

PLAN COMMISSION MINUTES

The City Plan Commission held a regular Zoning Hearing on August 8, 2013, with the briefing starting at 11:01 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, Gloria Tarpley, Vice Chair. The following Commissioners were present during the hearing: Richard Davis, Liz Wally, Mike Anglin, Betty Culbreath, Emma Rodgers, Tony Hinojosa, Ann Bagley, Myrtl Lavallaisaa, Bruce Bernbaum, Sally Wolfish, Michael Schwartz and Paul E. Ridley. 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 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) **S123-012R**

Motion: It was moved to **approve** an application to revise the previously approved preliminary plat to create six lots ranging in size from 5.916 acres to 32.470 acres from a 113.291 acre tract of land in City Block 8465 on property located on Belt Line Road and north of Hackberry Lane, subject to compliance with the conditions listed in the docket.

Maker: Hinojosa
Second: Ridley
Result: Carried: 14 to 0

For: 14 - Davis, Wally, Anglin, Culbreath, Rodgers, Hinojosa, Bagley, Lavallaisaa, Tarpley, Bernbaum, Wolfish, Schwartz, Ridley, Alcantar

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

Speakers: None

(2) **S123-210**

Motion: It was moved to **approve** an application to replat a 0.744 acre tract of land containing all of Lots 15 and 16A in City Block D/5187 into one lot located at the northwest corner of SMU Boulevard and Prentice Street, subject to compliance with the conditions listed in the docket.

Maker: Hinojosa
Second: Ridley
Result: Carried: 14 to 0

For: 14 - Davis, Wally, Anglin, Culbreath, Rodgers,
Hinojosa, Bagley, Lavallaisaa, Tarpley,
Bernbaum, Wolfish, Schwartz, Ridley, Alcantar

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

Speakers: None

(3) **S123-212**

Motion: It was moved to **approve** an application to replat a 1.4801 acre lot containing all of Lots 4 through 9 and part of Lot 10 in City Block C/5187 into one 1.090-acre lot and one 0.390-acre lot located on Dyer Street east of North Central Expressway, subject to compliance with the conditions listed in the docket.

Maker: Hinojosa
Second: Ridley
Result: Carried: 14 to 0

For: 14 - Davis, Wally, Anglin, Culbreath, Rodgers,
Hinojosa, Bagley, Lavallaisaa, Tarpley,
Bernbaum, Wolfish, Schwartz, Ridley, Alcantar

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

Speakers: None

(4) S123-213

Motion: It was moved to **approve** an application to replat a 37.103 acre tract of land containing part of Lots 1, 2, 7 and 8 in City Block B/2368 and all of Lots 1-A and 2A in City Block B/2368 into nine lots ranging in size from 1.143 acres to 5.861 acres bounded by Mockingbird Lane, Maple Avenue, Forest Park Road and Empire Central, subject to compliance with the conditions listed in the docket to include the following changes: 1) Delete Condition #32 and 2) Condition # 17 to read as follows: "On the final plat dedicate 7.5 feet right-of-way from the established centerline of the alley west of Mohawk Drive".

Maker: Hinojosa
Second: Ridley
Result: Carried: 14 to 0

For: 14 - Davis, Wally, Anglin, Culbreath, Rodgers, Hinojosa, Bagley, Lavallaisaa, Tarpley, Bernbaum, Wolfish, Schwartz, Ridley, Alcantar

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

Speakers: None

(5) S123-214

Motion: It was moved to **approve** an application to create four lots ranging in size from 0.473 acres to 12.444 acres from a 32.196-acre tract of land in City Block 8467 located on Ranch Trail, east of Beltline Road, subject to compliance with the conditions listed in the docket.

Maker: Hinojosa
Second: Ridley
Result: Carried: 14 to 0

For: 14 - Davis, Wally, Anglin, Culbreath, Rodgers, Hinojosa, Bagley, Lavallaisaa, Tarpley, Bernbaum, Wolfish, Schwartz, Ridley, Alcantar

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

Speakers: None

(6) **S123-215**

Motion: It was moved to **approve** an application to replat a 0.321 acre tract of land containing part of Lots 10 and 11 in City Block B/1323 into a six-lot shared access development with lots ranging in size from 1,858 square feet to 2,688 square feet on property located at 3322 Knight Street, subject to compliance with the conditions listed in the docket.

Maker: Hinojosa
Second: Ridley
Result: Carried: 14 to 0

For: 14 - Davis, Wally, Anglin, Culbreath, Rodgers,
Hinojosa, Bagley, Lavallaisaa, Tarpley,
Bernbaum, Wolfish, Schwartz, Ridley, Alcantar

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

Speakers: None

(7) **S123-217**

Motion: It was moved to **approve** an application to replat a 0.317-acre lot containing all of Lots 3 and 4 into one lot located at 5908 and 5914 Ross Avenue, subject to compliance with the conditions listed in the docket.

Maker: Hinojosa
Second: Ridley
Result: Carried: 14 to 0

For: 14 - Davis, Wally, Anglin, Culbreath, Rodgers,
Hinojosa, Bagley, Lavallaisaa, Tarpley,
Bernbaum, Wolfish, Schwartz, Ridley, Alcantar

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

Speakers: None

(8) **S123-221**

Motion: It was moved to **approve** an application to replat a 5.751 acre tract of land containing tracts of land in City Blocks 8224, 8225, and 8232 and part of Lot 1 in City Block B/8224 into one lot located at 16600 Dallas Parkway, subject to compliance with the conditions listed in the docket.

Maker: Hinojosa
Second: Ridley
Result: Carried: 14 to 0

For: 14 - Davis, Wally, Anglin, Culbreath, Rodgers,
Hinojosa, Bagley, Lavallaisaa, Tarpley,
Bernbaum, Wolfish, Schwartz, Ridley, Alcantar

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

Speakers: None

Building Line Reduction/Removal:

(9) **S123-218**

Removal of Building Line Motion: It was moved to **approve** an application to remove the existing 15-foot platted building line along the west line of Westside Drive with the finding of fact that removal of the platted building line will not require a minimum front, side, or rear yard setback line less than required by the zoning regulation; be contrary to the public interest; adversely affect neighboring properties; or adversely affect the plan for the orderly development of the subdivision on property located at 5435 Westside Drive.

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

For: 14 - Davis, Wally, Anglin, Culbreath, Rodgers,
Hinojosa, Bagley, Lavallaisaa, Tarpley,
Bernbaum, Wolfish, Schwartz, Ridley, Alcantar

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

Replat Motion: It was moved to **approve** an application to replat a 0.20-acre tract of land containing all of Lot 11 in City Block A/2478 on property located at 5435 Westside Drive, subject to compliance with the conditions listed in the docket.

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

For: 14 - Davis, Wally, Anglin, Culbreath, Rodgers,
Hinojosa, Bagley, Lavallaisaa, Tarpley,
Bernbaum, Wolfish, Schwartz, Ridley, Alcantar

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

Speakers: None

(10) **S123-220**

Removal of Building Line Motion: It was moved to **approve** an application to remove the existing platted 25-foot building line along the south line of Interstate Highway 635, to remove the existing platted 25-foot building line along the east line of Anaheim Drive, to remove the existing platted 25-foot building line along the north line of Tarna Drive with the finding of fact that removal of the platted building lines will not require a minimum front, side, or rear yard setback line less than required by the zoning regulation; be contrary to the public interest; adversely affect neighboring properties; or adversely affect the plan for the orderly development of the subdivision on property located on the southeast corner of Interstate Highway 635 and Anaheim Road.

Maker: Hinojosa
Second: Ridley
Result: Carried: 14 to 0

For: 14 - Davis, Wally, Anglin, Culbreath, Rodgers,
Hinojosa, Bagley, Lavallaisaa, Tarpley,
Bernbaum, Wolfish, Schwartz, Ridley, Alcantar

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

Replat Motion: It was moved to **approve** an application to replat a 9.601-acre tract of land containing all of Lots 1 through 3 and Lots 7 through 9 in City Block 1/6593 into one lot on property located on the southeast corner of Interstate Highway 635 and Anaheim Road, subject to compliance with the conditions listed in the docket.

Maker: Hinojosa
Second: Bernbaum
Result: Carried: 14 to 0

For: 14 - Davis, Wally, Anglin, Culbreath, Rodgers,
Hinojosa, Bagley, Lavallaisaa, Tarpley,
Bernbaum, Wolfish, Schwartz, Ridley, Alcantar

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

Speakers: None

Residential Replats:

(11) **S123-219**

Motion: It was moved to **approve** an application to replat a 0.881 acre tract of land containing all of Lots 1 and 2 in City Block C/5666 into one lot on property located at 9010 and 9016 Broken Arrow Lane, subject to compliance with the conditions listed in the docket.

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

For: 14 - Davis, Wally, Anglin, Culbreath, Rodgers,
Hinojosa, Bagley, Lavallaisaa, Tarpley,
Bernbaum, Wolfish, Schwartz, Ridley, Alcantar

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

Speakers: None

Miscellaneous Items:

M123-034

Planner: Richard Brown

Motion: It was moved to **approve** a minor amendment to the development plan for Planned Development District No. 400 for a Private school on the northwest and southwest corners of Midway Road and Merrell Road.

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

For: 14 - Davis, Wally, Anglin, Culbreath, Rodgers,
Hinojosa, Bagley, Lavallaisaa, Tarpley,
Bernbaum, Wolfish, Schwartz, Ridley, Alcantar

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

Speakers: None

M123-037

Planner: Richard Brown

Motion: It was moved to **approve** a minor amendment to the development plan for Planned Development District No. 696 for a Public school other than an open-enrollment charter school and R-16(A) Single Family District Uses on property bounded by Welch Road, Ridgeside Drive, Crestline Avenue and Rickover Drive.

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

For: 14 - Davis, Wally, Anglin, Culbreath, Rodgers,
Hinojosa, Bagley, Lavallaisaa, Tarpley,
Bernbaum, Wolfish, Schwartz, Ridley, Alcantar

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

Speakers: None

D123-022

Planner: Olga Torres Holyoak

Motion: It was moved to **approve** a development plan for Planned Development District No. 287 on the north corner of Garland Road and East Lawther Drive.

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

For: 14 - Davis, Wally, Anglin, Culbreath, Rodgers,
Hinojosa, Bagley, Lavallaisaa, Tarpley,
Bernbaum, Wolfish, Schwartz, Ridley, Alcantar

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

Speakers: None

Thoroughfare Plan Amendments:

Knoll Trail Road from Keller Springs Road to Arapaho Road

Motion: It was moved to **approve** an amendment to the City of Dallas Thoroughfare Plan to change the dimensional classification of Knoll Trail Road from Keller Springs Road to Arapaho Road from a four lane divided (S-4-D) roadway within 80 feet of right-of-way to a special four lane undivided (SPCL 4-D) roadway within 64 feet of right-of-way and 44 feet of pavement.

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

For: 14 - Davis, Wally, Anglin, Culbreath, Rodgers,
Hinojosa, Bagley, Lavallaisaa, Tarpley,
Bernbaum, Wolfish, Schwartz, Ridley, Alcantar

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

Speakers: None

Fort Worth Avenue between Beckley Avenue and Westmoreland Road

Motion: It was moved to **approve** an amendment to the City of Dallas Thoroughfare Plan to change the dimensional classification of Fort Worth Avenue between Beckley Avenue and Westmoreland Road from a six lane divided roadway M-6-D(A) within 100 feet of right-of-way to a special four lane divided roadway (SPCL 4-D) with a bicycle facility within 100 feet of right-of-way.

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

For: 14 - Davis, Wally, Anglin, Culbreath, Rodgers,
Hinojosa, Bagley, Lavallaisaa, Tarpley,
Bernbaum, Wolfish, Schwartz, Ridley, Alcantar

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

Speakers: None

Zoning Cases – Consent

1. **Z123-258(AB)**

Planner: Audrey Butkus

Motion: It was moved to recommend **approval** of an MU-2 Mixed Use District on property zoned an IR Industrial Research District on the northeast side of Maple Avenue, southeast of Fielder Court.

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

For: 14 - Davis, Wally, Anglin, Culbreath, Rodgers, Hinojosa, Bagley, Lavallaisaa, Tarpley, Bernbaum, Wolfish, Schwartz, Ridley, Alcantar

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

Notices: Area: 200 Mailed: 6
Replies: For: 0 Against: 0

Speakers: None

2. **Z123-281(AB)**

Planner: Audrey Butkus

Motion: In considering an application the renewal of Specific Use Permit No. 1853 for the sale of alcoholic beverages in conjunction with a general merchandise or food store use 3,500 square feet or less on property zoned an RR-D-1 Regional Retail District with a D-1 Liquor Control Overlay on the northeast corner of Royal Lane and North Stemmons Freeway, it was moved to **hold** this case under advisement until September 12, 2013.

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

For: 14 - Davis, Wally, Anglin, Culbreath, Rodgers, Hinojosa, Bagley, Lavallaisaa, Tarpley, Bernbaum, Wolfish, Schwartz, Ridley, Alcantar

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

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

Speakers: None

3. Z123-271(MW)

Planner: Megan Wimer

Motion: It was moved to recommend **approval** of an amendment to the development plan for Tract II-C and **approval** a Specific Use Permit for a vehicle auction and storage use for a five-year period, subject to a site plan and revised conditions to including a provision for a 6 ft. chain link fence on property zoned Planned Development District No. 37 on the east corner of Lakefield Boulevard and Sheila Lane.

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

For: 14 - Davis, Wally, Anglin, Culbreath, Rodgers,
Hinojosa, Bagley, Lavallaisaa, Tarpley,
Bernbaum, Wolfish, Schwartz, Ridley, Alcantar

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

Notices: Area: 500 Mailed: 39
Replies: For: 3 Against: 0

Speakers: None

4. Z123-279(WE)

Planner: Megan Wimer

Motion: It was moved to recommend **approval** of a Specific Use Permit for the sale of alcoholic beverages in conjunction with a general merchandise or food store 3,500 square feet or less for a two-year period, subject to a revised site plan and conditions on property zoned an LI-D-1 Light Industrial District with a D-1 Liquor Control Overlay on the southwest corner of Forney Road and South Buckner Boulevard.

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

For: 14 - Davis, Wally, Anglin, Culbreath, Rodgers,
Hinojosa, Bagley, Lavallaisaa, Tarpley,
Bernbaum, Wolfish, Schwartz, Ridley, Alcantar

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

Notices: Area: 200 Mailed: 10
Replies: For: 1 Against: 2

Speakers: For: Santos Martinez, 900 Jackson St., Dallas, TX, 75202
Against: None

5. **Z123-288(WE)**

Planner: Warren Ellis

Motion: In considering an application for the renewal of Specific Use Permit No. 1896 for the sale of alcoholic beverages in conjunction with a general merchandise or food store 3,500 square feet or less on property zoned an RR-D-1 Regional Retail District with a D-1 Liquor Control Overlay south of Lake June Road, east of Temple Cliff Drive, it was moved to **hold** this case under advisement until August 22, 2013.

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

For: 14 - Davis, Wally, Anglin, Culbreath, Rodgers,
Hinojosa, Bagley, Lavallaisaa, Tarpley,
Bernbaum, Wolfish, Schwartz, Ridley, Alcantar

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

Notices: Area: 200 Mailed: 8
Replies: For: 0 Against: 0

Speakers: None

6. **Z123-295(WE)**

Planner: Warren Ellis

Motion: In considering an application for the renewal of Specific Use Permit No. 1893 for the sale of alcoholic beverages in conjunction with a general merchandise or food store 3,500 square feet or less on property zoned a CR-D-1 Community Retail District with a D-1 Liquor Control Overlay on the southwest corner of Lake June Road and North Prairie Creek Road for, it was moved to **hold** this case under advisement until August 22, 2013.

Maker: Wally
Second: Rodgers

Result: Carried: 14 to 0

For: 14 - Davis, Wally, Anglin, Culbreath, Rodgers,
Hinojosa, Bagley, Lavallaisaa, Tarpley,
Bernbaum, Wolfish, Schwartz, Ridley, Alcantar

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

Notices: Area: 200 Mailed: 19
Replies: For: 2 Against: 2

Speakers: None

7. Z123-297(WE)

Planner: Warren Ellis

Motion: In considering an application for application for the renewal of Specific Use Permit No. 1871 for the sale of alcoholic beverages in conjunction with a general merchandise or food store 3,500 square feet or less on property zoned a CR-D-1 Community Retail District with a D-1 Liquor Control Overlay on the northeast corner of Lake June Road and Holcomb Road it was moved to **hold** this case under advisement until August 22, 2013.

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

For: 14 - Davis, Wally, Anglin, Culbreath, Rodgers,
Hinojosa, Bagley, Lavallaisaa, Tarpley,
Bernbaum, Wolfish, Schwartz, Ridley, Alcantar

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

Notices: Area: 200 Mailed: 18
Replies: For: 3 Against: 0

Speakers: None

Zoning Cases – Under Advisement

8. **Z123-148(WE)**

Planner: Warren Ellis

Motion: In considering an application for a Planned Development District for non-residential uses on property zoned a GO(A) General Office District on the northeast corner of Steppington Drive and Riverfall Drive, it was moved to **hold** this case under advisement until September 26, 2013.

Maker: Bernbaum
Second: Hinojosa
Result: Carried: 14 to 0

For: 14 - Davis, Wally, Anglin, Culbreath, Rodgers,
Hinojosa, Bagley, Lavallaisaa, Tarpley,
Bernbaum, Wolfish, Schwartz, Ridley, Alcantar

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

Notices: Area: 500 Mailed: 305
Replies: For: 0 Against: 98

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

9. **Z123-273(WE)**

Planner: Warren Ellis

Motion: In considering an application for an RR Regional Retail District on property zoned an LO-3 Limited Office District on the west line of North Walton Walker Freeway, north of Twenty Grand Drive, it was moved to **hold** this case under advisement until September 26, 2013.

Maker: Hinojosa
Second: Ridley
Result: Carried: 14 to 0

For: 14 - Davis, Wally, Anglin, Culbreath, Rodgers,
Hinojosa, Bagley, Lavallaisaa, Tarpley,
Bernbaum, Wolfish, Schwartz, Ridley, Alcantar

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

Notices: Area: 300 Mailed: 27
Replies: For: 2 Against: 3

Speakers: For: Santos Martinez, 900 Jackson St., Dallas, TX, 75202
Against: None

Zoning Cases – Individual

10. **Z123-282(JH)**

Planner: Jennifer Hiromoto

Motion: In considering an application for the renewal of Specific Use Permit No. 1683 for the sale of alcoholic beverages in conjunction with a general merchandise or food store use 3,500 square feet or less on property zoned a CR-D-1 Community Retail District with a D-1 Liquor Control Overlay on the north side of Scyene Road, west of Jim Miller Road, it was moved to **hold** this case under advisement until August 22, 2013.

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

For: 14 - Davis, Wally, Anglin, Culbreath, Rodgers,
Hinojosa, Bagley, Lavallaisaa, Tarpley,
Bernbaum, Wolfish, Schwartz, Ridley, Alcantar

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

Notices: Area: 300 Mailed: 54
Replies: For: 3 Against: 0

Speakers: None

11. **Z123-294(MW)**

Planner: Megan Wimer

Motion: It was moved to recommend **approval** of the renewal of Specific Use Permit No. 1914 for the sale or service of alcoholic beverages in conjunction with a commercial amusement (inside) for a three-year period, subject to a revised site plan to exclude the dance floor and conditions on property zoned an RR-D-1 Regional Retail District with a D-1 Liquor Control Overlay south of East R.L. Thornton Freeway, west of South Buckner Boulevard.

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

For: 14 - Davis, Wally, Anglin, Culbreath, Rodgers,
Hinojosa, Bagley, Lavallaisaa, Tarpley,
Bernbaum, Wolfish, Schwartz, Ridley, Alcantar

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

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

Speakers: For: Roger Albright, 3301 Elm St., Dallas, TX, 75226
Against: None

12. Z123-135(WE)

Planner: Warren Ellis

Motion: In considering an application for a Planned Development Subdistrict for single detached dwellings on property zoned an MF-2 Multiple Family Subdistrict within Planned Development District No. 193, the Oak Lawn Special Purpose District on the northwest line of Hawthorne Avenue between Production Drive and Afton Street, it was moved to **hold** this case under advisement until September 26, 2013.

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

For: 14 - Davis, Wally, Anglin, Culbreath, Rodgers,
Hinojosa, Bagley, Lavallaisaa, Tarpley,
Bernbaum, Wolfish, Schwartz, Ridley, Alcantar

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

Notices: Area: 500 Mailed: 76
Replies: For: 3 Against: 0

Speakers: None

13. Z123-233(WE)

Planner: Warren Ellis

Motion: It was moved to recommend **approval** of a Specific Use Permit for a mini-warehouse for a thirty-year period with eligibility for automatic renewal for additional ten-year periods, subject to a revised site plan and revised conditions to include the following: 1) Exterior Building Materials: The exterior perimeter walls of Building "B" facing south, west and north off Spurling Road shall be comprised of brick, stone, stucco, or a simulation or combination of such materials, however, if stucco is utilized it shall be limited to a maximum of 40% of the total surface area, 2) Enhanced Perimeter Buffer Strip, Trees Required: A minimum twenty-foot wide enhanced perimeter buffer strip shall be provided along the southern property. Within the buffer strip, a minimum of ten large trees, restricted to evergreen species, are required between the southern property line and Building "B." Street trees along Spurling Road shall also be evergreen Live Oaks. Said required trees may count towards meeting the street and site tree requirements of Section (b)(3) of Article X of the Dallas Development Code. Refer to Article X of the Dallas Development Code regarding the minimum caliper size at planting, 3) Freestanding Sign: The allowable signage is governed by Article VII of the Dallas Development Code, except that on Spurling Road, freestanding signage is limited to a monument style sign no to exceed 4 square feet in effective area. The monument sign may not be internally illuminated and 4) Driveway Entrance and Exit: There will be no entrance or exit to the mini-warehouse off Spurling Road on property zoned an MU-2 Mixed Use District with deed restrictions on the south line of Lyndon B. Johnson Freeway, east of Spurling Drive.

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

For: 14 - Davis, Wally, Anglin, Culbreath, Rodgers,
Hinojosa, Bagley, Lavallaisaa, Tarpley,
Bernbaum, Wolfish, Schwartz, Ridley, Alcantar

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

Notices: Area: 300 Mailed: 14
Replies: For: 0 Against: 4

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

Authorization of Hearing – Under Advisement:

Planner: Valerie Miller

Motion: It was moved to **authorize** a public hearing to decide whether to authorize a public hearing to determine the proper zoning on property zoned a CR-D Community Retail District with a D Liquor Control Overlay in an area generally bound by South Corinth Street, Waco Street, and Morrell Street with consideration being given to an RR Regional Retail District.

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

For: 14 - Davis, Wally, Anglin, Culbreath, Rodgers,
Hinojosa, Bagley, Lavallaisaa, Tarpley,
Bernbaum, Wolfish, Schwartz, Ridley, Alcantar

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

Speakers: None

Other Matters

Minutes

Motion: It was moved to **approve** the minutes of the July 25, 2013, City Plan Commission meetings, as submitted.

Maker: Hinojosa
Second: Ridley
Result: Carried: 14 to 0

For: 14 - Davis, Wally, Anglin, Culbreath, Rodgers,
Hinojosa, Bagley, Lavallaisaa, Tarpley,
Bernbaum, Wolfish, Schwartz, Ridley, Alcantar

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

Adjournment

Motion: It was moved to **adjourn** the August 8, 2013, City Plan Commission meeting at 2:13 p.m.

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

For: 14 - Davis, Wally, Anglin, Culbreath, Rodgers,
Hinojosa, Bagley, Lavallaisaa, Tarpley,
Bernbaum, Wolfish, Schwartz, Ridley, Alcantar

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

Joe Alcantar, Chair