

PLAN COMMISSION MINUTES

The City Plan Commission held a regular Zoning Hearing and Training Session on July 15, 2010 with the briefing starting at 10:40 a.m. in Room 6ES and the public hearing at 1:32 p.m. in Room 6ES 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, Myrtl Lavallaisaa, John Shellene, 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: John Lozano, Ann Bagley and Gloria Tarpley. 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.

The following items were also briefed:

Proposed Local Option Election – John Rogers and David Cossum
Handicapped Group Dwelling Units – Leif Sandberg and John Rogers
Article X – Phil Erwin
Delta Credits for Parking – Jennifer Hiromoto

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.

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) **S090-113**

Motion: It was moved to **approve** an application to replat all of Lots 2 thru 12 in City Block E/868, all of Lots 1 thru 9 and Lots 13 thru 18 in City Block 1/866, three tracts of land in City Block 867, one tract of land in City Block 2/866, part of abandoned Myrtle Street and part of abandoned Cranfill Street into one 9.6743 acre lot on Logan Street at Harrison Street, north corner, subject to compliance with the conditions listed in the docket.

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

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

Against: 0
Absent: 3 - Lozano, Bagley, Tarpley
Vacancy: 0

Speakers: None

Miscellaneous Docket

M090-038

Planner: Richard Brown

Motion: It was moved to **approve** a minor amendment to the site plan and landscape plan for Planned Development District No. 106 for a Fire station and R-10 Single Family District Uses on the southeast corner of Frankford Road and Hillcrest Road.

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

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

Against: 0
Absent: 3 - Lozano, Bagley, Tarpley
Vacancy: 0

Speakers: None

M090-039

Planner: Richard Brown

Motion: It was moved to **approve** a minor amendment to development plan and landscape plan for Planned Development District No. 194 for a Fire station and R-7.5 Single Family District Uses on the northwest line of Greenville Avenue, north of Boundbrook Avenue.

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

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

Against: 0
Absent: 3 - Lozano, Bagley, Tarpley
Vacancy: 0

Speakers: None

M090-041

Planner: Richard Brown

Motion: It was moved to **approve** a minor amendment to the development plan and landscape plan for Planned Development District No. 251 for a Private school for the instruction of learning of disabled students and R-7.5(A) Single Family District Uses on the north corner of Lake Highlands Drive and Tiffany Way.

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

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

Against: 0
Absent: 3 - Lozano, Bagley, Tarpley
Vacancy: 0

Speakers: None

M090-042

Planner: Richard Brown

Motion: It was moved to **approve** a minor amendment to the development plan for Planned Development District No. 642 for a Public school other than an open-enrollment charter school and R-7.5(A) Single Family District Uses on property bounded by Hollis Avenue, Lawnview Avenue, and Scyene Road.

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

For: 11 - R. Davis, Wally, Anglin, Rodgers, Lavallaisaa,
Shellene, Bernbaum, Wolfish, Schwartz,
Peterson, Alcantar

Against: 0
Absent: 3 - Lozano, Bagley, Tarpley

Vacancy: 0
Conflict: 1 - M. Davis

Speakers: None

M090-043

Planner: Richard Brown

Motion: It was moved to **approve** a minor amendment to the development plan for Planned development District No. 698 for a Public school other than an open-enrollment charter school and MF-2(A) Multifamily District Uses on the west corner of Capitol Avenue and Carroll Avenue.

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

For: 11 - R. Davis, Wally, Anglin, Rodgers, Lavallaisaa, Shellene, Bernbaum, Wolfish, Schwartz, Peterson, Alcantar

Against: 0
Absent: 3 - Lozano, Bagley, Tarpley
Vacancy: 0
Conflict: 1 - M. Davis

Speakers: For (did not speak): Eduardo Barron, 4418 Capitol Ave.
Against: None

D090-005

Planner: Olga Torres Holyoak

Motion: It was moved to **approve** a development plan for Planned Development No. 625, Subdistrict 3, on the south line of Crouch Road, west of Lancaster Road.

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

For: 12 - R. Davis, Wally, Anglin, M. Davis*, Rodgers, Lavallaisaa, Shellene, Bernbaum, Wolfish, Schwartz, Peterson, Alcantar

Against: 0
Absent: 3 - Lozano, Bagley, Tarpley
Vacancy: 0

*out of the room, shown voting in favor

Speakers: None

Certificates of Appropriateness for Signs

Downtown Sign District:

1005245002

Planner: Carolyn Horner

Motion: It was moved to **approve** a Certificate of Appropriateness for the relocation of a kiosk 10 feet tall, with a concrete pad base measuring 5 feet in diameter to the southwest corner of Lamar Street and Young Street, at 401 S. Lamar Street.

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

For: 12 - R. Davis, Wally, Anglin, M. Davis*, Rodgers,
Lavallaisaa, Shellene, Bernbaum, Wolfish,
Schwartz, Peterson, Alcantar

Against: 0
Absent: 3 - Lozano, Bagley, Tarpley
Vacancy: 0

*out of the room, shown voting in favor

Speakers: None

1005245003

Planner: Carolyn Horner

Motion: It was moved to **approve** a Certificate of Appropriateness for the installation of relocation of a kiosk 10 feet tall, with a concrete pad base measuring 5 feet in diameter to the northeast corner of Wood Street and St. Paul Street at 1900 Jackson Street.

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

For: 12 - R. Davis, Wally, Anglin, M. Davis*, Rodgers,
Lavallaisaa, Shellene, Bernbaum, Wolfish,
Schwartz, Peterson, Alcantar

Against: 0
Absent: 3 - Lozano, Bagley, Tarpley
Vacancy: 0

*out of the room, shown voting in favor

Speakers: None

1005245006

Planner: Carolyn Horner

Motion: It was moved to **approve** a Certificate of Appropriateness for the installation of relocation of a kiosk 10 feet tall, with a concrete pad base measuring 5 feet in diameter to Ross Avenue between Routh Street and Leonard Street at 2512 Ross Avenue.

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

For: 12 - R. Davis, Wally, Anglin, M. Davis*, Rodgers, Lavallaisaa, Shellene, Bernbaum, Wolfish, Schwartz, Peterson, Alcantar

Against: 0
Absent: 3 - Lozano, Bagley, Tarpley
Vacancy: 0

*out of the room, shown voting in favor

Speakers: None

Thoroughfare Plan Amendments

Bellevue Street from Austin Street to Ervay Street

Motion: It was moved to **approve** an amendment to the City of Dallas Thoroughfare Plan to: (1) Change the dimensional classification of Bellevue Street from Lamar Street to Akard Street from a four lane undivided roadway (M-4-U) within 60 feet of right-of-way to special two lane undivided roadway (SPCL-2-U) within 60 feet of right-of-way and 36 feet of pavement; (2) Add Bellevue Street from Austin Street to Lamar Street, a special two lane undivided roadway (SPCL-2-U) within 60 feet of the right-of-way and 36 feet of pavement; and (3) Add Bellevue Street from Akard Street to Ervay Street, a special two lane undivided roadway (SPCL-2-U) within 60 feet of right-of-way and 36 feet of pavement.

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

For: 12 - R. Davis, Wally, Anglin, M. Davis, Rodgers, Lavallaisaa, Shellene, Bernbaum, Wolfish, Schwartz, Peterson, Alcantar*

Against: 0
Absent: 3 - Lozano, Bagley, Tarpley
Vacancy: 0

*out of the room, shown voting in favor

Speakers: None

Unnamed FN3 Connector Road between Frankford Road and George Bush Tollway

Motion: It was moved to **approve** an amendment to the City of Dallas Thoroughfare Plan to change the dimensional classification of Unnamed FN3, a four lane undivided collector (S-4-U) within 60 feet of right-of-way between Frankford Road and the George Bush Tollway to a special two lane undivided collector (SPCL-2-U) within 50 feet of right-of-way and 26 to 36 feet of pavement.

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

For: 12 - R. Davis, Wally, Anglin, M. Davis, Rodgers, Lavallaisaa, Shellene, Bernbaum, Wolfish, Schwartz, Peterson, Alcantar*

Against: 0
Absent: 3 - Lozano, Bagley, Tarpley
Vacancy: 0

*out of the room, shown voting in favor

Speakers: None

CBD Street Conversion from One-Way to Two-Way Traffic Operations

Motion: It was moved to **approve** an amendment to the City of Dallas' CBD Street and Vehicular Circulation Plan to change the following streets from one-way to two-way traffic operations: (1) Akard Street from Pacific Street to Elm Street, from a 3 lane southbound operation to 2 lane southbound and 1 lane northbound operation; (2) Akard Street from Elm Street to Commerce Street, from a 2 lane southbound operation to 1 lane northbound and 1 lane southbound operation; (3) Federal Street from Field to Ervay, from a 2 lane eastbound operation to a 1 lane eastbound and 1 lane westbound operation; (4) Field Street from Elm Street to Wood Street, from a 3 lane northbound operation to 2 lane northbound and 1 lane southbound operation; (5) Patterson

Street from Field Street to Akard Street, from a 2 lane westbound operation to 1 lane westbound and 1 lane eastbound operation.

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

For: 12 - R. Davis, Wally, Anglin, M. Davis, Rodgers,
Lavallaisaa, Shellene, Bernbaum, Wolfish,
Schwartz, Peterson, Alcantar*

Against: 0
Absent: 3 - Lozano, Bagley, Tarpley
Vacancy: 0

*out of the room, shown voting in favor

Speakers: None

Zoning Cases – Consent

1. **Z090-133(RB)**

Planner: Richard Brown

Motion: It was moved to recommend **approval** of an MU-2 Mixed Use District Uses, subject to revised deed restrictions volunteered that prohibit certain uses as well as provide for specific development standards by the applicant on property zoned an MF-2(A) Multifamily District and an IR Industrial Research District on property within the northeast and southeast quadrants of Kiest Boulevard and Southerland Avenue.

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

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

Against: 0
Absent: 3 - Lozano, Bagley, Tarpley
Vacancy: 0

Notices: Area: 400 Mailed: 40
Replies: For: 8 Against: 0

Speakers: For: Micah B. Phillips, 1859 Stella Ave, Dallas, 75203
Rev. B. L. Smith, Jr., 2349 Cedar Crest Blvd

Phillip Gipson, 1917 Lanark Ave, Dallas, 75203
Rodney Lott, 1300 Bonnie View Rd
Eloisa Mariscal, 2349 Cedar Crest Blvd, Dallas, 75203
Joe Cavagnor, 5424 Deloache, Dallas, 75220
David L. Willis, 329 E Colorado Blvd, #1101, Dallas, 75203
Mark Burrell, 2690 Deephill Circle
Carole Twitmyer, 430 Monssen Dr., Dallas, 75224
Against: Virginia Taborn, 2522 Magna Vista, Dallas, 75216
Neomi Taborn, 2522 Magna Vista, Dallas, 75216
Nelda Foley, 2511 Magna Vista, Dallas, 75216
Michael King, 2433 E. Kiest Blvd

Against (did not speak): Alfonso Foley, Jr., 2511 Magna Vista, Dallas, 75216

2. Z090-179(WE)

Planner: Warren Ellis

Motion: It was moved to recommend **approval** of an amendment to Planned Development No. 803, subject to the conditions and **approval** of Specific Use Permit No. 1262 for a private school for a five-year period with eligibility for automatic renewals for additional five-year periods, subject to conditions on property zoned Planned Development District No. 803, on the northwest corner of Midway Road and Rosa Road.

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

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

Against: 0
Absent: 3 - Lozano, Bagley, Tarpley
Vacancy: 0

Notices: Area: 500 Mailed: 80
Replies: For: 3 Against: 3

Speakers: None

Zoning Cases – Under Advisement

3. Z090-151(WE)

Planner: Warren Ellis

Motion: It was moved to recommend **approval** of an amendment to Specific Use Permit No. 1401 for an Industrial (outside) use for a concrete batch plant for a ten-year time period with eligibility for automatic renewals for additional ten-year periods, subject to a revised site plan and conditions on property

zoned an IR Industrial Research District and an A(A) Agricultural District on the east side of Dowdy Ferry Road, North of I-20.

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

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

Against: 0
Absent: 3 - Lozano, Bagley, Tarpley
Vacancy: 0

Notices: Area: 400 Mailed: 29
Replies: For: 2 Against: 1

Speakers: For: Gary Reeder, 2220 Timbercreek Trail, Flower Mound, 75028
Against: None

4. Z067-284(MG)

Planner: Michael Grace

Motion: In considering an application for a Planned Development District for MU-3 Mixed Uses on property zoned an MU-3 Mixed Use District on the northeast corner of North Central Expressway and Twin Sixties Drive, it was moved to **hold** this case under advisement until September 16, 2010.

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

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

Against: 0
Absent: 3 - Lozano, Bagley, Tarpley
Vacancy: 0

Notices: Area: 500 Mailed: 21
Replies: For: 12 Against: 1

Speakers: For: Suzan Kedron, 901 Main St, Ste 6000
Tommy Mann, 5400 Renaissance Tower
Against: None

5. **Z090-170(OTH)**

Planner: Olga Torres Holyoak

Motion: It was moved to recommend **approval** of a renewal of Specific Use Permit No. 1410 for a restaurant with drive-in or drive-through for a ten-year period with eligibility for automatic renewals for additional ten-year periods, subject to a site plan and conditions on property zoned a CA-1(A)SP Central Area District and Secondary Pedestrian Overlay on the southwest corner of Commerce Street and Griffin Street.

Maker: Wally

Second: Peterson

Result: Carried: 12 to 0

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

Against: 0

Absent: 3 - Lozano, Bagley, Tarpley

Vacancy: 0

Notices: Area: 200

Mailed: 7

Replies: For: 0

Against: 0

Speakers: For: Karen Skinner, 4131 N. Central Exp., Dallas, 75204

Against: None

Zoning Cases - Individual

6. **Z090-190(MG)**

Planner: Michael Grace

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

Maker: R. Davis

Second: Bernbaum

Result: Carried: 11 to 0

For: 11 - R. Davis, Wally, Anglin, Rodgers, Lavallaisaa, Shellene, Bernbaum, Wolfish, Schwartz, Peterson, Alcantar

Against: 0

Absent: 3 - Lozano, Bagley, Tarpley

Vacancy: 0

Conflict: 1 - M. Davis

Notices: Area: 500 Mailed: 215
Replies: For: 6 Against: 9

Speakers: For: Karl Crawley, 901 Jackson St., Dallas, 75202
For (did not speak) Nohelia Esparza, 2703 Wilbur St., Dallas, 75233
For (did not speak) Ortiz Francisco, 2920 Dutton Dr., Dallas, 75211
For (did not speak) Jose R. Valenzuela, 2923 Rockford Dr., Dallas, 75211
For (did not speak) Guadalupe Blando, 2923 Rockford Dr., Dallas, 75211
For (did not speak) Arnoldo Marroquin, 1181 Holly Ln, Cedar Hill, 75104
For (did not speak) Maria D. Arvizu, 2903 Texas Dr.
For (did not speak) Emilio Marroquin, 1181 Holly Ln, Cedar Hill, 75104
For (did not speak) Joaquin Herrera, 2933 Rockford, Dallas, 75211
For (did not speak) Aurrora Hernandez, 2906 Rockford, Dallas, 75211
For (did not speak) Robert Gonzales, 4320 Travis, Dallas
For (did not speak) Javier Tafoya, 3002 June Dr., Dallas, 75211
For (did not speak) Carmen Alvarez, 2706 Wilbur St., Dallas, 75237
For (did not speak) Nancy Garcia, 2802 Poinsettia Dr., Dallas, 75211
For (did not speak) Efrain Valdez, 2821 Poinsettia Dr., Dallas, 75211
For (did not speak) Guillermo A. Obregon, 2746 Dutton Dr, Dallas
For (did not speak) Maria G. Alvarado, no address given, Dallas, 75211
Against (did not speak) Ignacio M. Rico, 2733 Poinsettia, Dallas, 75211
Against (did not speak) Rafael Martinez, 2846 Dutton Dr., Dallas, 75211
Against (did not speak) Raquel Martinez, 2846 Dutton Dr., Dallas, 75211
Against (did not speak) Juan Rico Jr., 2219 S. Ravinia Dr., Dallas, 75211
Against (did not speak) Melunda Gonzales, 2828 Dutton Dr, Dallas, 75211
Against (did not speak) Francisca Pasillas, 2802 Poinsettia Dr, Dallas, 75211

Other Matters

Amendment to 2010 City Plan Commission Calendar

Motion: It was moved to **approve** an amendment to the 2010 City Plan Commission (Cancelation of July 29, 2010 meeting).

Maker: Wolfish

Second: Wally

Result: Carried: 12 to 0

For: 12 - R. Davis, Wally, Anglin, M. Davis*, Rodgers,
Lavallaisaa, Shellene, Bernbaum, Wolfish,
Schwartz, Peterson, Alcantar

Against: 0

Absent: 3 - Lozano, Bagley, Tarpley

Vacancy: 0

*out of the room, shown voting in favor

Minutes

Motion: It was moved to **approve** the minutes of the July 1, 2010, City Plan Commission meeting, subject to corrections.

Maker: Wolfish

Second: Wally

Result: Carried: 12 to 0

For: 12 - R. Davis, Wally, Anglin, M. Davis*, Rodgers,
Lavallaisaa, Shellene, Bernbaum, Wolfish,
Schwartz, Peterson, Alcantar

Against: 0

Absent: 3 - Lozano, Bagley, Tarpley

Vacancy: 0

*out of the room, shown voting in favor

Adjournment

Motion: It was moved to **adjourn** the July 15, 2010, City Plan Commission meeting at 4:45 p.m.

Maker: Peterson

Second: Anglin

Result: Carried: 11 to 0

For: 11 - Wally, Anglin, M. Davis, Rodgers, Lavallaisaa,
Shellene, Bernbaum, Wolfish, Schwartz,
Peterson, Alcantar

Against: 0

Absent: 4 - R. Davis, Lozano, Bagley, Tarpley

Vacancy: 0

Joe Alcantar, Chair