

## PLAN COMMISSION MINUTES

The City Plan Commission held a regular Zoning Hearing on October 18, 2012, with the briefing starting at 11:33 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, Vice Chair. The following Commissioners were present during the hearing: Richard Davis, Liz Wally, Mike Anglin, Robert Abtahi, Emma Rodgers, Tony Hinojosa, Ann Bagley, John Shellene, Sally Wolfish, Michael Schwartz and Paul E. Ridley. The following Commissioner was absent from this hearing as defined in the City Plan Commission rules: Myrtl Lavallaisaa and Bruce Bernbaum. 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) **S112-207**

**Motion:** It was moved to **approve** an application to replat a 1.931 acre tract of land containing part of Lot 4 and all of Lots 5 through 18 in City Block 2341 into one lot on property located on Cedar Plaza Lane northeast of Cedar Springs Road, subject to compliance with the conditions listed in the docket.

Maker: Wally  
Second: Shellene  
Result: Carried: 13 to 0

For: 13 - Davis, Wally, Anglin, Abtahi, Rodgers, Hinojosa, Bagley, Tarpley, Shellene, Wolfish, Schwartz, Ridley, Alcantar

Against: 0  
Absent: 2 - Lavallaisaa, Bernbaum  
Vacancy: 0

**Speakers:** None

(2) **S112-209**

**Motion:** It was moved to **approve** an application to create a 1.043 acre lot and an 18.358 acre lot from a 19.401 acre tract of land in City Block 8721 located in the vicinity of the northwest corner of Wheatland Road and Clark Road, subject to compliance with the conditions listed in the docket.

Maker: Wally  
Second: Shellene  
Result: Carried: 13 to 0

For: 13 - Davis, Wally, Anglin, Abtahi, Rodgers,  
Hinojosa, Bagley, Tarpley, Shellene, Wolfish,  
Schwartz, Ridley, Alcantar

Against: 0  
Absent: 2 - Lavallaisaa, Bernbaum  
Vacancy: 0

**Speakers:** None

(3) **S112-210**

**Motion:** It was moved to **approve** an application to replat a 0.620 acre tract of land containing all of Lots 10, 11 and 12 in City Block K/662 into 1 lot located at 4403, 4407, and 4411 Deere Street, subject to compliance with the conditions listed in the docket.

Maker: Wally  
Second: Shellene  
Result: Carried: 13 to 0

For: 13 - Davis, Wally, Anglin, Abtahi, Rodgers,  
Hinojosa, Bagley, Tarpley, Shellene, Wolfish,  
Schwartz, Ridley, Alcantar

Against: 0  
Absent: 2 - Lavallaisaa, Bernbaum  
Vacancy: 0

**Speakers:** None

(4) **S112-211**

**Motion:** It was moved to **approve** an application to create two 4.3471 acre lots from an 8.6949 tract of land in City Block 8031 and located at 5400 and 5450 Crystal Lake Boulevard at Dan Morton Drive, subject to compliance with the conditions listed in the docket.

Maker: Wally  
Second: Shellene  
Result: Carried: 13 to 0

For: 13 - Davis, Wally, Anglin, Abtahi, Rodgers,  
Hinojosa, Bagley, Tarpley, Shellene, Wolfish,  
Schwartz, Ridley, Alcantar

Against: 0  
Absent: 2 - Lavallaisaa, Bernbaum  
Vacancy: 0

**Speakers:** None

(5) **S112-212**

**Motion:** It was moved to **approve** an application to replat all of Lots 1 through 9 in City Block 1/2448 and a tract of land in City Block 5721 into one 3.8421 acre lot on property located at 6102 Maple Avenue, subject to compliance with the conditions listed in the docket.

Maker: Wally  
Second: Shellene  
Result: Carried: 13 to 0

For: 13 - Davis, Wally, Anglin, Abtahi, Rodgers,  
Hinojosa, Bagley, Tarpley, Shellene, Wolfish,  
Schwartz, Ridley, Alcantar

Against: 0  
Absent: 2 - Lavallaisaa, Bernbaum  
Vacancy: 0

**Speakers:** None

(6) **S112-213**

**Motion:** It was moved to **deny** an application to create a 0.9598 acre lot from a tract of land in City Block 118 on property located at Young Street at Park Avenue at the request of the applicant.

Maker: Wally  
Second: Tarpley  
Result: Carried: 13 to 0

For: 13 - Davis, Wally, Anglin, Abtahi, Rodgers,  
Hinojosa, Bagley, Tarpley, Shellene, Wolfish,  
Schwartz, Ridley, Alcantar

Against: 0  
Absent: 2 - Lavallaisaa, Bernbaum  
Vacancy: 0

**Speakers:** For: Buddy Jordan, 4230 Valley Ridge, Dallas, TX, 75220  
Against: None

Residential Replat:

(7) **S112-208**

**Motion:** It was moved to **approve** an application to replat a 1.00 acre tract of land containing part of Lot 5 in City Block 6/7490 into one lot on property located at 6606 Belmead Drive, subject to compliance with the conditions listed in the docket.

Maker: Wolfish  
Second: Hinojosa  
Result: Carried: 13 to 0

For: 13 - Davis, Wally, Anglin, Abtahi, Rodgers,  
Hinojosa, Bagley, Tarpley, Shellene, Wolfish,  
Schwartz, Ridley, Alcantar

Against: 0  
Absent: 2 - Lavallaisaa, Bernbaum  
Vacancy: 0

**Speakers:** None

Zoning Cases – Consent

1. **Z112-271(RB)**

Planner: Richard Brown

**Motion:** It was moved to recommend **approval** for Planned Development District No. 490 for an amendment to the development plan, landscape plan, and condition, subject to a revised development plan, revised landscape plan, traffic management plan and conditions on the southeast corner of Ferguson Road and Peavy Road.

Maker: Bagley  
Second: Wally  
Result: Carried: 13 to 0

For: 13 - Davis, Wally, Anglin, Abtahi, Rodgers,  
Hinojosa, Bagley, Tarpley, Shellene, Wolfish,  
Schwartz, Ridley, Alcantar

Against: 0  
Absent: 2 - Lavallaisaa, Bernbaum  
Vacancy: 0

**Notices:** Area: 500                      Mailed: 232  
**Replies:** For: 13                      Against: 4

**Speakers:** None

2. **Z112-301(RB)**

Planner: Richard Brown

**Motion:** It was moved to recommend **approval** of an IR Industrial Research District on property zoned an MC-3 Multiple Commercial District along the northwest line of Mockingbird Lane, northeast of Maple Avenue.

Maker: Bagley  
Second: Wally  
Result: Carried: 13 to 0

For: 13 - Davis, Wally, Anglin, Abtahi, Rodgers,  
Hinojosa, Bagley, Tarpley, Shellene, Wolfish,  
Schwartz, Ridley, Alcantar

Against: 0  
Absent: 2 - Lavallaisaa, Bernbaum  
Vacancy: 0

**Notices:** Area: 300                      Mailed: 16  
**Replies:** For: 0                      Against: 0

**Speakers:** None

**3. Z112-270(WE)**

Planner: Warren Ellis

**Motion:** It was moved to recommend **approval** of a CS Commercial Service District with deed restrictions volunteered by the applicant on property zoned Subarea A of Planned Development District No. 134 on the northwest line of Birch Street, northeast of Carroll Avenue.

Maker: Bagley  
Second: Wally  
Result: Carried: 13 to 0

For: 13 - Davis, Wally, Anglin, Abtahi, Rodgers,  
Hinojosa, Bagley, Tarpley, Shellene, Wolfish,  
Schwartz, Ridley, Alcantar

Against: 0  
Absent: 2 - Lavallaisaa, Bernbaum  
Vacancy: 0

**Notices:** Area: 200 Mailed: 21  
**Replies:** For: 1 Against: 0

**Speakers:** For (Did not speak): Mario Saldana, 24123 Sunridge Rd., Carrollton, TX, 75006  
Fernando Santos, 2733 Bridal Wreath Ln., Dallas, TX, 75233  
Against: None

**4. Z112-311(WE)**

Planner: Warren Ellis

**Motion:** It was moved to recommend **approval** of an amendment to Planned Development District No. 773 for multifamily uses, subject to a development plan on the northwest corner of Montfort Drive and Verde Valley Lane.

Maker: Bagley  
Second: Wally  
Result: Carried: 13 to 0

For: 13 - Davis, Wally, Anglin, Abtahi, Rodgers,  
Hinojosa, Bagley, Tarpley, Shellene, Wolfish,  
Schwartz, Ridley, Alcantar

Against: 0  
Absent: 2 - Lavallaisaa, Bernbaum  
Vacancy: 0

**Notices:** Area: 500 Mailed: 178  
**Replies:** For: 0 Against: 0

**Speakers:** None

5. **Z112-182(JH)**

Planner: Jennifer Hiromoto

**Motion:** In considering an application of a Planned Development Subdistrict for MF-3 Multiple Family uses on property zoned an MF-3 Multiple Family Subdistrict within Planned Development District No. 193, the Oak Lawn Special Purpose District with a D Liquor Control Overlay on the southeast corner of Hood Street and Brown Street, it was moved to **hold** this case under advisement until November 15, 2012.

Maker: Bagley  
Second: Wally  
Result: Carried: 13 to 0

For: 13 - Davis, Wally, Anglin, Abtahi, Rodgers,  
Hinojosa, Bagley, Tarpley, Shellene, Wolfish,  
Schwartz, Ridley, Alcantar

Against: 0  
Absent: 2 - Lavallaisaa, Bernbaum  
Vacancy: 0

**Notices:** Area: 500 Mailed: 547  
**Replies:** For: 2 Against: 2

**Speakers:** For (Did not speak): Jonathan Vinson, 901 Main St., Dallas, TX, 75202  
Frank Stich, 4224 N. Hall St., Dallas, TX, 75219  
Brenda Marks, 3925 Gilbert Ave., Dallas, TX, 75219  
Against: None

6. **Z112-274(JH)**

Planner: Jennifer Hiromoto

**Motion:** It was moved to recommend **approval** of a Planned Development District for CR Community Retail District, subject to a development plan, elevations, and revised conditions to include 1 parking space per every 300 feet on property zoned a CR Community Retail District on the north side of West Wheatland Road and west side of Clark Road.

Maker: Anglin  
Second: Shellene  
Result: Carried: 12 to 1

For: 12 - Davis, Anglin, Abtahi, Rodgers, Hinojosa,  
Bagley, Tarpley, Shellene, Wolfish, Schwartz,  
Ridley, Alcantar

Against: 1 - Wally  
Absent: 2 - Lavallaisaa, Bernbaum  
Vacancy: 0

**Notices:** Area: 500 Mailed: 70  
**Replies:** For: 6 Against: 9

**Speakers:** For: Myron Dornic, 5026 Maple Springs Blvd., Dallas, TX, 75235  
Edna Pemberton, 7101 Flamleaf Pl., Dallas, TX, 75249  
LaKisha Thomas, 7909 Vista Hill Ln., Dallas, TX, 75249  
Dan Miller, 5750 Genesis Ct., Frisco, TX  
Against: Michael Chrietberg, 1345 Green Hills Ct., Duncanville, TX, 75137

**7. Z112-310(JH)**

Planner: Jennifer Hiromoto

**Motion:** It was moved to recommend **approval** of an IR Industrial Research District on property zoned an MU-3 Mixed Use District on the west side of Harry Hines Boulevard, north of Willowbrook Drive.

Maker: Bagley  
Second: Wally  
Result: Carried: 13 to 0

For: 13 - Davis, Wally, Anglin, Abtahi, Rodgers,  
Hinojosa, Bagley, Tarpley, Shellene, Wolfish,  
Schwartz, Ridley, Alcantar

Against: 0  
Absent: 2 - Lavallaisaa, Bernbaum  
Vacancy: 0

**Notices:** Area: 200 Mailed: 28  
**Replies:** For: 0 Against: 0

**Speakers:** None



8. Z112-305(MW)

Planner: Megan Wimer

**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 greater than 3,500 square feet for a two-year period, subject to a site plan and conditions on property zoned Planned Development District No. 7 with a D Liquor Control Overlay on the north side of Centerville Road, southeast of Garland Road.

Maker: Tarpley  
Second: Schwartz  
Result: Carried: 13 to 0

For: 13 - Davis, Wally, Anglin, Abtahi, Rodgers,  
Hinojosa, Bagley, Tarpley, Shellene, Wolfish,  
Schwartz, Ridley, Alcantar

Against: 0  
Absent: 2 - Lavallaisaa, Bernbaum  
Vacancy: 0

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

**Speakers:** For: Sherpa Wangchu, 3031 Cross Timers Dr., Irving, TX, 75060  
Against: None

Landmark Commission Appeal

CA112-301(CH)

Planner: Carolyn Horner

**Motion:** It was moved to **affirm** the Landmark Commission's decision to deny without prejudice Certificate of Appropriateness CA112-301(CH) for installation of new stone front walkway at 6107 Worth Street.

Maker: Ridley  
Second: Wolfish  
Result: Carried: 12 to 1

For: 12 - Davis, Wally, Anglin, Abtahi, Rodgers,  
Hinojosa, Bagley, Tarpley, Wolfish, Schwartz,  
Ridley, Alcantar

Against: 1 - Shellene  
Absent: 2 - Lavallaisaa, Bernbaum  
Vacancy: 0

**Speakers:** Appellant: Rodney Wauson, 6107 Worth St., Dallas, TX, 75214  
City Attorney: Bertram Vandenberg, City of Dallas, Assistant City Attorney  
Staff: Carolyn Horner, City of Dallas, Historic Preservation Planner

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Other Matters

Minutes

**Motion:** It was moved to **approve** the minutes of the October 4, 2012, City Plan Commission meetings, subject to corrections.

Maker: Hinojosa

Second: Ridley

Result: Carried: 13 to 0

For: 13 - Davis, Wally, Anglin, Abtahi, Rodgers,  
Hinojosa, Bagley, Tarpley, Shellene, Wolfish,  
Schwartz, Ridley, Alcantar

Against: 0

Absent: 2 - Lavallaisaa, Bernbaum

Vacancy: 0

Adjournment

**Motion:** It was moved to **adjourn** the October 18, 2012, City Plan Commission meeting at 3:26 p.m.

Maker: Hinojosa

Second: Davis

Result: Carried: 13 to 0

For: 13 - Davis, Wally, Anglin, Abtahi, Rodgers,  
Hinojosa, Bagley, Tarpley, Shellene, Wolfish,  
Schwartz, Ridley, Alcantar

Against: 0

Absent: 2 - Lavallaisaa, Bernbaum

Vacancy: 0

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Joe Alcantar, Chair