

PLAN COMMISSION MINUTES

The City Plan Commission held a regular Zoning Hearing on March 7, 2013, with the briefing starting at 11:02 a.m. in Room 5ES and the public hearing at 1:31 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, Betty Culbreath, Emma Rodgers, Tony Hinojosa, Ann Bagley, Myrtl Lavallaisaa, 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: John Shellene. There are no vacancies.

The City Plan Commission was briefed by staff on each item on the agenda and a question and answer period followed each briefing.

A variety of dockets, requests and briefings were presented to the Commission during the open public hearing. The applicants or their representatives presented their arguments, citizen comments were heard, and using the information and staff recommendations in the hearing dockets, the Commission took the following actions.

NOTE: For more detailed information on discussion on any issue heard during this briefing and public hearing, refer to the tape recording retained on file in the Department of Sustainable Development and Construction. Briefing and public hearing recordings are retained on file for 90 days after approval of CPC minutes.

PUBLIC HEARINGS:

Subdivision Docket

Planner: Paul Nelson

Pursuant to Texas Local Government Code Section 212.009(e) these minutes and recording of the hearing certify the reasons for denial of any plat application.

Consent Items:

(1) **S123-076**

Motion: It was moved to **approve** an application to replat a 0.265 acre tract of land containing part of Lot 6 and part of Lot 7 in City Block 7/708 into one lot on property located at 4907 Bryan Street, northeast of Fitzhugh Avenue, subject to compliance with the conditions listed in the docket.

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

For: 14 - Davis, Wally, Anglin, Culbreath, Rodgers, Hinojosa, Bagley, Lavallaisaa, Tarpley, Bernbaum, Wolfish, Schwartz, Ridley, Alcantar

Against: 0
Absent: 1 - Shellene
Vacancy: 0

Speakers: None

(2) **S123-078**

Motion: It was moved to **approve** an application to replat Lots 14 and 15 to create an 8 lot Shared Access Development with lots ranging in size from 0.041 acre to 0.059 acre from a 0.367 acre tract of land in City Block 32/1573 on property located at 4107 Holland Avenue, subject to compliance with the conditions listed in the docket.

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

For: 14 - Davis, Wally, Anglin, Culbreath, Rodgers,
Hinojosa, Bagley, Lavallaisaa, Tarpley,
Bernbaum, Wolfish, Schwartz, Ridley, Alcantar

Against: 0
Absent: 1 - Shellene
Vacancy: 0

Speakers: None

(3) **S123-079**

Motion: It was moved to **approve** an application to create one 138.43 acre lots, one 224.27 acre lot and one 2.25 acre lot from a 364.945 acre tract of land City Blocks 6258, 6259 and 7972 on property located south of Great Trinity Forest Way at Pemberton Hill Road, subject to compliance with the conditions listed in the docket.

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

For: 14 - Davis, Wally, Anglin, Culbreath, Rodgers,
Hinojosa, Bagley, Lavallaisaa, Tarpley,
Bernbaum, Wolfish, Schwartz, Ridley, Alcantar

Against: 0
Absent: 1 - Shellene
Vacancy: 0

Speakers: None

(4) **S123-080**

Motion: It was moved to **approve** an application to create three lots from a 104.60 acre tract of land in City Blocks 6257 and 6258 on property located on Great Trinity Forest Way west of Pemberton Hill Road, subject to compliance with the conditions listed in the docket.

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

For: 14 - Davis, Wally, Anglin, Culbreath, Rodgers,
Hinojosa, Bagley, Lavallaisaa, Tarpley,
Bernbaum, Wolfish, Schwartz, Ridley, Alcantar

Against: 0
Absent: 1 - Shellene
Vacancy: 0

Speakers: None

(5) **S123-081**

Motion: It was moved to **approve** an application to create one 265.51 acre lot from a tract of land in City Blocks 7562, 7563, and 7657 on property located on Great Trinity Forest Way at the Trinity River, subject to compliance with the conditions listed in the docket.

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

For: 14 - Davis, Wally, Anglin, Culbreath, Rodgers,
Hinojosa, Bagley, Lavallaisaa, Tarpley,
Bernbaum, Wolfish, Schwartz, Ridley, Alcantar

Against: 0
Absent: 1 - Shellene
Vacancy: 0

Speakers: None

(6) **S123-082**

Motion: It was moved to **approve** an application to create one 142.65 acre lot from a tract of land located in City Blocks 6238, 6239, 7982, and 7985 on property located on U.S. Highway 175 (C.F. Hawn Freeway) west of Pemberton Hill Road, subject to compliance with the conditions listed in the docket.

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

For: 14 - Davis, Wally, Anglin, Culbreath, Rodgers,
Hinojosa, Bagley, Lavallaisaa, Tarpley,
Bernbaum, Wolfish, Schwartz, Ridley, Alcantar

Against: 0
Absent: 1 - Shellene
Vacancy: 0

Speakers: None

(7) **S123-083**

Motion: It was moved to **approve** an application to create one 35.62 acre lot and one 478.78 acre lot from a 520.38 acre tract of land in City Blocks 6258, 6259, and 7972 on property located south on Great Trinity Forest Way at the Trinity River, subject to compliance with the conditions listed in the docket.

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

For: 14 - Davis, Wally, Anglin, Culbreath, Rodgers,
Hinojosa, Bagley, Lavallaisaa, Tarpley,
Bernbaum, Wolfish, Schwartz, Ridley, Alcantar

Against: 0
Absent: 1 - Shellene
Vacancy: 0

Speakers: None

(8) **S123-084**

Motion: It was moved to **approve** an application to create two lots from a 337.99 acre tract of land in City Blocks 6239, 6257, and 7948 on property located north of Great Trinity Forest Way at the Trinity River, subject to compliance with the conditions listed in the docket.

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

For: 14 - Davis, Wally, Anglin, Culbreath, Rodgers,
Hinojosa, Bagley, Lavallaisaa, Tarpley,
Bernbaum, Wolfish, Schwartz, Ridley, Alcantar

Against: 0
Absent: 1 - Shellene
Vacancy: 0

Speakers: None

(9) **S123-085**

Motion: It was moved to **approve** an application to create one 35.78 acre lot, one 106.42 acre lot, and one 236.67 acre lot from a 378.86 acre tract of land in City Block 6239, and City Block 6257 on property located on Pemberton Hill Road, north of Great Trinity Forest Way, subject to compliance with the conditions listed in the docket.

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

For: 14 - Davis, Wally, Anglin, Culbreath, Rodgers,
Hinojosa, Bagley, Lavallaisaa, Tarpley,
Bernbaum, Wolfish, Schwartz, Ridley, Alcantar

Against: 0
Absent: 1 - Shellene
Vacancy: 0

Speakers: None

(10) **S123-086**

Motion: It was moved to **approve** an application to replat a 0.34 acre tract of land containing all of Lots 13 and 15 in City Block 4/1987 into one lot on property located at 1828 and 1832 Euclid Avenue, north of Henderson Avenue, subject to compliance with the conditions listed in the docket.

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

For: 14 - Davis, Wally, Anglin, Culbreath, Rodgers,
Hinojosa, Bagley, Lavallaisaa, Tarpley,
Bernbaum, Wolfish, Schwartz, Ridley, Alcantar

Against: 0
Absent: 1 - Shellene
Vacancy: 0

Speakers: None

(11) **S123-087**

Motion: It was moved to **approve** an application to create one 0.699 acre lot from a tract of land in City Block 5794 on property located at 10002 Harry Hines Blvd. at Storey Lane, southeast corner, subject to compliance with the conditions listed in the docket.

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

For: 14 - Davis, Wally, Anglin, Culbreath, Rodgers,
Hinojosa, Bagley, Lavallaisaa, Tarpley,
Bernbaum, Wolfish, Schwartz, Ridley, Alcantar

Against: 0
Absent: 1 - Shellene
Vacancy: 0

Speakers: None

(12) **S123-090**

Motion: It was moved to **approve** an application to create one 1.537 acre lot and one 14.115 acre lot from a 15.260 acre tract of land in City Block 7547 located at 3400 Wheatland Road, east of Virginia Drive, subject to compliance with the conditions listed in the docket.

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

For: 14 - Davis, Wally, Anglin, Culbreath, Rodgers,
Hinojosa, Bagley, Lavallaisaa, Tarpley,
Bernbaum, Wolfish, Schwartz, Ridley, Alcantar

Against: 0
Absent: 1 - Shellene
Vacancy: 0

Speakers: None

(13) **S123-091**

Motion: It was moved to **approve** an application to create one 10.459 acre lot from a tract of land in City Block 8558 on property located at 3555 Middlefield Road, southeast of St. Augustine Road, subject to compliance with the conditions listed in the docket.

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

For: 14 - Davis, Wally, Anglin, Culbreath, Rodgers,
Hinojosa, Bagley, Lavallaisaa, Tarpley,
Bernbaum, Wolfish, Schwartz, Ridley, Alcantar

Against: 0
Absent: 1 - Shellene
Vacancy: 0

Speakers: None

Residential Replats:

(14) **S123-088**

Motion: It was moved to **approve** an application to replat a 0.643 acre tract of land containing all of Lots 16 and 17 in City Block A/6145 into one 0.276 acre lot and one 0.367 acre lot on property located at 4040 and 4046 Davila Drive, subject to compliance with the conditions listed in the docket.

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

For: 14 - Davis, Wally, Anglin, Culbreath, Rodgers,
Hinojosa, Bagley, Lavallaisaa, Tarpley,
Bernbaum, Wolfish, Schwartz, Ridley, Alcantar

Against: 0
Absent: 1 - Shellene
Vacancy: 0

Speakers: None

Miscellaneous Items:

W123-003

Planner: Audrey Butkus

Motion: It was moved to **approve** an application for a waiver of the two-year waiting period in order to submit an application to amend Specific Use Permit No. 1939 for an open-enrollment charter school on the south side of Military Parkway, between Delafield Lane and Darby Drive.

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

For: 14 - Davis, Wally, Anglin, Culbreath, Rodgers,
Hinojosa, Bagley, Lavallaisaa, Tarpley,
Bernbaum, Wolfish, Schwartz, Ridley, Alcantar

Against: 0
Absent: 1 - Shellene
Vacancy: 0

Speakers: For: Rosa Rosales, 3423 Point East Dr., Mesquite, TX, 75150
Against: None

W123-004

Planner: Audrey Butkus

Motion: It was moved to **approve** an application for a waiver of the two-year waiting period in order to submit an application to construct a new athletic facility on a portion of Planned Development District No. 595, the South Dallas/Fair Park Special Purpose District on the east corner of Meadow Street and Birmingham Avenue.

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

For: 14 - Davis, Wally, Anglin, Culbreath, Rodgers,
Hinojosa, Bagley, Lavallaisaa, Tarpley,
Bernbaum, Wolfish, Schwartz, Ridley, Alcantar
Against: 0
Absent: 1 - Shellene
Vacancy: 0

Speakers: None

D123-007

Planner: Olga Torres Holyoak

Motion: It was moved to **approve** an application for a development plan for Planned Development District No. 468 on an area between Dealey Avenue to the north, East Greenbriar Lane to the west, and east of Plowman Avenue.

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

For: 14 - Davis, Wally, Anglin, Culbreath, Rodgers,
Hinojosa, Bagley, Lavallaisaa, Tarpley,
Bernbaum, Wolfish, Schwartz, Ridley, Alcantar
Against: 0
Absent: 1 - Shellene
Vacancy: 0

Speakers: None

Certificates of Appropriateness for Signs

Downtown Special Provision Sign District

1211151038

Planner: Carrie Gordon

Motion: It was moved to **approve** a Certificate of Appropriateness for the installation of a 336 square foot upper level flat attached sign at 1601 Elm Street (West elevation).

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

For: 14 - Davis, Wally, Anglin, Culbreath, Rodgers,
Hinojosa, Bagley, Lavallaisaa, Tarpley,
Bernbaum, Wolfish, Schwartz, Ridley, Alcantar

Against: 0
Absent: 1 - Shellene
Vacancy: 0

Speakers: None

1301031018

Planner: Carrie Gordon

Motion: It was moved to **approve** a Certificate of Appropriateness for the installation of a 509 square foot upper level flat attached sign at 1707 San Jacinto Avenue (Northwest elevation).

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

For: 14 - Davis, Wally, Anglin, Culbreath, Rodgers,
Hinojosa, Bagley, Lavallaisaa, Tarpley,
Bernbaum, Wolfish, Schwartz, Ridley, Alcantar

Against: 0
Absent: 1 - Shellene
Vacancy: 0

Speakers: None

1301251010

Planner: Carrie Gordon

Motion: It was moved to **approve** a Certificate of Appropriateness for the installation of a 240 square foot upper level flat attached sign at 2323 Bryan Street (South elevation).

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

For: 14 - Davis, Wally, Anglin, Culbreath, Rodgers,
Hinojosa, Bagley, Lavallaisaa, Tarpley,
Bernbaum, Wolfish, Schwartz, Ridley, Alcantar

Against: 0
Absent: 1 - Shellene
Vacancy: 0

Speakers: None

1301251029

Planner: Carrie Gordon

Motion: It was moved to **approve** a Certificate of Appropriateness for the installation of a 300 square foot upper level flat attached sign at 2323 Bryan Street (North elevation).

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

For: 14 - Davis, Wally, Anglin, Culbreath, Rodgers,
Hinojosa, Bagley, Lavallaisaa, Tarpley,
Bernbaum, Wolfish, Schwartz, Ridley, Alcantar

Against: 0
Absent: 1 - Shellene
Vacancy: 0

Speakers: None

1301281107

Planner: Carrie Gordon

Motion: It was moved to **approve** a Certificate of Appropriateness for the installation of a for a 182 square foot upper level flat attached sign at 1025 Elm Street (South elevation).

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

For: 14 - Davis, Wally, Anglin, Culbreath, Rodgers,
Hinojosa, Bagley, Lavallaisaa, Tarpley,
Bernbaum, Wolfish, Schwartz, Ridley, Alcantar

Against: 0
Absent: 1 - Shellene
Vacancy: 0

Speakers: None

1301281109

Planner: Carrie Gordon

Motion: It was moved to **approve** a Certificate of Appropriateness for the installation of a 120 square foot upper level flat attached sign at 1025 Elm Street (North elevation).

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

For: 14 - Davis, Wally, Anglin, Culbreath, Rodgers,
Hinojosa, Bagley, Lavallaisaa, Tarpley,
Bernbaum, Wolfish, Schwartz, Ridley, Alcantar

Against: 0
Absent: 1 - Shellene
Vacancy: 0

Speakers: None

1301281110

Planner: Carrie Gordon

Motion: It was moved to **approve** a Certificate of Appropriateness for the installation of a 500 square foot upper level flat attached sign at 1025 Elm Street (West elevation).

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

For: 14 - Davis, Wally, Anglin, Culbreath, Rodgers,
Hinojosa, Bagley, Lavallaisaa, Tarpley,
Bernbaum, Wolfish, Schwartz, Ridley, Alcantar

Against: 0
Absent: 1 - Shellene
Vacancy: 0

Speakers: None

1301311031

Planner: Carrie Gordon

Motion: It was moved to **approve** a Certificate of Appropriateness for the installation of a 57 square foot lower projecting attached sign at 1025 Elm Street (South elevation).

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

For: 14 - Davis, Wally, Anglin, Culbreath, Rodgers,
Hinojosa, Bagley, Lavallaisaa, Tarpley,
Bernbaum, Wolfish, Schwartz, Ridley, Alcantar

Against: 0
Absent: 1 - Shellene
Vacancy: 0

Speakers: None

Deep Ellum Special Provision Sign District

1301301051

Planner: Carrie Gordon

Motion: It was moved to **approve** a Certificate of Appropriateness for the installation of a 308 square foot flat attached premise sign at 2556 Elm Street (East elevation).

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

For: 14 - Davis, Wally, Anglin, Culbreath, Rodgers, Hinojosa, Bagley, Lavallaisaa, Tarpley, Bernbaum, Wolfish, Schwartz, Ridley, Alcantar

Against: 0
Absent: 1 - Shellene
Vacancy: 0

Speakers: None

McKinney Avenue Special Provision Sign District

1301045001

Planner: Carrie Gordon

Motion: It was moved to **approve** a Certificate of Appropriateness for the installation of an 87.50 square foot detached premise sign at 2828 Routh Street (Northwest elevation).

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

For: 14 - Davis, Wally, Anglin, Culbreath, Rodgers, Hinojosa, Bagley, Lavallaisaa, Tarpley, Bernbaum, Wolfish, Schwartz, Ridley, Alcantar

Against: 0
Absent: 1 - Shellene
Vacancy: 0

Speakers: None

Zoning Cases – Consent

1. **Z123-174(MW)**

Planner: Megan Wimer

Motion: It was moved to recommend **approval** of a Planned Development District for MU-3 Mixed Use District uses, subject to a development/landscape plan and conditions with the addition of the word “proton” in the definition on property zoned an MU-3 Mixed Use District on the north side of Stemmons Freeway, east of Medical District Drive.

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

For: 14 - Davis, Wally, Anglin, Culbreath, Rodgers, Hinojosa, Bagley, Lavallaisaa, Tarpley, Bernbaum, Wolfish, Schwartz, Ridley, Alcantar

Against: 0
Absent: 1 - Shellene
Vacancy: 0

Notices: Area: 500 Mailed: 10
Replies: For: 0 Against: 0

Speakers: For: Robert Reeves, 900 Jackson St., Dallas, TX, 75202
Bruce Wise, 800 W. Monroe St., Jacksonville, FL, 32202
Against: None

2. **Z123-181(MW)**

Planner: Megan Wimer

Motion: It was moved to recommend **approval** of **1)** the termination of deed restrictions and **approval** of **2)** for a Specific Use Permit for an Open-enrollment charter school for a five-year period with eligibility for automatic renewal for additional five-year periods, subject to a site plan, traffic management plan and conditions on property zoned an MF-1(A)-D Multifamily District with deed restrictions and a D Liquor Control Overlay on a portion on the south side of Lake June Road, west side of Oak Hill Circle.

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

For: 14 - Davis, Wally, Anglin, Culbreath, Rodgers, Hinojosa, Bagley, Lavallaisaa, Tarpley, Bernbaum, Wolfish, Schwartz, Ridley, Alcantar

Against: 0
Absent: 1 - Shellene
Vacancy: 0

Notices: Area: 400 Mailed: 90
Replies: For: 6 Against: 0

Speakers: For: Bob Dunston, Grand Rapids, Michigan
Against: None

3. **Z123-180(AB)**

Planner: Audrey Butkus

Motion: It was moved to recommend **approval** of a Specific Use Permit for a child-care facility for a two-year period with eligibility for automatic renewal 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 east side of South Beckley Avenue, between East McVey Avenue and East Corning Avenue.

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

For: 14 - Davis, Wally, Anglin, Culbreath, Rodgers,
Hinojosa, Bagley, Lavallaisaa, Tarpley,
Bernbaum, Wolfish, Schwartz, Ridley, Alcantar

Against: 0
Absent: 1 - Shellene
Vacancy: 0

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

Speakers: None

4. **Z123-152(WE)**

Planner: Warren Ellis

Motion: It was moved to recommend **approval** of an amendment to Tract 2C, Tract 3 and Tract 4, subject to a conceptual plan and conditions on a portion of Planned Development Subdistrict No. 240 on the south line of IH 20, east of Hampton Road.

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

For: 14 - Davis, Wally, Anglin, Culbreath, Rodgers,
Hinojosa, Bagley, Lavallaisaa, Tarpley,
Bernbaum, Wolfish, Schwartz, Ridley, Alcantar

Against: 0
Absent: 1 - Shellene
Vacancy: 0

Notices: Area: 500 Mailed: 17
Replies: For: 0 Against: 0

Speakers: None

Zoning Cases – Under Advisement

5. Z123-165(WE)

Planner: Warren Ellis

Motion: It was moved to recommend **approval** of a Specific Use Permit for the sale of alcoholic beverages in conjunction with a general merchandise or food store greater than 3,500 square feet for a two-year period, subject to a revised site plan and revised conditions to include hours of operation from 7:00 a.m. to 11:00 p.m. on property zoned a CR-D-1 Community Retail District with a D-1 Liquor Control Overlay on the southeast corner of Scyene Road and Namur Street.

Maker: Rodgers
Second: Bernbaum
Result: Carried: 14 to 0

For: 14 - Davis, Wally, Anglin, Culbreath, Rodgers,
Hinojosa, Bagley, Lavallaisaa, Tarpley,
Bernbaum, Wolfish, Schwartz, Ridley, Alcantar

Against: 0
Absent: 1 - Shellene
Vacancy: 0

Notices: Area: 200 Mailed: 14
Replies: For: 6 Against: 0

Speakers: For: Audrey Buckley, 416 S. Ervay St., Dallas, TX, 75201
Against: None

Zoning Cases – Individual

6. Z123-169(WE)

Planner: Warren Ellis

Motion: It was moved to recommend **approval** of a renewal of Specific Use Permit No. 1842 for the sale of alcoholic beverages in conjunction with a general merchandise or food store 3,500 square feet or less for a five-year period with eligibility for automatic renewal for additional five-year periods, subject to a revised site plan and conditions on property zoned a CR-D-1 Community Retail District with a D-1 Liquor Control Overlay on the northwest corner of West Kiest Boulevard and South Cockrell Hill Road.

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

For: 14 - Davis, Wally, Anglin, Culbreath, Rodgers,
Hinojosa, Bagley, Lavallaisaa, Tarpley,
Bernbaum, Wolfish, Schwartz, Ridley, Alcantar

Against: 0
Absent: 1 - Shellene
Vacancy: 0

Notices: Area: 200 Mailed: 5
Replies: For: 0 Against: 0

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

7. Z123-182(WE)

Planner: Warren Ellis

Motion: It was moved to recommend **approval** of a renewal of Specific Use Permit No. 1856 for an alcoholic beverage establishment for a bar, lounge or tavern and a commercial amusement (inside) for a dance hall for a three-year period, subject to conditions within Planned Development District No. 619 for mixed uses on the northwest corner Main Street and North Field Street.

Maker: Ridley
Second: Hinojosa
Result: Carried: 14 to 0

For: 14 - Davis, Wally, Anglin, Culbreath, Rodgers,
Hinojosa, Bagley, Lavallaisaa, Tarpley,
Bernbaum, Wolfish, Schwartz, Ridley, Alcantar

Against: 0
Absent: 1 - Shellene
Vacancy: 0

Notices: Area: 200 Mailed: 234
Replies: For: 0 Against: 0

Speakers: For: Roger Albright, 3301 Elm St., Dallas, TX, 75226
Against: None

8. Z123-151(AB)

Planner: Audrey Butkus

Motion: It was moved to recommend **denial without prejudice** of an NS(A) Neighborhood Service District with deed restrictions volunteered by the applicant on property zoned an R-7.5(A) Single Family District on the southeast corner of Lake June Road and Glencliff Drive.

Maker: Rodgers
Second: Wolfish
Result: Carried: 12 to 2

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

Against: 2 - Davis, Culbreath
Absent: 1 - Shellene
Vacancy: 0

Notices: Area: 200 Mailed: 22
Replies: For: 0 Against: 2

Speakers: For: Ramon Aranda, 2946 S. Sunbeck Cir., Farmers Branch, TX, 75234
Against: None

Other Matters

Minutes

Motion: It was moved to **approve** the minutes of the February 21, 2013, City Plan Commission meetings, subject to corrections.

Maker: Hinojosa
Second: Davis
Result: Carried: 14 to 0

For: 14 - Davis, Wally, Anglin, Culbreath, Rodgers,
Hinojosa, Bagley, Lavallaisaa, Tarpley,
Bernbaum, Wolfish, Schwartz, Ridley, Alcantar

Against: 0
Absent: 1 - Shellene
Vacancy: 0

Adjournment

Motion: It was moved to **adjourn** the March 7, 2013, City Plan Commission meeting at 2:57 p.m.

Maker: Hinojosa
Second: Culbreath
Result: Carried: 14 to 0

For: 14 - Davis, Wally, Anglin, Culbreath, Rodgers,
Hinojosa, Bagley, Lavallaisaa, Tarpley,
Bernbaum, Wolfish, Schwartz, Ridley, Alcantar

Against: 0
Absent: 1 - Shellene
Vacancy: 0

Joe Alcantar, Chair