

PLAN COMMISSION MINUTES

The City Plan Commission held a regular Zoning Hearing on June 16, 2011 with the briefing starting at 10:32 a.m. in Room 6ES and the public hearing at 1:30 p.m. in the City Council Chambers of City Hall. Presiding were Joe Alcantar, Chair and Gloria Tarpley, Acting Vice Chair. The following Commissioners were present during the hearing: R, Davis, Mike Anglin, Ann Bagley, Myrtl Lavallaisaa, John Shellene, Bruce Bernbaum, Sally Wolfish, Michael Schwartz and Bill Peterson. The following Commissioners were absent from this hearing as defined in the City Plan Commission rules: Liz Wally, Michael Davis and Emma Rodgers. 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: Lashawn Green

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) **S101-108**

Motion: It was moved to **approve** an application to replat a 0.9259 acre tract of land containing all of Lots 1 thru 4 in City Block 5/712 to create one lot at the west corner of Bryan Street and Annex Street, subject to compliance with the conditions listed in the docket.

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

For: 11 - R. Davis, Anglin, Bagley, Lavallaisaa, Tarpley, Shellene, Bernbaum, Wolfish, Schwartz, Peterson, Alcantar

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

Speakers: None

(2) S101-109

Motion: It was moved to **approve** an application to replat a 1.717 acre tract of land containing all of Lots 1 thru 6 in City Block 4/699 and all of Lots 13, 14 and 15 in City Block 6/711 into one 1.717 acre lot on property bounded by Bryan Street, Annex Avenue and Virginia Street, subject to compliance with the conditions listed in the docket and with the addition of Condition #17 to read as follows: "Prior to submittal of the final plat the Chairman's signature a license agreement or abandonment needs to be recorded for the apparent encroachments into the right-of-way of Bryan Street, Annex Avenue and Virginia Avenue. A plat release is required from the Real Estate Division prior to recording of the final plat.

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

For: 11 - R. Davis, Anglin, Bagley, Lavallaisaa, Tarpley,
Shellene, Bernbaum, Wolfish, Schwartz,
Peterson, Alcantar

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

Speakers: None

(3) S101-110

Motion: It was moved to **approve** an application to replat a 21.545 acre tract of land containing all of Lot 1 in City Block B/7206 to create one 0.663 acre lot and one 20.885 acre lot at 1521 Cockrell Hill Road, subject to compliance with the conditions listed in the docket.

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

For: 11 - R. Davis, Anglin, Bagley, Lavallaisaa, Tarpley,
Shellene, Bernbaum, Wolfish, Schwartz,
Peterson, Alcantar

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

Speakers: None

(4) S101-111

Motion: It was moved to **approve** an application to create one 2.91 acre lot, one 1.456 acre lot, one 7.146 acre lot, and one 6.229 acre lot from a 34.222 acre tract of land out of the G.W. Laws Survey, Abstract No. 843, and the Jon L. Whitman Survey, Abstract No. 1521 in the City of Dallas, Dallas County, on property in the vicinity of Belt Line Road north of Hackberry Lane, subject to compliance with the conditions listed in the docket.

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

For: 11 - R. Davis, Anglin, Bagley, Lavallaisaa, Tarpley,
Shellene, Bernbaum, Wolfish, Schwartz,
Peterson, Alcantar

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

Speakers: None

(5) S101-112

Motion: It was moved to **approve** an application to create one 48.829 acre tract of land in City Block A/7576 into one 48.829 acre lot on Wheatland Road between Willoughby Street and S. Polk Street, subject to compliance with the conditions listed in the docket.

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

For: 11 - R. Davis, Anglin, Bagley, Lavallaisaa, Tarpley,
Shellene, Bernbaum, Wolfish, Schwartz,
Peterson, Alcantar

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

Speakers: None

(6) **S101-113**

Motion: It was moved to **approve** an application to create one 3.038 acre lot, one 0.387 acre lot, 0.768 acre lot, one 0.735 acre lot, and one 0.658 acre lot from a 5.823 acre tract of land in City Block 5775 at Webb Chapel Road and Northwest Highway; west corner, subject to compliance with the conditions listed in the docket.

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

For: 11 - R. Davis, Anglin, Bagley, Lavallaisaa, Tarpley,
Shellene, Bernbaum, Wolfish, Schwartz,
Peterson, Alcantar

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

Speakers: None

(7) **S101-115**

Motion: It was moved to **approve** an application to create a 4.5751 acre lot from a tract of land in City Block 8656 on Canada Drive at Topeka Avenue; southeast corner, subject to compliance with the conditions listed in the docket.

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

For: 11 - R. Davis, Anglin, Bagley, Lavallaisaa, Tarpley,
Shellene, Bernbaum, Wolfish, Schwartz,
Peterson, Alcantar

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

Speakers: None

(8) **S101-116**

Motion: It was moved to **approve** an application to replat a 107.7 acre tract of land in City Block B/7558 into one 35.75 acre lot and one 71.95 acre lot on Hampton Road at 2320 Beckleymeade Avenue and West Daniieldale Road, subject to compliance with the conditions listed in the docket.

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

For: 11 - R. Davis, Anglin, Bagley, Lavallaisaa, Tarpley,
Shellene, Bernbaum, Wolfish, Schwartz,
Peterson, Alcantar

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

Speakers: None

Individual Item

(9) **S101-105**

Motion: It was moved to **deny** an application to replat a 0.42 acre tract of land containing all of Lots 4, 5 and 6 in City Block 2/7092 fronting on 3334, 3342, and 3346 Bataan Street, south of Canada Drive, due to non-compliance with Section 51A- 8.503(a) of the Dallas Development Code.

Maker: Anglin
Second: Tarpley
Result: Carried: 10 to 1

For: 10 - Anglin, Bagley, Lavallaisaa, Tarpley, Shellene,
Bernbaum, Wolfish, Schwartz, Peterson,
Alcantar

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

Speakers: None

(10) **S101-106**

Motion: It was moved to **approve** 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 3/5156 to create two 0.264 acre lots on 5526 Purdue Ave. between Devonshire Drive and Preston Park Drive, subject to compliance with the conditions listed in the docket.

Maker: Peterson
Second: Bernbaum
Result: Carried: 11 to 0

For: 11 - R. Davis, Anglin, Bagley, Lavallaisaa, Tarpley,
Shellene, Bernbaum, Wolfish, Schwartz,
Peterson, Alcantar

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

Speakers: For: Rob Baldwin, 3904 Elm St., Dallas, TX, 75226
Against: None

(11) **S101-107**

Building Line Motion: It was moved to **approve** an application to reduce the existing 50 foot platted front building line to a “wrap around building line” between 35 feet and 50 feet on a 0.284 acre tract of land containing all of Lot 13, Block 4/5498 on 6435 Orchid Lane, subject to compliance with the conditions listed in the docket.

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

For: 11 - R. Davis, Anglin, Bagley, Lavallaisaa, Tarpley,
Shellene, Bernbaum, Wolfish, Schwartz,
Peterson, Alcantar

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

Replat Motion: It was moved to **approve** an application to replat a 0.284 acre tract of land containing all of Lot 13, Block 4/5498 on 6435 Orchid Lane, subject to compliance with the conditions listed in the docket.

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

For: 11 - R. Davis, Anglin, Bagley, Lavallaisaa, Tarpley,
Shellene, Bernbaum, Wolfish, Schwartz,
Peterson, Alcantar

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

Speakers: For: Ron Davis, 3304 Monette Ln., Plano, TX, 75025
Against: None

Miscellaneous Docket

M101-022

Planner: Richard Brown

Motion: It was moved to **approve** a minor amendment to the development plan for Planned Development District No. 478 for Private Recreation Uses, on the northeast quadrant of IH20 and Spur 408.

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

For: 11 - R. Davis, Anglin, Bagley, Lavallaisaa, Tarpley,
Shellene, Bernbaum, Wolfish, Schwartz,
Peterson, Alcantar

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

Speakers: For: Scott Ferguson, 8605 Harry Hines Blvd., Dallas, TX, 75235
Against: None

Zoning Cases – Consent

1. Z101-189(RB)

Planner: Richard Brown

Motion: It was moved to recommend **approval** for the renewal of Specific Use Permit No. 1717 for a Vehicle display, sales, and service use for a three-year period, subject to a site plan and conditions on property within the Subdistrict 1/Tract 2 portion of Planned Development District No. 535, the C. F. Hawn Special Purpose District No. 3, on the northwest corner of CF Hawn Freeway and Haymarket Street.

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

For: 11 - R. Davis, Anglin, Bagley, Lavallaisaa, Tarpley,
Shellene, Bernbaum, Wolfish, Schwartz,
Peterson, Alcantar

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

Notices: Area: 200 Mailed: 11
Replies: For: 2 Against: 0

Speakers: None

2. Z101-252(RB)

Planner: Richard Brown

Motion: In considering an application for a CR Community Retail District with deed restrictions volunteered by the applicant on property zoned an R-7.5(A) Single Family District on the east line of East Lake Highlands Drive, south of Northwest Highway, it was moved to **hold** this case under advisement until July 7, 2011

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

For: 11 - R. Davis, Anglin, Bagley, Lavallaisaa, Tarpley,
Shellene, Bernbaum, Wolfish, Schwartz,
Peterson, Alcantar

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

Notices: Area: 300 Mailed: 23
Replies: For: 1 Against: 1

Speakers: For: Rob Baldwin, 3904 Elm St., Dallas, TX, 75226
Against: Gary Thomason, 11313 Donsdale Dr., Dallas, TX, 75218

3. Z101-257(RB)

Planner: Richard Brown

Motion: It was moved to recommend **approval** for the renewal of Specific Use Permit No. 1767 for a Bar, lounge, or tavern for a three-year period, subject to conditions on property within the Tract A portion of Planned Development District No. 269, the Deep Ellum/Near East Side Special Purpose District, on the north line of Commerce Street; east of Good Latimer Expressway.

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

For: 11 - R. Davis, Anglin, Bagley, Lavallaisaa, Tarpley,
Shellene, Bernbaum, Wolfish, Schwartz,
Peterson, Alcantar

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

Notices: Area: 200 Mailed: 18
Replies: For: 2 Against: 0

Speakers: None

4. Z101-201(MW)

Planner: Megan Wimer

Motion: It was moved to recommend **approval** of an amendment to Planned Development District No. 799, subject to a conceptual plan and conditions in an area bounded by Lovers Lane, Amesbury Drive, Milton Street and Matilda Street.

Maker: Peterson
Second: Wolfish
Result: Carried: 10 to 1

For: 10 - R. Davis, Anglin, Lavallaisaa, Tarpley,
Shellene, Bernbaum, Wolfish, Schwartz,
Peterson, Alcantar

Against: 1 - Bagley
Absent: 3 - Wally, M. Davis, Rodgers
Vacancy: 1 - District 6

Notices: Area: 500 Mailed: 219
Replies: For: 199 Against: 0

Speakers: For: Dallas Cothrum, 900 Jackson St., Dallas, TX, 75202
Elaine Laroa, 5082 Matilda St., Dallas, TX, 75206
Jill Devito, 5154 Amesbury Dr., Dallas, TX, 75206
Matt Toussaint, 6926 Kenwood St., Dallas, TX, 75214
Kat Truitt, 5082 Matilda St., Dallas, TX, 75206
Jonathan Perlman, 7475 Skillman St., Dallas, TX, 75231
For (Did not speak): Ellen Bell, 5833 Birchbrook, Dallas, TX, 75206
Ed Garahan, 14169 Valley Creek Dr., Dallas, TX, 75254
Mrs. John Marston, 6161 Sul Ross Ln., Dallas, TX, 75214
Betty Vondracek, 6215 Chesley Ln., Dallas, TX, 75214
Maxine Carlson, 5924 Birchbrook Dr. Dallas, TX, 75206
Dorothy Box, 5916 Brichbrook Dr., Dallas, TX, 75206
David Fantini, 5038 Matilda St., Dallas, TX, 75206
Julie Welch, 5068 Matilda St., Dallas, TX, 75206
Christopher Lawrence, 5082 Matilda St., Dallas, TX, 75206
Jim Bormann, 7475 Skillman St., Dallas, TX, 75231
Against: Roger Albright, 3301 Elm St., Dallas, TX, 75226
Norma Minnis, 9729 Van Dyke, Dallas, TX, 75218
Pegge Johnson, 5148 Amesbury, Dallas, TX, 75206
Genie Rousseau, 5811 E. University Blvd., Dallas, TX, 75206
Larry Wainer, 6137 Sul Ross Ln., Dallas, TX, 75214
Sandra Barron, 4715 Ridgelawn Dr., Dallas, TX, 75214
Susan Norman, 3516 Matilda St., Dallas, TX, 75206

5. Z101-234(MW)

Planner: Megan Wimer

Motion: It was moved to recommend **approval** for the renewal of Specific Use Permit No. 975 for private school for a five-year time 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 southwest corner of Lovers Lane and Fisher Road.

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

For: 11 - R. Davis, Anglin, Bagley, Lavallaisaa, Tarpley,
Shellene, Bernbaum, Wolfish, Schwartz,
Peterson, Alcantar

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

Notices: Area: 300 Mailed: 69
Replies: For: 8 Against: 1

Speakers: None

6. (Number intentionally skipped)

7. **Z101-198(JH)**

Planner: Jennifer Hiromoto

Motion: It was moved to recommend **approval** of a D-1 Liquor Control Overlay and **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 time period with eligibility for automatic renewals for additional five-year periods, subject to a site plan and conditions on property zoned a RR regional Retail District with a D Liquor Control Overlay on the northeast corner of Royal Lane and I-35/N Stemmons Freeway.

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

For: 11 - R. Davis, Anglin, Bagley, Lavallaisaa, Tarpley, Shellene, Bernbaum, Wolfish, Schwartz, Peterson, Alcantar

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

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

Speakers: None

8. **Z101-239(WE)**

Planner: Warren Ellis

Motion: It was moved to recommend **approval** of a D-1 Liquor Control Overlay and **approval** of 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 for a two-year time 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 Community Retail District with a D Liquor Control Overlay on the northeast corner of Lake June Road and Holcomb Road.

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

For: 11 - R. Davis, Anglin, Bagley, Lavallaisaa, Tarpley, Shellene, Bernbaum, Wolfish, Schwartz, Peterson, Alcantar

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

Notices: Area: 200 Mailed: 17
Replies: For: 1 Against: 0

Speakers: None

9. Z101-253(MG)

Planner: Michael Grace

Motion: In considering and 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 an RR-D-1 Regional Retail District with a D-1 Liquor Control Overlay in the southeast quadrant of Lake June Road and Templecliff Drive, it was moved to **hold** this case under advisement until July 7, 2011.

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

For: 11 - R. Davis, Anglin, Bagley, Lavallaisaa, Tarpley,
Shellene, Bernbaum, Wolfish, Schwartz,
Peterson, Alcantar

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

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

Speakers: None

Zoning Cases – Under Advisement

10. Z101-203(MG)

Planner: Michael Grace

Motion: It was moved to recommend **approval** of a Planned Development District for mixed uses, subject to a revised development plan and conditions on property zoned a CR Community Retail District and an R-7.5(A) Single Family District on the northwest corner of S. Lancaster Road and Atlas Drive.

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

For: 11 - R. Davis, Anglin, Bagley, Lavallaisaa, Tarpley,
Shellene, Bernbaum, Wolfish, Schwartz,
Peterson, Alcantar

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

Notices: Area: 500 Mailed: 100
Replies: For: 7 Against: 1

Speakers: For: Yigal Lelah, 10401 Lennox Ln., Dallas, TX, 75229
Against: None

11. Z101-163(MG)

Planner: Michael Grace

Motion: In considering and 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 Liquor Control Overlay on the southwest corner of the intersection of Military Parkway and Elva Avenue, it was moved to **hold** this case under advisement until July 7, 2011.

Maker: Bagley
Second: Shellene
Result: Carried: 11 to 0
For: 11 - R. Davis, Anglin, Bagley, Lavallaisaa, Tarpley,
Shellene, Bernbaum, Wolfish, Schwartz,
Peterson, Alcantar

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

Notices: Area: 200 Mailed: 23
Replies: For: 2 Against: 2

Speakers: For (Did not speak): Parvez Malik, 1901 Central Dr., Bedford, TX
Against: None

12. Z101-167(JH)

Planner: Jennifer Hiromoto

Motion: It was moved to recommend **approval** of a D-1 Liquor Control Overlay and **approval** 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 of a Specific Use Permit for a two-year period, subject to a site plan and conditions on property zoned CR Community Retail District with a D Liquor Control Overlay at the northwest corner of Centerville Road and Aledo Drive.

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

For: 11 - R. Davis, Anglin, Bagley, Lavallaisaa, Tarpley, Shellene, Bernbaum, Wolfish, Schwartz, Peterson, Alcantar

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

Notices: Area: 200 Mailed: 12
Replies: For: 1 Against: 1

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

13. Z101-165(JH)

Planner: Jennifer Hiromoto

Motion: It was moved to recommend **approval** of an amendment to Planned Development District No. 331, expand Planned Development District No. 331, subject to a development plan, traffic management plan and applicant's revised conditions on property zoned an RS-MU Regional Service Mixed Use Subdistrict within Planned Development District No. 595, the South Dallas Fair Park Special Purpose District, and terminate Specific Use Permit No. 1084 for a Metal salvage facility, an Outside salvage or reclamation use, and an Industrial (inside) potentially incompatible use limited to an aluminum sweat furnace on a portion of the expansion area on the southwest side of S. Lamar Street generally between Pine Street and Hatcher Street.

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

For: 10 - R. Davis*, Anglin, Bagley, Lavallaisaa, Tarpley, Bernbaum, Wolfish, Schwartz, Peterson, Alcantar

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

*out of the room, shown voting in favor

Notices: Area: 500 Mailed: 149
Replies: For: 8 Against: 9

Speakers: None

Zoning Cases – Individual

14. **Z101-250(MW)**

Planner: Megan Wimer

Motion: It was moved to recommend **approval** of a D-1 Liquor Control Overlay and **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 with eligibility for automatic renewal of additional five-year periods, subject to a site plan and conditions on property zoned Planned Development District No. 805 with a D Liquor Control Overlay on the north side of Lake June Road, east side of Masters Drive.

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

For: 11 - R. Davis*, Anglin, Bagley, Lavallaisaa, Tarpley,
Shellene, Bernbaum, Wolfish, Schwartz,
Peterson, Alcantar

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

*out of the room, shown voting in favor

Notices: Area: 400 Mailed: 234
Replies: For: 3 Against: 2

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

15. **Z090-241(RB)**

Planner: Richard Brown

Motion: It was moved to recommend **approval** of a Planned Development District for Retirement housing retaining the existing MF-2(A) Multifamily District uses within the proposed Planned Development District, subject to a development plan and revised conditions with the following changes to the conditions: 1) Comply with MF-2(A) regulations and uses. 2) Maximum height of 70 feet. 3) Require minimum of 62 off-street parking spaces on property zoned an MF-2(A) Multifamily District on the west corner of Washington Avenue and Munger Avenue.

Maker: Peterson
Second: Bernbaum
Result: Carried: 11 to 0

For: 11 - R. Davis, Anglin, Bagley, Lavallaisaa, Tarpley, Shellene, Bernbaum, Wolfish, Schwartz, Peterson, Alcantar

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

Notices: Area: 500 Mailed: 68
Replies: For: 2 Against: 0

Speakers: For: Michael Coker, 2700 Swiss Ave., Dallas, TX, 75204
Timothy Lott, 3939 N. Hampton, Dallas, TX, 75075
Jarin Daily, 4144 N. Central Expwy., Dallas, TX, 75204
Against (Did not speak): Julian Kim, 8600 Thackery St., Dallas, TX, 75225

16. **Z101-112(RB)**

Planner: Richard Brown

Motion: It was moved to recommend **approval** of an NO(A) Neighborhood Office District in lieu of the requested LO-1 Limited Office District on property zoned an MF-2(A) Multifamily District on the south line of Woodmeadow Parkway, east of Ferguson Road.

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

For: 11 - R. Davis, Anglin, Bagley, Lavallaisaa, Tarpley, Shellene, Bernbaum, Wolfish, Schwartz, Peterson, Alcantar

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

Notices: Area: 300 Mailed: 22
Replies: For: 2 Against: 1

Speakers: For: Charles Dixon, P.O. Box 25567, Dallas, TX, 75225
Against: None

17. Z101-196(RB)

Planner: Richard Brown

Motion: In considering an application for an MF-2(A) Multifamily District with deed restrictions volunteered by the applicant on property zoned a CR Community Retail District on the northeast line of Lawnview Avenue, south of Forney Road, it was moved to **hold** this case under advisement until July 7, 2011.

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

For: 11 - R. Davis, Anglin, Bagley, Lavallaisaa, Tarpley,
Shellene, Bernbaum, Wolfish, Schwartz,
Peterson, Alcantar

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

Notices: Area: 400 Mailed: 95
Replies: For: 6 Against: 3

Speakers: None

18. Z090-252(RB)

Planner: Richard Brown

Motion: It was moved to recommend **approval** of a CR Community Retail District, subject to revised deed restrictions volunteered by the applicant on property zoned an R-5(A) Single Family District on the north line of Military Parkway, between Prairie Creek Road and Kingsford Avenue.

Maker: Bagley
Second: Tarpley
Result: Carried: 10 to 1

For: 10 - R. Davis, Anglin, Bagley, Lavallaisaa, Tarpley,
Shellene, Bernbaum, Schwartz, Peterson,
Alcantar

Against: 1 - Wolfish
Absent: 3 - Wally, M. Davis, Rodgers
Vacancy: 1 - District 6

Notices: Area: 300 Mailed: 31
Replies: For: 0 Against: 0

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

Other Matters

Minutes

Motion: It was moved to **approve** the minutes of the June 2, 2011, City Plan Commission meeting, subject to corrections.

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

For: 11 - R. Davis, Anglin, Bagley, Lavallaisaa, Tarpley,
Shellene, Bernbaum, Wolfish, Schwartz,
Peterson, Alcantar

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

Adjournment

Motion: It was moved to **adjourn** the June 16, 2011, City Plan Commission meeting at 4:31 p.m.

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

For: 11 - R. Davis, Anglin, Bagley, Lavallaisaa, Tarpley,
Shellene, Bernbaum, Wolfish, Schwartz,
Peterson, Alcantar

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

Joe Alcantar, Chair