

## PLAN COMMISSION MINUTES

The City Plan Commission held a regular Zoning Hearing on August 16, 2012, with the briefing starting at 12:00 p.m. in Room 5ES and the public hearing at 1:32 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, Robert Abtahi, Emma Rodgers, Tony Hinojosa, Ann Bagley, Myrtl Lavallaisaa, John Shellene, 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 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.

#### Residential Replat:

#### (1) S112-095R

**Motion:** It was moved to **approve** an application to create an 8 lot subdivision with a private street with lots ranging in size from 16,002 square feet to 17,201 square feet in size from a 3.65 acre tract of land located on Forest Lane, east of Hillcrest Road, subject to compliance with the conditions listed in the docket.

Maker: Bernbaum  
Second: Hinojosa  
Result: Carried: 15 to 0

For: 15 - Davis, Wally, Anglin, Abtahi, Rodgers,  
Hinojosa, Bagley, Lavallaisaa, Tarpley,  
Shellene, Bernbaum, Wolfish, Schwartz,  
Ridley, Alcantar

Against: 0  
Absent: 0  
Vacancy: 0

**Speakers:** None

**(2) S078-188R**

**Motion:** It was moved to **approve** an application to replat a 0.682 acre tract of land containing all of Lots 21 through 30 in City Block 2/2539 into 8 lots ranging in size from 0.04 acre to 0.09 acre located in the 5300 Block of Bexar Street between Hooper Street and Starks Avenue, subject to compliance with conditions listed in the docket and the following revisions: 1) Condition #13 to read as follows: "On the final plat dedicate 28 feet of right-of-way, or a street easement, or Public Utility and Sidewalk Easement equal to 28 feet from the established centerline of Hooper Street." and 2) Condition #14 to read as follows: "On the final plat dedicate 28 feet of right-of-way, or a street easement, or Public Utility and Sidewalk Easement equal to 28 feet from the established centerline of Starks Avenue."

Maker: Bernbaum  
Second: Hinojosa  
Result: Carried: 15 to 0

For: 15 - Davis, Wally, Anglin, Abtahi, Rodgers,  
Hinojosa, Bagley, Lavallaisaa, Tarpley,  
Shellene, Bernbaum, Wolfish, Schwartz,  
Ridley, Alcantar

Against: 0  
Absent: 0  
Vacancy: 0

**Speakers:** None

**(3) S112-168**

**Motion:** It was moved to **approve** an application to replat a 1.933 acre tract of land containing all of Lots 1 through 5 and part of Lots 8 through 11 in City Block 13/1616 into one lot located at 4401 and 4411 Cedar Springs Road at Herschel Avenue, subject to compliance with the conditions listed in the docket.

Maker: Bernbaum  
Second: Hinojosa  
Result: Carried: 15 to 0

For: 15 - Davis, Wally, Anglin, Abtahi, Rodgers,  
Hinojosa, Bagley, Lavallaisaa, Tarpley,  
Shellene, Bernbaum, Wolfish, Schwartz,  
Ridley, Alcantar

Against: 0  
Absent: 0  
Vacancy: 0

**Speakers:** None

**(4) S112-169**

**Motion:** It was moved to **approve** an application to create a 13.5864 acre lot from a tract of land in City Block 7153 on Singleton Boulevard east of Pluto Drive, subject to compliance with the conditions listed in the docket.

Maker: Bernbaum  
Second: Hinojosa  
Result: Carried: 15 to 0

For: 15 - Davis, Wally, Anglin, Abtahi, Rodgers,  
Hinojosa, Bagley, Lavallaisaa, Tarpley,  
Shellene, Bernbaum, Wolfish, Schwartz,  
Ridley, Alcantar

Against: 0  
Absent: 0  
Vacancy: 0

**Speakers:** None

**(5) S112-171**

**Motion:** It was moved to **approve** an application to replat a 0.085 acre tract of land containing all of Lot 26A and part of lot 25 in City Block B/657 into two lots on property located at 4228 and 4232 Delano Place at Peak Street, southwest corner, subject to compliance with the conditions listed in the docket.

Maker: Bernbaum  
Second: Hinojosa  
Result: Carried: 15 to 0

For: 15 - Davis, Wally, Anglin, Abtahi, Rodgers,  
Hinojosa, Bagley, Lavallaisaa, Tarpley,  
Shellene, Bernbaum, Wolfish, Schwartz,  
Ridley, Alcantar

Against: 0  
Absent: 0  
Vacancy: 0

**Speakers:** None

**(6) S112-172**

**Motion:** It was moved to **approve** an application to replat a 0.780 acre tract of land containing all of Lot 4A and Lot 8 in City Block 1/1349 into one 0.193 acre lot and one 0.587 acre lot on property on Martin Luther King, Jr. Boulevard and Meadow Street, north corner, subject to compliance with the conditions listed in the docket.

Maker: Bernbaum  
Second: Hinojosa  
Result: Carried: 15 to 0

For: 15 - Davis, Wally, Anglin, Abtahi, Rodgers,  
Hinojosa, Bagley, Lavallaisaa, Tarpley,  
Shellene, Bernbaum, Wolfish, Schwartz,  
Ridley, Alcantar

Against: 0  
Absent: 0  
Vacancy: 0

**Speakers:** None

**(7) S112-174**

**Motion:** It was moved to **approve** an application to create a 0.699 acre lot from a tract of land in City Block 6609 on Denton Drive at Royal Lane, northwest corner, subject to compliance with the conditions listed in the docket.

Maker: Bernbaum  
Second: Hinojosa  
Result: Carried: 15 to 0

For: 15 - Davis, Wally, Anglin, Abtahi, Rodgers,  
Hinojosa, Bagley, Lavallaisaa, Tarpley,  
Shellene, Bernbaum, Wolfish, Schwartz,  
Ridley, Alcantar

Against: 0  
Absent: 0  
Vacancy: 0

**Speakers:** None

(8) **S112-175**

**Motion:** It was moved to **approve** an application to replat a 1.07 acre tract of land containing part of Lot 6 and all of Lots 1 through 5 in City Block 8/1616 into one lot on property at 4311 Dickason Avenue at Douglas Avenue, west corner, subject to compliance with the conditions listed in the docket.

Maker: Bernbaum  
Second: Hinojosa  
Result: Carried: 15 to 0

For: 15 - Davis, Wally, Anglin, Abtahi, Rodgers,  
Hinojosa, Bagley, Lavallaisaa, Tarpley,  
Shellene, Bernbaum, Wolfish, Schwartz,  
Ridley, Alcantar

Against: 0  
Absent: 0  
Vacancy: 0

**Speakers:** None

(9) **S112-176**

**Motion:** It was moved to **approve** an application to replat a 0.184 acre tract of land containing all of Lot 18 in City Block 10/1050 into two 0.092 acre lots at 3723 Gilbert Avenue between Oak Lawn Avenue and Turtle Creek Boulevard, subject to compliance with the conditions listed in the docket.

Maker: Bernbaum  
Second: Hinojosa  
Result: Carried: 15 to 0

For: 15 - Davis, Wally, Anglin, Abtahi, Rodgers,  
Hinojosa, Bagley, Lavallaisaa, Tarpley,  
Shellene, Bernbaum, Wolfish, Schwartz,  
Ridley, Alcantar

Against: 0  
Absent: 0  
Vacancy: 0

**Speakers:** None

(10) **S112-177**

**Motion:** It was moved to **approve** an application to replat a 0.184 acre tract of land containing all of Lot 18 in City Block 10/1050 into two 0.092 acre lots at 3723 Gilbert Avenue between Oak Lawn Avenue and Turtle Creek Boulevard, subject to compliance with the conditions listed in the docket.

Maker: Bernbaum  
Second: Hinojosa  
Result: Carried: 15 to 0

For: 15 - Davis, Wally, Anglin, Abtahi, Rodgers,  
Hinojosa, Bagley, Lavallaisaa, Tarpley,  
Shellene, Bernbaum, Wolfish, Schwartz,  
Ridley, Alcantar

Against: 0  
Absent: 0  
Vacancy: 0

**Speakers:** None

(11) **S112-178**

**Removal of Building Line Motion:** It was moved to **approve** an application to remove the existing 10 foot platted building line along the Katy Trail and the platted building line between Lots 1E and 1D 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 at Cedar Springs Road and Carlisle Street, north corner, subject to compliance with the conditions listed in the docket.

Maker: Ridley  
Second: Hinojosa  
Result: Carried: 15 to 0

For: 15 - Davis, Wally, Anglin, Abtahi, Rodgers,  
Hinojosa, Bagley, Lavallaisaa, Tarpley,  
Shellene, Bernbaum, Wolfish, Schwartz,  
Ridley, Alcantar

Against: 0  
Absent: 0  
Vacancy: 0

**Replat Motion:** It was moved to **approve** an application to replat a 2.309 acre tract of land containing all of Lot 1E in City Block 13/958 into one lot on property at Cedar Springs Road and Carlisle Street, north corner, subject to compliance with the conditions listed in the docket with the following change: That condition 18 be modified to read as follows: "On the final plat, remove the proposed 20 foot building line between Lot 1D and Lot 1E."

Maker: Ridley  
Second: Hinojosa  
Result: Carried: 15 to 0

For: 15 - Davis, Wally, Anglin, Abtahi, Rodgers,  
Hinojosa, Bagley, Lavallaisaa, Tarpley,  
Shellene, Bernbaum, Wolfish, Schwartz,  
Ridley, Alcantar

Against: 0  
Absent: 0  
Vacancy: 0

Speakers: For: Britton Church, 909 Lake Carolyn Pkwy., Irving, TX, 75039  
Against: None

Residential Replats:

(12) **S112-170**

**Motion:** It was moved to **approve** an application to replat a 5.00 acre tract of land containing all of Lot 1 and a tract of land in City Block J/7554 to create one 5.00 acre lot on property located at 3200 Bainbridge Road at Kirnwood Drive, southeast corner, subject to compliance with the conditions listed in the docket with Condition #13 revised to read: "On the final plat show how all adjoining right-of-way for Kirnwood Drive was created."

Maker: Lavallaisaa  
Second: Schwartz  
Result: Carried: 15 to 0

For: 15 - Davis, Wally, Anglin, Abtahi, Rodgers,  
Hinojosa, Bagley, Lavallaisaa, Tarpley,  
Shellene, Bernbaum, Wolfish, Schwartz,  
Ridley, Alcantar

Against: 0  
Absent: 0  
Vacancy: 0

Speakers: None

Miscellaneous Docket – Under Advisement

**M112-028**

Planner: Richard Brown

**Motion:** It was moved to approve a minor amendment to the development plan and landscape plan for Planned Development No. 501 for a Public school and R-10(A) Single Family District Uses on the south line of Stults Road between Woodshore Drive and Clearwater Drive.

Maker: Shellene  
Second: Schwartz  
Result: Carried: 15 to 0

For: 15 - Davis, Wally, Anglin, Abtahi, Rodgers,  
Hinojosa, Bagley, Lavallaisaa, Tarpley,  
Shellene, Bernbaum, Wolfish, Schwartz,  
Ridley, Alcantar

Against: 0  
Absent: 0  
Vacancy: 0

**Speakers:** For (Did not speak): Karl Crawley, 900 Jackson St., Dallas, TX, 75202  
Against: None

Miscellaneous Docket

**W112-018**

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. 849 on the northwest corner of Hatcher Street and Scyene Road.

Maker: Bagley  
Second: Tarpley  
Result: Carried: 15 to 0

For: 15 - Davis, Wally, Anglin, Abtahi, Rodgers,  
Hinojosa, Bagley, Lavallaisaa, Tarpley,  
Shellene, Bernbaum, Wolfish, Schwartz,  
Ridley, Alcantar

Against: 0  
Absent: 0  
Vacancy: 0

**Speakers:** For: Tommy Mann, 5400 Renaissance Tower, Dallas, TX, 75270  
Against: None



D112-010

Planner: Neva Dean

**Motion:** It was moved to **approve** a development plan for Planned Development District No. 363 on the northeast side of Malcolm X Boulevard, northwest of Grand Avenue.

Maker: Bagley  
Second: Wally  
Result: Carried: 15 to 0

For: 15 - Davis, Wally, Anglin, Abtahi, Rodgers,  
Hinojosa, Bagley, Lavallaisaa, Tarpley,  
Shellene, Bernbaum, Wolfish, Schwartz,  
Ridley, Alcantar

Against: 0  
Absent: 0  
Vacancy: 0

**Speakers:** None

Thoroughfare Plan Amendments

**SMU Boulevard**

**Motion:** It was moved to **approve** amendments to the City of Dallas Thoroughfare Plan to change the dimensional classification of SMU Boulevard between Worcola Street to Greenville Avenue from a special five lane undivided roadway (SPCL 5U) within 100 feet of right of way to a special five lane undivided roadway (SPCL 5U) within 87 feet of right of way and within existing pavement.

Maker: Bagley  
Second: Shellene  
Result: Carried: 15 to 0

For: 15 - Davis, Wally, Anglin, Abtahi, Rodgers,  
Hinojosa, Bagley, Lavallaisaa, Tarpley,  
Shellene, Bernbaum, Wolfish, Schwartz,  
Ridley, Alcantar

Against: 0  
Absent: 0  
Vacancy: 0

**Speakers:** None

**Danieldale Road/Westmoreland Road**

**Motion:** It was moved to **approve** amendments to the City of Dallas Thoroughfare Plan to **(1)** Change the dimensional classification of Danieldale Road between Old Hickory Trail and Hampton Road from a six lane divided roadway (S-6-D) within 107 feet of right of way to a four lane undivided roadway (S-4-U) within 60 feet of right of way; and **(2)** to delete Westmoreland Road from Wheatland Road to the Desoto City Limit, a four lane divided roadway (S-4-D) within 80 feet of right of way.

Maker: Bagley  
Second: Shellene  
Result: Carried: 15 to 0

For: 15 - Davis, Wally, Anglin, Abtahi, Rodgers,  
Hinojosa, Bagley, Lavallaisaa, Tarpley,  
Shellene, Bernbaum, Wolfish, Schwartz,  
Ridley, Alcantar

Against: 0  
Absent: 0  
Vacancy: 0

**Speakers:** None

Zoning Cases – Consent

**1. Z090-208(OTH)**

Planner: Olga Torres Holyoak

**Motion:** It was moved to recommend **approval** of an amendment to and an expansion of Specific Use Permit No. 1522 for an open enrollment charter school for a five-year period with eligibility for automatic renewals for additional five-year periods, subject to a site plan, traffic management plan and conditions on property zoned a RR Regional Retail District on the south side of West Ledbetter Drive, west of Hampton Road.

Maker: Lavallasiaa  
Second: Schwartz  
Result: Carried: 15 to 0

For: 15 - Davis, Wally, Anglin, Abtahi, Rodgers,  
Hinojosa, Bagley, Lavallaisaa, Tarpley,  
Shellene, Bernbaum, Wolfish, Schwartz,  
Ridley, Alcantar

Against: 0  
Absent: 0  
Vacancy: 0

**Notices:** Area: 400 Mailed: 41  
**Replies:** For: 6 Against: 3

**Speakers:** For: Jonathan Vinson, 901 Main St., Dallas, TX, 75202  
Against: None

**2. Z112-275(MW)**

Planner: Megan Wimer

**Motion:** It was moved to recommend **approval** of an amendment to and renewal of Specific Use Permit No. 1771 for a vehicle display, sales and service use for a three-year period, subject to a site plan and conditions on property within Subdistrict 3 of Planned Development District No. 533, the C. F. Hawn Special Purpose District No. 1 on the north side of C. F. Hawn Freeway, west of Jim Miller Road.

Maker: Rodgers  
Second: Wolfish  
Result: Carried: 15 to 0

For: 15 - Davis, Wally, Anglin, Abtahi, Rodgers,  
Hinojosa, Bagley, Lavallaisaa, Tarpley,  
Shellene, Bernbaum, Wolfish, Schwartz,  
Ridley, Alcantar

Against: 0  
Absent: 0  
Vacancy: 0

**Notices:** Area: 200 Mailed: 18  
**Replies:** For: 0 Against: 1

**Speakers:** For (Did not speak): Heriberto Miranda, 939 N. Masters Dr., Dallas, TX, 75217  
Rudy Cerda, 755 Pleasant Dr., Dallas, TX, 75217  
Antonio Miranda, 9731 Largas Dr., Dallas, TX, 75220  
Henry Cerda, 755 Pleasant Dr., Dallas, TX, 75217  
Jorge Miranda, 709 N. St. Augustine Rd., Dallas, TX,  
75217  
Against: None

Zoning Cases – Under Advisement

3. **Z112-266(WE)**

Planner: Warren Ellis

**Motion:** It was moved to recommend **approval** of an amendment to Planned Development Subdistrict No. 91 for Multiple Family Subdistrict uses within Planned Development District No. 193, the Oak Lawn Special Purpose District, subject to a development plan and conditions on the west corner of Cedar Springs Road and Herschel Avenue.

Maker: Wally  
Second: Schwartz  
Result: Carried: 15 to 0

For: 15 - Davis, Wally, Anglin, Abtahi, Rodgers,  
Hinojosa, Bagley, Lavallaisaa, Tarpley,  
Shellene, Bernbaum, Wolfish, Schwartz,  
Ridley, Alcantar

Against: 0  
Absent: 0  
Vacancy: 0

**Notices:** Area: 500 Mailed: 203  
**Replies:** For: 8 Against: 5

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

4. Z112-225(JH)

Planner: Jennifer Hiromoto

**Motion:** It was moved to recommend **approval** of a Planned Development District for multifamily uses, subject to a conceptual plan, street sections and staff revised conditions with the following changes: 1) Maximum height in subarea D-2 is 4 stories, 2) The side yard setback in Subarea D-2 is the greater of 50 feet or 1 foot in setback for every 1 foot of height, 3) A minimum of 75% of the ground level street-facing dwelling units must have entry to the street, 4) An aboveground parking structure façade which faces the western property line of Subarea D must provide solid screening of a minimum 42 inches from the floor level within the parking structure to screen vehicles and vehicle headlights; and 5) Proposed language for future traffic studies to read as follows: "Prior to the issuance for a building permit to construct the 898<sup>th</sup> dwelling unit, a Traffic Impact Study (TIA) must be submitted using the Development Impact Review (DIR) process in Section 51A-4.800 to determine if additional traffic improvements are necessitated to the extent which they are attributable to the proposed development. A copy of each TIA and any required contracts must be provided to the director. Any additional traffic improvements, the contract for those improvements, or a payment to the city in an amount equal to the estimated cost of constructing the required traffic improvements, only to the proportion the development causes the need for the improvements, must be completed or provided prior to the issuance of the final certificate of occupancy on the Property" on property zoned an MF-1(A) Multifamily District on the southwest corner of Skillman Street and Sandhurst Lane and both sides of Amesbury Drive.

Maker: Ridley  
Second: Tarpley  
Result: Carried: 15 to 0

For: 15 - Davis, Wally, Anglin, Abtahi, Rodgers,  
Hinojosa, Bagley, Lavallaisaa, Tarpley,  
Shellene, Bernbaum, Wolfish, Schwartz,  
Ridley, Alcantar

Against: 0  
Absent: 0  
Vacancy: 0

**Notices:** Area: 500 Mailed: 510  
**Replies:** For: 185 Against: 176

**Speakers:** For: Jonathan Vinson, 901 Main St., Dallas, TX, 75202  
Paul Johnston, Address not given  
Steve Stoner, 400 S. Hampton St., Dallas, TX, 75202  
For (Did not speak): Will Jackson, 6222 E. University Blvd., Dallas, TX, 75214  
Helen Trapalis, 6160 Brandeis Ln., Dallas, TX, 75214  
Andrew Tatum, 4159 Valley Ridge Rd., Dallas, TX, 75220

Jane Kemp, 6236 Sul Ross Ln., Dallas, TX, 75214  
Christina Yampanis, 4631 Ridgelawn, Dallas, TX, 75214  
Kim Broughton, 6237 Berwyn Ln., Dallas, TX, 75214  
Mary Ann Trapalis, 6160 Brandeis Ln., Dallas, TX, 75214  
Robert Grovenstein, 4310 Bobbitt Dr., Dallas, TX, 75229  
Eric Overton, 10058 Pensive Dr., Dallas, TX, 75229  
Pearl Kinney, 4718 Amesbury Dr., Dallas, TX, 75206  
Ken Baker, 6033 Sandhurst Ln., Dallas, TX, 75206  
Helen Yampanis, 6155 Sudbury Dr., Dallas, TX, 75214  
Gail Taylor, 6246 Winton St., Dallas, TX, 75214  
Katherine Wasson, 4642 Ridgelawn Dr., Dallas, TX, 75214  
Christina Pappas, 6156 Sudbury Dr., Dallas, TX, 75214  
Angeline Pappas, 6155 Sudbury Dr., Dallas, TX, 75214  
Janice Jackson, 6222 E. University Blvd., Dallas, TX, 75214  
Britton Church, 909 Lake Carolyn Pkwy., Irving, TX, 75039  
Cecily Saldana, Address not given

Against: Chris Mazzini, 6410 Northaven Rd., Dallas, TX, 75230  
Jason Panko, 4342 Delmar Ave., Dallas, TX, 75206  
Clydene Thomas, 4337 Delmar Ave., Dallas, TX, 75206

Against (Did not speak): Diana Barrenas, 4417 Camden Ave., Dallas, TX, 75206

Staff: Lloyd Denman, Sustainable Development and Construction

### Zoning Cases - Individual

#### 5. Z112-256(JH)

Planner: Jennifer Hiromoto

**Motion:** In considering an application for a CS Commercial Service District on property zoned a CH Clustered Housing District on the south side of Ronnie Drive and north side of Newt Drive, east of Dickerson Street, it was moved to **hold** this case under advisement until September 6, 2012.

Maker: Wolfish  
Second: Rodgers  
Result: Carried: 15 to 0

For: 15 - Davis, Wally, Anglin, Abtahi, Rodgers,  
Hinojosa, Bagley, Lavallaisaa, Tarpley,  
Shellene, Bernbaum, Wolfish, Schwartz,  
Ridley, Alcantar

Against: 0  
Absent: 0  
Vacancy: 0

**Notices:** Area: 200                      Mailed: 16  
**Replies:** For: 1                              Against: 1

**Speakers:** For: Barbara Haynes, 7758 Ronnie Dr., Dallas, TX, 75252  
Against: None

6. **Z112-262(JH)**

Planner: Jennifer Hiromoto

**Motion:** In considering an application for a Specific Use Permit for an industrial (outside) not potentially incompatible use limited to a concrete batch plant on property zoned an IR Industrial Research District on the northeast corner of Luna Road and Ryan Road, it was moved to **hold** this case under advisement until September 6, 2012.

Maker: Hinojosa  
Second: Bernbaum  
Result: Carried: 15 to 0

For: 15 - Davis, Wally, Anglin, Abtahi, Rodgers,  
Hinojosa, Bagley, Lavallaisaa, Tarpley,  
Shellene, Bernbaum, Wolfish, Schwartz,  
Ridley, Alcantar

Against: 0  
Absent: 0  
Vacancy: 0

**Notices:** Area: 300 Mailed: 8  
**Replies:** For: 0 Against: 1

**Speakers:** For: Isaac Molina, 2436 Dorrington Dr., Dallas, TX, 75228  
Against: None

7. **Z112-263(RB)**

Planner: Richard Brown

**Motion:** It was moved to recommend **approval** of a Specific Use Permit for an Alcoholic beverage establishment for a Private club-bar for a two-year period, subject to a site plan and revised conditions to amend the hours of operation to Sunday thru Thursday, 12:00 p.m. to 12:00 a.m., and Friday thru Saturday, 12:00 p.m. to 2:00 a.m., on property zoned a CR Community Retail District on the west line of Jupiter Road, north of Garland Road.

Maker: Tarpley  
Second: Abtahi  
Result: Carried: 15 to 0

For: 15 - Davis, Wally, Anglin, Abtahi, Rodgers,  
Hinojosa, Bagley, Lavallaisaa, Tarpley,  
Shellene, Bernbaum, Wolfish, Schwartz,  
Ridley, Alcantar

Against: 0  
Absent: 0  
Vacancy: 0

**Notices:** Area: 200 Mailed: 12  
**Replies:** For: 2 Against: 0

**Speakers:** For: Pamela Craig, 1222 Commerce St., Dallas, TX, 75202  
Michael Anthony Ellena, 11255 S. Garland Rd., Dallas, TX, 75218  
David Cedillo, 713 Twilight Dr, Garland, TX, 75040  
Against: None

---

Other Matters

Minutes

**Motion:** It was moved to **approve** the minutes of the August 2, 2012 City Plan Commission meetings, subject to corrections.

Maker: Hinojosa  
Second: Ridley  
Result: Carried: 15 to 0

For: 15 - Davis, Wally, Anglin, Abtahi, Rodgers,  
Hinojosa, Bagley, Lavallaisaa, Tarpley,  
Shellene, Bernbaum, Wolfish, Schwartz,  
Ridley, Alcantar

Against: 0  
Absent: 0  
Vacancy: 0

Adjournment

**Motion:** It was moved to **adjourn** the August 16, 2012, City Plan Commission meeting at 3:52 p.m.

Maker: Davis  
Second: Hinojosa  
Result: Carried: 15 to 0

For: 15 - Davis, Wally, Anglin, Abtahi, Rodgers,  
Hinojosa, Bagley, Lavallaisaa, Tarpley,  
Shellene, Bernbaum, Wolfish, Schwartz,  
Ridley, Alcantar



Against: 0  
Absent: 0  
Vacancy: 0

---

Joe Alcantar, Chair