

PLAN COMMISSION MINUTES

The City Plan Commission held a regular Zoning Hearing on December 2, 2010 with the briefing starting at 11:07 a.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 Michael Davis, Vice Chair. The following Commissioners were present during the hearing: Richard Davis, Liz Wally, Mike Anglin, Emma Rodgers, Myrtl Lavallaisaa, Gloria Tarpley, 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: None. There is one vacancy - District 6.

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) **S101-013**

Motion: It was moved to **approve** an application to create a 2.18 acre lot from a tract of land containing all of Lot 10 and a tract of land in City Block 7960 and located at 7621 Cantura Drive east of Riverwood Drive, subject to compliance with the conditions listed in the docket.

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

For: 14 - R. Davis, Wally, Anglin, M. Davis, Rodgers, Bagley, Lavallaisaa, Tarpley, Shellene, Bernbaum, Wolfish, Schwartz, Peterson, Alcantar

Against: 0
Absent: 0
Vacancy: 1 - District 6

Speakers: None

(2) **S101-014**

Motion: It was moved to **approve** an application to replat a 16.655 acre tract of land into six lots in City Block 6144 on property bounded by Webb Chapel Road, El Centro Drive, Marsh Lane and Northwest Highway, subject to compliance with the conditions listed in the docket.

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

For: 14 - R. Davis, Wally, Anglin, M. Davis, Rodgers,
Bagley, Lavallaisaa, Tarpley, Shellene,
Bernbaum, Wolfish, Schwartz, Peterson,
Alcantar

Against: 0
Absent: 0
Vacancy: 1 - District 6

Speakers: None

(3) **S101-015**

Motion: It was moved to **approve** an application to create a 23.0117 acre lot from a tract of land in City Block 6069 on Harry Hines Boulevard northwest of Regal Row, subject to compliance with the conditions listed in the docket.

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

For: 14 - R. Davis, Wally, Anglin, M. Davis, Rodgers,
Bagley, Lavallaisaa, Tarpley, Shellene,
Bernbaum, Wolfish, Schwartz, Peterson,
Alcantar

Against: 0
Absent: 0
Vacancy: 1 - District 6

Speakers: None

Individual Item

(4) **S101-011**

Motion: It was moved to **approve** an application to replat a 3.544 acre tract of land containing all of Lots 1 and 2 of City Block C/5534 to create one 1.539 acre lot and one 2.015 acre lot fronting on Catina Lane and Lennox Lane, subject to compliance with the conditions listed in the docket.

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

For: 14 - R. Davis, Wally, Anglin, M. Davis, Rodgers,
Bagley, Lavallaisaa, Tarpley, Shellene,
Bernbaum, Wolfish, Schwartz, Peterson,
Alcantar

Against: 0
Absent: 0
Vacancy: 1 - District 6

Speakers: None

Miscellaneous Docket

M101-003

Planner: Carolyn Horner

Motion: It was moved to **approve** a minor amendment to the site plan for Specific Use Permit No. 1791 for an attached projecting non-premise district activity videoboard sign in an area bounded by Elm Street, Akard Street, Main Street and Stone Place.

Maker: Peterson
Second: M. Davis
Result: Carried: 14 to 0

For: 14 - R. Davis, Wally, Anglin, M. Davis, Rodgers,
Bagley, Lavallaisaa, Tarpley, Shellene,
Bernbaum, Wolfish, Schwartz, Peterson,
Alcantar

Against: 0
Absent: 0
Vacancy: 1 - District 6

Speakers: None

M101-002

Planner: Richard Brown

Motion: It was moved to **approve** a minor amendment to the development plan and landscape plan for Planned Development District No. 353 for a Private School and Single Family Residential Uses on the northwest corner of Inwood Road and Willow Lane.

Maker: Peterson
Second: M. Davis
Result: Carried: 14 to 0

For: 14 - R. Davis, Wally, Anglin, M. Davis, Rodgers,
Bagley, Lavallaisaa, Tarpley, Shellene,
Bernbaum, Wolfish, Schwartz, Peterson,
Alcantar

Against: 0
Absent: 0
Vacancy: 1 - District 6

Speakers: None

Zoning Cases – Individual

1. Z090-160(RB)

Planner: Richard Brown

Motion: It was moved to recommend **approval** of a Planned Development District for R-5(A) Single Family District Uses, subject to a development plan and conditions with the following two changes: 1) Delete Section 108(c)(3) and 2) Delete Section 112, (d) on property zoned an R-5(A) Single Family District on property on the northwest line of Fellows Lane, north of the terminus of Kiska Street.

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

For: 14 - R. Davis, Wally, Anglin, M. Davis, Rodgers,
Bagley, Lavallaisaa, Tarpley, Shellene,
Bernbaum, Wolfish, Schwartz, Peterson,
Alcantar

Against: 0
Absent: 0
Vacancy: 1 - District 6

Substitute Motion: It was moved to **amend** the motion to provide provisions allowing access to the park.

Maker: Anglin
Second: None
Result: Failed due to lack of a second

Notices: Area: 500 Mailed: 116
Replies: For: 4 Against: 3

Speakers: For: Suzan Kedron, 901 Main St., Dallas, TX, 75202
For (Did not speak): Jane Massey, 2800 N. Hampton Rd., Dallas, TX, 75212
Cyndy Lutz, 2800 N. Hampton Rd., Dallas, TX, 75212
Cory Hohweiler, 1525 Van Winkle, Carrollton, TX, 75007
Emogene Hanvey, 2800 n. Hampton Rd., Dallas, TX, 75212

2. Z090-219(RB)

Planner: Richard Brown

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, traffic management plan, and conditions on property bounded by Gayglen Drive, Oklaunion Drive, Komalty Drive, and Longbranch Lane.

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

For: 13 - R. Davis, Wally, Anglin, Rodgers, Bagley,
Lavallaisaa, Tarpley, Shellene, Bernbaum,
Wolfish, Schwartz, Peterson, Alcantar

Against: 0
Absent: 0
Vacancy: 1 - District 6
Conflict: 1 - M. Davis

Notices: Area: 500 Mailed: 197
Replies: For: 8 Against: 4

Speakers: For: Karl Crawley, 900 Jackson St., Dallas, TX, 75202
For (Did not speak): Robert Daniels, 7818 Komalty Dr., Dallas, TX, 75217
Carrie Daniels, 7818 Komalty Dr., Dallas, TX, 75217
Against: Eileen Johnson, 7740 Komalty Dr., Dallas, TX, 75217

3. **Z090-237(RB)**

Planner: Richard Brown

Motion: In considering an application for an amendment to the development plan and conditions for Planned Development District No. 543 for a Public school and R-7.5(A) Single Family District Uses, with Historic District Designation (H/53 and H/120) on property bounded by Glasgow Drive, Reiger Avenue, Paulus Avenue, and Covington Lane, it was moved to **hold** this case under advisement until January 20, 2011.

Maker: Peterson
Second: Bernbaum
Result: Carried: 13 to 0

For: 13 - R. Davis, Wally, Anglin, Rodgers, Bagley,
Lavallaisaa, Tarpley, Shellene, Bernbaum,
Wolfish, Schwartz, Peterson, Alcantar

Against: 0
Absent: 0
Vacancy: 1 - District 6
Conflict: 1 - M. Davis

Notices: Area: 500 Mailed: 235
Replies: For: 6 Against: 6

Speakers: For: Karl Crawley, 900 Jackson St., Dallas, TX, 75202
Against: Virginia McAlester, 5703 Swiss Ave., Dallas, TX, 75214
Veronica Torres, 6218 Covington Ln., Dallas, TX, 75214

Development Code Amendment

DCA090-003

Planner: David Cossum

Motion: It was moved to recommend **approval** of amendments to Chapter 51 and Chapter 51A, the Dallas Development Code, to provide appropriate standards for community gardens.

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

For: 14 - R. Davis, Wally, Anglin, M. Davis, Rodgers,
Bagley, Lavallaisaa, Tarpley, Shellene,
Bernbaum, Wolfish, Schwartz, Peterson,
Alcantar

Against: 0
Absent: 0
Vacancy: 1 - District 6

Speakers: For: Don Lambert, 901 Greenbriar Ln., Richardson, TX, 75280
Rebecca Smith, 2505 Teresa Alta Cir., Dallas, TX, 75227
Sean Fitzgerald, 2814 Canton St., Dallas, TX, 75226
Against: None

DCA101-003

Planner: David Cossum

Motion: It was moved to recommend **approval** of amendments to Chapter 51 and Chapter 51A, the Dallas Development Code, to create a new convenience store with drive-through use and appropriate standards for the use.

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

For: 14 - R. Davis, Wally, Anglin, M. Davis, Rodgers,
Bagley, Lavallaisaa, Tarpley, Shellene,
Bernbaum, Wolfish, Schwartz, Peterson,
Alcantar

Against: 0
Absent: 0
Vacancy: 1 - District 6

Speakers:

Other Matters

Minutes

Motion: It was moved to **approve** the minutes of the November 18, 2010, City Plan Commission meeting, subject to corrections.

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

For: 14 - R. Davis, Wally, Anglin, M. Davis, Rodgers,
Bagley, Lavallaisaa, Tarpley, Shellene,
Bernbaum, Wolfish, Schwartz, Peterson,
Alcantar

Against: 0
Absent: 0
Vacancy: 1 - District 6

Speakers:

Adjournment

Motion: It was moved to **adjourn** the December 2, 2010, City Plan Commission meeting at 2:44 p.m.

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

For: 14 - R. Davis, Wally, Anglin, M. Davis, Rodgers,
Bagley, Lavallaisaa, Tarpley, Shellene,
Bernbaum, Wolfish, Schwartz, Peterson,
Alcantar

Against: 0
Absent: 0
Vacancy: 1 - District 6

Joe Alcantar, Chair