

## PLAN COMMISSION MINUTES

The City Plan Commission held a regular Zoning Hearing on July 12, 2012, with the briefing starting at 10:30 a.m. in Room 5ES and the public hearing at 1:35 p.m. in the City Council Chambers of City Hall. Presiding were Gloria Tarpley, Acting Chair and Sally Wolfish, Acting Vice Chair. The following Commissioners were present during the hearing: Richard Davis, Liz Wally, Mike Anglin, Robert Abtahi, Tony Hinojosa, Emma Rodgers, Myrtle 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: Ann Bagley, John Shellene and Joe Alcantar. 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) **S112-143**

**Motion:** It was moved to **approve** an application to create a 6.050 acre lot from a tract of land containing part of City Block C6055 located at 2222 North Stemmons Freeway northwest Market Center Boulevard, subject to compliance with the conditions listed in the docket.

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

For: 12 - Davis, Wally, Anglin, Abtahi, Rodgers,  
Hinojosa, Lavallaisaa, Tarpley, Schwartz,  
Bernbaum, Wolfish, Ridley

Against: 0  
Absent: 3 - Bagley, Shellene, Alcantar  
Vacancy: 0

**Speakers:** None

**(2) S112-145**

**Motion:** It was moved to **approve** an application to create a 0.209 acre lot from a tract of land in City Block 2/3312 located at 238 West Pembroke Avenue, subject to compliance with the conditions listed in the docket.

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

For: 12 - Davis, Wally, Anglin, Abtahi, Rodgers,  
Hinojosa, Lavallaisaa, Tarpley, Schwartz,  
Bernbaum, Wolfish, Ridley

Against: 0  
Absent: 3 - Bagley, Shellene, Alcantar  
Vacancy: 0

**Speakers:** None

**(3) S112-147**

**Motion:** It was moved to **approve** an application to replat part of Lots 21 thru 24 and all of Lots 11 thru 20 in City Block L/2317, part of Lots 6 thru 11 and all of Lots 1 thru 11 in City Block 2/2315, all of Lots 2 and 3 in City Block 1/2317, all of City Block 4/2316, and parts of Minert Street, and Denton Drive to be abandoned into one 10.5751 acre lot on property located on Fairmount Street at Kings Road, north corner, subject to compliance with the conditions listed in the docket.

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

For: 12 - Davis, Wally, Anglin, Abtahi, Rodgers,  
Hinojosa, Lavallaisaa, Tarpley, Schwartz,  
Bernbaum, Wolfish, Ridley

Against: 0  
Absent: 3 - Bagley, Shellene, Alcantar  
Vacancy: 0

**Speakers:** None

(4) **S112-148**

**Motion:** It was moved to **approve** an application to replat a 7.026 acre tract of land containing part of Lot 5 and in City Block A/7135; part of Lots 1 and 2 in City Block B/7135; part of Lots 5, 8, 9 and 10 in City Block C/7135; part of Lots 1, 6, 7, and 8 in City Block D/7135; all of Lots 4, 5, 9 and 10 and part of Lots 3 and 8 in City Block E/7135; all of Lots 1, 2, 6 and 7 and part of Lots 3 and 8 in City Block H/7135; part of Lots 3, 4, 5 and 8 and all of Lots 6 and 7 in City Block I/7135; all of Lots 27, 28, and 29 and part of Lot 26 in City Block 54/7135 of the Garden Spot Addition; part of Collins Street, Weldon Street, Nathan Street, Henry Street and Lindenblatt Avenue, all abandoned Rights of Way, and part of abandoned alley Rights-of-Way across City Blocks C/7135, D/7135, E/7135, F/7135, G/7135 and H/7135 into one lot generally located between Kingsbridge Street and Fishtrap Road, north of Singleton Boulevard, subject to compliance with the conditions listed in the docket.

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

For: 12 - Davis, Wally, Anglin, Abtahi, Rodgers,  
Hinojosa, Lavallaisaa, Tarpley, Schwartz,  
Bernbaum, Wolfish, Ridley

Against: 0  
Absent: 3 - Bagley, Shellene, Alcantar  
Vacancy: 0

**Speakers:** None

(5) **S112-150**

**Motion:** It was moved to **approve** an application to create a 15.528 acre lot from a tract of land containing all of Lots 37, 38, 39 and 40 in City Block 7259 on property located on Borger Street between Singleton Boulevard and Andy Street, subject to compliance with the conditions listed in the docket.

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

For: 12 - Davis, Wally, Anglin, Abtahi, Rodgers,  
Hinojosa, Lavallaisaa, Tarpley, Schwartz,  
Bernbaum, Wolfish, Ridley

Against: 0  
Absent: 3 - Bagley, Shellene, Alcantar  
Vacancy: 0

**Speakers:** None

**(6) S112-151**

**Motion:** It was moved to **approve** an application to replat all of Lots 6, 7, 8 and 9 in City Block 308 to create one 0.9161 acre lot on property located at 3003, 3009 Live Oak Street at Oak Street, subject to compliance with the conditions listed in the docket.

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

For: 12 - Davis, Wally, Anglin, Abtahi, Rodgers,  
Hinojosa, Lavallaisaa, Tarpley, Schwartz,  
Bernbaum, Wolfish, Ridley

Against: 0  
Absent: 3 - Bagley, Shellene, Alcantar  
Vacancy: 0

**Speakers:** None

**(7) S112-152**

**Motion:** It was moved to **approve** an application to replat all of Lot 1 and a tract of land in City Block A/993 to create one 5.829 acre lot on property located on Cedar Springs Road at Bowen Street, subject to compliance with the conditions listed in the docket.

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

For: 12 - Davis, Wally, Anglin, Abtahi, Rodgers,  
Hinojosa, Lavallaisaa, Tarpley, Schwartz,  
Bernbaum, Wolfish, Ridley

Against: 0  
Absent: 3 - Bagley, Shellene, Alcantar  
Vacancy: 0

**Speakers:** None

(8) **S112-153**

**Motion:** It was moved to **approve** an application to create a 0.836 acre lot from a tract of land in City Blocks 6376 and 7941 on property located at Round Table Drive at 8555 Stemmons Freeway, southwest corner, subject to compliance with the conditions listed in the docket.

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

For: 12 - Davis, Wally, Anglin, Abtahi, Rodgers,  
Hinojosa, Lavallaisaa, Tarpley, Schwartz,  
Bernbaum, Wolfish, Ridley

Against: 0  
Absent: 3 - Bagley, Shellene, Alcantar  
Vacancy: 0

**Speakers:** None

(9) **S112-154**

**Motion:** It was moved to **approve** an application to replat part of Lot 26 and all of Lots 1 through 10 and all of Lot 25 in City Block L/2313 into one 1.6022 acre lot on property located on Fairmount Street between Kings Road and Clara Street, subject to compliance with the conditions listed in the docket and deletion of Condition No. 14 which reads: "On the final plat dedicate 3 feet of ROW from the established center line of Clara Street."

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

For: 12 - Davis, Wally, Anglin, Abtahi, Rodgers,  
Hinojosa, Lavallaisaa, Tarpley, Schwartz,  
Bernbaum, Wolfish, Ridley

Against: 0  
Absent: 3 - Bagley, Shellene, Alcantar  
Vacancy: 0

**Speakers:** None

Residential Replats:

(10) **S112-144**

**Motion:** It was moved to **approve** an application to replat a 2.630 acre lot from all of existing Lot 1 in City Block 8185 and a portion of a tract of land in City Block 8185 on property located on Belt Line Road at Hillcrest Road, southeast corner, subject to compliance with the conditions listed in the docket.

Maker: Bernbaum  
Second: Davis  
Result: Carried: 12 to 0

For: 12 - Davis, Wally, Anglin, Abtahi, Rodgers,  
Hinojosa, Lavallaisaa, Tarpley, Schwartz,  
Bernbaum, Wolfish, Ridley

Against: 0  
Absent: 3 - Bagley, Shellene, Alcantar  
Vacancy: 0

**Speakers:** None

(11) **S112-149**

**Motion:** It was moved to **approve** an application to replat a 1.306 acre tract of land containing part of Lot 11 and all of Lots 4, 5, 12, 13, 14 and 15 in City Block 1/8340 into one lot on property located on West Davis Street between Bond Avenue and Dwight Avenue, subject to compliance with the conditions listed in the docket.

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

For: 12 - Davis, Wally, Anglin, Abtahi, Rodgers,  
Hinojosa, Lavallaisaa, Tarpley, Schwartz,  
Bernbaum, Wolfish, Ridley

Against: 0  
Absent: 3 - Bagley, Shellene, Alcantar  
Vacancy: 0

**Speakers:** None

Building Line Removal:

(12) **S112-146**

**Removal of Building Line Motion:** It was moved to **approve** an application to remove the existing 40 foot platted building line along Morning Glory Drive and along Webster Terrace, subject to compliance with the conditions listed in the docket.

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

For: 12 - Davis, Wally, Anglin, Abtahi, Rodgers,  
Hinojosa, Lavallaisaa, Tarpley, Schwartz,  
Bernbaum, Wolfish, Ridley

Against: 0  
Absent: 3 - Bagley, Shellene, Alcantar  
Vacancy: 0

**Replat Motion:** It was moved to **approve** an application to replat a 0.699 acre tract of land containing all of Lot 9 in City Block D/6154 along Morning Glory Drive and along Webster Terrace, subject to compliance with the conditions listed in the docket.

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

For: 12 - Davis, Wally, Anglin, Abtahi, Rodgers,  
Hinojosa, Lavallaisaa, Tarpley, Schwartz,  
Bernbaum, Wolfish, Ridley

Against: 0  
Absent: 3 - Bagley, Shellene, Alcantar  
Vacancy: 0

**Speakers:** For: Lisa Brinser, 10726 Webster Terrance, Dallas, TX, 75228  
Against: None

Miscellaneous Docket

**M112-036**

Planner: Richard Brown

**Motion:** It was moved to **approve** a minor amendment to the development plan and landscape plan for Planned Development Subdistrict No. 94 within Planned Development District No. 193, the Oak Lawn Special Purpose District on the northwest line of Carlisle Street, southwest of Bowen Street.

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

For: 12 - Davis, Wally, Anglin, Abtahi, Rodgers,  
Hinojosa, Lavallaisaa, Tarpley, Schwartz,  
Bernbaum, Wolfish, Ridley

Against: 0  
Absent: 3 - Bagley, Shellene, Alcantar  
Vacancy: 0

**Speakers:** None

**W112-016**

Planner: Neva Dean

**Motion:** It was moved to **approve** a waiver of the two-year waiting period in order to submit an application to amend Planned Development District No. 121 on the southwest corner of Walnut Hill Lane and North Central Expressway.

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

For: 12 - Davis, Wally, Anglin, Abtahi, Rodgers,  
Hinojosa, Lavallaisaa, Tarpley, Schwartz,  
Bernbaum, Wolfish, Ridley

Against: 0  
Absent: 3 - Bagley, Shellene, Alcantar  
Vacancy: 0

**Speakers:** For: Cory McCord, 2929 Carlisle St., Dallas, TX, 75204  
Against: None



**D112-008**

Planner: Olga Torres Holyoak

**Motion:** It was moved to **approve** a development plan for Planned Development District No. 521 on the west line of Mountain Creek Parkway, north of LBJ Freeway.

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

For: 12 - Davis, Wally, Anglin, Abtahi, Rodgers,  
Hinojosa, Lavallaisaa, Tarpley, Schwartz,  
Bernbaum, Wolfish, Ridley

Against: 0  
Absent: 3 - Bagley, Shellene, Alcantar  
Vacancy: 0

**Speakers:** None

Miscellaneous Docket – Under Advisement:

**D112-006**

Planner: Olga Torres Holyoak

**Motion:** It was moved to **approve** a development plan for Planned Development District No. 799 on Amesbury Drive, between the west side of Milton Street and East Lovers Lane.

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

For: 12 - Davis, Wally, Anglin, Abtahi, Rodgers,  
Hinojosa, Lavallaisaa, Tarpley, Schwartz,  
Bernbaum, Wolfish, Ridley

Against: 0  
Absent: 3 - Bagley, Shellene, Alcantar  
Vacancy: 0

**Speakers:** None

Note: Commissioner Hinojosa moved to change the order of the agenda and hear Z112-220(CG) next. Commissioner Wolfish seconded the motion. The Commission unanimously voted to hear Z112-220(CG).

Zoning Cases – Consent

1. **Z101-349(OTH)**

Planner: Olga Torres Holyoak

**Motion:** It was moved to recommend **approval** of the creation of a new subdistrict within Subdistrict 3 (Garden District) within Planned Development District No. 830, the Davis Street Special Purpose District, with a D Liquor Control Overlay on a portion, subject to conditions and retention of the D Liquor Control Overlay on the south side of West 10<sup>th</sup> Street between North Madison Avenue and North Bishop Avenue.

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

For: 12 - Davis, Wally, Anglin, Abtahi, Rodgers,  
Hinojosa, Lavallaisaa, Tarpley, Schwartz,  
Bernbaum, Wolfish, Ridley

Against: 0  
Absent: 3 - Bagley, Shellene, Alcantar  
Vacancy: 0

**Notices:** Area: 500 Mailed: 77  
**Replies:** For: 1 Against: 3

**Speakers:** None

2. **Z112-235(MW)**

Planner: Megan Wimer

**Motion:** It was moved to recommend **approval** of the expansion of Subarea 2 within Planned Development District No. 366, the Buckner Boulevard Special Purpose District, subject to deed restrictions volunteered by the applicant and conditions on property zoned an R-7.5(A) Single Family District, west of South Buckner Boulevard, south of Rosemont Road.

Maker: Rodgers  
Second: Hinojosa  
Result: Carried: 11 to 1

For: 11 - Davis, Wally, Anglin, Abtahi, Rodgers,  
Hinojosa, Lavallaisaa, Tarpley, Schwartz,  
Bernbaum, Ridley

Against: 1 - Wolfish  
Absent: 3 - Bagley, Shellene, Alcantar  
Vacancy: 0

**Notices:** Area: 500 Mailed: 62  
**Replies:** For: 4 Against: 3

**Speakers:** For: Santos Martinez, 900 Jackson St., Dallas, TX, 75202  
For (Did not speak): Darr Heath, 925 S. Buckner Blvd., Dallas, TX, 75217  
Mark Webb, 12548 Renoir Ln., Dallas, TX, 75230  
Against: Rosa Lopez, 8004 Rosemont Rd., Dallas, TX, 75217

3. **Z112-246(MW)**

Planner: Megan Wimer

**Motion:** It was moved to recommend **approval** of the renewal of Specific Use Permit No. 1887 for an alcoholic beverage establishment limited to a bar, lounge or tavern and a commercial amusement (inside) limited to a Class A dance hall for a two-year period, subject to conditions on property within Planned Development District No. 619 for Mixed Uses on the south side of Main Street, east of Field Street.

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

For: 12 - Davis, Wally, Anglin, Abtahi, Rodgers,  
Hinojosa, Lavallaisaa, Tarpley, Schwartz,  
Bernbaum, Wolfish, Ridley

Against: 0  
Absent: 3 - Bagley, Shellene, Alcantar  
Vacancy: 0

**Notices:** Area: 200 Mailed: 16  
**Replies:** For: 0 Against: 0

**Speakers:** None

4. **Z112-249(MW)**

Planner: Megan Wimer

**Motion:** It was moved to recommend **approval** of the creation of a new subdistrict within Planned Development District No. 765, subject to a revised development plan, revised landscape plan with signage matching the revised sign election showing an 8ft. by 8ft. monument sign and revised conditions to reflect the requirement of a 6ft. masonry wall provided along the eastern property line as shown on the development plan on the east side of Preston Road, south of Mapleshade Lane.

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

For: 12 - Davis, Wally, Anglin, Abtahi, Rodgers,  
Hinojosa, Lavallaisaa, Tarpley, Schwartz,  
Bernbaum, Wolfish, Ridley

Against: 0  
Absent: 3 - Bagley, Shellene, Alcantar  
Vacancy: 0

**Notices:** Area: 500 Mailed: 27  
**Replies:** For: 1 Against: 2

**Speakers:** None

5. Z112-145(WE)

Planner: Warren Ellis

**Motion:** It was moved to recommend **approval** of the creation of a new Subarea within Tract 1 of Planned Development District No. 314, the Preston Center Special Purpose District, subject to a development plan, landscape plan and conditions on the southwest corner of Douglas Avenue and Northwest Highway.

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

For: 12 - Davis, Wally, Anglin, Abtahi, Rodgers,  
Hinojosa, Lavallaisaa, Tarpley, Schwartz,  
Bernbaum, Wolfish, Ridley

Against: 0  
Absent: 3 - Bagley, Shellene, Alcantar  
Vacancy: 0

**Notices:** Area: 200 Mailed: 7  
**Replies:** For: 1 Against: 0

**Speakers:** For: Kent Pontious, 10100 N. Central Exprwy, Dallas, TX, 75231  
Against: None

6. Z112-244(WE)

Planner: Warren Ellis

**Motion:** It was moved to recommend **approval** of an amendment to Specific Use Permit No. 1062 for a restaurant without drive-in or drive through service, subject to a landscape plan and conditions on property within Tract 1 of Planned Development District No. 314, the Preston Center Special Purpose District, on the south line of Northwest Highway, between the Dallas North Tollway and Douglas Avenue.

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

For: 12 - Davis, Wally, Anglin, Abtahi, Rodgers,  
Hinojosa, Lavallaisaa, Tarpley, Schwartz,  
Bernbaum, Wolfish, Ridley

Against: 0  
Absent: 3 - Bagley, Shellene, Alcantar  
Vacancy: 0

**Notices:** Area: 300 Mailed: 45  
**Replies:** For: 1 Against: 0

**Speakers:** For (Did not speak): Kent Pontious, 10100 N. Central Exprwy, Dallas, TX, 75231  
Against: None

**7. Z112-239(WE)**

Planner: Warren Ellis

**Motion:** It was moved to recommend **approval** of a D-1 Liquor Control Overlay and **approval** of a Specific Use Permit for the sale of alcoholic beverages in conjunction with a general merchandise or food store less than 3,500 square feet for a two-year period, subject to a site plan and conditions on property zoned a CR-D Community Retail with a D Liquor Control Overlay on the southeast corner of North Masters Drive and Gardenside Drive.

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

For: 12 - Davis, Wally, Anglin, Abtahi, Rodgers,  
Hinojosa, Lavallaisaa, Tarpley, Schwartz,  
Bernbaum, Wolfish, Ridley

Against: 0  
Absent: 3 - Bagley, Shellene, Alcantar  
Vacancy: 0

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

**Speakers:** None

8. Z112-245(JH)

Planner: Jennifer Hiromoto

**Motion:** It was moved to recommend **approval** of a D-1 Liquor Control Overlay and **approval** of a Specific Use Permit for the sale of alcoholic beverages in conjunction with a general merchandise or food store use greater than 3,500 square feet for a two-year period with eligibility for automatic renewals for additional five-year periods, subject to a site plan and conditions on property zoned a CR-D Community Retail District with a D Liquor Control Overlay on the north side of Lake June Road, west of Masters Road.

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

For: 12 - Davis, Wally, Anglin, Abtahi, Rodgers,  
Hinojosa, Lavallaisaa, Tarpley, Schwartz,  
Bernbaum, Wolfish, Ridley

Against: 0  
Absent: 3 - Bagley, Shellene, Alcantar  
Vacancy: 0

**Notices:** Area: 300 Mailed: 53  
**Replies:** For: 2 Against: 0

**Speakers:** FOR (Did not speak): Santos Martinez, 900 Jackson St., Dallas, TX, 75202  
Against: None

9. Z112-240(JH)

Planner: Jennifer Hiromoto

**Motion:** It was moved to recommend **approval** of an R-10(A) Single Family District, subject to deed restrictions volunteered by the applicant on property zoned Planned Development District No. 57 on the east side of Lakemont Drive, south of Cortez Drive.

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

For: 12 - Davis, Wally, Anglin, Abtahi, Rodgers,  
Hinojosa, Lavallaisaa, Tarpley, Schwartz,  
Bernbaum, Wolfish, Ridley

Against: 0  
Absent: 3 - Bagley, Shellene, Alcantar  
Vacancy: 0

**Notices:** Area: 200 Mailed: 26  
**Replies:** For: 2 Against: 9

**Speakers:** For: Steven Raines, 9929 Coppedge Ln., Dallas, TX, 75220  
Steven Griffin, 4114 Woodcreek Dr., Dallas, TX, 75220  
For (Did not speak): Boyd Foster, 4103 La Place Dr., Dallas, TX, 75220  
Joan Pratt, 4214 Tomberra Way, Dallas, TX, 75220  
Anna Yaeger, 4201 Tomberra Way, Dallas, TX, 75220  
Dolores Foster, 4103 La Place Dr., Dallas, TX, 75220  
Nancy Smith, 4225 Tomberra Way, Dallas, TX, 75220  
Shalimar Raines, 9929 Coppedge Ln., Dallas, TX, 75220  
H.W. Henderson, 9318 Esplanade Dr., Dallas, TX, 75220  
Joyce Kelly, 1121 Beachview St., Dallas, TX, 75218  
Against: Gene Stern, 9337 Stratford Way, Dallas, TX, 75220  
Mark Hall, 4014 Wimbley Terrace, Dallas, TX, 75220

10. **Z112-228(JH)**

Planner: Jennifer Hiromoto

**Motion:** It was moved to recommend **approval** of a WR-5 Walkable Urban Residential District on property zoned an MU-2 Mixed Use District on the east corner of Maple Avenue and Bomar Avenue.

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

For: 12 - Davis, Wally, Anglin, Abtahi, Rodgers,  
Hinojosa, Lavallaisaa, Tarpley, Schwartz,  
Bernbaum, Wolfish, Ridley

Against: 0  
Absent: 3 - Bagley, Shellene, Alcantar  
Vacancy: 0

**Notices:** Area: 500 Mailed: 44  
**Replies:** For: 3 Against: 2

**Speakers:** None

Zoning Cases – Under Advisement

11. **Z112-206(JH)**

Planner: Jennifer Hiromoto

**Motion:** It was moved to recommend **approval** of a Specific Use Permit for a bar, lounge, or tavern and commercial amusement (inside) for a dance hall use for a one-year period, subject to a site plan and staff revised conditions to include prohibition of outdoor speakers and Hours of Operation to reflect Monday through Friday from 4:00 p.m. to 2:00 a.m., and Saturday and Sunday noon to 2:00 p.m. on property zoned Planned Development District No. 269 Tract A, on the southwest corner of Elm Street and North Crowds Street.

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

For: 12 - Davis, Wally, Anglin, Abtahi, Rodgers,  
Hinojosa, Lavallaisaa, Tarpley, Schwartz,  
Bernbaum, Wolfish, Ridley

Against: 0  
Absent: 3 - Bagley, Shellene, Alcantar  
Vacancy: 0

**Notices:** Area: 200 Mailed: 23  
**Replies:** For: 4 Against: 0

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

Zoning Cases - Individual

12. **Z112-178(WE)**

Planner: Warren Ellis

**Motion:** In considering an application for a CR Community Retail District on property zoned a TH-2(A) Townhouse District with deed restrictions on the west side of South Polk Street, north of Kirnwood Drive, it was moved to **hold** this case under advisement until August 2, 2012.

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

For: 12 - Davis, Wally, Anglin, Abtahi, Rodgers,  
Hinojosa, Lavallaisaa, Tarpley, Schwartz,  
Bernbaum, Wolfish, Ridley



Against: 0  
Absent: 3 - Bagley, Shellene, Alcantar  
Vacancy: 0

**Notices:** Area: 300 Mailed: 29  
**Replies:** For: 2 Against: 2

**Speakers:** For: Collin Lasater, 1620 Rogers Rd., Ft. Worth, TX, 76107  
Evelyn Willis, 7635 Woodshire Dr., Dallas, TX, 75232  
For (Did not speak): Charles Willis, 7635 Woodshire Dr., Dallas, TX, 75232  
Against: Brenda Thomas, 954 Ivywood Dr., Dallas, TX, 75232  
Robert Cox, 955 Ivywood Dr., Dallas, TX, 75232

13. **Z101-394(OTH)**

Planner: Olga Torres Holyoak

**Motion:** It was moved to recommend **approval** of an amendment and the renewal of Specific Use Permit No. 1505 for a private school o for a five-year period with eligibility for automatic renewals for additional five-year periods, subject to a revised site plan, a revised landscape plan and conditions on property zoned Tract F within Planned Development District No. 173, on the north side of Frankford Road, east of Hillcrest Road.

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

For: 12 - Davis, Wally, Anglin, Abtahi, Rodgers,  
Hinojosa, Lavallaisaa, Tarpley, Schwartz,  
Bernbaum, Wolfish, Ridley

Against: 0  
Absent: 3 - Bagley, Shellene, Alcantar  
Vacancy: 0

**Notices:** Area: 300 Mailed: 68  
**Replies:** For: 3 Against: 0

**Speakers:** For: Sam Herskovitz, 6214 Preston Crest Ln., Dallas, TX, 75230  
Against: None

14. **Z112-241(MW)**

Planner: Megan Wimer

**Motion:** It was moved to recommend **approval** of the renewal of Specific Use Permit No. 1484 for a commercial amusement (inside) limited to a Class A dance hall for a five-year period, subject to conditions on property zoned Planned Development District No. 784, the Trinity River Corridor Special Purpose District on the northwest corner of South Riverfront Boulevard and Dearborn Street.

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

For: 12 - Davis, Wally, Anglin, Abtahi, Rodgers,  
Hinojosa, Lavallaisaa, Tarpley, Schwartz,  
Bernbaum, Wolfish, Ridley

Against: 0  
Absent: 3 - Bagley, Shellene, Alcantar  
Vacancy: 0

**Notices:** Area: 200                      Mailed: 7  
**Replies:** For: 1                              Against: 0

**Speakers:** None

15. **Z112-224(MW)**

Planner: Megan Wimer

**Motion:** It was moved to recommend **denial without prejudice** of an MU-1 Mixed Use District on property zoned an MO-2 Mid-range Office District on the southeast corner of Preston Road and Preston View Boulevard.

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

For: 12 - Davis, Wally, Anglin, Abtahi, Rodgers,  
Hinojosa, Lavallaisaa, Tarpley, Schwartz,  
Bernbaum, Wolfish, Ridley

Against: 0  
Absent: 3 - Bagley, Shellene, Alcantar  
Vacancy: 0

**Notices:** Area: 200                      Mailed: 154  
**Replies:** For: 0                              Against: 1

**Speakers:** For: Vicki Rader, 3904 Elm St., Dallas, TX, 75226  
David Zoller, 5951 Bonnard Dr., Dallas, TX, 75230  
Stuart Wernick, 6548 Lafayette Way, Dallas, TX, 75230  
Against: None

16. Z112-220(CG)

Planner: Carrie Gordon

**Motion:** In considering an application for a Neighborhood Stabilization Overlay (NSO) on property zoned an R-5(A) Single Family District generally bounded by Canada Drive, Gulden Lane, Toronto Street and Sylvan Avenue, it was moved to **hold** this case under advisement until August 2, 2012.

Maker: Hinojosa  
Second: Davis  
Result: Failed: 5 to 7

For: 5 - Davis, Anglin, Hinojosa, Lavallaisaa, Schwartz

Against: 7 - Wally, Abtahi, Rodgers, Tarpley, Bernbaum,  
Wolfish, Ridley  
Absent: 3 - Bagley, Shellene, Alcantar  
Vacancy: 0

**Motion:** It was moved to recommend **approval** of a Neighborhood Stabilization Overlay (NSO) on property zoned an R-5(A) Single Family District generally bounded by Canada Drive, Gulden Lane, Toronto Street and Sylvan Avenue.

Maker: Anglin  
Second: Schwartz  
Result: Carried: 11 to 1

For: 11 - Davis, Wally, Anglin, Abtahi, Rodgers,  
Hinojosa, Tarpley, Schwartz, Bernbaum,  
Wolfish, Ridley

Against: 1 - Lavallaisaa  
Absent: 3 - Bagley, Shellene, Alcantar  
Vacancy: 0

**Notices:** Area: 200 Mailed: 337  
**Replies:** For: 51 Against: 23

**Speakers:** For: Eva Elvove, 3326 Herbert St., Dallas, TX, 75212  
Dominga Cerdero, 3222 Wake St., Dallas, TX, 75212  
Juan Medrano, 3302 Wake St., Dallas, TX, 75212  
Felix Lozada, 3228 Bataan St., Dallas, TX, 75212  
Amanda Abeyta, 3310 Herbert St., Dallas, TX, 75212

Sylvia Lagos, 131 N. Monclair Ave., Dallas, TX, 75208  
Susan Mead, 901 Main St., Dallas, TX, 75202  
For (Did not speak): Andria Martinez, 3221 Wake St., Dallas, TX, 75212  
Misty Coughlin, 3221 Wake St., Dallas, TX, 75212  
Frank DeLeon, 3306 Herbert St., Dallas, TX, 75212  
George Zuniga, 3325 Coronet Blvd., Dallas, TX, 75212  
Nick Casillas, 3208 Herbert St., Dallas, TX, 75212  
Alicia Jurado, 3418 Topeka Ave., Dallas, TX, 75212  
Ruben Zuazua, 3400 Topeka Ave., Dallas, TX, 75212  
Teresa Prado, 3309 Brantley St., Dallas, TX, 75212  
Jose Mendez, 5109 Stoneleigh Ave., Dallas, TX, 75212  
Rosa Esquivel, 3203 Bataan St., Dallas, TX, 75212  
Raymond Salinas, 3323 Topeka Ave., Dallas, TX, 75212  
Delma Nuncio, 351 Toronto St., Dallas, TX, 75212  
Christina Carey, 3326 Sylvan Ave., Dallas, TX, 75212  
Against: Larry B. McGregor, 5427 Greenbrier Dr., Dallas, TX, 75209  
Staff: Brent Brown, Design Studio, City of Dallas  
Richard Brown, Planner, City of Dallas  
David Whitley, Design Studio, City of Dallas  
Bert Vanderberg, Assistant City Attorney, City of Dallas

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Other Matters

Minutes

**Motion:** It was moved to **approve** the minutes of the June 21, 2012, City Plan Commission meeting, subject to corrections.

Maker: Wolfish  
Second: Davis  
Result: Carried: 12 to 0

For: 12 - Davis, Wally, Anglin, Abtahi, Rodgers,  
Hinojosa, Lavallaisaa, Tarpley, Schwartz,  
Bernbaum, Wolfish, Ridley

Against: 0  
Absent: 3 - Bagley, Shellene, Alcantar  
Vacancy: 0

Adjournment

**Motion:** It was moved to **adjourn** the July 12, 2012, City Plan Commission meeting at 5:08 p.m.

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

For: 12 - Davis, Wally, Anglin, Abtahi, Rodgers,  
Hinojosa, Lavallaisaa, Tarpley, Schwartz,  
Bernbaum, Wolfish, Ridley

Against: 0

Absent: 3 - Bagley, Shellene, Alcantar

Vacancy: 0

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Joe Alcantar, Chair