Anglin, M. Davis\*, Rodgers,  
Lozano, Bagley, Lavallaisaa, Tarpley,  
Bernbaum, Wolfish, Schwartz, Peterson,  
Alcantar

Against: 0  
Absent: 0  
Vacancy: 1 - District 10

\*out of the room, shown voting in favor

**Speakers:** None

#### Residential Replat

##### (4) S090-095

**Motion:** It was moved to **deny** an application to replat all of Lots 3 and 4 into one lot in City Block B/4457 of the Hancock's Subdivision fronting on 3719 Sidney Street and 4711 Todd Street, due to non-compliance with Chapter 51A, Sections 51A-8.503 of the Dallas Development Code.

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

For: 14 - R. Davis, Wally, Anglin, M. Davis\*, Rodgers,  
Lozano, Bagley, Lavallaisaa, Tarpley,  
Bernbaum, Wolfish, Schwartz, Peterson,  
Alcantar

Against: 0  
Absent: 0  
Vacancy: 1 - District 10

\*out of the room, shown voting in favor

**Speakers:** None

#### Street Name Changes

##### (1) NC090-002

**Motion:** It was moved to **approve** an application to change the name of part of Loop 12 between I-45 and US 175 to "Great Trinity Forest Blvd.", instead of Great trinity Forest Way".

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

For: 14 - R. Davis, Wally, Anglin, M. Davis\*, Rodgers,  
Lozano, Bagley, Lavallaisaa, Tarpley,  
Bernbaum, Wolfish, Schwartz, Peterson,  
Alcantar

Against: 0  
Absent: 0  
Vacancy: 1 - District 10

\*out of the room, shown voting in favor

**Speakers:** None

**(2) NC090-002a**

**Motion:** It was moved to **approve** an application to change the name of Loop 12 between I-45 and the Loop 12/Ledbetter split to "Great Trinity Forest Blvd."

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

For: 14 - R. Davis, Wally, Anglin, M. Davis\*, Rodgers,  
Lozano, Bagley, Lavallaisaa, Tarpley,  
Bernbaum, Wolfish, Schwartz, Peterson,  
Alcantar

Against: 0  
Absent: 0  
Vacancy: 1 - District 10

\*out of the room, shown voting in favor

**Speakers:** None

Miscellaneous Docket

**M090-032**

Planner: Richard Brown

**Motion:** It was moved to **approve** a minor amendment to the Tract 1 development and landscape plan for Planned Development District No. 536 for Transit passenger station or transfer center and certain Mixed Uses on northeast line of LBJ Freeway, between Skillman Street and Miller Road.

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

For: 14 - R. Davis, Wally, Anglin, M. Davis, Rodgers,  
Lozano, Bagley, Lavallaisaa, Tarpley,  
Bernbaum, Wolfish, Schwartz, Peterson,  
Alcantar

Against: 0  
Absent: 0  
Vacancy: 1 - District 10

**Speakers:** None

**D090-006**

Planner: Olga Torres Holyoak

**Motion:** It was moved to **approve** a development plan for Planned Development District No. 508, Subdistrict 5 for Cluster Housing, Multifamily, Limited Office, Mixed Use and additional specified uses on the east corner of Canada Drive and Holystone Street.

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

For: 14 - R. Davis, Wally, Anglin, M. Davis, Rodgers,  
Lozano, Bagley, Lavallaisaa, Tarpley,  
Bernbaum, Wolfish, Schwartz, Peterson,  
Alcantar

Against: 0  
Absent: 0  
Vacancy: 1 - District 10

**Speakers:** None

Certificates of Appropriateness for Signs

**Downtown Sign District:**

**1004231013**

Planner: Carolyn Horner

**Motion:** It was moved to **approve** a Certificate of Appropriateness for the installation of a 32 square foot monument sign on the St. Paul Street side of the Comerica Bank Building, containing the text "Comerica Bank Tower" and tenant names at 1717 Main Street.

Maker: Peterson  
Second: Bernbaum  
Result: Carried: 13 to 0

For: 13 - R. Davis, Wally, Anglin, Rodgers, Lozano,  
Bagley, Lavallaisaa, Tarpley, Bernbaum,  
Wolfish, Schwartz, Peterson, Alcantar

Against: 0  
Absent: 0  
Vacancy: 1 - District 10  
Conflict: 1 - M. Davis

**Speakers:** None

Zoning Cases – Consent

1. **Z090-154(RB)**

Planner: Richard Brown

**Motion:** It was moved to recommend **approval** of a Specific Use Permit for a Private recreation center, club, or area for a three-year period, with eligibility for automatic renewal of additional five-year periods, subject to a revised site plan and conditions on property zoned an R-5(A) Single Family District, on the north line of Muncie Avenue, west of Harston Street.

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

For: 14 - R. Davis, Wally, Anglin, M. Davis, Rodgers,  
Lozano, Bagley, Lavallaisaa, Tarpley,  
Bernbaum, Wolfish, Schwartz, Peterson,  
Alcantar

Against: 0  
Absent: 0  
Vacancy: 1 - District 10

**Notices:** Area: 200                      Mailed: 23  
**Replies:** For: 9                              Against: 1

**Speakers:** None

2. **Z090-157(RB)**

Planner: Richard Brown

**Motion:** It was moved to recommend **approval** of a Specific Use Permit for an Open-enrollment Charter School on property zoned a CA-1(A) Central Area District with Specific Use Permit No. 1638 for a Bar, lounge, or tavern for a five-year period, with eligibility for automatic renewals of additional five-year periods, subject to a site plan, traffic management plan, and conditions on property bounded by Lamar Street, McKinney Avenue, Laws Street, and Munger Avenue.

Maker: Wally  
Second: M. Davis  
Result: Carried: 12 to 0

For: 12 - R. Davis, Wally, Anglin, M. Davis, Rodgers,  
Lozano, Bagley, Lavallaisaa, Tarpley,  
Bernbaum, Wolfish, Schwartz, Peterson,  
Alcantar

Against: 0  
Absent: 0  
Vacancy: 1 - District 10

**Notices:** Area: 300 Mailed: 25  
**Replies:** For: 4 Against: 0

**Speakers:** For: Rosemary Perlmeter, 3524 Dickerson Ave., Dallas, TX, 75219  
Tom Persch, 1701 N. Marret St., Dallas, TX, 75075  
Against: None

3. **Z090-168(MD)**

Planner: Richard Brown

**Motion:** It was moved to recommend **approval** of amendments to Planned Development District No. 262 with Historic Overlay District No. 31, subject to conditions, conceptual plan, development plan, landscape plan to create a Tract 3 with historic preservation criteria for the Nurses Building at the west corner of Maple Avenue and Oak Lawn Avenue.

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

For: 14 - R. Davis, Wally, Anglin, M. Davis, Rodgers,  
Lozano, Bagley, Lavallaisaa, Tarpley,  
Bernbaum, Wolfish, Schwartz, Peterson,  
Alcantar

Against: 0  
Absent: 0  
Vacancy: 1 - District 10

**Notices:** Area: 500 Mailed: 81  
**Replies:** For: 0 Against: 0

**Speakers:** None

**4. Z089-145(OTH)**

Planner: OlgaTorres Holyoak

**Motion:** In considering an application to renew Specific Use Permit No. 1485 for a community service center, limited to a family care and pregnancy center uses on property zoned an R-10(A) Single Family District on the northwest corner of Camp Wisdom Road and Hampton Road, it was moved to **hold** this case under advisement until June 3, 2010.

Maker: Lavallaisaa  
Second: Anglin  
Result: Carried: 14 to10

For: 14 - R. Davis, Wally, Anglin, M. Davis, Rodgers,  
Lozano, Bagley, Lavallaisaa, Tarpley,  
Bernbaum, Wolfish, Schwartz, Peterson,  
Alcantar

Against: 0  
Absent: 0  
Vacancy: 1 - District 10

**Notices:** Area: 400 Mailed: 66  
**Replies:** For: 4 Against: 0

**Speakers:** For: Gregory Smith, 1808 W. Camp Wisdom Rd., Dallas, TX, 75232  
Against: None

**Note:** It was moved by Commissioner Michael Davis and seconded by Commissioner Sally Wolfish to change the order of the agenda and hear Individual items Z090-124(RB) and Z090-155(WE), next. The Commission voted unanimously to change the order of the agenda.



Zoning Cases – Under Advisement

5. **Z089-219(DC)**

Planner: David Cossum

**Motion:** It was moved to recommend **approval** of a Planned Development District and amendments to Conservation District No. 1, Conservation District No. 7, and Planned Development District No. 87 with Historic District No. 15 subject to the committee recommended conditions with the following changes.

*In the main planned development district ordinance:*

On page 2, Sec. 51P-\_\_\_\_.102 entitled “PROPERTY LOCATION AND SIZE” *request City Attorney to describe* Subdistrict 6: Davis Corridor to exclude PD-768 (located north of Davis Street and east of Oak Cliff Blvd.) and also to exclude the two lots located immediately south of Davis Street and fronting on the west side of Marlborough Avenue.

On page 5, subsection 11 entitled “MIXED USE RESIDENTIAL PROJECT” ... reorder the final nine words of that subsection to read: “*and that has only residential uses above street level.*”

On page 5, subsection (13) “REMOTE SURFACE PARKING LOT” reword definition as follows: “*Remote Surface Parking Lot means a non-structural passenger-vehicle parking facility that supplies, by remote parking agreement, and to an extent not less than 30% of its numeric parking-space capacity, the required parking of one or more remote uses located on one or more separately platted lots.*”

On page 21, subsection (6)(B), incorporate staff’s additional language concerning minimum requirements for the “open space” referenced in that subsection to add after the sentence which ends with “increased to 50 feet” as follows: “*For purposes of this paragraph open space means an area that is open to the public for a least eight hours each day, limited to pedestrians, at least 80 percent open to the sky, a contiguous area of not less than 15 feet in width and 25 feet in length, and with a minimum of 25 percent of such open space area being landscaped with turf, ground cover, shrubs, trees, seasonal plantings, or a combination of these plant materials.*”

On page 21, subsection (6)(C), accept the Staff Recommendation boxed item regarding residential proximity slope, but inserting at the beginning of the subsection: “For property lying south of West Canty Street,”

On page 21, adding a new subsection (6)(D) stating as follows: “Property within the subdistrict shall be subject to a 1-to-2 rise over run residential proximity slope initiated by and from the properties on the east side of Cedar Hill Avenue adjacent to this subdistrict.”

On page 30, subsection (7) Lot Coverage, following “100 percent” insert: “, except lots south of Davis from Hampton Road to Rosemont Avenue, where the maximum lot coverage is 80%.”

On page 40(b)(1) Parking Reductions. Select “Proposal” but with a “*maximum of 3 off-street parking spaces per lot.*”

On page 42, subsection (5)(B)(viii) ... Replace “city of Dallas” with “*Building Official.*”

On page 42, insert a new subsection 5(c) stating as follows: “Delta Credits. The provision of remote parking shall not effect a reduction of Delta Credits.”

On page 43, SEC. 51P-\_\_\_\_.11. LEGACY BUILDING AMENDMENTS. In subpart (a), replace “city plan commission” with “*Director of Planning*” and strike subpart (b) of that Section.

*In ADDENDUM 3: BISHOP / EIGHTH STREET CONSERVATION DISTRICT AMENDMENTS . . .*

On page 4, subsection (14.1) “REMOTE SURFACE PARKING LOT” reword definition as follows: “*Remote Surface Parking Lot means a non-structural passenger-vehicle parking facility that supplies, by remote parking agreement, and to an extent not less than 30% of its numeric parking-space capacity, the required parking of one or more remote uses located on one or more separately platted lots.*”

On page 8, subsection (f)(1) ... delete this definitional section as duplicative of the definition located on page 4 at Section 4(b)(14.1) . . . and renumber the following subsections as appropriate.

On page 13, following subsection (11)(E), insert a new subsection (11)(F) stating as follows: “Delta Credits. The provision of remote parking shall not effect a reduction of Delta Credits.”

On page 19, subsection (b)(A)(i) Stories. Remove “one and one-half stories” and insert “two stories”

On page 20, subsection (b)(B)(i) Stories. Remove “one story” and insert “two stories”

**THROUGHOUT ORDINANCES**, for all subdistricts except Subdistrict 1 (the Bishop Avenue subdistrict), wherever “residential proximity slope” is defined as being initiated by a “single family use,” after the phrase “from private property” strike the remainder of that sentence and insert, in place of the strike-out, the following: “*zoned for residential uses restricted to a density of less than 12 units per acre and located outside of the district. An institutional use on a lot of 2 acres or greater shall not trigger a residential proximity slope.*” And then pick up again the provision concerning Section 51A-4.408(a)(2).

on property zoned R-5(A) Single Family District, D(A) Duplex District, TH-3(A) Townhouse District, MF-2(A) Multifamily District with Historic Overlay No. 123 on a portion, Specific Use Permit No. 814 on a portion and Specific Use Permit No. 1254 on a portion, MU-1 Mixed Use District, LO-1 Limited Office District with a D Dry Liquor Control Overlay on a portion, NS(A) Neighborhood Service District, CR Community Retail District with a D Dry Liquor Control Overlay on a portion, CS Commercial Service District with deed restrictions on a portion, P(A) Parking District, portions of Tracts 1, 2, and 3 and Tracts 3a and 3b within Planned Development District No. 87 with Historic Overlay No. 15, a portion of Tract 1A and all of Tract 2A within Planned Development District No. 160 with Historic Overlay No. 59 on a portion and Specific Use Permit No. 1733 on a portion, Tract 2 within Planned Development District No. 340, portions of the

MCO and the LCO Subdistricts within Planned Development District No. 631 with Specific Use Permit No. 1098 on a portion and a D Dry Liquor Control Overlay on a portion, Planned Development District No. 768, all of Subarea 2 and a portion of Subarea 3 within Conservation District No. 1, Conservation District No. 7 with Historic Overlay No. 95 on a portion and a D Dry Liquor Control Overlay on a portion generally along both side of Davis Street from Plymouth Road to Zang Boulevard; generally including properties located north of Davis Street between Polk Street and Tyler Street; properties located north of Davis Street between Van Buren Avenue and Cedar Hill Avenue and south of 5<sup>th</sup> Street; properties located north of Davis Street on both sides of Bishop Avenue to south of Colorado Boulevard; properties located south of Davis Street between Plymouth Road and Hampton Road north of Jefferson Boulevard and properties located south of Davis Street between Polk Street and Zang Boulevard north of 10th Street (including properties fronting the south side of 10<sup>th</sup> Street)

Maker: Anglin  
Second: Lozano  
Result: Carried: 11 to 2

For: 11 - Anglin, Rodgers, Lozano, Bagley, Lavallaisaa,  
Tarpley, Bernbaum, Wolfish, Schwartz,  
Peterson, Alcantar

Against: 2 - Wally, M. Davis  
Absent: 0  
Vacancy: 1 - District 10  
Conflict: 1 - R. Davis

**Notices:** Area: 200 Mailed: 1489  
**Replies:** For: 139 Against: 101

**Speakers:** For: Rick Garza, 1314 Kings Highway, Dallas, TX 75208  
Larry Good, 2808 Fairmount, Dallas, TX 75201  
Ed Oakley, 5811 Lewis St., Dallas, TX 75206  
Rob Shearer, 425 Neches, St. #6, Dallas, TX 75208  
Amanda Cross, 1116 Kensigton, Dallas, TX 75203  
Jacob Anderson, 903 Stevens Woods Ct., Dallas, TX 75208  
Kyle Ward, 410 N. Montclair, Dallas, TX 75208  
Paul Zubiante, 1427 Kings Hwy., Dallas, TX 75208  
Augustine Jaloma, 607 W. Canty St., Dallas, TX 75208  
Ninutte McDonald, 521 W. 8<sup>th</sup> St., Dallas, TX 75208  
Jim Lake, Jr., 1350 Manufacturing Ste. 101, Dallas, TX 75225  
Vicki Keene, 738 Cedar Hill Ave., Dallas, TX 75208  
Christine Baril, 925 N. Clinton Ave., Dallas, TX 75208  
Virginia Yanez, 610 N. Bishop Ave., Dallas, TX 75208  
Jane Bryant, 4131 Lovers Lane, (600 Elsbeth) Dallas, TX 75225

For (Did not speak): Marguerite McDonald, 521 W. 8<sup>th</sup> St., Dallas, TX 75208  
Lynn Hall, 618 N. Windomere, Dallas, TX 75208  
Paul Garcia, 1109 Kings Hwy., Dallas, TX 75208  
Diana Garcia, 1109 Kings Hwy., Dallas, TX 75208  
Philip Nirchi, 607 W. Canty St., Dallas, TX 75208  
Christian Chernock, 1611 Rio Vista Dr. Dallas, TX 75208  
Jennifer Stolarski, 1619 Kings Hwy., Dallas, TX 75208  
Marlene Haskell, 13747 Flagstone Lane, Dallas, TX 75208  
Val Haskell, 1619 Kings Hwy., (600 N. Montclair) Dallas, TX 75208  
Jack Keene, 738 Cedar Hill Ave., Dallas, TX 75208  
Betty Hickman, 635 N. Zang Blvd., Dallas, TX  
William Hickman, 635 N. Zang Blvd., Dallas, TX  
Corinna Bailey-Willis, 808/810 N. Bishop, Dallas, TX 75208  
David Spence, 408 W. 8<sup>th</sup> St., Dallas, TX, 75208  
Daniel Bartosh III, 914 & 811 N. Bishop, 315 W. 6<sup>th</sup> St., Dallas, TX

Against: Justin Epker, 2234 Carnes St., Dallas, TX 75208  
Lon Johnston, 808 North Van Burean, Dallas, TX 75208  
Pam Conley, 901 N. Madison Ave., Dallas, TX 75208  
Joanne Carroll, 422 N. Oak Cliff Blvd., Dallas, TX 75208  
Manuel Eloy Trevino, 904 Avon St., Dallas, TX 75211  
Michael Hmonett, 313,315,317,321 N. Bishop, Dallas, TX 75208  
Greg Fieser, 806 Woodlawn Ave., Dallas, TX 75208  
Joseph McElroy, 404 E. 6<sup>th</sup> St., Dallas, TX  
Art Garcia, 509 W. Davis St., Dallas, TX

Against (Did not speak): Anne Campbell, 710 Haines Ave., Dallas, TX 75208  
Alma D. Velazquez, 929 Winston St., Dallas, TX 75208  
Mari Hidalgo, 616 Haines Ave., Dallas, TX 75208  
John Robson, 1010 Cedar Hill Ave., Dallas, TX 75208  
Barbara Jackson, 1114 Haines Ave., Dallas, TX 75208  
Laura Palmer, 911 N. Madison Ave., Dallas, TX 75208  
Antonio Garcia, 330 W. 9<sup>th</sup> St., Dallas, TX 75208  
Maria Gomez, 334 W. 9<sup>th</sup> St., Dallas, TX 75208  
Jerret Gilcrease, 3103 Pluto, Dallas, TX 75212  
Victor Toledo, 9925 Lakeway Ct., Dallas, TX 75230

Did not indicate support or opposition: Jose Garcia, 655 W Davis St., Dallas, TX 75208  
Charisse Tasset, 312 W. 8<sup>th</sup> St., Dallas, TX 75208  
Jacob Waters, 312 W. 8<sup>th</sup> St., Dallas, TX 75208

Zoning Cases – Individual

6. **Z090-124(RB)**

Planner: Richard Brown

**Motion:** It was moved to recommend **approval** of an IM Industrial Manufacturing District, **approval** of a Specific Use Permit for an Outside salvage or reclamation use for a two-year period with eligibility for automatic renewals for additional three-year periods, subject to a revised site plan (including landscape), conditions and revised deed restriction volunteered by the applicant, and **approval** of the termination of Specific Use Permit No. 1004 for Outside sales on property zoned an IR Industrial Research District, on the north line of Singleton Boulevard, east of Pluto Street.

Maker: Lozano  
Second: Peterson  
Result: Carried: 12 to 2

For: 12 - R. Davis, Wally, Anglin, Rodgers, Lozano,  
Lavallaisaa, Tarpley, Bernbaum, Wolfish,  
Schwartz, Peterson, Alcantar

Against: 2 - M. Davis, Bagley  
Absent: 0  
Vacancy: 1 - District 10

**Notices:** Area: 400 Mailed: 25  
**Replies:** For: 4 Against: 6

**Speakers:** For: Santos Martinez, 900 Jackson St., Dallas, TX, 75202  
Against: Lawrence Sweeney, 4900 Singleton Blvd., Dallas, TX, 75212  
Tim Velamos, 4025 Singleton Blvd., Dallas, TX, 75212  
Jerry Gilcrease, 3109 Pluto St., Dallas, TX, 75212  
Ricky Gilcrease, 3109 Pluto St., Dallas, TX, 75212  
Victor Toledo, 9925 Lakeway Ct., Dallas, TX, 75230  
James Cornelius, 1601 Elm St., Dallas, TX, 75201

7. **Z090-155(WE)**

Planner: Warren Ellis

**Motion:** In considering an application for a Planned Development Subdistrict for MF-1 Multiple Family Subdistrict uses and a parking lot on property zoned an MF-2 Multiple Family Subdistrict within Planned Development District No. 193, the Oak Lawn Special Purpose District on the south line of Hondo Avenue, approximately 165 feet northeast from Maple Avenue, it was moved to **hold** this case under advisement until June 3, 2010.

Maker: Wally  
Second: Bagley  
Result: Carried: 13 to 1

For: 13 - R. Davis, Wally, Anglin, M. Davis, Rodgers,  
Lozano, Bagley, Lavallaisaa, Tarpley,  
Bernbaum, Schwartz, Peterson, Alcantar

Against: 1 - Wolfish  
Absent: 0  
Vacancy: 1 - District 10

**Notices:** Area: 500 Mailed: 53  
**Replies:** For: 6 Against: 2

**Speakers:** For: Karl Crawley, 900 Jackson St., Dallas, TX, 75202  
Amy Jakova, 2525 Wycliff Ave., Dallas, TX, 75219  
Against: Nery Franco, 2517 Hondo Ave., Dallas, TX, 75219  
Against (Did not speak): Jorge Franco, 2517 Hondo Ave., Dallas, TX, 75219

**Note: The Commission heard Zoning case under advisement Z089-219(DC) next.**

Landmark Appeal

**CA090-126(JA)**

Planner: Mark Doty

**Motion:** It was moved to **affirm** the Landmark Commission decision to deny a Certificate of Appropriateness CA090-126(JA) for the installation of Pennsylvania Blue stone in the front yard at 707 Huntley Street.

Maker: Wally  
Second: Wolfish  
Result: Carried: 13 to 0  
For: 13 - R. Davis, Wally, Anglin, M. Davis, Rodgers,  
Lozano, Bagley, Lavallaisaa, Tarpley,  
Bernbaum, Wolfish, Schwartz, Peterson,  
Alcantar

Against: 0  
Absent: 1 - R. Davis  
Vacancy: 1 - District 10

**Speakers:** Appellant: Mary Grumbaum, 707 Huntley St., Dallas, TX, 75214  
Ken Harter, 1620 E. Beltline Rd., Carrollton, TX, 75008  
City Staff: Tammy Palomino, Assistant City Attorney  
Jim Anderson, Senior Planner

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Other Matters

Discuss and consider authorizing the CPC chairman to send a letter to the City Council addressing the CPC recommendation on DCA089-002 regarding amendments to the demolition standards for historic structures.

Minutes

**Motion:** It was moved to **approve** the minutes of the April 15, 2010, City Plan Commission meeting, subject to corrections.

Maker: Wolfish  
Second: M. Davis  
Result: Carried: 13 to 0

For: 13 - R. Davis, Wally, Anglin, M. Davis, Rodgers,  
Lozano, Bagley, Lavallaisaa, Tarpley,  
Bernbaum, Wolfish, Schwartz, Peterson,  
Alcantar

Against: 0  
Absent: 1 - R. Davis  
Vacancy: 1 - District 10

Adjournment

**Motion:** It was moved to **adjourn** the May 20, 2010, City Plan Commission meeting at 6:37 p.m.

Maker: Wolfish  
Second: M. Davis  
Result: Carried: 13 to 0

For: 13 -Wally, Anglin, M. Davis, Rodgers, Lozano,  
Bagley, Lavallaisaa, Tarpley, Bernbaum,  
Wolfish, Schwartz, Peterson, Alcantar

Against: 0  
Absent: 1 - R. Davis  
Vacancy: 1 - District 10

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Joe Alcantar, Chair