

PLAN COMMISSION MINUTES

The City Plan Commission held a regular Zoning Hearing on May 5, 2011 with the briefing starting at 11:00 a.m. in Room 6ES and the public hearing at 1:38 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: 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: Richard Davis. 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:

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) **S101-081**

Motion: It was moved to **approve** an application to create a 2.140 acre lot from a tract of land containing part of City Block 4410 at 7317 Fisher Road, subject to compliance with the conditions listed in the docket.

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

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

Against: 0
Absent: 1 - R. Davis
Vacancy: 1 - District 6

*out of the room, shown voting in favor

Speakers: None

(2) **S101-082**

Motion: It was moved to **approve** an application to create one lot from an 18.757 acre tract of land containing part of City Block 5965 to create one lot located at 2300 S. Ravinia Drive at Wright Avenue, subject to compliance with the conditions listed in the docket and with the deletion of Condition # 14.

Maker: Anglin
Second: Schwartz
Result: Carried: 12 to 0

For: 12 - Wally*, Anglin, Rodgers*, Bagley, Lavallaisaa,
Tarpley, Shellene, Bernbaum, Wolfish,
Schwartz, Peterson, Alcantar

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

*out of the room, shown voting in favor

Speakers: None

(3) **S101-085**

Motion: It was moved to **approve** an application to replat a 7.714 acre tract of land containing all of Lots 3 and 4 in City Block M/8416 to relocate the existing lot line between the 2 lots located on Greenville Avenue at Amberton Parkway, southeast corner, subject to compliance with the conditions listed in the docket.

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

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

Against: 0
Absent: 1 - R. Davis
Vacancy: 1 - District 6

*out of the room, shown voting in favor

Speakers: None

(4) **S101-086**

Removal of Building Line Motion: It was moved to **approve** an application to remove the existing platted 95 foot Building Line to create one 4.92 acre lot at 7814 Forney Road between Jim Miller Road and Buckner Boulevard, subject to compliance with the conditions listed in the docket.

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

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

Against: 0
Absent: 1 - R. Davis
Vacancy: 1 - District 6

*out of the room, shown voting in favor

Plat Motion: It was moved to **approve** an application to replat part of Lot 1 and 4 and all of Lots 2 and 3 in City Block 5827 to create one 4.92 acre lot at 7814 Forney Road between Jim Miller Road and Buckner Boulevard, subject to compliance with the conditions listed in the docket.

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

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

Against: 0
Absent: 1 - R. Davis
Vacancy: 1 - District 6

*out of the room, shown voting in favor

Speakers: For (did not speak): Bill Townley, 2717 Western Dr., Garland, TX
Against: None

(5) **S101-056R**

Motion: It was moved to **approve** an application to revise a previously approved preliminary plat (S101-056) to create one 3.519 acre lot and one 1.342 acre common area and dedicate ROW for parts of 2 streets in City Block 7212 on Pinnacle Park Boulevard at proposed Falls Bluff Drive, north corner; subject to compliance with the conditions listed in the docket.

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

For: 13 - 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: 1 - R. Davis
Vacancy: 1 - District 6

Speakers: None

Individual Item

(6) **S101-084**

Motion: It was moved to **deny** an application to replat a part of Lot 16 and all of Lots 17 and 18, and 44 feet of abandoned Simone Street ROW in the "Preston Park Addition", located in City Block 3/5014 to create two 0.264 acre lots at 5526 Purdue Ave. between Devonshire Drive and Preston Park Drive, due to non-compliance to Section 51A-8.503 of the Dallas Development Code.

Maker: Peterson
Second: Wolfish
Result: Carried: 12 to 1

For: 12 - Wally, Anglin, Rodgers, Bagley, Lavallaisaa, Tarpley, Shellene, Bernbaum, Wolfish, Schwartz, Peterson, Alcantar

Against: 1 - M. Davis
Absent: 1 - R. Davis
Vacancy: 1 - District 6

Speakers: None

Miscellaneous Docket

M101-015

Planner: Richard Brown

Motion: It was moved to **approve** a minor amendment to the development and landscape plan for property within the Tract 1 portion of Planned Development District No. 536 for a Transit passenger station or transfer center and certain Mixed Uses on the northeast line of LBJ Freeway, between Skillman Street and Miller Road.

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

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

Against: 0
Absent: 1 - R. Davis
Vacancy: 1 - District 6

Speakers: None

Certificates of Appropriateness for Signs

Downtown Sign District:

1103155005

Planner: David Cossum

Motion: It was moved to **approve** a Certificate of Appropriateness for the installation of a 1207 square foot channel letter and logo upper level sign on the south elevation of the Omni Hotel at 800 Young Street.

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

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

Against: 0
Absent: 1 - R. Davis
Vacancy: 1 - District 6

Speakers: None

1103155006

Planner: David Cossum

Motion: It was moved to **approve** a Certificate of Appropriateness for the installation of a 1207 square foot channel letter and logo upper level sign on the north elevation of the Omni Hotel at 555 S. Lamar Street.

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

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

Against: 0
Absent: 1 - R. Davis
Vacancy: 1 - District 6

Speakers: None

1103155008

Planner: Carolyn Horner

Motion: It was moved to **approve** a Certificate of Appropriateness for the installation of an installation of a 265 square foot middle level attached wall sign on the south elevation, containing the text "Deloitte" at 2200 Ross Avenue.

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

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

Against: 0
Absent: 1 - R. Davis
Vacancy: 1 - District 6

Speakers: None

1103025042

Planner: Carolyn Horner

Motion: It was moved to **approve** a Certificate of Appropriateness for the installation of a 265 square foot middle level attached wall sign on the north elevation, containing the text "Deloitte" at 2200 Ross Avenue.

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

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

Against: 0
Absent: 1 - R. Davis
Vacancy: 1 - District 6

Speakers: None

Southside Entertainment Sign District:

1103111097

Planner: Carolyn Horner

Motion: It was moved to **approve** a Certificate of Appropriateness for the installation of a 1200 square foot banner sign on the side elevation, containing the text "Lofts For Sale, the Beat Lofts" and a telephone number at 1001 Bellview.

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

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

Against: 0
Absent: 1 - R. Davis
Vacancy: 1 - District 6

Speakers: None

Zoning Cases – Consent

1. Z090-198(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 and a commercial amusement (inside) for a dance hall for a two-year period, subject to a revised site plans and revised conditions to include the following: 1) Add a provision for a minimum of 4 licensed peace officers on site from 10:00 p.m. to 2:00 a.m., within Planned Development District No. 619 for mixed uses, on the northwest corner of North Field Street and Main Street.

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

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

Against: 0
Absent: 1 - R. Davis
Vacancy: 1 - District 6

Notices: Area: 200 Mailed: 145
Replies: For: 1 Against: 0

Speakers: For: Pamela Craig, 1720 Regal Row, Dallas, TX, 75237
Kevin Richardson, 2176 Aportofino Dr., Rockwall, TX, 75032
Al Zaragoza, 1217 Main St., Dallas, TX, 75202
Against: None

2. Z101-212(WE)

Planner: Warren Ellis

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 less than 3,500 square feet on property zoned a CR-D-1 Community Retail District with a D-1 Liquor Control Overlay on the west line of N. Jim Miller Road, north side of Lake June Road, it was moved to **hold** this case under advisement until June 2, 2011.

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

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

Against: 0
Absent: 1 - R. Davis
Vacancy: 1 - District 6

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

Speakers: For: None
Against: Darcy Quintanilla, 1355 N. Jim Miller Rd., Dallas, TX, 75217

3. Z101-219(WE)

Planner: Warren Ellis

Motion: It was moved to recommend **approval** of a Specific Use Permit for an alcoholic beverage establishment use for a bar, lounge, or tavern for a two-year time period, subject to a site plan and revised conditions on property within Tract A of Planned Development District No. 269, the Deep Ellum/Near East Side Special Purpose District on the north side of Commerce Street, west of Pryor Street.

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

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

Against: 0
Absent: 1 - R. Davis
Vacancy: 1 - District 6

Notices: Area: 200 Mailed: 14
Replies: For: 3 Against: 0

Speakers: None

4. Z101-191(MG)

Planner: Michael Grace

Motion: In considering an application for a D-1 Liquor Control Overlay and 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 Community Retail District with a D Liquor Control Overlay on the north side of Elam Road between Southgate Lane and Sunburn Drive, it was moved to **hold** this case under advisement until May 19, 2011.

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

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

Against: 0
Absent: 1 - R. Davis
Vacancy: 1 - District 6

Notices: Area: 200 Mailed: 10
Replies: For: 0 Against: 2

Speakers: For: Audra Buckley, 2814 Main St., Dallas, TX, 75226
Against: None

5. Z101-218(MG)

Planner: Michael Grace

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 use less than 3,500 square feet on property zoned a CR-D Community Retail District with a D Liquor Control Overlay on the southeast corner of the intersection of Bonnie View Road and Simpson Stuart Road, it was moved to **hold** this case under advisement until May 19, 2011.

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

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

Against: 0
Absent: 1 - R. Davis
Vacancy: 1 - District 6

Notices: Area: 200 Mailed: 11
Replies: For: 0 Against: 0

Speakers: For: Peter Kavanagh, 1620 Handley Dr., Dallas, TX, 75208
Against: None

6. Z101-223(OTH)

Planner: Olga Torres Holyoak

Motion: It was moved to recommend **approval** of an IM Industrial Manufacturing District, subject to volunteered deed restrictions, and **approval** of a Specific Use Permit for an industrial (inside) potentially incompatible use for a five-year period with eligibility for automatic renewals for additional five-year periods, subject to a site plan and conditions with a revision to the conditions to the refining of precious metals only on property zoned an IR Industrial Research District on the west line of Gemini Lane, south of Royal Lane.

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

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

Against: 0
Absent: 1 - R. Davis
Vacancy: 1 - District 6

Notices: Area: 500 Mailed: 23
Replies: For: 0 Against: 1

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

7. Z101-197(JH)

Planner: Jennifer Hiromoto

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 use 3,500 square feet or less on property zoned CR Community Retail District with a D Liquor Control Overlay at the northeast corner of W. Illinois Avenue and Toluca Avenue, it was moved to **hold** this case under advisement until June 2, 2011.

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

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

Against: 0
Absent: 1 - R. Davis
Vacancy: 1 - District 6

Notices: Area: 200 Mailed: 36
Replies: For: 0 Against: 2

Speakers: For: Arlene Whitaker, 122 Flores Oaks, Floresville, TX, 78114
Against: None

8. Z101-202(JH)

Planner: Jennifer Hiromoto

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 use 3,500 square feet or less for a two-year period with eligibility for automatic renewals for additional five-year periods, subject to a site plan and conditions on property zoned RR Regional Retail District with a D-1 Liquor Control Overlay at the southwest corner of S. Loop 12 / Great Trinity Forest Way and C. F. Hawn Freeway / US 175.

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

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

Against: 0
Absent: 1 - R. Davis
Vacancy: 1 - District 6

Notices: Area: 200 Mailed: 9
Replies: For: 0 Against: 0

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

9. Z101-214(JH)

Planner: Jennifer Hiromoto

Motion: It was moved to recommend **approval** of a new subdistrict within Planned Development District No. 621, subject to conditions on property zoned Subdistrict 1 within Planned Development District No. 621 on the northwest corner of Pace Street and Farrington Street.

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

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

Against: 0
Absent: 1 - R. Davis
Vacancy: 1 - District 6

Notices: Area: 500 Mailed: 40
Replies: For: 17 Against: 1

Speakers: For (Did not speak): Santos Martinez, 900 Jackson St., Dallas, TX, 75202
Michael Peticolas, 2825 Westminster Ave., Dallas, TX, 75205
Against: None

10. **Z101-185(RB)**

Planner: Richard Brown

Motion: It was moved to recommend **approval** of a CR Community Retail District, subject to deed restrictions volunteered by the applicant, with retention of the D Liquor Control Overlay on property zoned an LO-1 Limited Office District with the D Liquor Control Overlay on the northeast line of Webb Chapel Road, south of Larga Drive.

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

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

Against: 0
Absent: 1 - R. Davis
Vacancy: 1 - District 6

Notices: Area: 300 Mailed: 33
Replies: For: 1 Against: 1

Speakers: None

11. **Z101-206(RB)**

Planner: Richard Brown

Motion: It was moved to recommend **approval** of a CR Community Retail District on property zoned an MO-2 Mid-Range Office District on the west line of Coit Road, south of Belt Line Road.

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

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

Against: 0
Absent: 1 - R. Davis
Vacancy: 1 - District 6

Notices: Area: 200 Mailed: 18
Replies: For: 0 Against: 0

Speakers: None

12. Z101-210(RB)

Planner: Richard Brown

Motion: It was moved to recommend **approval** of a TH-2(A) Townhouse District on property zoned an R-1ac(A) Single Family District on the east line of Club Hill Drive, south of Club Hill Court.

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

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

Against: 0
Absent: 1 - R. Davis
Vacancy: 1 - District 6

Notices: Area: 200 Mailed: 17
Replies: For: 4 Against: 1

Speakers: None

13. Z101-216(RB)

Planner: Richard Brown

Motion: It was moved to recommend **approval** of a Specific Use Permit for a Medical clinic for a three-year period with eligibility for automatic renewal of additional three-year periods, subject to a revised site plan and revised conditions to include a provision for a parking ratio of 1:400 on property within the Tract 1A portion of Planned Development District No. 316, the Jefferson Area Special Purpose District, on the northeast corner of Jefferson Boulevard and South Llewellyn Avenue.

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

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

Against: 0
Absent: 1 - R. Davis
Vacancy: 1 - District 6

Notices: Area: 200 Mailed: 16
Replies: For: 1 Against: 0

Speakers: For: Gary E. Day, 541 W. Jefferson Blvd., Dallas, TX, 75208
Against: None

Zoning Cases – Under Advisement

14. **Z101-120(RB)**

Planner: Richard Brown

Motion: In considering an application for a Planned Development District for NS(A) Neighborhood Service District within the Tract F portion of Historic District Overlay No. H/128 with a D Liquor Control Overlay; an application for the removal of the D Liquor Control Overlay and the granting of a D-1 Liquor Control Overlay; and, an application for a Specific Use Permit for the sale of alcoholic beverages in conjunction with a restaurant without drive-in or drive-through service on the east corner of Junius Street and Henderson Avenue, it was moved to **hold** this case under advisement until May 19, 2011.

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

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

Against: 0
Absent: 1 - R. Davis
Vacancy: 1 - District 6

Notices: Area: 500 Mailed: 109
Replies: For: 16 Against: 9

Speakers: For: Dale Wooton, 5306 Junius St., Dallas, TX, 75214
Joanna Hampton, 4924 Tremont St., Dallas, TX, 75214
Against: None

Zoning Cases – Individual

15. **Z101-224(WE)**

Planner: Warren Ellis

Motion: It was moved to recommend **approval** of a Planned Development District for retail and office uses, subject to a site plan, elevation plan and conditions on property zoned a TH-1(A) Townhouse District, on the north side of Northwest Highway, west of Midway Road.

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

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

Against: 0
Absent: 1 - R. Davis
Vacancy: 1 - District 6

Notices: Area: 500 Mailed: 54
Replies: For: 3 Against: 4

Speakers: For: Dallas Cothrum, 900 Jackson St., Dallas, TX, 75202
Jay Narey, 4188 Wilada Dr., Dallas, TX, 75220
Against: None

16. **Z101-178(JH)**

Planner: Jennifer Hiromoto

Motion: It was moved to recommend **approval** of an amendment to Phase I, within Planned Development District No. 114, subject to a development plan and staff's recommended conditions on the northeast corner of Beltline Road and Prestonwood Boulevard.

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

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

Against: 0
Absent: 1 - R. Davis
Vacancy: 1 - District 6

*out of the room, shown voting in favor

Notices: Area: 500 Mailed: 23
Replies: For: 0 Against: 1

Speakers: For: Robert Reeves, 900 Jackson St., Dallas, TX, 75202
Against: Michael Devereaux, 15032 Winnwood Rd., Dallas, TX, 75254

17. **Z089-163(KS)**

Planner: Mark Doty

Motion: It was moved to recommend **approval** of a Conceptual plan and **approval** of a Conservation District with the following exceptions: 1) Reference the average of the block face to establish the setbacks for new construction 2) Provide that the park land and the Church be included in the plan; and be included as allowed uses and 3) Direct staff to work with the proponents on the design standards before Council hearing on property zoned an R-7.5(A) Single Family District and an MF-2(A) Multifamily District; in an area generally bounded by Plymouth Road, Atlantic Street and Hampton Road.

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

For: 12 - Wally, Anglin, M. Davis, Rodgers, Bagley,
Lavallaisaa, Tarpley, Shellene, Bernbaum,
Wolfish, Schwartz, Peterson

Against: 1 - Alcantar
Absent: 1 - R. Davis
Vacancy: 1 - District 6

Notices: Area: 200 Mailed: 238
Replies: For: 73 Against: 23

Speakers: For: Scott Jenke, 2017 Lauraette Dr., Dallas, TX, 75208
Michael Amonett, 2210 W. Tenth St., Dallas, TX, 75208
Jerry Neisel, 1155 N. Plymouth Rd., Dallas, TX, 75208
Nancy Roper Wilson, 1940 Old Orchard Dr., Dallas, TX, 75208
Dan Williams, 1935 W. Colorado Blvd., Dallas, TX, 75208
Scott Griggs, 1803 Marydale Dr., Dallas, TX, 75208
Tim Strawderman, 2019 Old Orchard Dr., Dallas, TX, 75208
Susan Howard, 1207 N. Oak Cliff Blvd., Dallas, TX, 75208
For (Did not speak): Tim Hagen, 2036 Old Orchard Dr., Dallas, TX, 75208
Robert Riley Wilson, 1940 Old Orchard Dr., Dallas, TX, 75208
Against: John Cox, 1033 N. Plymouth Rd., Dallas, TX, 75208
David Heck, 1117 N. Plymouth Rd., Dallas, TX, 75208
Eduardo Espinosa, 1918 Old Orchard Dr., Dallas, TX, 75208
Chris Gober, 1131 N. Plymouth Rd., Dallas, TX, 75208
J. E. Mustin, 1103 N. Plymouth Rd., Dallas, TX, 75208

18. Z101-232(MD)

Planner: Mark Doty

Motion: It was moved to recommend **approval** of a Historic District Overlay, subject to revised preservation criteria on property zoned Planned Development District No. 682; in an area generally bound by Eighth Street, Crawford Street, Ninth Street, and Beckley Avenue.

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

For: 11 - Wally, Anglin, Bagley, Lavallaisaa, Tarpley,
Shellene, Bernbaum, Wolfish, Schwartz,
Peterson, Alcantar

Against: 0
Absent: 2 - R. Davis, Rodgers
Vacancy: 1 - District 6
Conflict: 1 - M. Davis

Notices: Area: 200 Mailed: 36
Replies: For: 6 Against: 0

Speakers: For: Karl Crawley, 900 Jackson St., Dallas, TX, 75202
Minnie Busby, 7720 Royal Ln., Dallas, TX, 75230
Against: None

Other Matters

Minutes

Motion: It was moved to **approve** the minutes of the April 21, 2011, City Plan Commission meeting, subject to corrections.

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

For: 11 - Wally, Anglin, Bagley, Lavallaisaa, Tarpley,
Shellene, Bernbaum, Wolfish, Schwartz,
Peterson, Alcantar

Against: 0
Absent: 3 - R. Davis, M. Davis, Rodgers,
Vacancy: 1 - District 6

Adjournment

Motion: It was moved to **adjourn** the May 5, 2011, City Plan Commission meeting at 4:45 p.m.

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

For: 11 - Wally, Anglin, Bagley, Lavallaisaa, Tarpley,
Shellene, Bernbaum, Wolfish, Schwartz,
Peterson, Alcantar

Against: 0
Absent: 3 - R. Davis, M. Davis, Rodgers
Vacancy: 1 - District 6

Joe Alcantar, Chair