

## PLAN COMMISSION MINUTES

The City Plan Commission held a regular Zoning Hearing on January 10, 2008, with the bus tour starting at 9:13 a.m. followed by the briefing starting at 11:12 a.m. in Room 5ES and the public hearing at 1:38 p.m. in the City Council Chambers of City Hall. Presiding were Joe Alcantar, Chair and Chris Buehler, Vice Chair. The following Commissioners were present during the hearing: Jeff Strater, James Prothro, Clarence Gary, Michael Davis, Emma Rodgers, John Lozano, Ann Bagley, Erma Jones-Dodd, Bob Weiss, Tom Lueder, Sally Wolfish, Robert Ekblad and Neil Emmons. The following Commissioners were absent from this hearing as defined in the City Plan Commission rules: None. 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 Development Services.

### **PUBLIC HEARINGS:**

#### Subdivision Docket

Planner: Michael Grace

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.

#### Preliminary Plats - Consent Items

##### (1) **S078-064**

**Motion:** It was moved to **approve** an application to plat a 0.959 acre tract of land in City Block 539 into one lot at the intersection of N. Pearl Street and Colby Street, southwest corner, subject to compliance with the conditions listed in the docket.

Maker: Emmons  
Second: Prothro  
Result: Carried: 15 to 0

For: 15 - Prothro, Strater\*, Gary, Davis, Rodgers, Lozano, Bagley, Jones-Dodd, Weiss, Lueder, Buehler, Wolfish, Ekblad, Emmons, Alcantar

Against: 0  
Absent: 0  
Vacancy: 0

\*out of the room, shown voting in favor

**Speakers:** For: Robert Baldwin, 401 Exposition Ave., Dallas, TX, 75226  
Against: None

(2) **S078-067**

**Motion:** It was moved to **deny** an application to replat all of Lots 1-7 and Lots 12-16, in City Block 1/1089 into one 2.142 acre lot on the south side of S. Lamar Street between Alexander Avenue and McKee Street.

Maker: Strater  
Second: Emmons

**Commissioner Strater withdrew his motion and Commissioner Emmons withdrew his second.**

**Motion:** It was moved to **approve** an application to replat all of Lots 1-7 and Lots 12-16, in City Block 1/1089 into one 2.142 acre lot on the south side of S. Lamar Street between Alexander Avenue and McKee Street subject to compliance with the conditions listed in the docket with the following changes: a) On the final plat, provide the record information for the alley abandonment on the face of the plat. b) Removal of Condition #11 requesting right-of-way dedication along Coby Street.

Maker: Strater  
Second: Wolfish  
Result: Carried: 15 to 0

For: 15 - Prothro, Strater, Gary, Davis, Rodgers, Lozano, Bagley, Jones-Dodd, Weiss, Lueder, Buehler, Wolfish, Ekblad, Emmons, Alcantar

Against: 0  
Absent: 0  
Vacancy: 0

**Speakers:** For: Steve Goodman, 4615 Briar Oaks Cir., Dallas, TX, 75287  
Against: None

(3) **S078-069**

**Motion:** It was moved to **approve** an application to plat a 2.053 acre tract of land in City Block 8474 into one lot at the intersection of Dorrington Drive and Highland Road on the south side of Highland Road, subject to compliance with the conditions listed in the docket.

Maker: Emmons  
Second: Prothro  
Result: Carried: 15 to 0

For: 15 - Prothro, Strater\*, Gary, Davis, Rodgers,  
Lozano, Bagley, Jones-Dodd, Weiss, Lueder,  
Buehler, Wolfish, Ekblad, Emmons, Alcantar

Against: 0  
Absent: 0  
Vacancy: 0

\*out of the room, shown voting in favor

**Speakers:** None

(4) **S056-065R**

**Motion:** It was moved to **approve** an application to replat a 3.423 acre tract of land containing all of Lot 9 and part of Lot 8 in City Block 18/6959 at the intersection of Ledbetter Drive and Altoona Drive, northeast corner, subject to compliance with the conditions listed in the docket with following changes to the conditions: a) On the final plat, remove the 24' emergency access, ingress and egress easement from the face of the plat. b) Submit drainage and/or paving plans to Development Services-Engineering Sections in Room #200 located at 320 E. Jefferson Boulevard.

Maker: Emmons  
Second: Prothro  
Result: Carried: 15 to 0

For: 15 - Prothro, Strater\*, Gary, Davis, Rodgers,  
Lozano, Bagley, Jones-Dodd, Weiss, Lueder,  
Buehler, Wolfish, Ekblad, Emmons, Alcantar

Against: 0  
Absent: 0  
Vacancy: 0

\*out of the room, shown voting in favor

**Speakers:** None

(5) **S078-070**

**Motion:** It was moved to **approve** an application to revise Arts Plaza Phase 1 being all of Lot 1, Block A/305 containing 4.017 acres on the east side of Routh Street at the intersection of Flora Street and Routh Street, subject to compliance with the conditions listed in the docket.

Maker: Emmons  
Second: Prothro  
Result: Carried: 15 to 0

For: 15 - Prothro, Strater\*, Gary, Davis, Rodgers,  
Lozano, Bagley, Jones-Dodd, Weiss, Lueder,  
Buehler, Wolfish, Ekblad, Emmons, Alcantar

Against: 0  
Absent: 0  
Vacancy: 0

\*out of the room, shown voting in favor

**Speakers:** None

(6) **S078-072**

**Motion:** It was moved to **approve** an application to replat all of Lot 8 in City Block 7291, into one 4.554 acre lot and one 4.741 acre lot on the east side of Central Expressway between Meadow Lane and Royal Lane, subject to compliance with the conditions listed in the docket.

Maker: Emmons  
Second: Prothro  
Result: Carried: 15 to 0

For: 15 - Prothro, Strater\*, Gary, Davis, Rodgers,  
Lozano, Bagley, Jones-Dodd, Weiss, Lueder,  
Buehler, Wolfish, Ekblad, Emmons, Alcantar

Against: 0  
Absent: 0  
Vacancy: 0

\*out of the room, shown voting in favor

**Speakers:** None

(7) **S078-073**

**Motion:** It was moved to **approve** an application to plat an 88.16 acre tract of land into 6 lots ranging in size from 8.3 acres to 23.0 acres in City Block N/6213 at the intersection of Buckner Boulevard (Loop 12), northeast corner, subject to compliance with the conditions listed in the docket.

Maker: Emmons  
Second: Prothro  
Result: Carried: 15 to 0

For: 15 - Prothro, Strater\*, Gary, Davis, Rodgers,  
Lozano, Bagley, Jones-Dodd, Weiss, Lueder,  
Buehler, Wolfish, Ekblad, Emmons, Alcantar

Against: 0  
Absent: 0  
Vacancy: 0

\*out of the room, shown voting in favor

**Speakers:** None

(8) **S078-017R1**

**Motion:** It was moved to **approve** an application to replat a 5.567 acre tract of land into three lots ranging in size from 0.607 acres to 4.269 acres in City Blocks 37/7888 and 39/7888, all of Lots 1-3, a portion of Lot 4 and all of Lot 6 in City Block 37 and; all of Lot 1 in City Block 39 along the west side of Oak Lawn Avenue between Hi Line Drive and Interstate Hwy. 35E, subject to compliance with the conditions listed in the docket.

Maker: Emmons  
Second: Prothro  
Result: Carried: 15 to 0

For: 15 - Prothro, Strater\*, Gary, Davis, Rodgers,  
Lozano, Bagley, Jones-Dodd, Weiss, Lueder,  
Buehler, Wolfish, Ekblad, Emmons, Alcantar

Against: 0  
Absent: 0  
Vacancy: 0

\*out of the room, shown voting in favor

**Speakers:** None

(9) **S067-203R**

**Motion I:** It was moved to **approve** the removal of the platted building line on Lots 13A and 14A, also known as 1906 and 1910 S. Buckner, in City Block A/6307 on the east side of S. Buckner Boulevard between Stonehurst Street and Bruton Road, subject to compliance with the conditions listed in the docket.

Maker: Rodgers  
Second: Buehler  
Result: Carried: 14 to 1

For: 14 - Prothro, Strater, Davis, Rodgers, Lozano, Bagley, Jones-Dodd, Weiss, Lueder, Buehler, Wolfish, Ekblad, Emmons, Alcantar

Against: 1 - Gary  
Absent: 0  
Vacancy: 0

**Motion II:** It was moved to **approve** an application to replat Lots 13A and 14A, also known as 1906 and 1910 S. Buckner, in City Block A/6307 into one 1.0744 acre lot on the east side of S. Buckner Boulevard between Stonehurst Street and Bruton Road, subject to compliance with the conditions listed in the docket.

Maker: Rodgers  
Second: Weiss  
Result: Carried: 15 to 0

For: 15 - Prothro, Strater, Gary, Davis, Rodgers, Lozano, Bagley, Jones-Dodd, Weiss, Lueder, Buehler, Wolfish, Ekblad, Emmons, Alcantar

Against: 0  
Absent: 0  
Vacancy: 0

**Speakers:** None

Residential Replats

(10) **S078-065**

**Motion:** It was moved to **approve** an application to replat a 0.17 acre tract of land containing part of Lots 2 and 3 in City Block E/3365 into one lot on the north side of Claude Street, east of Ridge Street, subject to compliance with the conditions listed in the docket.

Maker: Davis  
Second: Buehler  
Result: Carried: 15 to 0

For: 15 - Prothro, Strater, Gary, Davis, Rodgers,  
Lozano, Bagley, Jones-Dodd, Weiss, Lueder,  
Buehler, Wolfish, Ekblad, Emmons, Alcantar

Against: 0  
Absent: 0  
Vacancy: 0

**Speakers:** For: None

(11) **S078-066**

**Motion:** It was moved to **deny** an application to replat a 0.44 acre tract of land containing Lot 23 and part of Lots 24, 25 and 26 in Block 17/5244 into one lot on the south side of Groveland Drive, east of Lakeland Drive, due to failure to comply with Section 51A-8.503(a) of the Dallas Development Code.

Maker: Weiss  
Second: Davis  
Result: Carried: 14 to 1

For: 14 - Strater, Gary, Davis, Rodgers, Lozano, Bagley,  
Jones-Dodd, Weiss, Lueder, Buehler, Wolfish,  
Ekblad, Emmons, Alcantar

Against: 1 - Prothro  
Absent: 0  
Vacancy: 0

**Speakers:** For: Steven Janeway, 5061 Avery Ln., The Colony, TX  
Against: Melissa McCurly, 8614 San Leandro Dr., Dallas, TX, 755218  
Richard George, 8614 San Leandro Dr., Dallas, TX, 75218  
Mary Ann Jackson, 8618 Groveland, Dallas, TX, 75218  
Michael Schmitt, 8702 San Benito Way, Dallas, 75218  
James Folger, 8654 Eustis Ave., Dallas, TX, 75218  
Staff: Phil Erwin, Chief Arborist, Dallas Development Services

(12) **S078-068**

**Motion:** It was moved to **deny** an application to replat a 1.834 acre tract of land containing all of Lots 4 and 5 in City Block 2/4915 into seven 11,424 sq. ft. lots on the west side of Inwood Road at the intersection of Inwood Road and Nakoma Drive also known as 6721 and 6811 Inwood Road, due to failure to comply with Section 51A-8.503 of the Dallas Development Code.

Maker: Wolfish  
Second: Rodgers  
Result: Carried: 15 to 0

For: 15 - Prothro, Strater, Gary, Davis, Rodgers,  
Lozano, Bagley, Jones-Dodd, Weiss, Lueder,  
Buehler, Wolfish, Ekblad, Emmons, Alcantar

Against: 0  
Absent: 0  
Vacancy: 0

**Speakers:** For: Ryan Stewart, 2715 Lawtherwood Ct., Dallas, TX, 75214  
Larry Hartman, 5002 W. Mockingbird Ln., Dallas, TX, 75205  
Against: Joel Eatmon, 6814 Robin Rd., Dallas, TX, 75209  
Barbara Rawson, 6902 Robin Rd., Dallas, TX, 75209  
Steve Blankinship, 6722 Robin Rd., Dallas, TX, 75230  
Joyce Lockley, 4718 Wateka Dr., Dallas, TX, 75209  
Against (did not speak): Dr. James Richards, 6818 Robin Rd., Dallas, TX, 75209  
Against (did not speak): Elizabeth Richards, 6818 Robin Rd., Dallas, TX, 75209  
Against (did not speak): Terri Ferguson, 6827 Robin Rd., Dallas, TX, 75209  
Against (did not speak): Charlotte Meyers, 6811 Robin Rd., Dallas, TX, 75509  
Against (did not speak): Hilda Blankinship, 6722 Robin Rd., Dallas, TX, 75209  
Against (did not speak): June Hubbell, 6700 Robin Rd., Dallas, TX, 75209  
Against (did not speak): Christopher Klinefelter, 6819 Robin Rd., Dallas, TX, 75209

(13) **S078-071**

**Motion:** It was moved to **deny** an application to replat Lot 1 in City Block B/5503, also known as 11220 Strait Lane, to reduce the 50' building line to 40' along Strait Lane, 1.186 acres of land at the intersection of Mangold Circle and Strait Lane, northeast corner, due to failure to comply with Section 51A-8.505 of the Dallas Development Code.

Maker: Ekblad  
Second: Buehler  
Result: Carried: 15 to 0



For: 15 - Prothro, Strater, Gary, Davis, Rodgers,  
Lozano, Bagley, Jones-Dodd, Weiss, Lueder,  
Buehler, Wolfish, Ekblad, Emmons, Alcantar

Against: 0  
Absent: 0  
Vacancy: 0

**Speakers:** None

Miscellaneous Docket

**M078-005**

Planner: Richard Brown

**Motion:** It was moved to **approve** a minor amendment to the landscape plan for Planned Development District No. 305 for Mixed Uses in an area bounded by Haskell Avenue, Cole Avenue, Blackburn Street, and Travis Street.

Maker: Wolfish  
Second: Weiss  
Result: Carried: 15 to 0

For: 15 - Prothro, Strater, Gary, Davis, Rodgers,  
Lozano, Bagley, Jones-Dodd, Weiss, Lueder,  
Buehler, Wolfish, Ekblad, Emmons, Alcantar

Against: 0  
Absent: 0  
Vacancy: 0

**Speakers:** None

Miscellaneous Docket – Under Advisement

**D078-006**

Planner: Richard Brown

**Motion:** It was moved to **approve** a landscape plan as a requirement of deed restrictions volunteered by the applicant for property zoned a CR Community Retail District on the south line of Rosemeade Parkway, east of Marsh Lane.

Maker: Wolfish  
Second: Weiss  
Result: Carried: 15 to 0

For: 15 - Prothro, Strater, Gary, Davis, Rodgers,  
Lozano, Bagley, Jones-Dodd, Weiss, Lueder,  
Buehler, Wolfish, Ekblad, Emmons, Alcantar

Against: 0  
Absent: 0  
Vacancy: 0

**Speakers:** None

Certificates of Appropriateness for Signs

Downtown Sign District

**07111075002**

Planner: Michael Finley

**Motion:** It was moved to **approve** a Certificate of Appropriateness for the installation of a 100 square foot Upper Level flat attached wall sign containing the Sheraton logo, a Roman wreath with the letter 'S' in it at 443 North Olive Street, northwest façade facing Pacific Avenue.

Maker: Weiss  
Second: Buehler  
Result: Carried: 15 to 0

For: 15 - Prothro, Strater\*, Gary, Davis, Rodgers,  
Lozano, Bagley, Jones-Dodd, Weiss, Lueder,  
Buehler, Wolfish, Ekblad, Emmons, Alcantar

Against: 0  
Absent: 0  
Vacancy: 0

\*out of the room, shown voting in favor

**Speakers:** None

**07111075003**

Planner: Michael Finley

**Motion:** It was moved to **approve** a Certificate of Appropriateness for the installation of a 100 square foot Upper Level flat attached wall sign containing the Sheraton logo, a Roman wreath with the letter 'S' in it at 400 North Olive Street, southeast façade of Olive Street.

Maker: Weiss  
Second: Buehler  
Result: Carried: 15 to 0

For: 15 - Prothro, Strater\*, Gary, Davis, Rodgers,  
Lozano, Bagley, Jones-Dodd, Weiss, Lueder,  
Buehler, Wolfish, Ekblad, Emmons, Alcantar

Against: 0  
Absent: 0  
Vacancy: 0

\*out of the room, shown voting in favor

**Speakers:** None

**0711081054**

Planner: Michael Finley

**Motion:** It was moved to **approve** a Certificate of Appropriateness for the installation of a 50 square foot monument sign containing the text "Comerica<sub>A</sub> Bank" at 1717 Main Street, on the north corner of the intersection of Ervay Street and Main Street.

Maker: Weiss  
Second: Buehler  
Result: Carried: 15 to 0

For: 15 - Prothro, Strater\*, Gary, Davis, Rodgers,  
Lozano, Bagley, Jones-Dodd, Weiss, Lueder,  
Buehler, Wolfish, Ekblad, Emmons, Alcantar

Against: 0  
Absent: 0  
Vacancy: 0

\*out of the room, shown voting in favor

**Speakers:** None

Zoning Cases – Consent

**1. Z078-121(MD)**

Planner: Mark Doty

**Motion:** It was moved to recommend **approval** of an expansion of and revision to preservation Criteria for Historic Overlay No.33 (Fair Park), subject to staff's recommended conditions on property zoned a CS Commercial Service District, an MF-2(A) Multifamily District, a CR Community Retail District, an NS(A) Neighborhood Service District, and Planned Development District No. 288 at 3809 Grand Avenue between Parry Avenue and Fitzhugh Avenue.

Maker: Bagley  
Second: Jones-Dodd  
Result: Carried: 15 to 0

For: 15 - Prothro, Strater, Gary, Davis, Rodgers,  
Lozano, Bagley, Jones-Dodd, Weiss, Lueder,  
Buehler, Wolfish, Ekblad, Emmons, Alcantar

Against: 0  
Absent: 0  
Vacancy: 0

**Notices:** Area: 200 Mailed: 111  
**Replies:** For: 4 Against: 0

**Speakers:** None

2. **Z078-111(JH)**

Planner: Jennifer Hiromoto

**Motion:** It was moved to recommend **approval** to renew Specific Use Permit No. 1601 for a commercial amusement (inside) limited to a Class A Dance Hall for a two-year period, subject to a site plan and conditions on property zoned a CS Commercial Service District, on the west corner of East Grand Avenue and St. Mary Avenue.

Maker: Strater  
Second: Prothro  
Result: Carried: 15 to 0

For: 15 - Prothro, Strater, Gary, Davis, Rodgers,  
Lozano, Bagley, Jones-Dodd, Weiss, Lueder,  
Buehler, Wolfish, Ekblad, Emmons\*, Alcantar

Against: 0  
Absent: 0  
Vacancy: 0

\*out of the room, shown voting in favor

**Notices:** Area: 200 Mailed: 13  
**Replies:** For: 2 Against: 0

**Speakers:** None

Zoning Cases – Under Advisement

3. **Z067-309(JH)**

Planner: Jennifer Hiromoto

**Motion:** It was moved to recommend **approval** of Planned Development Subdistrict for GR General Retail Subdistrict uses, subject to a development plan and revised conditions on property zoned a GR General Retail Subdistrict within Planned Development District No. 193, the Oak Lawn Special Purpose District on the northwest corner of Oak Lawn Avenue and Rawlins Street with 3 on-street parking spaces on Oak Lawn Avenue.

Maker: Emmons  
Second: Weiss  
Result: Carried: 15 to 0

For: 15 - Prothro, Strater, Gary, Davis, Rodgers,  
Lozano, Bagley, Jones-Dodd, Weiss, Lueder,  
Buehler, Wolfish, Ekblad, Emmons, Alcantar

Against: 0  
Absent: 0  
Vacancy: 0

**Amendment to Motion:** It was moved to **approve** an amendment to remove all head in parking spaces on Oak Lawn Avenue.

Maker: Ekblad  
Second: Buehler  
Result: Failed: 7 to 8

For: 7 - Gary, Davis, Bagley, Jones-Dodd, Buehler,  
Ekblad, Alcantar

Against: 8 - Prothro, Strater, Rodgers, Lozano, Weiss,  
Lueder, Wolfish, Emmons  
Absent: 0  
Vacancy: 0

**Notices:** Area: 500 Mailed: 150  
**Replies:** For: 31 Against: 0

**Speakers:** For: Joel Miller, 7205 Shilling Cir., Texarkana, TX, 75503  
Diana Naples, Address not given  
Cecil Unruh, 1722 Ridge Rd., Rockwall, TX, 75087  
Against: Frank Stich, 4224 N. Hall St., Dallas, TX, 75219

4. **Z078-120(RB)**

Planner: Richard Brown

**Motion:** It was moved to recommend **approval** of the creation of a new tract within the Tract 1 portion of Planned Development District No. 559 for Single family uses and Private streets, subject to revised development plan and condition on the south line of Westgrove Road, east of Harvest Cove with removal of the following language in Section 51P-559.115 (c) "Fences located in the required front yard may not exceed 4 feet in height."

Maker: Wolfish  
Second: Jones-Dodd  
Result: Carried: 15 to 0

For: 15 - Prothro, Strater, Gary, Davis\*, Rodgers, Lozano\*, Bagley, Jones-Dodd, Weiss, Lueder, Buehler, Wolfish, Ekblad, Emmons\*, Alcantar

Against: 0  
Absent: 0  
Vacancy: 0

\*out of the room, shown voting in favor

**Notices:** Area: 500 Mailed: 53  
**Replies:** For: 7 Against: 5

**Speakers:** For: Robert Baldwin, 401 Exposition Ave., Dallas, TX, 75229  
Against: None

5. **Z067-275(OTH)**

Planner: Olga Torres Holyoak

**Motion:** It was moved to recommend **approval** of a Planned Development Subdistrict for GR General Retail Subdistrict uses, subject to a conceptual plan and staff's conditions within Planned Development District No. 193, the Oak Lawn Special Purpose District on property zoned a GR General Retail Subdistrict and an HC Heavy Commercial Subdistrict on both sides of Routh Street at its terminus at the Katy Trail.

Maker: Bagley  
Second: Ekblad  
Result: Carried: 8 to 5

For: 8 - Strater, Gary, Lozano, Bagley, Jones-Dodd, Buehler, Ekblad, Alcantar

Against: 5 - Prothro, Davis, Rodgers, Weiss, Lueder  
Absent: 0  
Conflict: 2 - Wolfish, Emmons

**Notices:** Area: 500 Mailed: 233  
**Replies:** For: 1 Against: 98

**Speakers:** For: Kirk Williams, 5400 Renaissance Tower, Dallas, TX, 75270  
Frank Stich, 4224 N. Hall St., Dallas, TX 75219  
Joel Kommer, 3528 Dickason Ave., Dallas, TX, 75219  
Against: Harriet Rubin, 2714 Turtle Creek Cr., Dallas, TX, 75219  
Wendy Jenkins, 2830 Peak Bridge Ct., Dallas, TX  
David Braden, 3310 Fairmont, Dallas, TX, 75201

Zoning Cases - Individual

**6. Z067-341(OTH)**

Planner: Olga Torres-Holyoak

**Motion:** In considering an application for a Specific Use Permit for a restaurant without drive in or drive through service on property zoned an NO(A) Neighborhood Office District, on the west side of South Polk Street, north of Legendary Lane, it was moved to **hold** this case under advisement until January 17, 2008.

Maker: Gary  
Second: Davis  
Result: Carried: 15 to 0

For: 15 - Prothro, Strater, Gary, Davis, Rodgers,  
Lozano, Bagley, Jones-Dodd, Weiss, Lueder,  
Buehler, Wolfish, Ekblad, Emmons, Alcantar

Against: 0  
Absent: 0  
Vacancy: 0

**Notices:** Area: 200 Mailed: 7  
**Replies:** For: 1 Against: 0

**Speakers:** None

**7. Z078-104(OTH)**

Planner: Olga Torres Holyoak

**Motion:** It was moved to recommend **denial** of a CS Commercial Service District on property zoned a CH Clustered Housing District, on the southeast corner of Ronnie Drive and Dickerson Street.

Maker: Wolfish  
Second: Weiss  
Result: Carried: 13 to 2

For: 13 - Prothro, Strater, Gary, Rodgers, Lozano,  
Jones-Dodd, Weiss, Lueder, Buehler, Wolfish,  
Ekblad, Emmons, Alcantar

Against: 2 - Davis, Bagley  
Absent: 0  
Vacancy: 0

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

**Speakers:** For: Rodney Vaughn, 1701 Honey Brook Ln., Prosper, TX, 75078  
Oscar Lindquist, 7751-7771 Ronnie Dr., Dallas, TX, 75252  
Against: None

**8. Z078-124(MAW)**

Planner: Megan Wimer

**Motion:** It was moved to recommend **approval** of a Specific Use Permit for a bar, lounge, or tavern and an inside commercial amusement limited to a Class A dance hall for a 18-month period, subject to a site plan and conditions on property zoned Planned Development District No. 269, the Deep Ellum/Near East Side Special Purpose District on the south side of Main Street between Malcolm X Boulevard and Crowds Street.

Maker: Strater  
Second: Emmons  
Result: Carried: 15 to 0

For: 15 - Prothro, Strater, Gary, Davis, Rodgers,  
Lozano, Bagley, Jones-Dodd, Weiss, Lueder,  
Buehler, Wolfish, Ekblad, Emmons, Alcantar

Against: 0  
Absent: 0  
Vacancy: 0

**Amendment to Motion:** It was moved to **approve** an amendment allowing for a two-year period, subject to a site plan and conditions.

Maker: Davis  
Second: Jones-Dodd  
Result: Carried: 9 to 6

For: 9 - Strater, Davis, Rodgers, Lozano, Jones-Dodd,  
Lueder, Buehler, Wolfish, Alcantar



Against: 6 - Prothro, Gary, Bagley, Weiss, Ekblad, Emmons  
Absent: 0  
Vacancy: 0

**Notices:** Area: 200 Mailed: 17  
**Replies:** For: 1 Against: 5

**Speakers:** For: Augustine Ekukpe, Address not given  
Aruel Jernigan, 3409B Main St., Dallas, TX, 75226  
David Walkington, 5524 Richard Ave., Dallas, TX, 75206  
Tunde Obazee, 5353 Maple Ave., Dallas, TX, 75235  
Mark Underwood, 6017 Ross Ave., Dallas, TX, 75206  
Against: John Hetzel, 1811 Greenville Ave., Dallas, TX, 75206

**9. Z078-110(JH)**

Planner: Jennifer Hiromoto

**Motion:** It was moved to recommend **approval** of a Planned Development Subdistrict for LC Light Commercial Subdistrict Uses and certain other nonresidential uses, subject to a conceptual plan and staff's conditions on property zoned an LC Light Commercial Subdistrict and an MF-3 Multiple Family Subdistrict within Planned Development District No. 193, the Oak Lawn Special Purpose District in an area generally bounded by McKinnon Street, Ivan Street, North Harwood Street, and Wolf Street with the following changes: 1) Remove the Dry Liquor Control Overlay. 2) Approve applicant's maximum lot coverage of 95%. 3) Approve staff's recommended alternative for angled parking option along Wolf Street. 4) Approve the video board sign definition and applicant's modified video board sign regulations handed out, except that Section 114(c)(5) relating to messages prohibition is deleted from the conditions. 5) Approve applicant's proposed detached premise sign conditions. 6) Approve applicant's proposed movement control sign conditions. 7) Approve applicant's Exhibit B, mixed use parking chart conditions. 8) Approve applicant's proposed minimum 0' side and 10' rear yard for lots abutting single family, duplex or multiple family uses.

Maker: Strater  
Second: Weiss  
Result: Carried: 15 to 0

For: 15 - Prothro, Strater, Gary, Davis, Rodgers,  
Lozano, Bagley, Jones-Dodd, Weiss, Lueder,  
Buehler, Wolfish, Ekblad, Emmons, Alcantar

Against: 0  
Absent: 0  
Vacancy: 0

**Amendment to Motion:** It was moved to **approve** an amendment to the motion to delete "McKinnon Street" from subparagraph 2 of subparagraph c on page 13A. Video boards not allowed on buildings facing McKinnon Street.

Maker: Wolfish  
Second: Bagley  
Result: Failed: 7 to 8

For: 7 - Gary, Davis, Bagley, Lueder, Buehler, Wolfish, Alcantar

Against: 8 - Prothro, Strater, Rodgers, Lozano, Jones-Dodd, Weiss, Ekblad, Emmons

Absent: 0

Vacancy: 0

**Notices:** Area: 500 Mailed: 84

**Replies:** For: 6 Against: 2

**Speakers:** For: Gabriel Barbier-Mueller, 2828 N. Harwood St., Dallas, TX, 75201  
Suzan Kedron, 901 Main St., Dallas, TX, 75205  
Jeffrey Plowman, 2240 Gunnison Tr., Frisco, TX, 75034  
Joe Hilliard, 2705 Elmwood Ct., McKinney, TX, 75071  
For (did not speak): Betty Hersey, 2007 Randall, Dallas, TX, 75201  
For (did not speak): Paul Williamson, 2100 Ross Ave., Dallas, TX, 75201  
Against: Arthur Moreno, 3019 McKinnon St., Dallas, TX  
Against (did not speak): Paul Santillan, 3525 Routh St., Dallas, TX, 75219

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## Other Matters

### Minutes

**Motion:** It was moved to **approve** the minutes of the December 20, 2007, meeting, subject to corrections.

Maker: Buehler  
Second: Prothro  
Result: Carried: 15 to 0

For: 15 - Prothro, Strater, Gary, Davis, Rodgers, Lozano, Bagley, Jones-Dodd, Weiss, Lueder, Buehler, Wolfish, Ekblad, Emmons, Alcantar

Against: 0

Absent: 0

Vacancy: 0

Adjournment

The January 10, 2008, City Plan Commission meeting adjourned at 6:25 p.m.

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Joe Alcantar, Chair