

## PLAN COMMISSION MINUTES

The City Plan Commission held a regular Zoning Hearing on July 7, 2011 with the briefing starting at 10:31 a.m. in Room 6ES and the public hearing at 1:31 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: R, Davis, Liz Wally, Mike Anglin, Emma Rodgers, Ann Bagley, Myrtl Lavallaisaa, Gloria Tarpley, 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: John Shellene. 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) S101-117**

**Motion:** It was moved to **approve** an application to replat a 1,278 acre tract of land containing multiple blocks to create three lots and is generally bounded by Mockingbird Lane, Lemon Avenue, Denton Drive and Shorecrest Drive, subject to compliance with the conditions listed in the docket with a additional condition to read as follows: "These conditions do not represent a complete list of items that are to be complied with, During the review process additional items will be identified by the Chief City Surveyor, Subdivision Administrator, engineering Division, Dallas Water Utilities, Department of Aviation and other public and private entities. Their requirements must be complied with prior to recording the final plat."

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

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

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

**Speakers:** None

(2) **S101-120**

**Motion:** It was moved to **approve** an application to create 18 lots ranging in size from 0.198 acres to 3.612 acres from a 9.46 acre tract of land in City Block 8119 located at Walnut Hill Lane at Audelia Road, southwest corner, subject to compliance with the conditions listed in the docket.

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

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

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

**Speakers:** None

(3) **S101-121**

**Motion:** It was moved to **approve** an application to replat all of Lots 1 thru 5 in City Block 634 ½ and all of Lots 4B and 4D in City Block 1/634 into one 3.061 acre lot at E. Lemmon Avenue and Oak Grove Avenue, south corner, subject to compliance with the conditions listed in the docket.

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

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

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

**Speakers:** None

**(4) S101-122**

**Motion:** It was moved to **approve** an application to create one 0.4426 acre lot, from a tract of land in City Block 217 at 505 N. Griffin Street between Ross Avenue and San Jacinto Street, subject to compliance with the conditions listed in the docket.

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

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

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

**Speakers:** None

**(5) S101-127**

**Motion:** It was moved to **approve** an application to create a 5.60 acre lot and a 0.68 acre common area from a 6.28 acre tract of land in City Block 7487 located at 11100 Walnut Hill Lane at Wickersham Road, southeast corner, subject to compliance with the conditions listed in the docket.

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

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

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

**Speakers:** None

(6) **S101-128**

**Motion:** It was moved to **approve** an application to replat a 70.6483 acre tract of land containing all of Lot 3 in city block A/7409 into one 20.5874 acre lot, one 37.9198 acre lot, and one 12.1411 acre lot at 11331 Preston Road, subject to compliance with the conditions listed in the docket.

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

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

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

**Speakers:** For: Ed Simon, 900 Jackson St., Dallas, TX, 75202  
Against: None

(7) **S101-130**

**Motion:** It was moved to **approve** an application to replat a 41.671 tract of land containing all of Lots 2, 3, and 4 and a tract of land in City Block E/6213 on Eastpoint Drive between Buckner Blvd. and Catron Drive, subject to compliance with the conditions listed in the docket.

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

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

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

**Speakers:** None

(8) **S101-131**

**Motion:** It was moved to **approve** an application to replat all of Lot 1C in City Block 7/8041 and a tract of land into one 0.642 acre lot and one 0.206 acre lot on Coit Road south of Belt Line Road, subject to compliance with the conditions listed in the docket.

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

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

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

**Speakers:** None

Individual Item

(9) **S101-022R**

**Motion:** It was moved to **approve** an application to replat part of City Block 3/5455, abandoned Airline Road, and City Block 5455 to create one 23.8 acre lot at 6920 Meadow Road and bounded by Lakehurst Avenue, Hillcrest Road, Meadow Road and Airline Road, subject to compliance with the conditions listed in the docket and deletion of Condition #12.

Maker: Bernbaum  
Second: Wolfish  
Result: Carried: 12 to 0

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

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

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

(10) **S101-118**

Note: Staff and neighboring citizens took a short break before vote was taken to discuss the following matters and are included as part of the record but not part of the conditions or the replat: 1) Mr. Dodd had asked about why his property owner notice was sent to a different address. Mr. Dodd was told the addresses are required by law to be taken from the mailing addresses on file from the property tax file. He could contact the Dallas County Central Appraisal District to change the address on file. 2) Mr. Dodd had asked about why it looked like the ROW for Telephone Rd, City of Dallas property, was being included in the plat. Mr. Dodd was informed there was no City of Dallas right-of-way being platted into the property. 3) Mr. Dodd asked if there would be any access to the property from Cederdale Rd. Mr. Dodd was informed that was not part of the plat being considered. 4) Mr. Dodd asked if the plat was consistent with the thoroughfare plan amendment to make Telephone Rd. a 4 lane arterial instead of a six lane arterial. Mr. Dodd was informed that the plat was consistent with the Thoroughfare Plan amendment. 5) Mr. Dodd asked about the requirement that there be no lot to lot drainage. The language in the Conditions make it clear that all drainage plans must be approved and drainage must be engineered such that Mr. Dodd's property does not receive more drainage than it currently does. The new drainage systems should reduce drainage issues on any adjacent properties. 6) Mr. Dodd asked about the requirement for dedication of floodplain and floodway easement. Mr. Dodd was informed that any property designated as floodplain or floodway would need to be dedicated as flood easement with appropriate notes added to the plat. 7) Mr. Dodd asked what part of Ray Road would be abandoned. Mr. Dodd was told only the part of Ray Road on the project site would be abandoned and that would not occur until the new connection was made to Ray Road from Van Horn. 8) Mr. Dodd asked if the City of Lancaster had seen the plans for the development since they had rejected a proposal to rezone property along Dallas Avenue Mr. Dodd was informed that plans had been shared with the City of Lancaster. 9) Mr. Dodd asked why traffic signals were not a requirement of the plat. Mr. Dodd was informed that certain traffic warrants had to be met before a signal could be constructed at an intersection. At such time as traffic warrants a signal, a signal would be constructed.

**Motion:** It was moved to **approve** an application to replat a 260 acre tract of land containing part of Lots 6 and 7 and all of lots 4, 8, 9 and 10 in City Block 8300 to create 9 lots ranging in size from 0.0317 acre lot to 73.453 acres on property on Telephone Road, east of Lancaster Road, subject to compliance with the conditions listed in the docket.

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

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

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

**Speakers:** For: Barry Knight, 5400 Renaissance Tower, Dallas, TX, 75270  
Against: J.A. Dodd, 3595 Ray Rd., Dallas, TX, 75241  
Staff: Lloyd Denman, Assistant Director, Engineering Division

(11) **S101-123**

**Motion:** It was moved to **approve** an application to replat a 7.258 acre lot from a tract of land containing all of Lots 1 thru 17, part of Lot 18 and part of Lots 21 through 38 in Block C, Homestead Terrace Addition; all of Lot 66 in City Block JJ/7135, part of City Block 7135 and part of abandoned and vacated King Row on 2650 Canada Drive between Westmoreland Road and Hampton Road, subject to compliance with the conditions listed in the docket.

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

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

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

**Speakers:** For: Tim Lott, 3939 N. Hampton Rd., Dallas, TX, 75212  
Against: None

(12) **S101-125**

**Motion:** It was moved to **approve** an application to replat a 2.40 acre tract of land containing all of Lots 5A and 5B in City Block A/5518 into one lot at 5320 Royal Lane between Inwood Road and Netherland Drive, subject to compliance with the conditions listed in the docket.

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

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

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

\*out of the room, shown voting in favor

**Speakers:** None

(13) **S101-126**

**Motion:** It was moved to **approve** an application to replat a 0.354 acre tract of land containing all of Lot 11 in City Block 4/7498 to create two 7,700 sq. ft. lots at 3414 Ruidosa Drive, subject to compliance with the conditions listed in the docket.

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

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

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

**Speakers:** None

Miscellaneous Docket

**M101-026**

Planner: Richard Brown

**Motion:** It was moved to **approve** a minor amendment to the development plan for Planned Development District No. 451 for a Stadium and related uses north of Church Road, east of White Rock Trail.

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

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

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



\*out of the room, shown voting in favor

**Speakers:** None

**W101-006**

Planner: Neva Dean

**Motion:** It was moved to **approve** a wavier of the two-year waiting period in order to submit an application for the automatic renewal of the tower/antenna for cellular communication use on the northwest corner of Frankford Road and Appleridge Drive.

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

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

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

\*out of the room, shown voting in favor

**Speakers:** For: Robert Howman, 105 Decker Ct., Irving, TX, 75062  
Against: None

**D101-011**

Planner: Olga Torres Holyoak

**Motion:** It was moved to **approve** a development plan, revised landscape plan and tree survey for Planned Development District No. 811 on Pinnacle Park Boulevard, north of Fort Worth Avenue.

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

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

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

\*out of the room, shown voting in favor

**Speakers:** None

Certificates of Appropriateness for Signs

**1106035001**

Planner: Carolyn Horner

**Motion:** It was moved to **approve** of a Certificate of Appropriateness for the installation of a 120 square foot middle level attached wall sign on the north elevation, containing the text "CBRE" at 2100 Ross Avenue.

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

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

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

\*out of the room, shown voting in favor

**Speakers:** None

Note: The Commission returned to Item S101-118 of the Subdivision agenda.

Zoning Cases – Consent

**1. Z101-199(MW)**

Planner: Megan Wimer

**Motion:** It was moved to recommend **approval** of an MU-3 Mixed Use District, subject to deed restrictions volunteered by the applicant on property zoned an IR Industrial Research District on the northeast side of Maple Avenue, southwest of Inwood Road.

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

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

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

**Notices:** Area: 300 Mailed: 16  
**Replies:** For: 2 Against: 0

**Speakers:** For: Suzan Kedron, 901 Main St., Dallas, TX, 75202  
Against: Luit Huizenga, 5610 Maple Ave., Dallas, TX, 75235

**2. Z101-254(JH)**

Planner: Jennifer Hiromoto

**Motion:** It was moved to recommend **approval** of a Planned Development District for multifamily uses, subject to a development plan, landscape plan, and conditions and **approval** of the termination of deed restrictions on property zoned an MC-2 Multiple Commercial District on the west side of Noel Road, north of Spring Valley Road.

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

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

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

\*out of the room, shown voting in favor

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

**Speakers:** None

**3. Z101-123(WE)**

Planner: Warren Ellis

**Motion:** It was moved to recommend **approval** of the renewal of Specific Use Permit No. 1696 for an alcoholic beverage establishment limited to a bar, lounge, or tavern for a one-year time period, subject to conditions on property zoned Planned Development District No. 269, the Deep Ellum/Near East Side Special Purpose District on the south side of Elm Street, east of Crowds Street.

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

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

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

\*out of the room, shown voting in favor

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

**Speakers:** None

**4. Z101-184(WE)**

Planner: Warren Ellis

**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 less than 3,500 square feet on property zoned a CR-D Community Retail District with a D Liquor Control Overlay on the southwest corner of Lake June Road and N. Prairie Creek Road, it was moved to **hold** this case under advisement until August 18, 2011.

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

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

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

**Notices:** Area: 200 Mailed: 19  
**Replies:** For: 0 Against: 5

**Speakers:** None

5. Z101-205(WE)

Planner: Warren Ellis

**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 less than 3,500 square feet on property within Planned Development District No. 366 with a D Liquor Control Overlay on the southeast corner of S. Buckner Road (Loop 12) and Jennie Lee Street, it was moved to **hold** this case under advisement until August 18, 2011.

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

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

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

**Notices:** Area: 200 Mailed: 16  
**Replies:** For: 2 Against: 1

**Speakers:** For: Ralph Martinez, Address not given  
Against: None

6. Z101-213(WE)

Planner: Warren Ellis

**Motion:** It was moved to recommend **denial** of a D-1 Liquor Control Overlay and **denial** of a Specific Use Permit for the sale of alcoholic beverages in conjunction with a restaurant with drive-in or drive through service on property zoned an RR-D Regional Retail District with a D Liquor Control Overlay on the east line of S. Hampton Road, northwest of Marvin D. Love Freeway.

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

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

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

**Notices:** Area: 300 Mailed: 22  
**Replies:** For: 1 Against: 0

**Speakers:** For: Santos Martinez, 900 Jackson St., Dallas, TX, 75202  
Against: Kermit Mitchell, 5659 Marblehead Dr., Dallas, TX, 75232

**7. Z101-256(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, subject to a site plan and conditions on property zoned an RR-D Regional Retail District with a D Liquor Control Overlay on the east line of S. Hampton Road, northwest of Marvin D. Love Freeway.

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

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

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

**Notices:** Area: 300 Mailed: 17  
**Replies:** For: 1 Against: 0

**Speakers:** For: Santos Martinez, 900 Jackson St., Dallas, TX, 75202  
Against: Kermit Mitchell, 5659 Marblehead Dr., Dallas, TX, 75232

**8. Z101-268(MG)**

Planner: Michael Grace

**Motion:** It was moved to recommend **approval** 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 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 a RR-D-1 Regional Retail District with a D-1 Liquor Control Overlay on the east line of N. Buckner Boulevard, north of Chenault Street.

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

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

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

**Notices:** Area: 300 Mailed: 11  
**Replies:** For: 0 Against: 0

**Speakers:** For: Karen Mitchell, P.O. Box, 137118, Ft. Worth, TX, 76136  
Against: Sam Ramada, 3530 N. Buckner Blvd., Dallas, TX, 75228

Zoning Cases – Under Advisement

9. **Z101-163(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 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 August 18, 2011.

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

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

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

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

**Speakers:** None

10. Z101-253(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 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 August 18, 2011.

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

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

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

**Notices:** Area: 200 Mailed: 8  
**Replies:** For: 0 Against: 2

**Speakers:** None

11. Z089-185(OTH)

Planner: Olga Torres Holyoak

**Motion:** In considering an application to renew Specific Use Permit No. 1581 for a child-care facility on property zoned a TH-3(A) Townhouse District on the north side of Ryan Road, west of Garapan Drive, it was moved to **hold** this case under advisement until August 18, 2011.

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

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

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

**Notices:** Area: 200 Mailed: 36  
**Replies:** For: 3 Against: 0



**Speakers:** None

**12. Z090-215(WE)**

Planner: Warren Ellis

**Motion:** It was moved to recommend **approval** of a Planned Development District for mixed uses, subject to the revised development plans and staff's revised recommended conditions with the following exceptions: 1) Applicant's recommendation for the front, side and rear yard space regulations and 2) Staff's recommendations for landscaping, and **approval** of the termination of Specific Use Permit No. 1198 for a community service center on property zoned an MF-1(A) Multifamily Subdistrict within Planned Development District No. 595, the South Dallas/Fair Park Special Purpose District on the west side of Bexar Street, south of Municipal Street.

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

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

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

\*out of the room, shown voting in favor

**Notices:** Area: 500 Mailed: 122  
**Replies:** For: 7 Against: 2

**Speakers:** For: Michael Coker, 2700 Swiss Ave., Dallas, TX, 75204  
Tim Lott, 3939 N. Hampton Rd., Dallas, TX, 75212  
Against: None

**13. 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 21, 2011.

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

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

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

**Notices:** Area: 400 Mailed: 95  
**Replies:** For: 6 Against: 4

**Speakers:** None

14. **Z101-252(RB)**

Planner: Richard Brown

**Motion:** It was moved to recommend **approval** for or a CR Community Retail District, subject to 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.

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

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

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

**Notices:** Area: 300 Mailed: 23  
**Replies:** For: 1 Against: 2

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

Zoning Cases – Individual

15. **Z101-255(MW)**

Planner: Megan Wimer

**Motion:** In considering an application for a Specific Use Permit for an alcoholic beverage establishment limited to a bar, lounge or tavern and a commercial amusement (inside) use limited to a Class A dance hall on property within Planned Development District No. 619 for Mixed Uses on the south side of Main Street, east of Field Street, it was moved to **hold** this case under advisement until August 4, 2011.

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

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

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

**Notices:** Area: 200 Mailed: 18  
**Replies:** For: 0 Against: 6

**Speakers:** For: Kevin Richardson, 423 Moonlight Dr., Murphy, TX, 75094  
Against: Emily Valentino, 1414 Elm St., Dallas, TX, 75202

16. **Z101-211(JH)**

Planner: Jennifer Hiromoto

**Motion:** In considering an application for a Specific Use Permit for a late-hours establishment limited to a commercial amusement (inside) for a bowling alley on property zoned Planned Development District No. 842 on property bounded by Greenville Avenue, Lewis Street, Hope Street, and La Vista Court, it was moved to **hold** this case under advisement until July 21, 2011.

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

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

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

**Notices:** Area: 200 Mailed: 60  
**Replies:** For: 3 Against: 9

**Speakers:** For: Roger Albright, 3301 Elm St., Dallas, TX, 75201  
Jonathan Hetzel, 7002 Vivian Ave., Dallas, TX, 75223  
Lawrence Vineyard, 2622 Commerce, Dallas, TX, 75226  
John E. Wall, Jr., 5728 Prospect Ave., Dallas, TX, 75206  
Marc Andres, 7120 S. Janmar Dr., Dallas, TX, 75230  
Against: Mike Northrup, 5703 Goliad Ave., Dallas, TX, 75206

**17. Z101-261(RB)**

Planner: Richard Brown

**Motion:** It was moved to recommend **approval** for a Specific Use Permit for a late-hours establishment limited to a restaurant without drive-in or drive-through service for a four-year period, subject to a revised site plan and revised conditions to include a provision prohibiting any outside speakers on property zoned Planned Development District No. 842 for CR Community Retail District Uses on the northeast corner of Greenville Avenue and Bell Avenue.

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

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

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

**Notices:** Area: 200 Mailed: 15  
**Replies:** For: 6 Against: 0

**Speakers:** For: Simon McDonald, 315 N. Winnetka Ave., Dallas, TX, 75208  
Jonathan Hetzel, 7002 Vivian Ave., Dallas, TX, 75223  
Roger Albright, 3301 Elm St., Dallas, TX, 75201  
Against: Philip Kingston, 5901 Palo Pinto Ave., Dallas, TX, 75206

**18. Z101-263(MW)**

Planner: Megan Wimer

**Motion:** It was moved to recommend **approval** of a Specific Use Permit for a late-hours establishment limited to a bar, lounge or tavern for a three-year period, subject to a site plan and revised conditions to include a provision prohibiting any outside speakers on property zoned Planned Development District No. 842 on the east side of Greenville Avenue, south of Oram Street.

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

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

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

**Notices:** Area: 200 Mailed: 51  
**Replies:** For: 4 Against: 0

**Speakers:** For: Cary Ray, 5911 Marquita Ave., Dallas, TX, 75206  
Against: Mike Northrup, 5703 Goliad Ave., Dallas, TX, 75206

**19. Z101-264(MW)**

Planner: Megan Wimer

**Motion:** It was moved to recommend **approval** for a Specific Use Permit for a late-hours establishment limited to a restaurant without drive-in or drive-through service for a three-year period, subject to a site plan and revised conditions to include a provision prohibiting any outside speakers on property zoned Planned Development District No. 842 on the east side of Greenville Avenue, north of Oram Street.

Maker: Peterson  
Second: Wally  
Result: Carried: 12 to 0

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

Against: 0  
Absent: 2 - R. Davis, Shellene  
Vacancy: 1 - District 6

**Notices:** Area: 200 Mailed: 16  
**Replies:** For: 6 Against: 0

**Speakers:** For: Dallas Cothrum, 900 Jackson St., Dallas, TX, 75202  
John E. Wall, Jr., 5728 Prospect Ave., Dallas, TX, 75206  
Danielle Leahy, 5317 Anita St., Dallas, TX, 75206  
Marc Andres, 7120 S. Janmar Dr., Dallas, TX, 75230  
For (Did not speak): Santos Martinez, 900 Jackson St., Dallas, TX, 75202  
Against: Philip Kingston, 5901 Palo Pinto Ave., Dallas, TX, 75206

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Other Matters

Minutes

**Motion:** It was moved to **approve** the minutes of the June 16, 2011, City Plan Commission meeting, subject to corrections.

Maker: Wolfish  
Second: Tarpley  
Result: Carried: 12 to 0

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

Against: 0  
Absent: 2 - R. Davis, Shellene  
Vacancy: 1 - District 6

Adjournment

**Motion:** It was moved to **adjourn** the July 7, 2011, City Plan Commission meeting at 6:49 p.m.

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

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

Against: 0  
Absent: 2 - R. Davis, Shellene  
Vacancy: 1 - District 6

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Joe Alcantar, Chair