

PLAN COMMISSION MINUTES

The City Plan Commission held a regular Zoning Hearing on September 2, 2008, with the bus tour starting at 10:32 a.m. followed by the briefing starting at 12:15 a.m. in Room 5ES and the public hearing at 1:33 p.m. in the City Council Chambers of City Hall. Presiding were Joe Alcantar, Chair and Gloria Tarpley, Acting Vice Chair. The following Commissioners were present during the hearing: Richard Davis, Liz Wally, Mike Anglin, Emma Rodgers, John Lozano, Ann Bagley, Myrtl Lavallaisaa, John Shellene, Bruce Bernbaum and Sally Wolfish. The following Commissioner was absent from this hearing as defined in the City Plan Commission rules: Michael Davis, Michael Schwartz and Bill Peterson. 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.

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 Replats

(1) **S090-134**

Motion: It was moved to **approve** an application to create a 12 acre lot in City Block 8290 on the service road of Interstate 20, east of Honeysuckle Lane, subject to compliance with the conditions listed in the docket.

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

For: 12 - R. Davis, Wally, Anglin, Rodgers, Lozano*, Bagley, Lavallaisaa, Tarpley, Shellene*, Bernbaum, Wolfish, Alcantar

Against: 0
Absent: 3 - M. Davis, Schwartz, Peterson
Vacancy: 0

*out of the room, shown voting in favor

Speakers: None

Miscellaneous Docket

M090-047

Planner: Richard Brown

Note: Assistant City Attorney Casey Burgess left the room due to a conflict of interest

Motion: It was moved to **approve** a minor amendment to the development plan and planting plan for Planned Development District No. 482 for CR Community Retail District Uses in an area bounded by Inwood Road, west Lovers Lane, Greenway Boulevard, and Boaz Street.

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

For: 12 - R. Davis, Wally, Anglin, Rodgers, Lozano*,
Bagley, Lavallaisaa, Tarpley, Shellene*,
Bernbaum, Wolfish, Alcantar

Against: 0
Absent: 3 - M. Davis, Schwartz, Peterson
Vacancy: 0

*out of the room, shown voting in favor

Speakers: None

M090-049

Planner: Richard Brown

Motion: It was moved to **approve** a minor amendment to the development plan for Planned Development District No. 681 for a Public school and R-7.5(A) Single Family District Uses on the northwest corner of Colorado Boulevard and Fullerton Drive.

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

For: 12 - R. Davis, Wally, Anglin, Rodgers, Lozano*,
Bagley, Lavallaisaa, Tarpley, Shellene*,
Bernbaum, Wolfish, Alcantar

Against: 0
Absent: 3 - M. Davis, Schwartz, Peterson
Vacancy: 0

*out of the room, shown voting in favor

Speakers: None

M090-045

Planner: Richard Brown

Motion: It was moved to **approve** a minor amendment to the development plan for Planned Development District No. 706 for a Public school other than an open-enrollment charter school and R-16(A) Single Family District Uses on the northwest corner of Walnut Hill Lane and Gooding Drive.

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

For: 12 - R. Davis, Wally, Anglin, Rodgers, Lozano*,
Bagley, Lavallaisaa, Tarpley, Shellene*,
Bernbaum, Wolfish, Alcantar

Against: 0
Absent: 3 - M. Davis, Schwartz, Peterson
Vacancy: 0

*out of the room, shown voting in favor

Speakers: None

M090-048

Planner: Richard Brown

Motion: It was moved to **approve** a minor amendment to 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: Tarpley
Second: Wally
Result: Carried: 12 to 0

For: 12 - R. Davis, Wally, Anglin, Rodgers. Davis,
Lozano*, Bagley, Lavallaisaa, Tarpley,
Shellene*, Bernbaum, Wolfish, Alcantar

Against: 0
Absent: 3 - M. Davis, Schwartz, Peterson
Vacancy: 0

*out of the room, shown voting in favor

Speakers: None

Certificates of Appropriateness for Signs

Uptown Sign District:

1007091024

Planner: Carolyn Horner

Motion: It was moved to **approve** a Certificate of Appropriateness for the installation of a detached monument sign at 2101 Cedar Springs.

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

For: 12 - R. Davis, Wally, Anglin, Rodgers, Lozano,
Bagley, Lavallaisaa, Tarpley, Shellene,
Bernbaum, Wolfish, Alcantar

Against: 0
Absent: 3 - M. Davis, Schwartz, Peterson
Vacancy: 0

Speakers: None

1008025002

Planner: Carolyn Horner

Motion: It was moved to **approve** a Certificate of Appropriateness for the installation of a detached monument sign at 2101 Cedar Springs.

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

For: 12 - R. Davis, Wally, Anglin, Rodgers, Lozano,
Bagley, Lavallaisaa, Tarpley, Shellene,
Bernbaum, Wolfish, Alcantar

Against: 0
Absent: 3 - M. Davis, Schwartz, Peterson
Vacancy: 0

Speakers: None

1008025003

Planner: Carolyn Horner

Motion: It was moved to **approve** a Certificate of Appropriateness for the installation of a detached monument sign at 2101 Cedar Springs.

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

For: 12 - R. Davis, Wally, Anglin, Rodgers, Lozano, Bagley, Lavallaisaa, Tarpley, Shellene, Bernbaum, Wolfish, Alcantar

Against: 0
Absent: 3 - M. Davis, Schwartz, Peterson
Vacancy: 0

Speakers: None

Zoning Cases – Under Advisement

1. Z090-142(RB)

Planner: Richard Brown

Motion: It was moved to recommend **approval** of a new Subdistrict 5A, subject to conditions, and **approval** of a Specific Use Permit for a Vehicle storage lot and a Vehicle display, sales, and service use for a five-year period with eligibility for automatic renewal for additional five-year periods, subject to a revised site and landscape plan providing for additional site trees planted along the western line for the vehicle storage Area B and conditions on property within the Subdistrict 5 portion of Planned Development District No. 533, the C. F. Hawn Special Purpose District No. 1, on the northeast line of C.F. Hawn Freeway, northwest of Lovejoy Drive.

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

For: 12 - R. Davis, Wally, Anglin, Rodgers, Lozano, Bagley, Lavallaisaa, Tarpley, Shellene, Bernbaum, Wolfish, Alcantar

Against: 0
Absent: 3 - M. Davis, Schwartz, Peterson
Vacancy: 0

Notices: Area: 500 Mailed: 36
Replies: For: 0 Against: 0

Speakers: For: Ramon Aranda, 2946 S. Sunbeck Cr., Farmers Branch, TX, 75234
Against: None

Zoning Cases – Individual

Note: It was moved by Commissioner Sally Wolfish and seconded by Commissioner Emma Rodgers to change the order of the agenda and hear Individual item Z090-114(RB), at the end of the agenda. The Commission voted unanimously to change the order of the agenda.

2. Z090-114(RB)

Planner: Richard Brown

Motion: It was moved to recommend **approval** of an amendment to and expansion of Specific Use Permit No. 941 for a Public school, subject to a site plan, revised landscape plan, traffic management plan, and conditions on property zoned an MF-2(A) Multifamily District on the northwest corner of Meredith Avenue and Albrook Street.

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

For: 12 - R. Davis, Wally, Anglin, Rodgers, Lozano, Bagley, Lavallaisaa, Tarpley, Shellene, Bernbaum, Wolfish, Alcantar

Against: 0
Absent: 3 - M. Davis, Schwartz, Peterson
Vacancy: 0

Notices: Area: 400 Mailed: 162
Replies: For: 3 Against: 3

Speakers: For: Karl Crawley, 900 Jackson St., Dallas, TX, 75202
Against: Lolita Marie Sauala, 3842 Mt. Washington St., Dallas, TX, 75211
Against (Did not speak): Raul Aguilo, 3842 Mt. Washington St., Dallas, TX, 75211

3. Z090-196(OTH)

Planner: Olga Torres Holyoak

Motion: It was moved to recommend **approval** of an amendment and renewal of Specific Use Permit No. 1724 for an Animal clinic without outside run, limited to boarding and grooming for a three-year period with eligibility for automatic renewal for additional three-year periods, subject to revised conditions on property zoned Tract 6A within Planned Development District No. 170, on the west line of Preston Road, south of Lloyd Drive.

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

For: 12 - R. Davis, Wally, Anglin, Rodgers, Lozano,
Bagley, Lavallaisaa, Tarpley, Shellene,
Bernbaum, Wolfish, Alcantar

Against: 0
Absent: 3 - M. Davis, Schwartz, Peterson
Vacancy: 0

Notices: Area: 200 Mailed: 42
Replies: For: 1 Against: 1

Speakers: For: None

Special Provision Sign District Amendment

SPSD090-002

Planner: Carolyn Horner

Motion: It was moved to recommend **approval** of a new subdistrict within the Downtown Special Provision Sign District, in an area generally bounded by R.L. Thornton Freeway to the southeast, Hotel Street to the southwest, Jefferson Boulevard Viaduct/Market Street to the west, Jackson Street and Wood Street to the north, and Akard Street to the east.

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

For: 12 - R. Davis, Wally, Anglin, Rodgers, Lozano,
Bagley, Lavallaisaa, Tarpley, Shellene,
Bernbaum, Wolfish, Alcantar

Against: 0
Absent: 3 - M. Davis, Schwartz, Peterson
Vacancy: 0

Notices: Area: 200 Mailed: 280
Replies: For: 4 Against: 1

Speakers: For (Did not speak): Larry Hamilton, Address not given
Against: None

Authorization of Hearing

Motion: It was moved to recommend **approval** of an amendment to a previous authorization of a hearing to determine the proper special sign district regulations on property regulated by the Arts District Special Provision Sign District, on property generally bounded by Ross Street to the southeast, Routh Street to the northeast, Woodall Rogers Freeway to the northwest and Harwood Street to the southwest, with consideration being given to amending the authorized hearing to provide regulations governing signs related to cultural institutions for the performing or visual arts, and non-premise construction barricade signs.

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

For: 12 - R. Davis, Wally, Anglin, Rodgers, Lozano,
Bagley, Lavallaisaa, Tarpley, Shellene,
Bernbaum, Wolfish, Alcantar

Against: 0
Absent: 3 - M. Davis, Schwartz, Peterson
Vacancy: 0

Speakers: For (Did not speak): Jonathan Vinson,
Against: None

Other Matters

Minutes

Motion: It was moved to **approve** the minutes of the August 19, 2010, City Plan Commission meeting, subject to corrections.

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

For: 12 - R. Davis, Wally, Anglin, Rodgers, Lozano,
Bagley, Lavallaisaa, Tarpley, Shellene,
Bernbaum, Wolfish, Alcantar

Against: 0
Absent: 3 - M. Davis, Schwartz, Peterson
Vacancy: 0

Adjournment

Motion: It was moved to **adjourn** the September 2, 2010, City Plan Commission meeting at 2:05 p.m.

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

For: 12 - R. Davis, Wally, Anglin, Rodgers, Lozano,
Bagley, Lavallaisaa, Tarpley, Shellene,
Bernbaum, Wolfish, Alcantar

Against: 0
Absent: 3 - M. Davis, Schwartz, Peterson
Vacancy: 0

Joe Alcantar, Chair