

PLAN COMMISSION MINUTES

The City Plan Commission held a regular Zoning Hearing on March 24, 2011 with the briefing starting at 10:36 a.m. in Room 6ES and the public hearing at 1:35 p.m. in the City Council Chambers of City Hall. Presiding were Joe Alcantar, Chair and Michael Davis, Vice Chair. The following Commissioners were present during the hearing: Richard Davis, Liz Wally, Mike Anglin, Emma Rodgers, Ann Bagley, Myrtl Lavallaisaa, Gloria Tarpley, John Shellene, Bruce Bernbaum, Sally Wolfish, Michael Schwartz and Bill Peterson. The following Commissioner was absent from this hearing as defined in the City Plan Commission rules: None. There is one vacancy - District 6.

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

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

NOTE: For more detailed information on discussion on any issue heard during this briefing and public hearing, refer to the tape recording retained on file in the Department of Sustainable Development and Construction.

PUBLIC HEARINGS:

Note: It was moved by Commissioner Michael Schwartz and seconded by Commissioner Richard Davis to change the order of the agenda and hear Individual Item Z090-233(RB), first. The Commission voted unanimously to change the order of the agenda. However, the applicant was not present. The Commission followed the original order of the agenda and heard the Subdivision Consent Items and return to Z090-233(RB) upon the applicant's arrival.

Subdivision Docket

Planner: Paul Nelson

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

Residential Replats

(1) S101-058

Motion: It was moved to **approve** an application to create one 3.404 acre lot from a tract of land in City Block 5627 and all of City Block 2/5627 on 8001 Westchester Drive bounded by Westchester Drive, Weldon Howell Parkway and Douglas Avenue, subject to compliance with the conditions listed in the docket.

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

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

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

Speakers: None

(2) **S101-059**

Motion: It was moved to **approve** an application to replat a tract of land containing the remainder of Tract 3 Block 3406 into one 0.3525 acre lot at Beckley Avenue at Comstock Street, southeast corner, subject to compliance with the conditions listed in the docket.

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

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

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

Speakers: None

(3) **S101-062**

Motion: It was moved to **approve** an application to create two 0.505 acre lots from a 1.010 acre tract of land in City Block A/7184 on 5403 Fannie S. between Clymer Street and Chalk Hill Road, subject to compliance with the conditions listed in the docket.

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

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

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

Speakers: None

(4) S101-063

Motion: It was moved to **approve** an application to replat 2.248 acre tract of land containing all of Lot 5A in City Block D/3370 into one 1.443 acre lot and one 0.805 acre lot Stutz Drive northwest of Forest Park Drive, subject to compliance with the conditions listed in the docket.

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

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

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

Speakers: None

(5) S101-064

Motion: It was moved to **approve** an application to replat a 0.772 acre tract of land containing all of lots 6, 7, 8 and 9 in City Block 19/8342 into one lot on 5424 and 5426 W. Jefferson Boulevard and 120 N. Tatum Avenue, subject to compliance with the conditions listed in the docket.

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

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

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

Speakers: None

(6) S101-066

Motion: It was moved to **approve** an application to replat a 1.396 acre tract of land containing all of Lots 1, 3 and 5 in City Block G/1056, abandoned Butte Street and unplatted land into one lot on Carroll Avenue at Parry Avenue, east corner, subject to compliance with the conditions listed in the docket.

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

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

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

Speakers: None

(7) S101-067

Motion: It was moved to **approve** an application to replat a 0.613 acre tract of land containing all of lots 3, 4, 5 and 6 in City Block 21/812 and part of an abandoned alley on 3223 Elihu Street between J.B. Jackson Jr. Boulevard and Trunk Avenue, subject to compliance with the conditions listed in the docket with the exception that a revision to Condition #9 require submittal of the paving and drainage plans to the Department's Engineering Division.

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

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

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

*out of the room, shown voting in favor

Speakers: For: Petman Horri, 5247 Richard Ave., Dallas, TX, 75206
Against: None
Staff: Hamid Fard, Senior Engineer, Sustainable Development

(8) **S101-068**

Motion: It was moved to **approve** an application to plat a 14.36 acre tract of land containing two tracts of land in City Blocks 8011 and 8250 into one 9.776 acre lot fronting on S. Central Expressway and one 4.588 acre lot fronting on Zonie Road both lots being southeast of Simpson Stuart Road, subject to compliance with the conditions listed in the docket.

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

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

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

Speakers: None

(9) **S101-069**

Motion: It was moved to **approve** an application to replat a 4.5285 acre tract of land containing all of City Block 5973 of the Wynnewood Bank Plaza Addition into one 1.6246 acre lot and one 2.9039 acre lot on Vernon Avenue at Illinois Avenue, northeast corner, subject to compliance with the conditions listed in the docket.

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

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

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

Speakers: None

(10) **S101-070**

Motion: It was moved to **approve** an application to replat part of City Block 1/8617 of the Fruitdale Acres First Installment Addition into one 0.4157 acre lot on 3724 Fordham Road southwest of Kolloch Drive, subject to compliance with the conditions listed in the docket.

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

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

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

Speakers: None

Individual Items

(11) **S101-057**

Motion: It was moved to **approve** an application to replat all of Lot 8 and a tract of land (abandoned Douglas Avenue R.O.W.) in City Block G/5614 to create one 0.594 acre lot on 5813 Park Lane at Douglas Avenue, northeast corner, subject to compliance with the conditions listed in the docket with the exception that Condition #11 be deleted.

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

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

*out of the room, shown voting in favor

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

Speakers: For: Abid, 503 Wait Ct., Euless, TX
Against: Verbeek Arnoldus, 9111 Douglas Ave., Dallas, TX, 75225
Wade Jones, 5830 Desco Dr., Dallas, TX, 75225

(12) **S101-060**

Motion: It was moved to **approve** an application to replat all of Lots 6 thru 18 in City Block C/4450 and all of Lot 1, 2, 3, 4, 5 and Lot 1A in City Block D/4450 and part of City Block 4450 into one 9.781 acre lot on 3400 Garden Lane and bounded by Second Avenue, Garden Lane and Vannerson Drive, subject to compliance with the conditions listed in the docket with the exception that Condition # 18 be deleted.

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

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

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

*out of the room, shown voting in favor

Speakers: None

(13) **S101-065**

Motion I: It was moved to **approve** an application to remove the platted 30 foot building line along Goforth Road at 7770 Goforth Circle at Goforth Road, east corner, subject to compliance with the conditions listed in the docket.

Maker: Shellene
Second: Wolfish
Result: Carried: 13 to 1

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

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

*out of the room, shown voting in favor

Motion II: It was moved to **approve** an application to replat all of Lot 29 and a tract of land in City Block B/5446 into one 0.378 acre lot at 7770 Goforth Circle at Goforth Road, east corner, subject to compliance with the conditions listed in the docket.

Maker: Shellene
Second: Wally
Result: Carried: 13 to 1

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

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

*out of the room, shown voting in favor

Speakers: None

Note: The Commission heard Individual Item Z090-233(RB), next.

Miscellaneous Docket

D101-007

Planner: Olga Torres Holyoak

Motion: It was moved to **approve** a development plan for Planned Development District No. 619 on property fronting the south side of Main Street and fronting the north side of Commerce Street, between South Akard Street and South Ervay Street.

Maker: Peterson
Second: Bernbaum

Result: Carried: 14 to 0

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

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

*out of the room, shown voting in favor

Speakers: None

D101-008

Planner: Olga Torres Holyoak

Motion: It was moved to **approve** a development plan for Planned Development District No. 287 on the north corner of Garland Road and East Lawther Drive.

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

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

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

*out of the room, shown voting in favor

Speakers: None

D101-006

Planner: Michael Grace

Motion: It was moved to **approve** a revised development plan and landscape plan for Planned Development District No. 305, on Central Expressway at Haskell Avenue.

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

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

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

*out of the room, shown voting in favor

Speakers: None

M101-009

Planner: Richard Brown

Motion: It was moved to **approve** a minor amendment to the development/landscape plan within Planned Development Subdistrict No. 65 for a Public school other than an open-enrollment charter school and certain GR Subdistrict Uses within Planned Development District No. 193, the Oak Lawn Special Purpose District, and the Subdistrict C-1 portion of Planned Development District No. 305 for Mixed Uses, on the southwest line of Haskell Avenue between Cole Avenue and McKinney Avenue.

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

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

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

*out of the room, shown voting in favor

Speakers: None

M101-008

Planner: Richard Brown

Motion: It was moved to **approve** a minor amendment to the development plan for Planned Development District No. 391 for an Industrial (inside) potentially incompatible use to be operated as a Foundry and other IM Industrial Manufacturing District Uses on the northeast and southeast corners of Joe Field Road and Newkirk Street.

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

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

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

*out of the room, shown voting in favor

Speakers: None

M101-011

Planner: Richard Brown

Motion: It was moved to **approve** a minor amendment to the landscape plan for Planned Development District No. 711 for Multifamily Uses and RR Regional Retail District Uses at the southeast corner of Arapaho Road and Prestonwood Boulevard.

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

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

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

*out of the room, shown voting in favor

Speakers: None

M101-012

Planner: Richard Brown

Motion: It was moved to **approve** a minor amendment to the revised site plan for Specific Use Permit No. 1730 for an Alcoholic beverage establishment for a Private-club bar, on the northeast corner of Buckner Boulevard and Kipling Drive.

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

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

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

*out of the room, shown voting in favor

Speakers: None

M101-013

Planner: Richard Brown

Motion: It was moved to **approve** a minor amendment to the Phase II development plan for Planned Development District No. 549 for certain Recreation Uses, Institutional and Community Service Uses, and R-7.5(A) Single Family District Uses in the southeast quadrant of Samuel Boulevard and Buckner Boulevard.

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

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

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

*out of the room, shown voting in favor

Speakers: None

M101-014

Planner: Richard Brown

Motion: It was moved to **approve** a minor amendment to the development plan for Planned Development District No. 805 for certain CR Community Retail District Uses, on the east line of Masters Drive and the north line of Lake June Road.

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

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

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

*out of the room, shown voting in favor

Speakers: For: None
Against (Did not speak): Shirley Smith, 1350 old Jamestown Ct., Dallas, TX, 75217
Earnestine Hadnot, 1362 old Jamestown Ct., Dallas, TX, 75217,

Zoning Cases – Consent

1. Z101-132(RB)

Planner: Richard Brown

Motion: It was moved to recommend **approval** of an amendment to Specific Use Permit No. 1746 for a Community service center, subject to a revised site plan and conditions on property zoned a CR Community Retail District and an R-5(A) Single Family District, on the southeast corner of Westmoreland Road and Angelina Drive.

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

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

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

*out of the room, shown voting in favor

Notices: Area: 300 Mailed: 55
Replies: For: 2 Against: 1

Speakers: None

2. **Z090-181(WE)**

Planner: Warren Ellis

Motion: It was moved to recommend **approval** of a Planned Development District for mixed uses, subject to a conceptual plan, Subarea 1 development plan, Subarea 2 development plan and revised conditions with the following additional language: "Before the issuance of a certificate of occupancy for occupied space in Subarea 2, public access must be provided through Subarea 2 and/or on DART right-of-way and must be a minimum, unobstructed width of 12'. Plans and specifications for the connection of this portion of the Katy Trail must be approved by the director of parks and recreation before its construction", on property zoned an MU-3 Mixed Use District on the southeast corner of the North Central Expressway and SMU Boulevard.

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

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

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

Notices: Area: 500 Mailed: 103
Replies: For: 18 Against: 0

Speakers: For: Suzan Kedron, 901 Main St., Dallas, TX, 75202
Paul Ward, 3042 Potomac Ave., Dallas, TX, 75205
Philip Jabour, 3050 Dyer Ct., Dallas, TX, 75275
Against: None

3. **Z101-110(WE)**

Planner: Warren Ellis

Motion: It was moved to recommend **approval** of a Specific Use Permit for a vehicle storage lot for a three-year time period with eligibility for automatic renewals for additional three-year periods, subject to a site plan and conditions within Planned Development District No. 323, the Urbandale Area Special Purpose District on the southeast line of Forney Road, between Peachtree Street and Lawnview Avenue.

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

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

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

*out of the room, shown voting in favor

Notices: Area: 300 Mailed: 52
Replies: For: 3 Against: 2

Speakers: None

4. Z101-125(WE)

Planner: Warren Ellis

Motion: It was moved to recommend **approval** of a Specific Use Permit for an alcoholic beverage establishment for a bar, lounge, or tavern for a five-year period with eligibility for automatic renewals for additional five-year periods, subject to a site plan and conditions on property within Subdistrict C of the West Mixed Use Sub-zone of Planned Development District No. 305, the City Place Planned Development District in an area generally bounded by Cole Avenue, E. Lemmon Avenue, McKinney Avenue and southwest of Blackburn Street.

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

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

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

*out of the room, shown voting in favor

Notices: Area: 400 Mailed: 51
Replies: For: 3 Against: 0

Speakers: None

5. Z101-129(WE)

Planner: Warren Ellis

Motion: It was moved to recommend **approval** of an amendment to the deed restrictions of Tract B on property zoned an RR Regional Retail District on the north line of R. L. Thornton Freeway, east of Buckner Boulevard (Loop 12).

Maker: Anglin

Second: Wally

Result: Carried: 14 to 0

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

Against: 0

Absent: 0

Vacancy: 1 - District 6

*out of the room, shown voting in favor

Notices: Area: 400

Mailed: 7

Replies: For: 0

Against: 0

Speakers: None

6. Z101-131(WE)

Planner: Warren Ellis

Motion: In considering the an application for the renewal of Specific Use Permit No. 1395 for an Outside Salvage and Reclamation use on property zoned an IM Industrial Manufacturing District on the northeast corner of South Central Expressway (U.S. 75) and Youngblood Road, it was moved to **hold** this case under advisement until April 7, 2011.

Maker: Lavallaisaa

Second: M. Davis

Result: Carried: 14 to 0

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

Against: 0

Absent: 0

Vacancy: 1 - District 6

*out of the room, shown voting in favor

Notices: Area: 400 Mailed: 14
Replies: For: 4 Against: 0

Speakers: For: William Cothrum, 900 Jackson St., Dallas, TX, 75202
Against: Naud Burnett II, 5543 McCommas Bluff Rd., Dallas, TX, 75241

7. Z101-155(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 store less than 3,500 square feet for a two-year time period with eligibility for automatic renewals for additional five-year periods, subject to a site plan and conditions on property zoned a RR-D-1 Regional Retail District with a D-1 Dry Liquor Control Overlay on the southwest corner of Great Trinity Forest Way (Loop 12) and Murdock Road.

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

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

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

*out of the room, shown voting in favor

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

Speakers: None

8. Z101-156(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 store less than 3,500 square feet for a two-year time period with eligibility for automatic renewals for additional five-year periods, subject to a site plan and conditions on property zoned a CS-D-1 Commercial Service District with a D-1 Dry Liquor Control Overlay on the northwest corner of Kleberg Road and S. Belt Line Road.

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

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

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

*out of the room, shown voting in favor

Notices: Area: 200 Mailed: 12
Replies: For: 3 Against: 0

Speakers: None

9. **Z101-157(WE)**

Planner: Warren Ellis

Motion: It was moved to recommend **approval** of a D-1 Dry Liquor Control Overlay and **approval** of a Specific Use Permit for the sale of alcoholic beverages in conjunction with a general merchandise store less than 3,500 square feet for a two-year time period with eligibility for automatic renewals for additional five-year periods, subject to a site plan and conditions on property zoned a CR-D Community Retail District with a D Dry Liquor Control Overlay on the northwest corner of W. Kiest Boulevard and S. Cockrell Hill Road.

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

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

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

*out of the room, shown voting in favor

Notices: Area: 200 Mailed: 4
Replies: For: 1 Against: 0

Speakers: None

10. Z101-158(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 store less than 3,500 square feet for a two-year time period with eligibility for automatic renewals for additional five-year periods, subject to a site plan and conditions on property within Subdistrict-2 of Planned Development District 535, the C.F. Hawn Special Purpose District No. 3 with a D-1 Dry Liquor Control Overlay on the northeast corner of C. F. Hawn Freeway and S. Masters Drive.

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

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

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

*out of the room, shown voting in favor

Notices: Area: 200 Mailed: 8
Replies: For: 3 Against: 0

Speakers: For: None
Against (Did not speak): Nance Tresp, 6337 Scyene Rd., Dallas, TX, 75227

11. Z101-162(WE)

Planner: Warren Ellis

Motion: It was moved to recommend **denial** of a D-1 Dry Liquor Control Overlay and **denial** of a Specific Use Permit for the sale of alcoholic beverages in conjunction with a general merchandise store less than 3,500 square feet on property zoned a CS-D Commercial Service District with a D Dry Liquor Control Overlay on the north line of Bruton Road between Jim Miller Road and Mack Lane.

Maker: M. Davis
Second: Peterson
Result: Carried: 13 to 0

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

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

*out of the room, shown voting in favor

Notices: Area: 200 Mailed: 13
Replies: For: 1 Against: 2

Speakers: For: Parvez Malik, 1901 Central Dr., Bedford, TX
Lee Cobler, 7316 Vallejo Dr., Dallas, TX, 75227
Against: Betty Watkins, 2843 Modesto, Dallas, TX, 75227
Shirley Stark, 2612 Max Goldblatt Dr., Dallas, TX, 75227
Carolyn Johnson, 5311 Banting Way, Dallas, TX, 75227
Against (Did not speak): Nance Tresp, 6337 Scyene Rd., Dallas, TX, 75227

12. **Z101-166(MG)**

Planner: Michael Grace

Motion: In considering an application for a Specific Use Permit for the sale of alcoholic beverages in conjunction with a general merchandise or food store use less than 3,500 square feet on property zoned a CR-D-1 Community Retail District with a D-1 Dry Liquor Control Overlay on the northeast corner of Lawnview Avenue and Military Parkway, it was moved to **hold** this case under advisement until April 7, 2011.

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

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

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

*out of the room, shown voting in favor

Notices: Area: 200 Mailed: 8
Replies: For: 1 Against: 0

Speakers: For: Santos Martinez, 900 Jackson St., Dallas, TX, 75202
Against: Nance Tresp, 6337 Scyene Rd., Dallas, TX, 75227

13. **Z101-151(JH)**

Planner: Jennifer Hiromoto

Motion: It was moved to recommend **denial** of a D-1 Dry Liquor Control Overlay and **denial** 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 on property zoned Subdistrict 2 within Planned Development District No. 366 with a D Dry Liquor Control Overlay at the southeast corner of S. Buckner Boulevard and Alto Garden Drive.

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

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

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

*out of the room, shown voting in favor

Notices: Area: 200 Mailed: 15
Replies: For: 0 Against: 0

Speakers: For: Parvez Malik, 1901 Central Dr., Bedford, TX
Against: None

14. **Z101-147(MW)**

Planner: Megan Wimer

Motion: It was moved to recommend **approval** of a Specific Use Permit for a recycling buy-back center for a two-year time period, subject to a site plan and conditions on property zoned an IR Industrial Research District on the northeast corner of Joseph Hardin Drive and Mint Way.

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

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

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

*out of the room, shown voting in favor

Notices: Area: 400 Mailed: 34
Replies: For: 4 Against: 3

Speakers: None

15. Z101-180(MW)

Planner: Megan Wimer

Motion: It was moved to recommend **approval** of the renewal of Specific Use Permit No. 1634 for a Private School for a five-year period, subject to a site plan and conditions on property zoned an R-16 (A) Single Family District on the north side of Churchill Way, east of Preston Road.

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

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

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

*out of the room, shown voting in favor

Notices: Area: 200 Mailed: 4
Replies: For: 1 Against: 0

Speakers: None

Zoning Cases – Under Advisement

16. Z101-144(MW)

Planner: Megan Wimer

Motion: It was moved to recommend **denial** of a CR Community Retail District on property zoned an R-5(A) Single Family District on the southwest corner of Chalk Hill Road and Chippewa Drive with consideration of an NS(A) Neighborhood Service District.

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

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

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

Notices: Area: 200 Mailed: 16
Replies: For: 0 Against: 0

Speakers: For: None
Against: Randy Skinner, 2114 Iroquois St., Dallas, TX, 75212
Gloria Silva, 5210 Eagle heights Dr., Dallas, TX, 75212
Tammy Skinner, 2114 Iroquois St., Dallas, TX, 75212

17. Z101-146(JH)

Planner: Jennifer Hiromoto

Motion: It was moved to recommend **denial** of a D-1 Dry Liquor Control Overlay and **denial** of a Specific Use Permit for the sale of alcoholic beverages in conjunction with a general merchandise or food store use greater than 3,500 square feet on property zoned Subdistrict 1 within Planned Development District No. 366 with a D Dry Liquor Control Overlay at the northwest corner of S. Buckner Boulevard and Cordell Drive.

Maker: M. Davis
Second: Bagley
Result: Carried: 8 to 5

For: 8 - R. Davis, M. Davis, Rodgers, Bagley,
Lavallaisaa, Shellene, Schwartz, Alcantar

Against: 5 - Wally, Anglin, Tarpley, Bernbaum, Peterson
Absent: 1 - Wolfish
Vacancy: 1 - District 6

Notices: Area: 300 Mailed: 32
Replies: For: 13 Against: 1

Speakers: For: Santos Martinez, 900 Jackson St., Dallas, TX, 75202
Lee Cobler, 7316 Vallejo Dr., Dallas, TX, 75227
Ralph Thomas, 2104 Utica Dr., Dallas, TX, 75227
Juan Leyva, 1930 Utica Dr., Dallas, TX, 75227

For (Did not speak): Luz Cortes, 9311 Renova Dr., Dallas, TX, 75227
Nancy Torres, 9311 Renova Dr., Dallas, TX, 75227
Ricardo Lucas, 8320 Greenmound Ave., Dallas, TX, 75227
Adrian Castruita, 21237 Hillburn Dr., Dallas, TX, 75227
Vilas Kumar, 2313 S. Buckner Blvd., Dallas, TX, 75227
Michael Conley, 1930 Utica Dr., Dallas, TX, 75227
Courtney Robins, 2504 Ron Baker Dr., Dallas, TX, 75227
Against: Shirley Stark, 2612 Max Goldblatt Dr., Dallas, TX, 75227
Betty Watkins, 2843 Modesto, Dallas, TX, 75227
Carolyn Johnson, 5311 Banting Way, Dallas, TX, 75227
Against (Did not speak): Nance Tresp, 6337 Scyene Rd., Dallas, TX, 75227

Zoning Cases – Individual

18. **Z101-143(JH)**

Planner: Jennifer Hiromoto

Motion: It was moved to recommend **approval** for a Specific Use Permit for a restaurant without drive in or drive through service for a 20-year period, subject to a site plan and conditions on property zoned an NO(A) Neighborhood Office District on the southeast corner of Harvest Hill Road and the Dallas North Tollway.

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

For: 11 - R. Davis, Wally, Anglin, M. Davis, Rodgers,
Bagley, Lavallaisaa, Tarpley, Schwartz,
Peterson, Alcantar

Against: 0
Absent: 3 - Shellene, Bernbaum, Wolfish
Vacancy: 1 - District 6

Notices: Area: 400 Mailed: 71
Replies: For: 10 Against: 7

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

19. **Z101-148(MG)**

Planner: Michael Grace

Motion: It was moved to recommend **approval** of an amendment to and expansion of Planned Development District No. 682 for a public school other than an open enrollment charter school and MF-2(A) Multifamily District uses, subject a development/landscape plan, circulation plan and conditions on property zoned Planned Development District No. 682 and an MF-2(A) Multifamily District with a Dry Liquor Control Overlay on a portion and generally bound by Beckley Avenue, Storey Street, 8th Street, Patton Avenue, the alley south of E. 10th Street excluding the lot on the southwest corner of E. 10th Street, Patterson Avenue and an area on the northeast corner of Patton Avenue and E. 10th Street.

Maker: R. Davis
Second: Rodgers
Result: Carried: 10 to 0

For: 10 - R. Davis, Wally, Anglin, Rodgers, Bagley,
Lavallaisaa, Tarpley, Schwartz, Peterson,
Alcantar

Against: 0
Absent: 3 - Shellene, Bernbaum, Wolfish
Vacancy: 1 - District 6
Conflict: 1 - M. Davis

Notices: Area: 500 Mailed: 196
Replies: For: 1 Against: 2

Speakers: For: Karl Crawley, 900 Jackson St., Dallas, TX, 75201
Against: None

20. **Z090-233(RB)**

Planner: Richard Brown

Motion: It was moved to recommend **denial** of an amendment to Planned Development District No. 457 for a Home improvement center, lumber, brick, or building material sales yard and certain Mixed Uses on the east line of Inwood Road, north of Forest Lane.

Maker: Schwartz
Second: M. Davis
Result: Carried: 12 to 0

For: 12 - R. Davis, Wally, Anglin, M. Davis, Rodgers,
Lavallaisaa, Tarpley*, Shellene, Bernbaum,
Schwartz, Peterson, Alcantar

Against: 0
Absent: 0
Vacancy: 1 - District 6
Conflict: 2 - Bagley, Wolfish

*out of the room, shown voting in favor

Notices: Area: 500 Mailed: 68
Replies: For: 2 Against: 9

Speakers: For: Michael Coker, 2700 Swiss Ave., Dallas, TX, 75204
Against: Kathy Coffman, 10805 Larkglen Cir., Dallas, TX, 75230
Robert Hart, 4931 Nashwood Ln., Dallas, TX, 75244
Durwood Crawford, 12108 Fieldwood Ln., Dallas, TX, 75244
Pat Humphreys, 4707 Mill Creek Rd., Dallas, TX, 75244
Against (Did not speak): Virginia Greene, 4308 Twin Post Rd., Dallas, TX, 75244
Lois Woodward, 4507 Harvest Hill Rd., Dallas, TX, 75244
Carol Scott, 6410 Turner Way, Dallas, TX, 75230
James Vasek, 4808 Forest Bend Rd., Dallas, TX, 75244
Beverly Seidel, 4910 Ellensburg Dr., Dallas, TX, 75244
Paul Seidel, 4910 Ellensburg Dr., Dallas, TX, 75244
Herbert Brown, Jr., 4808 Willow Ln., Dallas, TX, 75244
Jo Abady, 5018 Mill Run Rd., Dallas, TX, 75244
Carl Andrews, 5018 Mill Run Rd., Dallas, TX, 75244
Tori Mallad, 4959 Nashwood Ln., Dallas, TX, 75214
Margaret Manser, 5956 Meletio Ln., Dallas, TX, 75230
Linda Solch, 4840 Dashwood Ln., Dallas, TX, 75244
James Solch, 4840 Dashwood Ln., Dallas, TX, 75244
Tim Nichols, 4724 Allencrest Ln., Dallas, TX, 75244
Virginia Seeligson, 4515 Willow Ln., Dallas, TX, 75244
Sanjay Anand, 4929 Forest Ln., Dallas, TX, 75244

Other Matters

City Plan Commission FY2009-10 Annual Report

Motion: It was moved to **approve** the City Plan Commission's FY2009-10 Annual Report.

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

For: 10 - R. Davis, Wally, Anglin, Rodgers, Bagley,
Lavallaisaa, Tarpley, Schwartz, Peterson,
Alcantar

Against: 0
Absent: 4 - M. Davis, Shellene, Bernbaum, Wolfish
Vacancy: 1 - District 6

Minutes

Motion: It was moved to **approve** the minutes of the March 3, 2011, City Plan Commission meeting, subject to corrections.

Maker: Bagley
Second: Peterson
Result: Carried: 10 to 0

For: 10 - R. Davis, Wally, Anglin, Rodgers, Bagley,
Lavallaisaa, Tarpley, Schwartz, Peterson,
Alcantar

Against: 0
Absent: 4 - M. Davis, Shellene, Bernbaum, Wolfish
Vacancy: 1 - District 6

Adjournment

Motion: It was moved to **adjourn** the March 24, 2011, City Plan Commission meeting at 6:17 p.m.

Maker: Peterson
Second: Wally
Result: Carried: 10 to 0

For: 10 - R. Davis, Wally, Anglin, Rodgers, Bagley,
Lavallaisaa, Tarpley, Schwartz, Peterson,
Alcantar

Against: 0
Absent: 4 - M. Davis, Shellene, Bernbaum, Wolfish
Vacancy: 1 - District 6

Joe Alcantar, Chair