

PLAN COMMISSION MINUTES

The City Plan Commission held a regular Zoning Hearing on June 6, 2013, with the briefing starting at 11:11 a.m. in Room 5ES and the public hearing at 1:41 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, Betty Culbreath, Emma Rodgers, Tony Hinojosa, Ann Bagley, Myrtl Lavallaisaa, John Shellene, Michael Schwartz and Paul E. Ridley. The following Commissioners were absent from this hearing as defined in the City Plan Commission rules: Richard Davis, Bruce Bernbaum 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) **S123-147**

Motion: It was moved to **approve** an application to replat all of lots 6 through 11 and all of lots 21 through 30 in City Block D/7171 into one 2.388 acre lot on property located on Drew Street at Cartwright Street, southwest corner, subject to compliance with the conditions listed in the docket.

Maker: Hinojosa
Second: Culbreath
Result: Carried: 12 to 0

For: 12 - Wally, Anglin, Culbreath, Rodgers*, Hinojosa, Bagley, Lavallaisaa, Tarpley, Shellene, Schwartz, Ridley, Alcantar

Against: 0
Absent: 3 - Davis, Bernbaum, Wolfish
Vacancy: 0

*out of the room, shown voting in favor

Speakers: None

(2) **S123-149**

Motion: It was moved to **approve** an application to replat a 0.542 acre tract of land containing all of Lots 18A and 19A in City Block 6/4058 into one lot on property located at 3225 and 3231 Lancaster Road at Oakley Avenue, west corner, subject to compliance with the conditions listed in the docket.

Maker: Hinojosa
Second: Culbreath
Result: Carried: 12 to 0

For: 12 - Wally, Anglin, Culbreath, Rodgers*, Hinojosa,
Bagley, Lavallaisaa, Tarpley, Shellene,
Schwartz, Ridley, Alcantar

Against: 0
Absent: 3 - Davis, Bernbaum, Wolfish
Vacancy: 0

*out of the room, shown voting in favor

Speakers: None

(3) **S123-152**

Motion: It was moved to **approve** an application to replat all of Lots 4 and 5, and a tract of land in City Block 2317, into one 3.325 acre tract of land on property located at 2727 Kings Road, subject to compliance with the conditions listed in the docket.

Maker: Hinojosa
Second: Culbreath
Result: Carried: 12 to 0

For: 12 - Wally, Anglin, Culbreath, Rodgers*, Hinojosa,
Bagley, Lavallaisaa, Tarpley, Shellene,
Schwartz, Ridley, Alcantar

Against: 0
Absent: 3 - Davis, Bernbaum, Wolfish
Vacancy: 0

*out of the room, shown voting in favor

Speakers: None

(4) **S123-153**

Motion: It was moved to **approve** an application to replat a 26.756 acre tract of land containing all of Lots 1 and 2, two abandoned alleys situated, and abandoned Cole Manor Place and abandoned Atoka Street, all within City Block 18/2006 into one 10.6 acre lot, one 1.872 acre lot, one 9.656 acre lot, one 4.628 acre lot, and one 10.607 acre lot located on U.S. Highway No. 75 between Carroll Avenue and Haskell Avenue, subject to compliance with the conditions listed in the docket.

Maker: Wally
Second: Shellene
Result: Carried: 12 to 0

For: 12 - Wally, Anglin, Culbreath, Rodgers, Hinojosa,
Bagley, Lavallaisaa, Tarpley, Shellene,
Schwartz, Ridley, Alcantar

Against: 0
Absent: 3 - Davis, Bernbaum, Wolfish
Vacancy: 0

Speakers: For: Barry Knight, 2728 N. Harwood St., Dallas, TX, 75201
Against: None

(5) **S123-154**

Motion: It was moved to **approve** an application to create one lot from a 46.425 acre tract of land in City Blocks 7558, 7619, and 7620 on property located on Beckleymeade Avenue, west of Polk Street, subject to compliance with the conditions listed in the docket.

Maker: Hinojosa
Second: Culbreath
Result: Carried: 12 to 0

For: 12 - Wally, Anglin, Culbreath, Rodgers*, Hinojosa,
Bagley, Lavallaisaa, Tarpley, Shellene,
Schwartz, Ridley, Alcantar

Against: 0
Absent: 3 - Davis, Bernbaum, Wolfish
Vacancy: 0

*out of the room, shown voting in favor

Speakers: None

(6) **S123-155**

Motion: It was moved to **approve** an application to create five lots ranging in size from 2,914 square feet to 4,043 square feet from a 0.415 acre tract of land in City Block 3387 on property located on Cedar Hill Avenue at Fifth Street, southwest corner, subject to compliance with the conditions listed in the docket.

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

For: 12 - Wally, Anglin, Culbreath, Rodgers, Hinojosa,
Bagley, Lavallaisaa, Tarpley, Shellene,
Schwartz, Ridley, Alcantar

Against: 0
Absent: 3 - Davis, Bernbaum, Wolfish
Vacancy: 0

Speakers: For: Adam Stetson, 2811 Timber Hill Dr., Grapevine, TX, 76051
Karl Crawley, 900 Jackson St., Dallas, TX, 75202
Against: Pam Conley, P.O. Box 5212, Dallas, TX, 75208
Anne Campbell, 710 Haines Ave., Dallas, TX, 75208
Keith Jasiiecki, 718 Haines Ave., Dallas, TX, 75208
Jack Keene, 738 Cedar Hill Ave., Dallas, TX, 75208

(7) **S123-158**

Motion: It was moved to **approve** an application to create four lots ranging in size from 3,477 square feet to 4,307 square feet from a 0.319 acre tract of land in City Block 3387 on property located on Cedar Hill Avenue between Van Buren Avenue and Fifth Street, subject to compliance with the conditions listed in the docket.

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

For: 12 - Wally, Anglin, Culbreath, Rodgers, Hinojosa,
Bagley, Lavallaisaa, Tarpley, Shellene,
Schwartz, Ridley, Alcantar

Against: 0
Absent: 3 - Davis, Bernbaum, Wolfish
Vacancy: 0

Speakers: For: Adam Stetson, 2811 Timber Hill Dr., Grapevine, TX, 76051
Karl Crawley, 900 Jackson St., Dallas, TX, 75202
Against: Pam Conley, P.O. Box 5212, Dallas, TX, 75208
Anne Campbell, 710 Haines Ave., Dallas, TX, 75208
Keith Jasiacki, 718 Haines Ave., Dallas, TX, 75208
Jack Keene, 738 Cedar Hill Ave., Dallas, TX, 75208

(8) **S123-159**

Motion: It was moved to **approve** an application to create four lots ranging in size from 3,251 square feet to 4,228 square feet from a 0.344 acre tract of land in City Block 3387 on property located on Cedar Hill Avenue at Van Buren Avenue, subject to compliance with the conditions listed in the docket.

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

For: 12 - Wally, Anglin, Culbreath, Rodgers, Hinojosa,
Bagley, Lavallaisaa, Tarpley, Shellene,
Schwartz, Ridley, Alcantar

Against: 0
Absent: 3 - Davis, Bernbaum, Wolfish
Vacancy: 0

Speakers: For: Adam Stetson, 2811 Timber Hill Dr., Grapevine, TX, 76051
Karl Crawley, 900 Jackson St., Dallas, TX, 75202
Against: Pam Conley, P.O. Box 5212, Dallas, TX, 75208
Anne Campbell, 710 Haines Ave., Dallas, TX, 75208
Keith Jasiacki, 718 Haines Ave., Dallas, TX, 75208
Jack Keene, 738 Cedar Hill Ave., Dallas, TX, 75208

(9) **S123-160**

Motion: It was moved to **approve** an application to create one 0.152 acre lot from a tract of land in City Block 3387 on property located on Van Buren Avenue at Canty Street, subject to compliance with the conditions listed in the docket.

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

For: 12 - Wally, Anglin, Culbreath, Rodgers, Hinojosa,
Bagley, Lavallaisaa, Tarpley, Shellene,
Schwartz, Ridley, Alcantar

Against: 0
Absent: 3 - Davis, Bernbaum, Wolfish
Vacancy: 0

Speakers: For: Adam Stetson, 2811 Timber Hill Dr., Grapevine, TX, 76051
Karl Crawley, 900 Jackson St., Dallas, TX, 75202
Against: Pam Conley, P.O. Box 5212, Dallas, TX, 75208
Anne Campbell, 710 Haines Ave., Dallas, TX, 75208
Keith Jasiocki, 718 Haines Ave., Dallas, TX, 75208
Jack Keene, 738 Cedar Hill Ave., Dallas, TX, 75208

(10) **S123-161**

Motion: It was moved to **approve** an application to create one 6.881 acre lot from a tract of land in City Block 8013 on property located at 4732 West Illinois Avenue, west of Knoxville Street, subject to compliance with the conditions listed in the docket.

Maker: Hinojosa
Second: Culbreath
Result: Carried: 12 to 0

For: 12 - Wally, Anglin, Culbreath, Rodgers*, Hinojosa,
Bagley, Lavallaisaa, Tarpley, Shellene,
Schwartz, Ridley, Alcantar

Against: 0
Absent: 3 - Davis, Bernbaum, Wolfish
Vacancy: 0

*out of the room, shown voting in favor

Speakers: None

(11) **S123-163**

Motion: It was moved to **approve** an application to replat a 17.126 acre tract of land containing all of Lots 1 through 29 in City Block 9/7160, all of Lots 15 through 23 in City Block 6/6170; all of Lots 10 through 14 in City Block 7/7160; all of Lots 1 through 18 in City Block 8/7160; part of abandoned Pluto Street, part of abandoned Homeland Street, Elva Warren Drive and abandoned easements on property located on Schofield Drive between McBroom Street and Mican Drive, subject to compliance with the conditions listed in the docket.

Maker: Hinojosa
Second: Culbreath
Result: Carried: 12 to 0

For: 12 - Wally, Anglin, Culbreath, Rodgers*, Hinojosa, Bagley, Lavallaisaa, Tarpley, Shellene, Schwartz, Ridley, Alcantar

Against: 0
Absent: 3 - Davis, Bernbaum, Wolfish
Vacancy: 0

*out of the room, shown voting in favor

Speakers: None

(12) **S123-164**

Motion: It was moved to **approve** an application to replat a 0.746 acre tract of land containing all of Lots 16, 17, 18, 19, and 20 in City Block O/7171 and located at 2411 through 2431 Winnequah Street, subject to compliance with the conditions listed in the docket.

Maker: Hinojosa
Second: Culbreath
Result: Carried: 12 to 0

For: 12 - Wally, Anglin, Culbreath, Rodgers*, Hinojosa, Bagley, Lavallaisaa, Tarpley, Shellene, Schwartz, Ridley, Alcantar

Against: 0
Absent: 3 - Davis, Bernbaum, Wolfish
Vacancy: 0

*out of the room, shown voting in favor

Speakers: None

Building Line Removal and Replat:

(13) **S123-165**

Building Line Removal Motion: It was moved to **approve** an application to remove the existing 10 foot platted building line along the west line of Cambria Street 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 a 0.18 acre tract of land containing all of Lot 10 in City Block 12/2971 on property located at 6551 Winton Street.

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

For: 12 - Wally, Anglin, Culbreath, Rodgers, Hinojosa,
Bagley, Lavallaisaa, Tarpley, Shellene,
Schwartz, Ridley, Alcantar

Against: 0
Absent: 3 - Davis, Bernbaum, Wolfish
Vacancy: 0

Replat Motion: It was moved to **approve** an application to replat a 0.18 acre tract of land containing all of Lot 10 in City Block 12/2971 on property located at 6551 Winton Street, subject to compliance with the conditions listed in the docket.

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

For: 12 - Wally, Anglin, Culbreath, Rodgers, Hinojosa,
Bagley, Lavallaisaa, Tarpley, Shellene,
Schwartz, Ridley, Alcantar

Against: 0
Absent: 3 - Davis, Bernbaum, Wolfish
Vacancy: 0

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

Residential Replat:

(14) **S123-148**

Motion: It was moved to **approve** an application to replat a 4.41 acre tract of land containing all of Lots 1 through 12 in City Block A/2360; an abandoned 10 foot alley adjacent to Lots 1 through 12; a tract of land in City Block 4858; a tract of land in City Block 2360; and a 1.88 acre tract of land in City Block 2360 located at 7625 Cortland Avenue between Bombay Street and Anson Road, subject to compliance with the conditions listed in the docket.

Maker: Wally
Second: Lavallaisaa
Result: Carried: 12 to 0

For: 12 - Wally, Anglin, Culbreath, Rodgers, Hinojosa,
Bagley, Lavallaisaa, Tarpley, Shellene,
Schwartz, Ridley, Alcantar

Against: 0
Absent: 3 - Davis, Bernbaum, Wolfish
Vacancy: 0

Speakers: None

(15) **S123-151**

Motion: It was moved to **approve** an application to replat a 0.77 acre tract of land containing all of Lots 1, 2, 3, and 4 in City Block 2520, and Lots 8 and 9 in City Block 2/2522 into one 0.77 acre lot at 4911 Wanda Street, subject to compliance with the conditions listed in the docket.

Maker: Bagley
Second: Shellene
Result: Carried: 12 to 0

For: 12 - Wally, Anglin, Culbreath, Rodgers, Hinojosa,
Bagley, Lavallaisaa, Tarpley, Shellene,
Schwartz, Ridley, Alcantar

Against: 0
Absent: 3 - Davis, Bernbaum, Wolfish
Vacancy: 0

Speakers: For (Did not speak): Dwayne Turner, 4911 Wanda St., Dallas, TX, 75215
Against: None

(16) **S123-156**

Motion: It was moved to **approve** an application to replat a 0.107 acre tract of land containing part of Lot 2 in City Block 3387 into one 4,648 square foot lot on property located on 5th Street west of Cedar Hill Avenue, subject to compliance with the conditions listed in the docket.

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

For: 12 - Wally, Anglin, Culbreath, Rodgers, Hinojosa,
Bagley, Lavallaisaa, Tarpley, Shellene,
Schwartz, Ridley, Alcantar

Against: 0
Absent: 3 - Davis, Bernbaum, Wolfish
Vacancy: 0

Speakers: For: Adam Stetson, 2811 Timber Hill Dr., Grapevine, TX, 76051
Karl Crawley, 900 Jackson St., Dallas, TX, 75202
Against: Pam Conley, P.O. Box 5212, Dallas, TX, 75208
Keith Jasiacki, 718 Haines Ave., Dallas, TX, 75208

(17) **S123-157**

Motion: It was moved to **approve** an application to replat a 0.108 acre tract of land containing part of Lot 4 in City Block 3387 into one 4,720 square foot lot on property located on 5th Street west of Cedar Hill Avenue, subject to compliance with the conditions listed in the docket.

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

For: 12 - Wally, Anglin, Culbreath, Rodgers, Hinojosa,
Bagley, Lavallaisaa, Tarpley, Shellene,
Schwartz, Ridley, Alcantar

Against: 0
Absent: 3 - Davis, Bernbaum, Wolfish
Vacancy: 0

Speakers: None

Miscellaneous Items:

M123-024

Planner: Richard Brown

Motion: It was moved to **approve** a minor amendment to the development plan for Planned Development District No. 8 on the southeast corner of Oak Lawn Avenue and Irving Avenue.

Maker: Ridley
Second: Hinojosa
Result: Carried: 12 to 0

For: 12 - Wally, Anglin, Culbreath, Rodgers, Hinojosa,
Bagley, Lavallaisaa, Tarpley, Shellene,
Schwartz, Ridley, Alcantar

Against: 0
Absent: 3 - Davis, Bernbaum, Wolfish
Vacancy: 0

Speakers: None

M123-025

Planner: Richard Brown

Motion: It was moved to **approve** a minor amendment to the site plan for Specific Use Permit No. 1965 for a Metal salvage facility on the north line of Northwest Highway, east of Luna Road.

Maker: Ridley
Second: Hinojosa
Result: Carried: 12 to 0

For: 12 - Wally, Anglin, Culbreath, Rodgers, Hinojosa,
Bagley, Lavallaisaa, Tarpley, Shellene,
Schwartz, Ridley, Alcantar

Against: 0
Absent: 3 - Davis, Bernbaum, Wolfish
Vacancy: 0

Speakers: None

D123-010

Planner: Olga Torres Holyoak

Motion: It was moved to **approve** a development plan for Planned Development District No. 873 on the southwest corner of Skillman Street and Sandhurst Lane.

Maker: Ridley
Second: Hinojosa
Result: Carried: 12 to 0

For: 12 - Wally, Anglin, Culbreath, Rodgers, Hinojosa,
Bagley, Lavallaisaa, Tarpley, Shellene,
Schwartz, Ridley, Alcantar

Against: 0
Absent: 3 - Davis, Bernbaum, Wolfish
Vacancy: 0

Speakers: None

D123-011

Planner: Olga Torres Holyoak

Motion: It was moved to **approve** a development plan for Planned Development District No. 873 on the north side of Amesbury Drive, south of Sandhurst Lane.

Maker: Ridley
Second: Hinojosa
Result: Carried: 12 to 0

For: 12 - Wally, Anglin, Culbreath, Rodgers, Hinojosa,
Bagley, Lavallaisaa, Tarpley, Shellene,
Schwartz, Ridley, Alcantar

Against: 0
Absent: 3 - Davis, Bernbaum, Wolfish
Vacancy: 0

Speakers: None

D123-012

Planner: Olga Torres Holyoak

Motion: It was moved to **approve** a development plan for Planned Development District No. 741 on the north side of Ranch Trail, at Lost Canyon Road.

Maker: Ridley
Second: Hinojosa
Result: Carried: 12 to 0

For: 12 - Wally, Anglin, Culbreath, Rodgers, Hinojosa,
Bagley, Lavallaisaa, Tarpley, Shellene,
Schwartz, Ridley, Alcantar

Against: 0
Absent: 3 - Davis, Bernbaum, Wolfish
Vacancy: 0

Speakers: None

Certificates of Appropriateness for Signs:

Downtown Special Provision Sign District:

1304254002

Planner: Carrie Gordon

Motion: It was moved to **approve** a Certificate of Appropriateness for Scott Reynolds for the relocation of an existing kiosk (Permit No. 0401285017) from Main Street to 2020 Ross Avenue.

Maker: Ridley
Second: Tarpley
Result: Carried: 12 to 0

For: 12 - Wally, Anglin, Culbreath, Rodgers, Hinojosa,
Bagley, Lavallaisaa, Tarpley, Shellene,
Schwartz, Ridley, Alcantar

Against: 0
Absent: 3 - Davis, Bernbaum, Wolfish
Vacancy: 0

Speakers: None

Note: Commissioner Hinojosa moved to change the order of the agenda and hear the Thoroughfare Plan Amendment item before Zoning case #11 Z112-319(RB). Commissioner Bagley seconded the motion. The Commission unanimously voted to hear the Thoroughfare Plan Amendment item before zoning case #11 Z112-319(RB). The Commission heard the Consent Zoning items next.

Thoroughfare Plan Amendments – Under Advisement:

Trinity Groves

Planner: Tanya Brooks

Motion: It was moved to recommended approval of 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.

Maker: Bagley
Second: Hinojosa
Result: Carried: 12 to 0

For: 12 - Wally, Anglin, Culbreath, Rodgers, Hinojosa,
Bagley, Lavallaisaa, Tarpley, Shellene,
Schwartz, Ridley, Alcantar

Against: 0
Absent: 3 - Davis, Bernbaum, Wolfish
Vacancy: 0

Speakers: For: Susan Mead, 901 Main St., Dallas, TX, 75202
Against: None

Note: The Commission heard zoning Case #11 z112-319(RB) item next.

Zoning Cases – Consent

1. Z123-143(RB)

Planner: Richard Brown

Motion: It was moved to recommend **approval** of a Specific Use Permit for a Recycling buy-back center limited to the collection of household metals for a two-year period, subject to a site plan and conditions on property zoned a CS Commercial Service District with the D-1 Liquor Control Overlay on the northeast line of C. F. Hawn Freeway, west of Garden Springs Drive.

Maker: Lavallaisaa
Second: Rodgers
Result: Carried: 12 to 0

For: 12 - Wally, Anglin, Culbreath, Rodgers, Hinojosa,
Bagley, Lavallaisaa, Tarpley, Shellene,
Schwartz, Ridley, Alcantar

Against: 0
Absent: 3 - Davis, Bernbaum, Wolfish
Vacancy: 0

Notices: Area: 300 Mailed: 147
Replies: For: 0 Against: 3

Speakers: None

2. Z123-164(RB)

Planner: Richard Brown

Motion: It was moved to recommend **approval** of an IM Industrial Manufacturing District, subject to deed restrictions volunteered by the applicant on property zoned an IR Industrial Research District and an MU-3 Mixed Use District on the west line of Newberry Street, north of Crown Road.

Maker: Lavallaisaa
Second: Rodgers
Result: Carried: 12 to 0

For: 12 - Wally, Anglin, Culbreath, Rodgers, Hinojosa,
Bagley, Lavallaisaa, Tarpley, Shellene,
Schwartz, Ridley, Alcantar

Against: 0
Absent: 3 - Davis, Bernbaum, Wolfish
Vacancy: 0

Notices: Area: 300 Mailed: 13
Replies: For: 0 Against: 1

Speakers: None

3. Z123-170(RB)

Planner: Richard Brown

Motion: It was moved to recommend **approval** of a Planned Development District for certain Residential and Utility and Public Service Uses, subject to a conceptual plan and revised conditions to include a provision for maximum number of 5 stories, and **approval** of the termination of existing deed restrictions that require certain landscape requirements on property zoned an MC-4 Multiple Commercial District on the north line of Bent Tree Forest Drive, between Dallas North Tollway and Knoll Trail Drive.

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

For: 12 - Wally, Anglin, Culbreath, Rodgers, Hinojosa,
Bagley, Lavallaisaa, Tarpley, Shellene,
Schwartz, Ridley, Alcantar

Against: 0
Absent: 3 - Davis, Bernbaum, Wolfish
Vacancy: 0

Notices: Area: 500 Mailed: 635
Replies: For: 0 Against: 0

Speakers: For: Mark Housewright, 900 Jackson St., Dallas, TX, 75202
Dallas Cothrum, 900 Jackson St., Dallas, TX, 75202
Against: David Eisenberg, 5200 Keller Springs Rd., Dallas, TX, 75248

4. **Z123-198(RB)**

Planner: Richard Brown

Motion: It was moved to recommend **approval** of an amendment to and expansion of Planned Development District No. 855, subject to a conceptual plan, Tract 1A development plan and revised staff conditions on property zoned a CR Community Retail District, an R-7.5(A) Single Family District, and Planned Development District No. 855 on property generally bounded by Mentor Avenue, Lancaster Road, both sides of Atlas Drive, and Denley Avenue.

Maker: Lavallaisaa
Second: Rodgers
Result: Carried: 12 to 0

For: 12 - Wally, Anglin, Culbreath, Rodgers, Hinojosa,
Bagley, Lavallaisaa, Tarpley, Shellene,
Schwartz, Ridley, Alcantar

Against: 0
Absent: 3 - Davis, Bernbaum, Wolfish
Vacancy: 0

Notices: Area: 500 Mailed: 102
Replies: For: 0 Against: 0

Speakers: For (Did not speak): Yigal Lelah, 4516 Forest Bend Dr., Dallas, TX, 75244
Against: None

5. Z123-234(RB)

Planner: Richard Brown

Motion: In considering an application for a Specific Use Permit for a Swap or buy shop on property zoned a CR Community Retail District on the southeast corner of Midway Road and Frankford Road, it was moved to **hold** this case under advisement until June 20, 2013.

Maker: Tarpley
Second: Shellene
Result: Carried: 12 to 0

For: 12 - Wally, Anglin, Culbreath, Rodgers, Hinojosa,
Bagley, Lavallaisaa, Tarpley, Shellene,
Schwartz, Ridley, Alcantar

Against: 0
Absent: 3 - Davis, Bernbaum, Wolfish
Vacancy: 0

Notices: Area: 200 Mailed: 5
Replies: For: 1 Against: 0

Speakers: None

6. Z123-242(RB)

Planner: Richard Brown

Motion: It was moved to recommend **approval** of an amendment to Planned Development District No. 457 for a Home improvement center, lumber, brick, or building material sales yard and certain Mixed Uses, subject to a revised development plan and revised conditions on the east line of Inwood Road, north of Forest Lane.

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

For: 11 - Wally, Anglin, Culbreath, Rodgers, Hinojosa,
Lavallaisaa, Tarpley, Shellene, Schwartz,
Ridley, Alcantar

Against: 0
Absent: 3 - Davis, Bernbaum, Wolfish
Vacancy: 0
Conflict: 1 - Bagley

Notices: Area: 500 Mailed: 68
Replies: For: 1 Against: 4

Speakers: None

7. Z123-249(AB)

Planner: Audrey Butkus

Motion: In considering an application for the renewal of Specific Use Permit No. 1864 for the sale of alcoholic beverages in conjunction with a general merchandise or food store use greater than 3,500 square feet on property zoned CR Community Retail District with a D-1 Liquor Control Overlay located north of Centerville Road, west of Aledo Drive, it was moved to **hold** this case under advisement until July 11, 2013.

Maker: Tarpley
Second: Shellene
Result: Carried: 12 to 0

For: 12 - Wally, Anglin, Culbreath, Rodgers, Hinojosa,
Bagley, Lavallaisaa, Tarpley, Shellene,
Schwartz, Ridley, Alcantar

Against: 0
Absent: 3 - Davis, Bernbaum, Wolfish
Vacancy: 0

Notices: Area: 200 Mailed: 12
Replies: For: 1 Against: 0

Speakers: None

8. Z123-232(MW)

Planner: Megan Wimer

Motion: It was moved to recommend **approval** of a Specific Use Permit for a handicapped group dwelling unit 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-5(A) Single Family District on the north side of Talco Drive, east of Bronx Avenue.

Maker: Lavallaisaa
Second: Rodgers
Result: Carried: 12 to 0

For: 12 - Wally, Anglin, Culbreath, Rodgers, Hinojosa,
Bagley, Lavallaisaa, Tarpley, Shellene,
Schwartz, Ridley, Alcantar

Against: 0
Absent: 3 - Davis, Bernbaum, Wolfish
Vacancy: 0

Notices: Area: 200 Mailed: 28
Replies: For: 2 Against: 1

Speakers: For (Did not speak): Margaret Smoot, 2341 Talco Dr., Dallas, TX, 75241
Against: None

Zoning Cases – Under Advisement

9. **Z123-204(MW)**

Planner: Megan Wimer

Motion: It was moved to recommend **approval** of an expansion of Subdistrict 1 of Planned Development District No. 621, the Old Trinity and Design District Special Purpose District, subject to conditions on property zoned an IR Industrial Research District on the west side of Market Center Boulevard, north of Turtle Creek Boulevard.

Maker: Wally
Second: Shellene
Result: Carried: 12 to 0

For: 12 - Wally, Anglin, Culbreath, Rodgers, Hinojosa,
Bagley, Lavallaisaa, Tarpley, Shellene,
Schwartz, Ridley, Alcantar
Against: 0
Absent: 3 - Davis, Bernbaum, Wolfish
Vacancy: 0

Notices: Area: 500 Mailed: 40
Replies: For: 8 Against: 1

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

10. **Z123-173(WE)**

Planner: Warren Ellis

Motion: It was moved to recommend **approval** of a Planned Development District for Industrial Manufacturing District uses and outside metal salvage, subject to a revised development plan and revised conditions on property zoned an IM Industrial Manufacturing District on the west line of South Lamar Street, northeast of the Trinity River.

Maker: Bagley
Second: Shellene
Result: Carried: 12 to 0

For: 12 - Wally, Anglin, Culbreath, Rodgers, Hinojosa,
Bagley, Lavallaisaa, Tarpley, Shellene,
Schwartz, Ridley, Alcantar

Against: 0
Absent: 3 - Davis, Bernbaum, Wolfish
Vacancy: 0

Notices: Area: 500 Mailed: 14
Replies: For: 1 Against: 0

Speakers: For: Peter Kavanagh, 1620 Handley Dr., Dallas, TX, 75208
Bruce Frazer, 5501 S. Lamar St., Dallas, TX, 75215
Marvin Crenshaw, 5134 S. Malcolm X Blvd., Dallas, TX, 75215
Against: None

Note: The Commission heard the Thoroughfare Plan Amendment item next.

11. Z112-319(RB)

Planner: Richard Brown

Motion: It was moved to recommend **approval** of a Planned Development District for certain Mixed Uses, subject to an Area Regulating Plan and staff's recommended revised conditions with the following revision: 1) Maximum of two gourmet marketplace use and general merchandise or food store use at street level on Akron Street are limited to 8,000 square feet of floor area instead of staff's recommended 4,000 square feet, on property zoned an IR Industrial Research District in an area generally bounded by Singleton Boulevard, both sides of Amonette Street, the Union Pacific Railroad, and Parvia Avenue.

Maker: Hinojosa
Second: Ridley
Result: Carried: 12 to 0

For: 12 - Wally, Anglin, Culbreath, Rodgers, Hinojosa,
Bagley, Lavallaisaa, Tarpley, Shellene,
Schwartz, Ridley, Alcantar

Against: 0
Absent: 3 - Davis, Bernbaum, Wolfish
Vacancy: 0

Amended Motion: It was moved to recommend **approval** of the following amendment: 1) Provide in Section 51P-_.114 (i), under OFF-STREET PARKING AND LOADING, applicant's request to permit the Board of Adjustment to grant special exception to the number of off-street parking spaces.

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

For: 12 - Wally, Anglin, Culbreath, Rodgers, Hinojosa,
Bagley, Lavallaisaa, Tarpley, Shellene,
Schwartz, Ridley, Alcantar

Against: 0
Absent: 3 - Davis, Bernbaum, Wolfish
Vacancy: 0

Notices: Area: 500 Mailed: 191
Replies: For: 29 Against: 3

Speakers: For: Susan Mead, 901 Main St., Dallas, TX, 75202
Phil Romano, 901 Main St., Dallas, TX, 75202
Against: None
Staff: David Whitley, CityDesign Studio, Associate Director

Zoning Cases – Individual

12. Z123-255(RB)

Planner: Richard Brown

Motion: It was moved to recommend **approval** of the renewal of Specific Use Permit No. 1913 for a Bar, lounge or tavern for a five-year period, 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 south line of Elm Street, east of Good Latimer Expressway.

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

For: 12 - Wally, Anglin, Culbreath, Rodgers, Hinojosa,
Bagley, Lavallaisaa, Tarpley, Shellene,
Schwartz, Ridley, Alcantar

Against: 0
Absent: 3 - Davis, Bernbaum, Wolfish
Vacancy: 0

Notices: Area: 200 Mailed: 24
Replies: For: 2 Against: 0

Speakers: For: Audra Buckley, 416 S. Ervay St., Dallas, TX, 75201
Against: None

13. **Z123-163(WE)**

Planner: Warren Ellis

Motion: It was moved to recommend **denial** of a new subdistrict within Planned Development District No. 298, the Bryan Area Special Purpose District and a Specific Use Permit for a vehicle or engine repair or maintenance use on property within Subdistrict 1 of Planned Development District No. 298, the Bryan Area Special Purpose District on the south corner of Ross Avenue and Villars Street.

Maker: Ridley
Second: Hinojosa
Result: Failed: 3 to 9

For: 3 - Hinojosa, Ridley, Alcantar

Against: 9 - Wally, Anglin, Culbreath, Rodgers, Bagley,
Lavallaisaa, Tarpley, Shellene, Schwartz
Absent: 3 - Davis, Bernbaum, Wolfish
Vacancy: 0

Motion: It was moved to recommend **approval** of a new subdistrict within Planned Development District No. 298, the Bryan Area Special Purpose District and **approval** a Specific Use Permit for a vehicle or engine repair or maintenance use for a two-year period, subject to conditions on property within Subdistrict 1 of Planned Development District No. 298, the Bryan Area Special Purpose District on the south corner of Ross Avenue and Villars Street.

Maker: Anglin
Second: Schwartz
Result: Carried: 10 to 2

For: 10 - Wally, Anglin, Culbreath, Rodgers, Bagley,
Lavallaisaa, Tarpley, Shellene, Schwartz,
Alcantar

Against: 2 - Hinojosa, Ridley
Absent: 3 - Davis, Bernbaum, Wolfish
Vacancy: 0

Notices: Area: 500 Mailed: 76
Replies: For: 4 Against: 8

Speakers: For: Hinga Mbogo, 3757 Casa Del Sol, Dallas, TX, 75228
Mitta Angell, 2507 Hillside Dr., Dallas, TX, 75214
Richard Tesauro, 3124 Trevolle Pl., Dallas, TX, 75204

Gerald Davis, 3815 Diamond Ave., Dallas, TX, 75215
Margaret Githire, 1309 Maple Ridge, Mesquite, TX, 75149
Angela Davis, 5903 ½, Reiger Ave., Dallas, TX, 75214
For (Did not speak): John Angell, 8642 Rolling Rock Ln., Dallas, TX, 75238
Against: Wayne Smith, 927 Liberty St., Dallas, TX, 75204
Eric Williamson, 3507 Bryan St., Dallas, TX, 75204
Gary Mitchell, 908 Pavillia St., Dallas, TX, 75202
Jim Rogers, 3208 Trevolle Pl., Dallas, TX, 75204
Zach Popkess, 3122 San Jacinto St., Dallas, TX, 75204
Against (Did not speak): Bobby Abtahi, 3311 San Jacinto St., Dallas, TX, 75204

14. **Z123-222(MW)**

Planner: Megan Wimer

Motion: It was moved to recommend **approval** of a Specific Use Permit for a bank or saving and loan office with a drive-in window for a fifteen-year period with eligibility for automatic renewal for additional ten-year periods, subject to a site/landscape plan and conditions on property zoned a GR General Retail Subdistrict in Planned Development District No. 193, the Oak Lawn Special Purpose District on the north corner of Lemmon Avenue and Douglas Avenue.

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

For: 11 - Wally, Anglin, Culbreath, Hinojosa, Bagley,
Lavallaisaa, Tarpley, Shellene, Schwartz,
Ridley, Alcantar

Against: 0
Absent: 4 - Davis, Rodgers, Bernbaum, Wolfish
Vacancy: 0

Notices: Area: 200 Mailed: 36
Replies: For: 2 Against: 0

Speakers: For: Robert Reeves, 900 Jackson Dallas, TX, 75202
Against: None

Authorization of Hearings:

Planner: Neva Dean

Motion: It was moved to **authorize** a public hearing to determine the proper zoning on property zoned an R-7.5(A) Single Family District in an area bound by Kessler Parkway, Dealey Avenue, northern and eastern property lines of property on the north and east sides of Rio Vista Court, Handley Drive, Greenbriar Lane, Haines Avenue, Colorado Boulevard, and Sylvan Avenue with consideration being given to a Conservation District.

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

For: 11 - Wally, Anglin, Culbreath, Hinojosa, Bagley,
Lavallaisaa, Tarpley, Shellene, Schwartz,
Ridley, Alcantar

Against: 0
Absent: 4 - Davis, Rodgers, Bernbaum, Wolfish
Vacancy: 0

Speakers: For: Will Pinkerton, 450 W. Greenbriar Ln., Dallas, TX, 75208
Diana Beecher, 1412 Yakimo Dr., Dallas, TX, 75208

For (Did not speak): Emilene Calabria, 635 Shady Ln., Dallas, TX, 75208
Tom Braddick, 1523 Cedar Hill Ave., Dallas, TX, 75208
Katherine Homan, 1629 Handley Dr., Dallas, TX, 75208

Against: Peter Kavanagh, 305 W. Greenbrair Ln., Dallas, TX, 75208
Cherryl Peterman, 1302 Eastus Dr., Dallas, TX, 75208
Don Heitzman, 304 W. Greenbrair Ln., Dallas, TX, 75208
Bill Strange, 743 Shady Ln., Dallas, TX, 75208
Lynn Kavanagh, 305 W. Greenbrair Ln., Dallas, TX, 75208

Other Matters

Minutes

Motion: It was moved to **approve** the minutes of the May 16, 2013, City Plan Commission meetings, subject to corrections.

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

For: 11 - Wally, Anglin, Culbreath, Hinojosa, Bagley,
Lavallaisaa, Tarpley, Shellene, Schwartz,
Ridley, Alcantar

Against: 0
Absent: 4 - Davis, Rodgers, Bernbaum, Wolfish
Vacancy: 0

Adjournment

Motion: It was moved to **adjourn** the June 6, 2013, City Plan Commission meeting at 5:47 p.m.

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

For: 11 - Wally, Anglin, Culbreath, Hinojosa, Bagley,
Lavallaisaa, Tarpley, Shellene, Schwartz,
Ridley, Alcantar

Against: 0
Absent: 4 - Davis, Rodgers, Bernbaum, Wolfish
Vacancy: 0

Joe Alcantar, Chair