

PLAN COMMISSION MINUTES

The City Plan Commission held a regular Zoning Hearing on December 20, 2012, with the briefing starting at 9:30 a.m. in Room 5ES and the public hearing at 1:30 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, Emma Rodgers, Tony Hinojosa, Ann Bagley, Myrtl Lavallaisaa, John Shellene, Bruce Bernbaum, Sally Wolfish, Michael Schwartz and Paul E. Ridley. The following Commissioner was absent from this hearing as defined in the City Plan Commission rules: Liz Wally. 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: 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) **S123-036**

Motion: It was moved to **approve** an application to replat all of Lots 6 and 7 in City Block C/1983 into one 0.412 acre lot on property located at 5622 and 5624 Sears Street, subject to compliance with the conditions listed in the docket.

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

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

Against: 0
Absent: 1 - Wally
Vacancy: 1 - District 4

Speakers: None

(2) **S123-037**

Motion: It was moved to **approve** an application to create a 1.866 acre lot from a tract of land in City Block R/8751 on property located at State Highway 190 and Marsh Lane, northwest corner, subject to compliance with the conditions listed in the docket.

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

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

Against: 0
Absent: 1 - Wally
Vacancy: 1 - District 4

Speakers: None

(3) **S123-038**

Motion: It was moved to **approve** an application to replat a 1.607 acre tract of land containing all of Lot 2A in City Block A/8208 into one 1.4421 acre lot, and two 0.0826 acre lots on property located on McCallum Blvd. southeast of Preston Road, subject to compliance with the conditions listed in the docket.

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

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

Against: 0
Absent: 1 - Wally
Vacancy: 1 - District 4

Speakers: None

(4) **S123-039**

Motion: It was moved to **approve** an application to replat a 2.066 acre lot containing all of Lots 1, 2, 3A and Lot 7A in City Block L/1536 into one lot on property located on Cole Avenue between Armstrong Avenue and Knox Street, subject to compliance with the conditions listed in the docket.

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

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

Against: 0
Absent: 1 - Wally
Vacancy: 1 - District 4

Speakers: None

(5) **S123-040**

Motion: It was moved to **approve** an application to replat all of Lots 16 through 20 in City Block 7/1616 into one 0.9285 acre lot on property located at 4320 Congress Avenue southeast of Wycliff Avenue, subject to compliance with the conditions listed in the docket.

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

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

Against: 0
Absent: 1 - Wally
Vacancy: 1 - District 4

Speakers: None

(6) **S123-041**

Motion: It was moved to **approve** an application to create one 1.341 acre lot and one 2.145 acre lot from a 3.486 acre tract of land in City Block 8484 on property located on Saint Augustine Road at Brierwood Lane, southeast corner,

subject to compliance with the conditions listed in the docket.

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

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

Against: 0
Absent: 1 - Wally
Vacancy: 1 - District 4

Speakers: None

(7) **S123-042**

Motion: It was moved to **approve** an application to replat a 3.655 acre tract of land containing all of Lot 1 in City Block A/597; all of Lot 1 in City Block A/598 and a tract of land in City Blocks 597 and 598 on property located on McCoy Street between Ross Avenue and Roseland Street, subject to compliance with the conditions listed in the docket.

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

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

Against: 0
Absent: 1 - Wally
Vacancy: 1 - District 4

Speakers: None

(8) **S123-043**

Motion: It was moved to **approve** an application to replat a 2.723 acre tract of land containing all of Lot 2A in City Block F/486; all of Lot 8A in City Block E/485, and a portion of Dallas Area Rapid Transit Right-Of-Way to be abandoned on property located on Indiana Street at Malcolm X Boulevard, northwest corner, subject to compliance with the conditions listed in the docket and deletion of Conditions #13.

Maker: Ridley
Second: Hinojosa

Result: Carried: 13 to 0
For: 13 - Davis, Anglin, Rodgers, Hinojosa, Bagley,
Lavallaisaa, Tarpley, Shellene, Bernbaum,
Wolfish, Schwartz, Ridley, Alcantar

Against: 0
Absent: 1 - Wally
Vacancy: 1 - District 4

Speakers: None

Building Line Removal:

(9) **S123-035**

Removal of Building Line Motion: It was moved to **approve** an application to remove the existing 15 foot building line along the northwest line of Skillman Street, remove the existing 25 foot building line along the easterly line of Fair Oaks Avenue, and remove the existing 10 foot platted building line along the north line of City Block C/8107 on property located at 8303 Skillman Street and Fair Oaks Avenue, north corner, subject to compliance with the conditions listed in the docket.

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

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

Against: 0
Absent: 1 - Wally
Vacancy: 1 - District 4

Replat Motion: It was moved to **approve** an application to replat a 6.241 acre tract of land containing all of City Block C/8107 on property located at 8303 Skillman Street and Fair Oaks Avenue, north corner, subject to compliance with the conditions listed in the docket.

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

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

Against: 0
Absent: 1 - Wally
Vacancy: 1 - District 4

Speakers: None

Miscellaneous Items:

M112-041

Planner: Richard Brown

Motion: It was moved to **approve** a minor amendment to the site plan and landscape plan for Specific Use Permit No. 1297 for a Bar, lounge, or tavern on the southeast corner of Stemmons Freeway and Rentzel Street.

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

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

Against: 0
Absent: 1 - Wally
Vacancy: 1 - District 4

Speakers: None

M112-047

Planner: Richard Brown

Motion: It was moved to **approve** a minor amendment to the site plan/traffic management plan for Specific Use Permit No. 1824 for an Open-enrollment charter school on the west line of South R. L. Thornton Freeway, south of Kiest Boulevard.

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

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

Against: 0
Absent: 1 - Wally
Vacancy: 1 - District 4

Speakers: None
Z112-215(JH)

Planner: Jennifer Hiromoto

Motion: It was moved to **approve** of an extension for a three-month time period for scheduling a zoning request for City Council consideration of a zoning request on an application for an NS(A) Neighborhood Service District on property zoned a TH-3(A) Townhouse District on the southwest corner of South Tyler Street and West Page Avenue.

Maker: Davis
Second: Rodgers
Result: Carried: 13 to 0

For: 13 - Davis, Anglin, Rodgers, Hinojosa, Bagley*,
Lavallaisaa, Tarpley, Shellene, Bernbaum,
Wolfish, Schwartz, Ridley, Alcantar

Against: 0
Absent: 1 - Wally
Vacancy: 1 - District 4

*out of the room, shown voting in favor

Speakers: None

Certificates of Appropriateness for Signs:

1211055033

Planner: Carrie Gordon

Motion: It was moved to **approve** a Certificate of Appropriateness for a 16 square foot detached monument sign at 1445 Ross Avenue (N. Field Street, West elevation).

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

For: 13 - Davis, Anglin, Rodgers, Hinojosa, Bagley*,
Lavallaisaa, Tarpley, Shellene, Bernbaum,
Wolfish, Schwartz, Ridley, Alcantar

Against: 0
Absent: 1 - Wally
Vacancy: 1 - District 4

*out of the room, shown voting in favor

Speakers: None

1211201132

Planner: Carrie Gordon

Motion: It was moved to **approve** of a Certificate of Appropriateness for a 470 square foot upper level flat attached sign at 1707 San Jacinto Avenue (West elevation).

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

For: 13 - Davis, Anglin, Rodgers, Hinojosa, Bagley*,
Lavallaisaa, Tarpley, Shellene, Bernbaum,
Wolfish, Schwartz, Ridley, Alcantar

Against: 0
Absent: 1 - Wally
Vacancy: 1 - District 4

*out of the room, shown voting in favor

Speakers: None

1211201134

Planner: Carrie Gordon

Motion: It was moved to **approve** of a Certificate of Appropriateness for a 500 square foot mid-level flat attached sign at 1707 San Jacinto Avenue (North elevation).

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

For: 13 - Davis, Anglin, Rodgers, Hinojosa, Bagley*,
Lavallaisaa, Tarpley, Shellene, Bernbaum,
Wolfish, Schwartz, Ridley, Alcantar

Against: 0
Absent: 1 - Wally
Vacancy: 1 - District 4

*out of the room, shown voting in favor

Speakers: None

1211201135

Planner: Carrie Gordon

Motion: It was moved to **approve** of a Certificate of Appropriateness for a 290 square foot mid-level flat attached sign at 1707 San Jacinto Avenue (South elevation).

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

For: 13 - Davis, Anglin, Rodgers, Hinojosa, Bagley*,
Lavallaisaa, Tarpley, Shellene, Bernbaum,
Wolfish, Schwartz, Ridley, Alcantar

Against: 0
Absent: 1 - Wally
Vacancy: 1 - District 4

*out of the room, shown voting in favor

Speakers: None

Zoning Cases – Consent

1. **Z123-110(CG)**

Planner: Carrie Gordon

Motion: It was moved to recommend **approval** of a Specific Use Permit for the installation of a non-premise district activity videoboard sign for a six-year period, subject to a site plan and conditions on property zoned Planned Development District No. 619, on the southwest corner of Commerce Street and South Ervay Street.

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

For: 13 - Davis, Anglin, Rodgers, Hinojosa, Bagley*,
Lavallaisaa, Tarpley, Shellene, Bernbaum,
Wolfish, Schwartz, Ridley, Alcantar

Against: 0
Absent: 1 - Wally
Vacancy: 1 - District 4

*out of the room, shown voting in favor

Notices: Area: 200

Mailed: 32

Replies: For: 2 Against: 0
Speakers: None

2. Z123-111(CG)

Planner: Carrie Gordon

Motion: It was moved to recommend **approval** of a Specific Use Permit for the installation of a non-premise district activity videoboard sign for a six-year period, subject to a site plan and conditions on property zoned Planned Development District No. 619, on the southwest corner of Commerce Street and South Ervay Street.

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

For: 13 - Davis, Anglin, Rodgers, Hinojosa, Bagley*,
Lavallaisaa, Tarpley, Shellene, Bernbaum,
Wolfish, Schwartz, Ridley, Alcantar

Against: 0
Absent: 1 - Wally
Vacancy: 1 - District 4

*out of the room, shown voting in favor

Notices: Area: 200 Mailed: 32
Replies: For: 2 Against: 0

Speakers: None

3. Z123-112(CG)

Planner: Carrie Gordon

Motion: It was moved to recommend approval of a. a Specific Use Permit for the installation of a non-premise district activity videoboard sign for a six-year period, subject to a site plan and conditions on property zoned Planned Development District No. 619, on the northeast corner of North Griffin Street and Elm Street.

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

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

Against: 0
Absent: 1 - Wally
10

Vacancy: 1 - District 4
Notices: Area: 200 Mailed: 11
Replies: For: 1 Against: 0

Speakers: For: Michael Coker, 2700 Swiss Ave., Dallas, TX, 75204
Against: None

4. **Z123-122(CG)**

Planner: Carrie Gordon

Motion: It was moved to recommend **approval** of a Specific Use Permit for installation of a non-premise district activity videoboard for a six-year period, subject to a site plan and conditions with a minimum height of 20 feet on property zoned a CA-1 Central Area District on the northwest corner of North Griffin Street and Elm Street.

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

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

Against: 0
Absent: 1 - Wally
Vacancy: 1 - District 4

Notices: Area: 200 Mailed: 13
Replies: For: 1 Against: 0

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

5. **Z123-123(CG)**

Planner: Carrie Gordon

Motion I: It was moved to recommend **denial** of a Specific Use Permit for installation of a non-premise district activity videoboard for a six-year period, subject to a site plan and conditions on property zoned a CA-1 Central Area District on the northeast corner of North Griffin Street and Elm Street.

Maker: Ridley
Second: Hinojosa
Result: Failed: 3 to 10

For: 3 - Hinojosa, Bagley, Ridley

Against: 10 - Davis, Anglin, Rodgers, Lavallaisaa, Tarpley,
Shellene, Bernbaum, Wolfish, Schwartz,
Alcantar
Absent: 1 - Wally
Vacancy: 1 - District 4

Motion II: It was moved to recommend **approval** of a Specific Use Permit for installation of a non-premise district activity videoboard for a six-year period, subject to a site plan and conditions with a minimum height of 20 feet on property zoned a CA-1 Central Area District on the northeast corner of North Griffin Street and Elm Street.

Maker: Tarpley
Second: Schwartz
Result: Carried: 10 to 3

For: 10 - Davis, Anglin, Rodgers, Lavallaisaa, Tarpley,
Shellene, Bernbaum, Wolfish, Schwartz,
Alcantar

Against: 3 - Hinojosa, Bagley, Ridley
Absent: 1 - Wally
Vacancy: 1 - District 4

Notices: Area: 200 Mailed: 13
Replies: For: 1 Against: 0

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

6. Z123-102(MW)

Planner: Megan Wimer

Motion: It was moved to recommend **approval** of a Specific Use Permit for an alcoholic beverage establishment limited to a microbrewery, microdistillery or winery for a three-year period, subject to a site plan and conditions with staff recommendation for hours of operation on property zoned Conservation District No. 7, the Bishop/Eighth Street Conservation District on the northwest corner of North Bishop Avenue and West 7th Street.

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

For: 13 - Davis, Anglin, Rodgers, Hinojosa, Bagley*,
Lavallaisaa, Tarpley, Shellene, Bernbaum,
Wolfish, Schwartz, Ridley, Alcantar

Against: 0
Absent: 1 - Wally
Vacancy: 1 - District 4

*out of the room, shown voting in favor

Notices: Area: 200 Mailed: 25
Replies: For: 1 Against: 1

Speakers: None

Zoning Cases – Under Advisement

7. Z123-116 MW)

Planner: Megan Wimer

Motion: In considering an application for 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 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 January 24, 2013.

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

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

Against: 0
Absent: 1 - Wally
Vacancy: 1 - District 4

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

Speakers: For: None

Against (Did not speak): Glenn Arceneaux, 316 Woodlark Trl., Dallas, TX, 75241
Phyllis Arceneaux, 316 Woodlark Trl., Dallas, TX, 75241
Juanita Benson, 5726 Glen Forest Ln., Dallas, TX, 75241
Marilyn Jones-Bomar, 947 Foxboro Ln., Dallas, TX, 75241

8. Z112-237(RB)

Planner: Richard Brown

Motion: It was moved to recommend **approval** of an amendment to Planned Development District No. 70, subject to applicant's recommended conditions to include the following prohibited uses: 1) Liquor store; 2) Pawn shop; 3) Personal service use (when used a massage establishment); 4) Piercing salon; and 5) Tattoo studio; **approval** of the removal of the D Liquor Control Overlay and the D-1 Liquor Control Overlay; and **approval** of the termination of Specific Use Permit No. 1574 for a Restaurant with alcoholic beverage service, on the northeast corner of Northwest Highway and Midway Road.

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

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

Against: 0
Absent: 1 - Wally
Vacancy: 1 - District 4

Notices: Area: 500 Mailed: 123
Replies: For: 4 Against: 2

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

9. Z112-247(RB)

Planner: Richard Brown

Motion: It was moved to recommend **approval** of the creation of a new subdistrict, subject to staff's recommended conditions 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.

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

For: 13 - Davis, Anglin, Rodgers, Hinojosa, Bagley,
Lavallaisaa, Tarpley, Shellene, Bernbaum,
Wolfish, Schwartz, Ridley, Alcantar*

Against: 0
Absent: 1 - Wally
Vacancy: 1 - District 4

*out of the room, shown voting in favor

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

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

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

Planner: Jennifer Hiromoto

Motion: It was moved to recommend **approval** of a Planned Development Subdistrict for MF-3 Multiple Family uses, subject to a development plan and conditions to include: 1) Maintain the 10 foot setback continuously for the entire frontage along Brown Street at the 45 foot level; and 2) Maximum 9 stories for residential with retention of the D Liquor Control Overlay and 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.

Maker: Ridley
Second: Hinojosa
Result: Carried: 11 to 2

For: 11 - Anglin, Rodgers, Hinojosa, Bagley,
Lavallaisaa, Tarpley, Shellene, Wolfish,
Schwartz, Ridley, Alcantar

Against: 2 - Davis, Bernbaum
Absent: 1 - Wally
Vacancy: 1 - District 4

Notices: Area: 500 Mailed: 547
Replies: For: 123 Against: 3

Speakers: For: Jonathan Vinson, 901 Main St., Dallas, TX, 75202
Cindy Harris, 3710 Rawlins St., Dallas, TX, 75219
Steve Harris, 2900 McKinnon St., Dallas, TX, 75201
Ward Williford, 2828 Hood St., Dallas, TX, 75219
Denise Yates, 2828 Hood St., Dallas, TX, 75219
Nancy Allen, 2801 Turtle Creek Blvd., Dallas, TX, 75219
Against: Brenda Marks, 3925 Gilbert Ave., Dallas, TX, 75219
Brion Hanlon, 2728 Welborn, Dallas, TX, 75219
Frank Stich, 4224 N. Hall St., Dallas, TX, 75219

11. Z112-256(JH)

Planner: Jennifer Hiromoto

Motion: It was moved to recommend **approval** of 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.

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

For: 13 - Davis, Anglin, Rodgers, Hinojosa, Bagley, Lavallaisaa, Tarpley, Shellene, Bernbaum, Wolfish, Schwartz*, Ridley, Alcantar

Against: 0
Absent: 1 - Wally
Vacancy: 1 - District 4

*out of the room, shown voting in favor

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

Speakers: None

Zoning Cases – Individual

12. Z123-117(WE)

Planner: Warren Ellis

Motion: It was moved to recommend **approval** of an amendment to, and an expansion of, Planned Development Subdistrict No. 16 for O-2 Office Subdistrict uses, subject to revised development plan, revised landscape plan, elevations and staff recommended conditions to include the following: 1) Remove traffic improvements provisions for Wolf Street; 2) Permit a 0 rear yard setback (south side); and 3) Increase structure height to 300 feet on property zoned Planned Development Subdistrict No. 16 and an O-2 Office Subdistrict within Planned Development District No. 193, the Oak Lawn Special Purpose District on the south corner of McKinnon Street and Wolf Street.

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

For: 12 - Davis, Anglin, Rodgers, Hinojosa, Rodgers, Lavallaisaa, Tarpley, Shellene, Bernbaum, Wolfish, Schwartz, Alcantar

Against: 1 - Ridley
Absent: 1 - Wally
Vacancy: 1 - District 4

Notices: Area: 500 Mailed: 276
Replies: For: 7 Against: 0

Speakers: For: Ben Cortez, 2501 N. Harwood St., Dallas, TX, 75201
Michael Davis, 1222 Commerce St., Dallas, TX, 75202
Gabriel Barbier-Mueller, 2501 N. Harwood St., Dallas, TX, 75201
Ed Stead, 2900 McKinnon St., Dallas, TX, 75201
Against: William Cothrum, 900 Jackson St., Dallas, TX, 75202

13. **Z101-220(JH)**

Planner: Jennifer Hiromoto

Motion I: It was moved to recommend **approval** of a Specific Use Permit for gas drilling and production for a twenty-year period with eligibility for automatic renewal for additional ten-year periods, subject to a drilling phase site plan, production phase site/landscape plan and revised staff conditions, subject to Council approval of an amendment to floodplain regulations and approval of a non-park use on park land on property zoned an IR Industrial Research District on the north side of Northwest Highway, west of Luna Road.

Maker: Hinojosa
Second: Wolfish
Result: Failed: 5 to 7

For: 5 - Hinojosa, Tarpley, Bernbaum, Wolfish,
Alcantar

Against: 7 - Davis, Anglin, Rodgers, Bagley, Lavallaisaa,
Schwartz, Ridley

Absent: 2 - Wally, Shellene

Vacancy: 1 - District 4

Motion II: It was moved to recommend **denial without prejudice** of a Specific Use Permit for gas drilling and production on property zoned an IR Industrial Research District on property zoned an IR Industrial Research District on the north side of Northwest Highway, west of Luna Road.

Maker: Anglin
Second: Ridley
Result: Carried: 11 to 1

For: 11 - Davis, Anglin, Rodgers, Lavallaisaa, Bagley,
Tarpley, Bernbaum, Wolfish, Schwartz, Ridley,
Alcantar

Against: 1 - Hinojosa
Absent: 2 - Wally, Shellene
Vacancy: 1 - District 4

Notices: Area: 1000 Mailed: 5
Replies: For: 0 Against: 0

Speakers: For: Dallas Cothrum, 900 Jackson St., Dallas, TX, 75202
Tom Blanton, 777 Main St., Ft. Worth, TX, 76102
Against: Marc McCord, 2660 La Bolsa Dr., Dallas, TX, 75248
Matt Bach, 15746 Covewood Cir., Dallas, TX, 75248
Linda Cooke, 4029 Lively Ln. Dallas, TX, 75220
Cynthia Durbin, 8436 Birchcroft Dr., Dallas, TX, 75243
Jennifer Land, 3905 Weeburn Dr., Dallas, TX, 75229
Phyllis Guest, 7640 W. Greenway Blvd., Dallas, TX, 75209
Anne Morton, 3607 Bowser Ct., Dallas, TX, 75219
Ed Meyer, 6015 Fox Point Trl., Dallas, TX, 75249
Susybelle Gosslee, 9511 Faircrest Dr., Dallas, TX, 75238
Dr. Lawrence Cottle, 5086 Matilda St., Dallas, TX, 75206
Bill Betzen, 6717 Cliffwood Dr., Dallas, TX, 75237
Gary Stuard, 6344 Goliad Ave., Dallas, TX, 75214
Zac Trahan, 6017 La Vista Ave., Dallas, TX, 75206
Jim Schermbeck, P.O. Box 763894, Dallas, TX, 75376
Molly Rooke, 5825 Palm Ln., Dallas, TX, 75206
Rita Beving, 13214 Glad Acres Dr., Farmers Branch, TX, 75234
Karla Zemler, 6924 Wake Forrest Dr., Dallas, TX, 75214
Claudia Meyer, 6015 Fox Point Trl., Dallas, TX, 75249
Jennifer Quinn, 1122 N. Windomere Ave., Dallas, TX, 75208
Marie Tedei, 4708 Pioneer Rd., Balch Springs, TX, 75336
Helen Bush, 9669 Forest Ln., Dallas, TX, 75243
Against (Did not speak): Charles Hayden, 4912 Haverwood Ln., Dallas, TX, 75287
Julie Scharr, 6834 Chantilly Ln., Dallas, TX, 75214
Betty Lou Winslow, 6611 Anita St., Dallas, TX, 75214
Katy Rowe, 6017 La Vista Ave., Dallas, TX, 75206
Edward Hartmann, 5100 Bryan St., Dallas, TX, 75206
Beau McDermott, 4608 Carr St., The colony, TX, 75056
Stephanie Compton, 2847 W. Brooklyn Ave., Dallas, TX, 75211
Kayleigh Hutchings, 116 S. Garrett Ave., Dallas, TX, 75231
Daniel McCartt, 4509 Club Estate, Mesquite, TX, 75150
Shanna Caughey, 6808 Eastridge Dr., Dallas, TX, 75231
Erin Crowdus, 211 Murray Ln., Richardson, TX, 75080
Dan Harrison, 2550 Bahama Dr., Dallas, TX, 75211
Roy Sudduth, 9900 Adleta Blvd., Dallas, TX, 75243
Luke Sampeck, 1301 Cavalier Dr., Richardson, TX, 75080
Lyndi Cavett, 1212 Johnson St., Denton, TX, 76205
Mariana Griggs, 1803 Marydale Dr., Dallas, TX, 75208
Cherelle Blazer, 8510 Sikorski Ln., Dallas, TX, 75228

14. Z101-221(JH)

Planner: Jennifer Hiromoto

Motion I: It was moved to recommend **approval** of a Specific Use Permit for gas drilling and production for a twenty-year period with eligibility for automatic renewal for additional ten-year periods, subject to a drilling phase site plan, production phase site/landscape plan and revised staff conditions, subject to Council approval of an amendment to floodplain regulations and approval of a non-park use on park land on property zoned an IR Industrial Research District south of Royal Lane, west of Luna Road.

Maker: Hinojosa
Second: Wolfish
Result: Failed: 5 to 7

For: 5 - Hinojosa, Tarpley, Bernbaum, Wolfish,
Alcantar

Against: 7 - Davis, Anglin, Rodgers, Bagley, Lavallaisaa,
Schwartz, Ridley

Absent: 2 - Wally, Shellene

Vacancy: 1 - District 4

Motion II: It was moved to recommend **denial without prejudice** of a Specific Use Permit for gas drilling and production on property zoned an IR Industrial Research District south of Royal Lane, west of Luna Road.

Maker: Anglin
Second: Ridley
Result: Carried: 11 to 1

For: 11 - Davis, Anglin, Rodgers, Lavallaisaa, Bagley,
Tarpley, Bernbaum, Wolfish, Schwartz, Ridley,
Alcantar

Against: 1 - Hinojosa

Absent: 2 - Wally, Shellene

Vacancy: 1 - District 4

Notices: Area: 1000 Mailed: 4

Replies: For: 0 Against: 0

Speakers: For: Dallas Cothrum, 900 Jackson St., Dallas, TX, 75202
Tom Blanton, 777 Main St., Ft. Worth, TX, 76102
Against: Marc McCord, 2660 La Bolsa Dr., Dallas, TX, 75248
Matt Bach, 15746 Covewood Cir., Dallas, TX, 75248
Linda Cooke, 4029 Lively Ln. Dallas, TX, 75220
Cynthia Durbin, 8436 Birchcroft Dr., Dallas, TX, 75243
Jennifer Land, 3905 Weeburn Dr., Dallas, TX, 75229

Phyllis Guest, 7640 W. Greenway Blvd., Dallas, TX, 75209
Anne Morton, 3607 Bowser Ct., Dallas, TX, 75219
Ed Meyer, 6015 Fox Point Trl., Dallas, TX, 75249
Susybelle Gosslee, 9511 Faircrest Dr., Dallas, TX, 75238
Dr. Lawrence Cottle, 5086 Matilda St., Dallas, TX, 75206
Bill Betzen, 6717 Cliffwood Dr., Dallas, TX, 75237
Gary Stuard, 6344 Goliad Ave., Dallas, TX, 75214
Zac Trahan, 6017 La Vista Ave., Dallas, TX, 75206
Jim Schermbeck, P.O. Box 763894, Dallas, TX, 75376
Molly Rooke, 5825 Palm Ln., Dallas, TX, 75206
Rita Beving, 13214 Glad Acres Dr., Farmers Branch, TX, 75234
Karla Zemler, 6924 Wake Forrest Dr., Dallas, TX, 75214
Claudia Meyer, 6015 Fox Point Trl., Dallas, TX, 75249
Jennifer Quinn, 1122 N. Windomere Ave., Dallas, TX, 75208
Marie Tedei, 4708 Pioneer Rd., Balch Springs, TX, 75336
Helen Bush, 9669 Forest Ln., Dallas, TX, 75243
Against (Did not speak): Charles Hayden, 4912 Haverwood Ln., Dallas, TX, 75287
Julie Scharr, 6834 Chantilly Ln., Dallas, TX, 75214
Betty Lou Winslow, 6611 Anita St., Dallas, TX, 75214
Katy Rowe, 6017 La Vista Ave., Dallas, TX, 75206
Edward Hartmann, 5100 Bryan St., Dallas, TX, 75206
Beau McDermott, 4608 Carr St., The colony, TX, 75056
Stephanie Compton, 2847 W. Brooklyn Ave., Dallas, TX, 75211
Kayleigh Hutchings, 116 S. Garrett Ave., Dallas, TX, 75231
Daniel McCartt, 4509 Club Estate, Mesquite, TX, 75150
Shanna Caughey, 6808 Eastridge Dr., Dallas, TX, 75231
Erin Crowdus, 211 Murray Ln., Richardson, TX, 75080
Dan Harrison, 2550 Bahama Dr., Dallas, TX, 75211
Roy Sudduth, 9900 Adleta Blvd., Dallas, TX, 75243
Luke Sampeck, 1301 Cavalier Dr., Richardson, TX, 75080
Lyndi Cavett, 1212 Johnson St., Denton, TX, 76205
Mariana Griggs, 1803 Marydale Dr., Dallas, TX, 75208
Cherelle Blazer, 8510 Sikorski Ln., Dallas, TX, 75228

15. **Z101-248(JH)**

Planner: Jennifer Hiromoto

Motion I: It was moved to recommend **approval** of a Specific Use Permit for gas drilling and production for a twenty-year period with eligibility for automatic renewal for additional ten-year periods, subject to a drilling phase site plan, production phase site/landscape plan and revised staff conditions, subject to Council approval of an amendment to floodplain regulations and approval of a non-park use on park land on property zoned an IR Industrial Research District on property zoned an IR Industrial Research District on the east side of Luna Road, north of Ryan Road.

Maker: Hinojosa
Second: Wolfish
Result: Failed: 5 to 7

For: 5 - Hinojosa, Tarpley, Bernbaum, Wolfish,
Alcantar

Against: 7 - Davis, Anglin, Rodgers, Bagley, Lavallaisaa,
Schwartz, Ridley

Absent: 2 - Wally, Shellene

Vacancy: 1 - District 4

Motion II: It was moved to recommend **denial without prejudice** of a Specific Use Permit for gas drilling and production on property zoned an IR Industrial Research District on the east side of Luna Road, north of Ryan Road on property zoned an IR Industrial Research District on the east side of Luna Road, north of Ryan Road.

Maker: Anglin

Second: Ridley

Result: Carried: 11 to 1

For: 11 - Davis, Anglin, Rodgers, Lavallaisaa, Bagley,
Tarpley, Bernbaum, Wolfish, Schwartz, Ridley,
Alcantar

Against: 1 - Hinojosa

Absent: 2 - Wally, Shellene

Vacancy: 1 - District 4

Notices: Area: 1000 Mailed: 18

Replies: For: 1 Against: 1

Speakers: For: Dallas Cothrum, 900 Jackson St., Dallas, TX, 75202
Tom Blanton, 777 Main St., Ft. Worth, TX, 76102

Against: Marc McCord, 2660 La Bolsa Dr., Dallas, TX, 75248

Matt Bach, 15746 Covewood Cir., Dallas, TX, 75248

Linda Cooke, 4029 Lively Ln. Dallas, TX, 75220

Cynthia Durbin, 8436 Birchcroft Dr., Dallas, TX, 75243

Jennifer Land, 3905 Weeburn Dr., Dallas, TX, 75229

Phyllis Guest, 7640 W. Greenway Blvd., Dallas, TX, 75209

Anne Morton, 3607 Bowser Ct., Dallas, TX, 75219

Ed Meyer, 6015 Fox Point Trl., Dallas, TX, 75249

Susybelle Gosslee, 9511 Faircrest Dr., Dallas, TX, 75238

Dr. Lawrence Cottle, 5086 Matilda St., Dallas, TX, 75206

Bill Betzen, 6717 Cliffwood Dr., Dallas, TX, 75237

Gary Stuard, 6344 Goliad Ave., Dallas, TX, 75214

Zac Trahan, 6017 La Vista Ave., Dallas, TX, 75206

Jim Schermbeck, P.O. Box 763894, Dallas, TX, 75376

Molly Rooke, 5825 Palm Ln., Dallas, TX, 75206

Rita Beving, 13214 Glad Acres Dr., Farmers Branch, TX, 75234

Karla Zemler, 6924 Wake Forrest Dr., Dallas, TX, 75214

Claudia Meyer, 6015 Fox Point Trl., Dallas, TX, 75249
Jennifer Quinn, 1122 N. Windomere Ave., Dallas, TX, 75208
Marie Tedei, 4708 Pioneer Rd., Balch Springs, TX, 75336
Helen Bush, 9669 Forest Ln., Dallas, TX, 75243
Against (Did not speak): Charles Hayden, 4912 Haverwood Ln., Dallas, TX, 75287
Julie Scharr, 6834 Chantilly Ln., Dallas, TX, 75214
Betty Lou Winslow, 6611 Anita St., Dallas, TX, 75214
Katy Rowe, 6017 La Vista Ave., Dallas, TX, 75206
Edward Hartmann, 5100 Bryan St., Dallas, TX, 75206
Beau McDermott, 4608 Carr St., The colony, TX, 75056
Stephanie Compton, 2847 W. Brooklyn Ave., Dallas, TX, 75211
Kayleigh Hutchings, 116 S. Garrett Ave., Dallas, TX, 75231
Daniel McCartt, 4509 Club Estate, Mesquite, TX, 75150
Shanna Caughey, 6808 Eastridge Dr., Dallas, TX, 75231
Erin Crowdus, 211 Murray Ln., Richardson, TX, 75080
Dan Harrison, 2550 Bahama Dr., Dallas, TX, 75211
Roy Sudduth, 9900 Adleta Blvd., Dallas, TX, 75243
Luke Sampeck, 1301 Cavalier Dr., Richardson, TX, 75080
Lyndi Cavett, 1212 Johnson St., Denton, TX, 76205
Mariana Griggs, 1803 Marydale Dr., Dallas, TX, 75208
Cherelle Blazer, 8510 Sikorski Ln., Dallas, TX, 75228

Other Matters

Minutes

Motion: It was moved to **approve** the minutes of the December 6, 2012, City Plan Commission meetings, subject to corrections.

Maker: Hinojosa
Second: Ridley
Result: Carried: 12 to 0

For: 12 - Davis, Anglin, Rodgers, Hinojosa, Bagley,
Lavallaisaa, Tarpley, Bernbaum, Wolfish,
Schwartz, Ridley, Alcantar

Against: 0
Absent: 2 - Wally, Shellene
Vacancy: 1 - District 4

Adjournment

Motion: It was moved to **adjourn** the December 20, 2012, City Plan Commission meeting at 7:17 p.m.

Maker: Hinojosa
Second: Ridley

Result: Carried: 12 to 0

For: 12 - Davis, Anglin, Rodgers, Hinojosa, Bagley,
Lavallaisaa, Tarpley, Bernbaum, Wolfish,
Schwartz, Ridley, Alcantar

Against: 0

Absent: 2 - Wally, Shellene

Vacancy: 1 - District 4

Joe Alcantar, Chair