

PLAN COMMISSION MINUTES

The City Plan Commission held a regular Zoning Hearing on December 6, 2012, with the briefing starting at 9:33 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 Ann Bagley, Acting Vice Chair. The following Commissioners were present during the hearing: Liz Wally, Mike Anglin, Emma Rodgers, Tony Hinojosa, Myrtl Lavallaisaa, John Shellene, Bruce Bernbaum, Michael Schwartz and Paul E. Ridley. The following Commissioners were absent from this hearing as defined in the City Plan Commission rules: Richard Davis, Gloria Tarpley and Sally Wolfish. There is one vacancy – District 4.

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: LaShawn Green

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) **S123-019**

Motion: It was moved to **approve** an application to replat all of Lot 15 and part of Lot 16 into one 0.574 acre lot in City Block J/1534 on property located at 4528 McKinney Avenue, subject to compliance with the conditions listed in the docket.

Maker: Ridley
Second: Hinojosa
Result: Carried: 11 to 0

For: 11 - Wally, Anglin, Rodgers, Hinojosa, Lavallaisaa, Bagley, Shellene*, Bernbaum, Schwartz, Ridley, Alcantar

Against: 0
Absent: 3 - Davis, Tarpley, Wolfish
Vacancy: 1 - District 4

*out of the room, shown voting in favor

Speakers: None

(2) **S123-020**

Motion: It was moved to **approve** an application to create a 0.859 acre lot from a tract of land in City Block 8371 on property located at 10510 Luna Road, subject to compliance with the conditions listed in the docket.

Maker: Ridley
Second: Hinojosa
Result: Carried: 11 to 0

For: 11 - Wally, Anglin, Rodgers, Hinojosa, Lavallaisaa,
Bagley, Shellene*, Bernbaum, Schwartz,
Ridley, Alcantar

Against: 0
Absent: 3 - Davis, Tarpley, Wolfish
Vacancy: 1 - District 4

*out of the room, shown voting in favor

Speakers: None

(3) **S123-021**

Motion: It was moved to **approve** an application to replat a 16.133 acre tract of land containing all of Lot 2B in City Block A/7763 into one 7.934 acre lot; one 0.550 acre lot; one 1.320 acre lot; one 1.634 acre lot; one 1.265 acre lot; one 1.816 acre lot, and one 1.614 acre lot on property located on Spring Valley Road between Goldmark Drive and St. Paul Drive, subject to compliance with the conditions listed in the docket.

Maker: Ridley
Second: Hinojosa
Result: Carried: 11 to 0

For: 11 - Wally, Anglin, Rodgers, Hinojosa, Lavallaisaa,
Bagley, Shellene*, Bernbaum, Schwartz,
Ridley, Alcantar

Against: 0
Absent: 3 - Davis, Tarpley, Wolfish
Vacancy: 1 - District 4

*out of the room, shown voting in favor

Speakers: None

(4) **S123-026**

Motion: It was moved to **approve** an application to replat a 0.321 acre tract of land containing all of Lots 5 and 6 in Block 3/1631 into one lot at 5412 East Grand Avenue, subject to compliance with the conditions listed in the docket.

Maker: Ridley
Second: Hinojosa
Result: Carried: 11 to 0

For: 11 - Wally, Anglin, Rodgers, Hinojosa, Lavallaisaa,
Bagley, Shellene*, Bernbaum, Schwartz,
Ridley, Alcantar

Against: 0
Absent: 3 - Davis, Tarpley, Wolfish
Vacancy: 1 - District 4

*out of the room, shown voting in favor

Speakers: None

(5) **S123-028**

Motion: It was moved to **approve** an application to create one 1.168 acre lot, and one 1.151 acre lot from a 2.319 acre tract of land in City Block 3/5687 on property on Eastern Avenue between Emerson Street and Lovers Lane, subject to compliance with the conditions listed in the docket with the following changes: 1) Delete Conditions 11, 13 and 14 and 2) Add a condition to read as follows: "Condition 11A Provide a detailed lot grading plan prepared by a professional engineer to Sustainable Development and Construction Engineering Division , Room 200, Oak Cliff Municipal Center .

Maker: Ridley
Second: Hinojosa
Result: Carried: 11 to 0

For: 11 - Wally, Anglin, Rodgers, Hinojosa, Lavallaisaa,
Bagley, Shellene*, Bernbaum, Schwartz,
Ridley, Alcantar

Against: 0
Absent: 3 - Davis, Tarpley, Wolfish
Vacancy: 1 - District 4

*out of the room, shown voting in favor

Speakers: None

(6) **S123-030**

Motion: It was moved to **approve** an application to plat all of Lots 6 and 7 in City Block K/574 into an 11 lot Shared Access Development ranging in lot size from 0.0232 acre to 0.0654 acre on property located on State Street at Worthington Street, east corner, subject to compliance with the conditions listed in the docket.

Maker: Ridley
Second: Hinojosa
Result: Carried: 11 to 0

For: 11 - Wally, Anglin, Rodgers, Hinojosa, Lavallaisaa, Bagley, Shellene*, Bernbaum, Schwartz, Ridley, Alcantar

Against: 0
Absent: 3 - Davis, Tarpley, Wolfish
Vacancy: 1 - District 4

*out of the room, shown voting in favor

Speakers: None

(7) **S123-031**

Motion: It was moved to **approve** an application to replat a 10.016 acre tract of land containing all of Lot 3 into one 7.445 acre lot and one 2.571 acre lot on property located on Bent Tree Forest Drive between the Dallas North Tollway and Knoll Trail Drive, subject to compliance with the conditions listed in the docket.

Maker: Ridley
Second: Hinojosa
Result: Carried: 11 to 0

For: 11 - Wally, Anglin, Rodgers, Hinojosa, Lavallaisaa, Bagley, Shellene*, Bernbaum, Schwartz, Ridley, Alcantar

Against: 0
Absent: 3 - Davis, Tarpley, Wolfish
Vacancy: 1 - District 4

*out of the room, shown voting in favor

Speakers: None

(8) **S123-032**

Motion: It was moved to **approve** an application to replat a 3.551 acre tract of land containing all of Lot 1 in City Block 4/2235; all of Lot 2 in City Block 5/2236, all of Lots 1 through 6 and all of Lots 8 through 11 and part of Lot 7 and Lot 12 in City Block 4/2235; all of Lot 1 and part of Lots 2 through 8 in City Block 5/2236; and abandoned Kidwell Avenue into one 0.521 acre lot and one 3.026 acre lot on property bounded by Alderson Street, Oram Street, Gaston Avenue, and La Vista Drive, subject to compliance with the conditions listed in the docket.

Maker: Ridley
Second: Hinojosa
Result: Carried: 11 to 0

For: 11 - Wally, Anglin, Rodgers, Hinojosa, Lavallaisaa,
Bagley, Shellene*, Bernbaum, Schwartz,
Ridley, Alcantar

Against: 0
Absent: 3 - Davis, Tarpley, Wolfish
Vacancy: 1 - District 4

*out of the room, shown voting in favor

Speakers: None

(9) **S123-033**

Motion: It was moved to **approve** an application to replat part of Lots 1 through 5 in City Block A/7135; all of Lots 6 through 10 in City Block A/7135; and all of Lots 1 through 10 in City Block B/7135; and all of abandoned Weaver Street and part of abandoned Corden Street into one 13.839 acre lot located on Singleton Boulevard between Hampton Road and Fish Trap Road, subject to compliance with the conditions listed in the docket.

Maker: Ridley
Second: Hinojosa
Result: Carried: 11 to 0

For: 11 - Wally, Anglin, Rodgers, Hinojosa, Lavallaisaa,
Bagley, Shellene*, Bernbaum, Schwartz,
Ridley, Alcantar

Against: 0
Absent: 3 - Davis, Tarpley, Wolfish
Vacancy: 1 - District 4

*out of the room, shown voting in favor

Speakers: None

Building Line Removal:

(10) **S123-024**

Building Line Motion: It was moved to **approve** an application to remove the existing platted 15 foot building line along the east line of Glencoe Street and the existing platted 25 foot building line along the north line of Martel Avenue on properties located at 5415 through 5435 Martel Avenue, subject to compliance with the conditions listed in the docket.

Maker: Ridley
Second: Hinojosa
Result: Carried: 11 to 0

For: 11 - Wally, Anglin, Rodgers, Hinojosa, Lavallaisaa,
Bagley, Shellene, Bernbaum, Schwartz, Ridley,
Alcantar

Against: 0
Absent: 3 - Davis, Tarpley, Wolfish
Vacancy: 1 - District 4

Plat Motion: It was moved to **approve** an application to replat a 0.7467 acre tract of land containing all of Lots 2, 3, 4, and 5 in City Block U/2963 into one lot on properties located at 5415 through 5435 Martel Avenue, subject to compliance with the conditions listed in the docket.

Maker: Ridley
Second: Hinojosa
Result: Carried: 11 to 0

For: 11 - Wally, Anglin, Rodgers, Hinojosa, Lavallaisaa,
Bagley, Shellene, Bernbaum, Schwartz, Ridley,
Alcantar

Against: 0
Absent: 3 - Davis, Tarpley, Wolfish
Vacancy: 1 - District 4

Speakers: None

(11) **S123-025**

Building Line Motion: It was moved to **approve** an application to remove the existing platted 20 foot front yard building line on property located at 2901 South Walton Walker Boulevard, subject to compliance with the conditions listed in the docket.

Maker: Anglin
Second: Schwartz
Result: Carried: 11 to 0

For: 11 - Wally, Anglin, Rodgers, Hinojosa, Lavallaisaa,
Bagley, Shellene, Bernbaum, Schwartz, Ridley,
Alcantar

Against: 0
Absent: 3 - Davis, Tarpley, Wolfish
Vacancy: 1 - District 4

Plat Motion: It was moved to **approve** an application to replat a 1.34 acre tract of land out of City Block 5/8016 on property located at 2901 South Walton Walker Boulevard, subject to compliance with the conditions listed in the docket.

Maker: Anglin
Second: Schwartz
Result: Carried: 11 to 0

For: 11 - Wally, Anglin, Rodgers, Hinojosa, Lavallaisaa,
Bagley, Shellene, Bernbaum, Schwartz, Ridley,
Alcantar

Against: 0
Absent: 3 - Davis, Tarpley, Wolfish
Vacancy: 1 - District 4

Speakers: None

Residential Replats:

(12) **S123-018 This case was withdrawn by the applicant.**

(13) **S123-023**

Motion: It was moved to **approve** an application to replat a 1.09 acre tract of land containing all of Lots 14 through 17 in City Block D/6005 into one lot located at 831 Ann Arbor Drive at Idaho Avenue, subject to compliance with the conditions listed in the docket.

Maker: Bagley
Second: Shellene
Result: Carried: 11 to 0

For: 11 - Wally, Anglin, Rodgers, Hinojosa, Lavallaisaa,
Bagley, Shellene, Bernbaum, Schwartz, Ridley,
Alcantar

Against: 0
Absent: 3 - Davis, Tarpley, Wolfish
Vacancy: 1 - District 4

Speakers: None

(14) **S123-034**

Motion: It was moved to **approve** an application to replat a 2.161 acre tract of land containing all of Lots 8 and 9 in City Block A/5664 into one 1.168 acre lot and one 0.9930 acre lot on property located at 9031 and 9039 Devonshire Drive, subject to compliance with the conditions listed in the docket.

Maker: Schwartz
Second: Shellene
Result: Carried: 11 to 0

For: 11 - Wally, Anglin, Rodgers, Hinojosa, Lavallaisaa,
Bagley, Shellene, Bernbaum, Schwartz, Ridley,
Alcantar

Against: 0
Absent: 3 - Davis, Tarpley, Wolfish
Vacancy: 1 - District 4

Speakers: None

Miscellaneous Items:

D112-014

Planner: Olga Torres Holyoak

Motion: It was moved to **approve** of a development plan and a landscape plan for Planned Development Subdistrict No. 3 within Planned Development District No. 193, the Oak Lawn Special Purpose District on the northeast corner of Oak Lawn Avenue and Avondale Avenue.

Maker: Ridley
Second: Hinojosa
Result: Carried: 11 to 0

For: 11 - Wally, Anglin, Rodgers, Hinojosa, Lavallaisaa, Bagley, Shellene, Bernbaum, Schwartz, Ridley, Alcantar

Against: 0
Absent: 3 - Davis, Tarpley, Wolfish
Vacancy: 1 - District 4

Speakers: None

D123-002

Planner: Olga Torres Holyoak

Motion: It was moved to **approve** of a development plan for Planned Development District No. 742, near the northeast corner of Skillman Street and Eastridge Drive.

Maker: Bagley
Second: Shellene
Result: Carried: 11 to 0

For: 11 - Wally, Anglin, Rodgers, Hinojosa, Lavallaisaa, Bagley, Shellene, Bernbaum, Schwartz, Ridley, Alcantar

Against: 0
Absent: 3 - Davis, Tarpley, Wolfish
Vacancy: 1 - District 4

Speakers: None

Zoning Cases – Consent

1. **Z112-307(JH)**

Planner: Jennifer Hiromoto

Motion: It was moved to recommend **approval** of a Specific Use Permit for an alcoholic beverage establishment limited to a bar, lounge, or tavern and a microbrewery, microdistillery, or winery for a two-year period, subject to a site plan and conditions on property zoned Subdistrict 6 within Planned Development District No. 830 on the southeast corner of West Davis Street and North Tyler Street.

Maker: Bernbaum
Second: Rodgers
Result: Carried: 11 to 0

For: 11 - Wally, Anglin, Rodgers, Hinojosa, Lavallaisaa, Bagley, Shellene, Bernbaum, Schwartz, Ridley, Alcantar

Against: 0
Absent: 3 - Davis, Tarpley, Wolfish
Vacancy: 1 - District 4

Notices: Area: 200 Mailed: 31
Replies: For: 4 Against: 2

Speakers: None

2. **Z123-107(JH)**

Planner: Jennifer Hiromoto

Motion: It was moved to recommend **approval** of an amendment to Planned Development District No. 344 for commercial amusement (inside and outside) uses, subject to a landscape and development plan on the north line of Park Lane, northwest of Abrams Road.

Maker: Bernbaum
Second: Rodgers
Result: Carried: 11 to 0

For: 11 - Wally, Anglin, Rodgers, Hinojosa, Lavallaisaa, Bagley, Shellene, Bernbaum, Schwartz, Ridley, Alcantar

Against: 0
Absent: 3 - Davis, Tarpley, Wolfish
Vacancy: 1 - District 4

Notices: Area: 500 Mailed: 215
Replies: For: 1 Against: 0

Speakers: None

3. Z123-103(WE)

Planner: Warren Ellis

Motion: It was moved to recommend **approval** of a Specific Use Permit for recycling buy-back center on property zoned a LI Light Industrial District for a two-year period, subject to a site plan and conditions on the north side of Congressman Lane, east of Denton Drive.

Maker: Bernbaum
Second: Rodgers
Result: Carried: 11 to 0

For: 11 - Wally, Anglin, Rodgers, Hinojosa, Lavallaisaa,
Bagley, Shellene, Bernbaum, Schwartz, Ridley,
Alcantar

Against: 0
Absent: 3 - Davis, Tarpley, Wolfish
Vacancy: 1 - District 4

Notices: Area: 300 Mailed: 21
Replies: For: 0 Against: 7

Speakers: None

4. Z123-121(WE)

Planner: Warren Ellis

Motion: It was moved to recommend **approval** of a Specific Use Permit for private streets for a permanent time period, subject to a site plan and conditions on property zoned an R-16(A) Single Family District on the north side of Forest Lane, between Hampstead Lane and Creekway Drive.

Maker: Bernbaum
Second: Rodgers
Result: Carried: 11 to 0

For: 11 - Wally, Anglin, Rodgers, Hinojosa, Lavallaisaa,
Bagley, Shellene, Bernbaum, Schwartz, Ridley,
Alcantar

Against: 0
Absent: 3 - Davis, Tarpley, Wolfish
Vacancy: 1 - District 4

Notices: Area: 300 Mailed: 41
Replies: For: 5 Against: 1

Speakers: None

5. **Z123-113(JH)**

Planner: Jennifer Hiromoto

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 use 3,500 square feet or less for a two-year period, subject to a site plan and conditions on property zoned RR Regional Retail District with a D Liquor Control Overlay on the north side of East Ledbetter Drive, southeast of Interstate 35.

Maker: Bagley
Second: Shellene
Result: Carried: 11 to 0

For: 11 - Wally, Anglin, Rodgers, Hinojosa, Lavallaisaa,
Bagley, Shellene, Bernbaum, Schwartz, Ridley,
Alcantar

Against: 0
Absent: 3 - Davis, Tarpley, Wolfish
Vacancy: 1 - District 4

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

Speakers: For (Did not speak): Parvez Malik, 1901 Central Dr., Bedford, TX, 76021
Against: None

6. **Z123-119(JH)**

Planner: Jennifer Hiromoto

Motion: It was moved to recommend **approval** of a Specific Use Permit for a child-care facility for a three-year period with eligibility for automatic renewals for additional five-year periods, subject to a site plan and conditions on property zoned an R-7.5(A) Single Family District on the northwest side of Ann Arbor Avenue, southwest of Frio Drive.

Maker: Bernbaum
Second: Rodgers
Result: Carried: 11 to 0

For: 11 - Wally, Anglin, Rodgers, Hinojosa, Lavallaisaa,
Bagley, Shellene, Bernbaum, Schwartz, Ridley,
Alcantar

Against: 0
Absent: 3 - Davis, Tarpley, Wolfish
Vacancy: 1 - District 4

Notices: Area: 200 Mailed: 25
Replies: For: 2 Against: 0

Speakers: None

7. Z112-325(RB)

Planner: Richard Brown

Motion: It was moved to recommend **approval** of a Specific Use Permit for a Vehicle display, sales, and service use for a three-year period, with eligibility for automatic renewals for additional five-year periods, subject to a revised site plan and revised conditions on property within the Subarea 1 portion of Planned Development District No. 366, the Buckner Boulevard Special Purpose District with a D-1 Liquor Control Overlay on the east line of Buckner Boulevard, south of Astoria Drive.

Maker: Bernbaum
Second: Rodgers
Result: Carried: 11 to 0

For: 11 - Wally, Anglin, Rodgers, Hinojosa, Lavallaisaa,
Bagley, Shellene, Bernbaum, Schwartz, Ridley,
Alcantar

Against: 0
Absent: 3 - Davis, Tarpley, Wolfish
Vacancy: 1 - District 4

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

Speakers: None

8. Z123-120(RB)

Planner: Richard Brown

Motion: It was moved to recommend **approval** of an NO(A) Neighborhood Office District on property zoned a D(A) Duplex District, and **approval** of the termination of Specific Use Permit No. 41 for a Public library, on the west corner of Ferguson Road and Joaquin Drive.

Maker: Bernbaum
Second: Rodgers
Result: Carried: 11 to 0

For: 11 - Wally, Anglin, Rodgers, Hinojosa, Lavallaisaa,
Bagley, Shellene, Bernbaum, Schwartz, Ridley,
Alcantar

Against: 0
Absent: 3 - Davis, Tarpley, Wolfish
Vacancy: 1 - District 4

Notices: Area: 200 Mailed: 26
Replies: For: 1 Against: 1

Speakers: None

9. **Z123-115(RB)**

Planner: Richard Brown

Motion: It was moved to recommend **approval** of an amendment to Phase 1a and 1b portion of Planned Development District No. 121 for TH-4 Townhouse District Uses and GR General Retail District Uses, subject to a revised Phase 1a and 1b development plan and revised conditions on the southwest corner of Walnut Hill Lane and North Central Expressway.

Maker: Bernbaum
Second: Rodgers
Result: Carried: 11 to 0

For: 11 - Wally, Anglin, Rodgers, Hinojosa, Lavallaisaa,
Bagley, Shellene, Bernbaum, Schwartz, Ridley,
Alcantar

Against: 0
Absent: 3 - Davis, Tarpley, Wolfish
Vacancy: 1 - District 4

Notices: Area: 500 Mailed: 18
Replies: For: 3 Against: 1

Speakers: For (Did not speak): Cory McCord, 2929 Carlisle St., Dallas, TX, 75204
Against: None

10. **Z123-109(RB)**

Planner: Richard Brown

Motion: It was moved to recommend **approval** of the renewal of Specific Use Permit No. 1694 for a Bar, lounge, or tavern and an Inside commercial amusement for a live music venue for a five-year period, subject to a revised site plan and revised conditions on property zoned Planned Development District No. 269, the Deep Ellum/Near East Side Special Purpose District, on the southeast line of Elm Street, west of Crowds Street.

Maker: Bernbaum
Second: Rodgers
Result: Carried: 11 to 0

For: 11 - Wally, Anglin, Rodgers, Hinojosa, Lavallaisaa,
Bagley, Shellene, Bernbaum, Schwartz, Ridley,
Alcantar

Against: 0
Absent: 3 - Davis, Tarpley, Wolfish
Vacancy: 1 - District 4

Notices: Area: 200 Mailed: 22
Replies: For: 1 Against: 0

Speakers: None

11. Z123-104(RB)

Planner: Richard Brown

Motion: It was moved to recommend **approval** of the renewal of Specific Use Permit No. 1789 for a Medical clinic for a five-year period, subject to a revised site plan and revised conditions on property within the Tract 1A portion of Planned Development District No. 316, the Jefferson Area Special Purpose District, on property at the northwest corner of Jefferson Boulevard and Madison Street.

Maker: Bernbaum
Second: Rodgers
Result: Carried: 11 to 0

For: 11 - Wally, Anglin, Rodgers, Hinojosa, Lavallaisaa,
Bagley, Shellene, Bernbaum, Schwartz, Ridley,
Alcantar

Against: 0
Absent: 3 - Davis, Tarpley, Wolfish
Vacancy: 1 - District 4

Notices: Area: 200 Mailed: 20
Replies: For: 2 Against: 0

Speakers: None

Zoning Cases – Under Advisement

12. **Z112-105(RB)**

Planner: Richard Brown

Motion: It was moved to recommend **approval** of **1)** an amendment to and expansion of Specific Use Permit No. 363, subject to a site plan and amended conditions to identify no access to future building areas 3 , 4 and 5 be included in staff recommended conditions for a Cemetery and Mausoleum on property zoned an R-7.5(A) Single Family District, an LO-1 Limited Office District, a GO(A) General Office District with deed restrictions, and an MU-3 Mixed Use District with deed restrictions, and **2) approval** of an LO-2 Limited Office District on that portion of the request site zoned an R-7.5(A) Single Family District and an LO-1 Limited Office District in the southwest quadrant of Greenville Avenue and Restland Road.

Maker: Bernbaum
Second: Wally
Result: Carried: 10 to 1

For: 10 - Wally, Anglin, Rodgers, Lavallaisaa, Bagley,
Shellene, Bernbaum, Schwartz, Ridley,
Alcantar

Against: 1 - Hinojosa
Absent: 3 - Davis, Tarpley, Wolfish
Vacancy: 1 - District 4

Notices: Area: 500 Mailed: 260
Replies: For: 3 Against: 1

Speakers: For: Robert Reeves, 900 Jackson St., Dallas, TX, 75202
Bill Finkelstein, 11711 Parview Dr., Dallas, TX, 75230
Jerome Zeffren, 7774 El Pastel, Dallas, TX, 75248
Against: Steve Salazar, 1033 N. Zang Blvd., Dallas, TX, 75208
Sean Liu, 2600 S. Gessner, Houston, TX, 77063
Gary Lacey, 4144 N. Central Expressway, Dallas, TX, 75204
Tailim Song, 13140 Coit Rd., Dallas, TX, 75240

13. **Z112-247(RB)**

Planner: Richard Brown

Motion: In considering an application for the creation of a new subdistrict within the Light Commercial/Office Subdistrict portion of Planned Development District No. 631, the West Davis Special Purpose District, on the northwest corner of West Davis Street and the unimproved portion of Tatum Avenue, it was moved to **hold** this case under advisement until December 20, 2012.

Maker: Hinojosa
Second: Bernbaum

Result: Carried: 11 to 0

For: 11 - Wally, Anglin, Rodgers, Hinojosa, Lavallaisaa,
Bagley, Shellene*, Bernbaum, Schwartz,
Ridley, Alcantar

Against: 0
Absent: 3 - Davis, Tarpley, Wolfish
Vacancy: 1 - District 4

*out of the room, shown voting in favor

Notices: Area: 500 Mailed: 50
Replies: For: 3 Against: 0

Speakers: For (Did not speak): Santos Martinez, 900 Jackson St., Dallas, TX, 75202
Against: None

Zoning Cases – Individual

14. Z112-237(RB)

Planner: Richard Brown

Motion: In considering an application for an amendment to the development plan and conditions for Planned Development District No. 70, and an amendment to the site plan and conditions for Specific Use Permit No. 1574 for a Restaurant with alcoholic beverage service on the northeast corner of Northwest Highway and Midway Road, it was moved to **hold** this case under advisement until December 20, 2012, instructing staff to re-advertize.

Maker: Schwartz
Second: Wally
Result: Carried: 11 to 0

For: 11 - Wally, Anglin, Rodgers, Hinojosa, Lavallaisaa,
Bagley, Shellene*, Bernbaum, Schwartz,
Ridley, Alcantar

Against: 0
Absent: 3 - Davis, Tarpley, Wolfish
Vacancy: 1 - District 4

*out of the room, shown voting in favor

Notices: Area: 500 Mailed: 123
Replies: For: 10 Against: 6

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

15. **Z123-101(JH)**

Planner: Jennifer Hiromoto

Motion: It was moved to recommend **approval** of a new subdistrict for multifamily uses, subject to applicant recommended conceptual plan and applicant recommended conditions to include one tree per 30 foot requirement for street tree on property zoned a Subdistrict A within Planned Development District No. 468, the Oak Cliff Gateway Special Purpose District on the southeast corner of Greenbriar Lane and Dealey Avenue.

Maker: Anglin
Second: Schwartz
Result: Carried: 11 to 0

For: 11 - Wally, Anglin, Rodgers, Hinojosa, Lavallaisaa,
Bagley, Shellene, Bernbaum, Schwartz, Ridley,
Alcantar

Against: 0
Absent: 3 - Davis, Tarpley, Wolfish
Vacancy: 1 - District 4

Notices: Area: 500 Mailed: 38
Replies: For: 1 Against: 1

Speakers: For: Rob Baldwin, 3904 Elm St., Dallas, TX, 75206
Against: None

16. **Z123-116(MW)**

Planner: Megan Wimer

In considering an application for **1)** a D-1 Liquor Control Overlay and 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 on property zoned an RR Regional Retail District with a D Liquor Control Overlay and **2)** an RR Regional Retail District on property zoned a CR Community Retail District on the north side of East Laureland Road, east of South RL Thornton Freeway, it was moved to **hold** this case under advisement until December 20, 2012.

Maker: Rodgers
Second: Schwartz
Result: Carried: 10 to 0

For: 10 - Wally, Anglin, Rodgers, Hinojosa, Lavallaisaa,
Bagley, Shellene, Bernbaum, Schwartz, Ridley

Against: 0
Absent: 4 - Davis, Tarpley, Wolfish, Alcantar
Vacancy: 1 - District 4

Notices: Area: 300 Mailed: 20
Replies: For: 0 Against: 5

Speakers: For: Michael Hampton, 1828 Tumbleweed Cir, Rockwall, TX, 75087
Rick Hall, 1707 College Pkwy., Lewisville, TX, 75077
FOR (Did not speak): Joshua Ammerman, 1721 Pine Dr., Midlothian, TX, 76065
Against: Phyllis Arceneaux, 316 Woodlark Trl., Dallas, TX, 75241
Juanita Benson, 5726 Glen Forest Ln., Dallas, TX, 75241
Carolyn Robinson, 340 Penguin Dr., Dallas, TX, 75241
Lottie Stewart, 5663 Trailwood Dr., Dallas, TX, 75241
Shelia Jones, 5905 Buffalo River Rd., Little Rock, AR, 72116
Against (Did not speak): Jimmie Dorsey, 306 Woodlark Trl., Dallas, TX, 75241
Betty Dykes, 1111 Pinedale Ln., Dallas, TX, 75241
Frank Dyer, 5725 Rocky Ridge Rd., Dallas, TX, 75241
Glenn Arcerneaux, 316 Woodlark Trl., Dallas, TX, 75241

Other Matters

Minutes

Motion: It was moved to **approve** the minutes of the November 15, 2012, City Plan Commission meetings, subject to corrections.

Maker: Schwartz
Second: Hinojosa
Result: Carried: 10 to 0
For: 10 - Wally, Anglin, Rodgers, Hinojosa, Lavallaisaa,
Bagley, Shellene, Bernbaum, Schwartz, Ridley

Against: 0
Absent: 4 - Davis, Tarpley, Wolfish, Alcantar
Vacancy: 1 - District 4

Adjournment

Motion: It was moved to **adjourn** the December 6, 2012, City Plan Commission meeting at 4:34 p.m.

Maker: Hinojosa
Second: Shellene
Result: Carried: 9 to 0

For: 9 - Wally, Anglin, Rodgers, Hinojosa, Lavallaisaa,
Bagley, Shellene, Bernbaum, Schwartz

Against: 0
Absent: 5 - Davis, Tarpley, Wolfish, Ridley, Alcantar
Vacancy: 1 - District 4

Joe Alcantar, Chair