

## CORRECTION PLAN COMMISSION MINUTES

The City Plan Commission held a regular Zoning Hearing on July 10, 2008, with the bus tour starting at 9:08 a.m. followed by the briefing starting at 11:50 a.m. in Room 5ES and the public hearing at 1:45 p.m. in the City Council Chambers of City Hall. Presiding were Joe Alcantar, Chair and Chris Buehler, Vice Chair. The following Commissioners were present during the hearing: Jeff Strater, Clarence Gary, Michael Davis, John Emma Rodgers, Lozano, Ann Bagley, Bob Weiss, Tom Lueder, Sally Wolfish, Robert Ekblad and Neil Emmons. The following Commissioner was absent from this hearing as defined in the City Plan Commission rules: James Prothro. There is one vacancy: District 8.

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 Development Services.

### **PUBLIC HEARINGS:**

#### Subdivision Docket

Planner: Carolyn Horner

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

#### Consent Agenda - Preliminary Plat

##### (1) **S078-212**

**Motion:** It was moved to **approve** an application to replat a 9.675 acre tract of land containing part of Block 2/5406 and Lots 1 and 2 in City Block 7/5406 and abandoned alley Right of Way, property bounded by Sandhurst Lane, Jason Drive, University Boulevard, and Amesbury Drive, subject to compliance with the conditions listed in the docket.

Maker: Weiss  
Second: Ekblad  
Result: Carried: 13 to 0

For: 13 - Strater, Gary, Davis, Rodgers, Lozano, Bagley,  
Weiss, Lueder, Buehler, Wolfish, Ekblad,  
Emmons, Alcantar

Against: 0  
Absent: 1 - Prothro  
Vacancy: 1 - District 8

**Speakers:** None

(2) **S078-216**

**Motion:** It was moved to **approve** an application to replat a portion of Lot 5 and Lots 6-12 and the remainder portion of Lot 13, of the Trinity Industrial District, and a portion of Block 1/1003, into one 2.5785 acre lot, Edison Road and Hi Line Drive, subject to compliance with the conditions listed in the docket.

Maker: Weiss  
Second: Ekblad  
Result: Carried: 13 to 0

For: 13 - Strater, Gary, Davis, Rodgers, Lozano, Bagley,  
Weiss, Lueder, Buehler, Wolfish, Ekblad,  
Emmons, Alcantar

Against: 0  
Absent: 1 - Prothro  
Vacancy: 1 - District 8

**Speakers:** None

(3) **S078-218**

**Motion:** It was moved to **approve** an application to create 32 lots ranging from 48,750 to 43,560 square feet from a tract of land in Kaufman County, City of Dallas Extra-Territorial Jurisdiction, FM 548 northeast of Reeder Lane, subject to compliance with the conditions listed in the docket.

Maker: Weiss  
Second: Ekblad  
Result: Carried: 13 to 0

For: 13 - Strater, Gary, Davis, Rodgers, Lozano, Bagley,  
Weiss, Lueder, Buehler, Wolfish, Ekblad,  
Emmons, Alcantar

Against: 0  
Absent: 1 - Prothro  
Vacancy: 1 - District 8

**Speakers:** None

(4) **S078-219**

**Motion:** It was moved to **approve** an application to replat Lot 8 and a portion of Lots 7 and 9 of the Lakeview Addition, and Lot 6A of the Lakeview Addition No. 2, in City Block 6/51999, into one 1.5215 acre lot, Greenville Avenue south of Phoenix Drive, subject to compliance with the conditions listed in the docket.

Maker: Weiss  
Second: Ekblad  
Result: Carried: 13 to 0

For: 13 - Strater, Gary, Davis, Rodgers, Lozano, Bagley,  
Weiss, Lueder, Buehler, Wolfish, Ekblad,  
Emmons, Alcantar

Against: 0  
Absent: 1 - Prothro  
Vacancy: 1 - District 8

**Speakers:** None

(5) **S078-221**

**Motion:** It was moved to **approve** an application to replat Lots 2, 6A and 7A, and portions of Lots 3, 5 and 6 of Maple Lawn Annex Addition, in City Block 4627, into one 1.346 acre lot, Cedar Springs Road west of Inwood, subject to compliance with the conditions listed in the docket.

Maker: Weiss  
Second: Ekblad  
Result: Carried: 13 to 0

For: 13 - Strater, Gary, Davis, Rodgers, Lozano, Bagley,  
Weiss, Lueder, Buehler, Wolfish, Ekblad,  
Emmons, Alcantar

Against: 0  
Absent: 1 - Prothro  
Vacancy: 1 - District 8

**Speakers:** None

(6) **S078-222**

**Motion:** It was moved to **approve** an application to replat Lot 4, and portions of Lots 3 and 5 of Maple Lawn Annex Addition, in City Block 4627, into one 1.346 acre lot, Cedar Springs Road west of Inwood, subject to compliance with the conditions listed in the docket.

Maker: Weiss  
Second: Ekblad  
Result: Carried: 13 to 0

For: 13 - Strater, Gary, Davis, Rodgers, Lozano, Bagley,  
Weiss, Lueder, Buehler, Wolfish, Ekblad,  
Emmons, Alcantar

Against: 0  
Absent: 1 - Prothro  
Vacancy: 1 - District 8

**Speakers:** None

(7) **S078-223**

**Motion:** It was moved to **approve** an application to replat Lots 11-13 of Clifton Place #2, and a portion of Reagan Street to be abandoned, into one 1.2087 acre lot, Dallas North Tollway and Reagan Street., subject to compliance with the conditions listed in the docket and adding the following condition: "On the final plat, show all dedications and abandonments and place all associated document and ordinance numbers on the face of the plat".

Maker: Weiss  
Second: Ekblad  
Result: Carried: 13 to 0

For: 13 - Strater, Gary, Davis, Rodgers, Lozano, Bagley,  
Weiss, Lueder, Buehler, Wolfish, Ekblad,  
Emmons, Alcantar

Against: 0  
Absent: 1 - Prothro  
Vacancy: 1 - District 8

**Speakers:** None

(8) **S078-224**

**Motion:** It was moved to **approve** an application to replat Lots 4-7 in City Block 271 of Good's Homestead Addition, and Lots 1-14 of Block M/270, and a portion of Florence Street to be closed/vacated, into one 3.498 acre lot on Live Oak Street at Cantegral Street., subject to compliance with the conditions listed in the docket.

Maker: Weiss  
Second: Ekblad  
Result: Carried: 13 to 0

For: 13 - Strater, Gary, Davis, Rodgers, Lozano, Bagley,  
Weiss, Lueder, Buehler, Wolfish, Ekblad,  
Emmons, Alcantar

Against: 0  
Absent: 1 - Prothro  
Vacancy: 1 - District 8

**Speakers:** None

Individual Items

(9) **S078-214**

**Motion to remove building line:** It was moved to **approve** the removal of the existing 25' platted building line on the south side of Bickers Street at the intersection of Bickers Street and Greenleaf Street, subject to compliance with the conditions listed in the docket with the addition of Condition #14 to read as follows: "On the final plat use correct ordinance number in the street and alley abandonment notations".

Maker: Gary  
Second: Weiss  
Result: Carried: 13 to 0

For: 13 - Strater, Gary, Davis, Rodgers, Lozano, Bagley,  
Weiss, Lueder, Buehler, Wolfish, Ekblad,  
Emmons, Alcantar

Against: 0  
Absent: 1 - Prothro  
Vacancy: 1 - District 8

**Motion to Replat:** It was moved to **approve** an application to replat 14.048 acres containing tracts and lots in City Blocks 7135, D/7135, F/7135, H/7135 and I/7135 and create a 7.159 acre lot and a 6.889 acre lot on the south side of Bickers Street at the intersection of Bickers Street and Greenleaf Street, subject to compliance with the conditions listed in the docket.

Maker: Gary  
Second: Weiss  
Result: Carried: 13 to 0

For: 13 - Strater, Gary, Davis, Rodgers, Lozano, Bagley,  
Weiss, Lueder, Buehler, Wolfish, Ekblad,  
Emmons, Alcantar

Against: 0  
Absent: 1 - Prothro  
Vacancy: 1 - District 8

**Speakers:** None

(10) **S078-215**

**Motion to remove building line:** It was moved to **approve** the removal of the existing 30' and 20' platted building lines, south of IH-20 between S. St. Augustine Road and Prater Road, subject to compliance with the conditions listed in the docket.

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

For: 13 - Strater, Gary, Davis, Rodgers, Lozano, Bagley,  
Weiss, Lueder, Buehler, Wolfish, Ekblad,  
Emmons, Alcantar

Against: 0  
Absent: 1 - Prothro  
Vacancy: 1 - District 8

**Motion to Replat:** It was moved to **approve** replat all of Lots 1, 2, 3, and 4 and an alley to be abandoned in City Block A/8485 and a tract of land in City Block 8484, into 88 single family lots south of IH-20 between S. St. Augustine Road and Prater Road, subject to compliance with the conditions listed in the docket.

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

For: 13 - Strater, Gary, Davis, Rodgers, Lozano, Bagley,  
Weiss, Lueder, Buehler, Wolfish, Ekblad,  
Emmons, Alcantar

Against: 0  
Absent: 1 - Prothro  
Vacancy: 1 - District 8

**Speakers:** None

Residential Replats

(11) **S078-217**

**Motion:** It was moved to **approve** an application to replat Lots 26-31, in City Block Q/6260, part of the recorded subdivision Creek Cove Villas, for the purpose of adding building lines as required by the Development Code, 51A-4.114(8)(A), on Creek Cove Dr. and Ezekial Avenue, subject to compliance with the conditions listed in the docket.

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

For: 13 - Strater, Gary, Davis, Rodgers, Lozano, Bagley,  
Weiss, Lueder, Buehler, Wolfish, Ekblad,  
Emmons, Alcantar

Against: 0  
Absent: 1 - Prothro  
Vacancy: 1 - District 8

**Speakers:** None

Miscellaneous Docket

**M078-027**

Planner: Richard Brown

**Motion:** It was moved to **approve** a minor amendment to the development plan for Subdistrict B, north zone portions of Planned Development District No. 521 for Mixed Uses on northwest line of Mountain Creek Parkway, north of IH 20.

Maker: Weiss  
Second: Davis  
Result: Carried: 13 to 0

For: 13 - Strater, Gary, Davis, Rodgers, Lozano, Bagley,  
Weiss, Lueder, Buehler, Wolfish, Ekblad,  
Emmons, Alcantar

Against: 0  
Absent: 1 - Prothro  
Vacancy: 1 - District 8

**Speakers:** None

**M078-031**

Planner: Richard Brown

**Motion:** It was moved to **approve** a minor amendment to Tract III portion of the development plan for Planned Development District No. 7 for certain Mixed Uses on the north line of Centerville Road, between Garland Road/Alvin Street and Jupiter Road.

Maker: Weiss  
Second: Davis  
Result: Carried: 13 to 0

For: 13 - Strater, Gary, Davis, Rodgers, Lozano, Bagley,  
Weiss, Lueder, Buehler, Wolfish, Ekblad,  
Emmons, Alcantar

Against: 0  
Absent: 1 - Prothro  
Vacancy: 1 - District 8

**Speakers:** None

**M078-038**

Planner: Richard Brown

**Motion:** It was moved to **approve** a minor amendment to the site plan for Specific Use Permit No. 1699 for a Restaurant without drive-in or drive-through service on the west line of South Polk Street, north of Legendary Lane.

Maker: Weiss  
Second: Davis  
Result: Carried: 13 to 0

For: 13 - Strater, Gary, Davis, Rodgers, Lozano, Bagley,  
Weiss, Lueder, Buehler, Wolfish, Ekblad,  
Emmons, Alcantar

Against: 0  
Absent: 1 - Prothro  
Vacancy: 1 - District 8



**Speakers:** None

**M078-039**

Planner: Richard Brown

**Motion:** It was moved to **approve** a minor amendment to the development plan for Planned Development District No. 686 for a public school other than and open-enrollment charter school and MF-2(A) Multifamily District uses on the northeast line of Meadow Lane, northwest of Greenville Avenue.

Maker: Weiss  
Second: Davis  
Result: Carried: 13 to 0

For: 13 - Strater, Gary, Davis, Rodgers, Lozano, Bagley,  
Weiss, Lueder, Buehler, Wolfish, Ekblad,  
Emmons, Alcantar

Against: 0  
Absent: 1 - Prothro  
Vacancy: 1 - District 8

**Speakers:** None

**D078-018**

Planner: Frank Dominquez

**Motion:** It was moved to **approve** a development plan for Planned Development District No. 742 on the north corner of Northwest Highway and Skillman Street.

Maker: Weiss  
Second: Davis  
Result: Carried: 13 to 0

For: 13 - Strater, Gary, Davis, Rodgers, Lozano, Bagley,  
Weiss, Lueder, Buehler, Wolfish, Ekblad,  
Emmons, Alcantar

Against: 0  
Absent: 1 - Prothro  
Vacancy: 1 - District 8

**Speakers:** None

Zoning Cases – Consent

1. **Z078-155(MW)**

Planner: Marcus Watson

**Motion:** It was moved to recommend **approval** of a Landmark Commission authorized hearing to consider expansion of the Harwood Historic District Overlay No. 48, subject to preservation criteria on property zoned Planned Development District No. 619 with revisions to preservation criteria and exhibits on the northeast corner of St. Paul Street and Commerce Street.

Maker: Emmons  
Second: Weiss  
Result: Carried: 13 to 0

For: 13 - Strater, Gary, Davis, Rodgers, Lozano, Bagley,  
Weiss, Lueder, Buehler, Wolfish, Ekblad,  
Emmons, Alcantar

Against: 0  
Absent: 1 - Prothro  
Vacancy: 1 - District 8

**Notices:** Area: 300 Mailed: 42  
**Replies:** For: 0 Against: 0

**Speakers:** None

2. **Z078-156(MW)**

Planner: Marcus Watson

**Motion:** It was moved to recommend **approval** of a Historic Overlay, subject to preservation criteria on property zoned on R-5(A) Single Family Subdistrict within Planned Development District No. 595, the South Dallas/Fair Park Special Purpose District with Specific Use Permit No. 119 for a cemetery on the southwest corner of Hatcher Street and Cason Street.

Maker: Emmons  
Second: Weiss  
Result: Carried: 13 to 0

For: 13 - Strater, Gary, Davis, Rodgers, Lozano, Bagley,  
Weiss, Lueder, Buehler, Wolfish, Ekblad,  
Emmons, Alcantar

Against: 0  
Absent: 1 - Prothro  
Vacancy: 1 - District 8

**Notices:** Area: 400 Mailed: 106  
**Replies:** For: 8 Against: 0

**Speakers:** None

3. **Z078-224(JH)**

Planner: Jennifer Hiromoto

**Motion:** In considering an application for a Planned Development District for IM Industrial Manufacturing District uses and a private electric generating plant use on property zoned an LI Light Industrial District and a CS Commercial Service District on the north side of Mountain Creek Parkway, west of South Merrifield Road, it was moved to **hold** this case under advisement until July 24, 2008.

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

For: 13 - Strater, Gary, Davis, Rodgers, Lozano, Bagley,  
Weiss, Lueder, Buehler\*, Wolfish, Ekblad,  
Emmons, Alcantar

Against: 0  
Absent: 1 - Prothro  
Vacancy: 1 - District 8

\*out of the room, shown voting in favor

**Notices:** Area: 500 Mailed: 5  
**Replies:** For: 0 Against: 0

**Speakers:** For: Jonathan Vinson, 901 Main St., Dallas, TX, 75202  
Against: None

Zoning Cases – Under Advisement

4. **Z078-201(JH)**

Planner: Jennifer Hiromoto

**Motion:** It was moved to recommend **denial** of a Planned Development District for CR uses and attended donation center use on property zoned a CR Community Retail District on the southwest side of Haskell Avenue, between Lafayette Street and Delano Place.

Maker: Emmons  
Second: Rodgers  
Result: Carried: 7 to 6

For: 7 - Strater, Gary, Rodgers, Lozano, Bagley,  
Wolfish, Emmons

Against: 6 - Davis, Weiss, Lueder, Buehler, Ekblad,  
Alcantar

Absent: 1 - Prothro

Vacancy: 1 - District 8

**Notices:** Area: 500 Mailed: 136

**Replies:** For: 1 Against: 35

**Speakers:** For: Jonathan Vinson, 901 Main St., Dallas, TX, 75202

Neal Sleeper, 3230 McKinney Ave., Dallas, TX

Against: John Bond, 2020 N. Haskell Ave., Dallas, TX, 75204

Taylor Allday, 1901 N. Haskell Ave., Dallas, TX, 75204

Grant Adams, 4117 Lafayette St., Dallas, TX, 75204

#### 5. Z078-197(OTH)

Planner: Olga Torres Holyoak

**Motion:** It was moved to recommend **approval** of a Specific Use Permit for an alcoholic beverage establishment limited to a bar, lounge, or tavern and a commercial amusement (inside) limited to a Class A dance hall for a five-year period with eligibility for automatic renewal for additional five-year periods, subject to a site plan and conditions with the hours of operation to be added from Friday, Saturday and Sunday from 8:00 p.m. to 2:00 a.m. on property zoned a CC Community Commercial Subdistrict within Planned Development District No. 595, the South Dallas/Fair Park Special Purpose District, on the east corner of Grand Avenue and Meadow Street, and **approval** of a P(A) Parking Subdistrict, subject to a site plan on property zoned an MF-2(A) Multifamily Subdistrict within Planned Development District No. 595, the South Dallas/Fair Park Special Purpose District on the east corner of Grand Avenue and Meadow Street and on the east side of Meadow Street, between Grand Avenue and Park Row Avenue with the site plan for the P(A) District to return on July 24, 2008, miscellaneous docket.

Maker: Bagley

Second: Ekblad

Result: Carried: 13 to 0

For: 13 - Strater, Gary, Davis, Rodgers, Lozano, Bagley,  
Weiss, Lueder, Buehler, Wolfish, Ekblad,  
Emmons, Alcantar

Against: 0

Absent: 1 - Prothro

Vacancy: 1 - District 8

**Notices:** Area: 200 Mailed: 26  
**Replies:** For: 1 Against: 1

**Speakers:** For: Louvada Jones, Address not given  
Against: None

6. **Z078-227(WE)**

Planner: Warren Ellis

**Motion:** In considering an application for an MU-3 Mixed Use District on property zoned an IR Industrial Research District on the northeast corner of Harry Hines Boulevard and Hawes Avenue, it was moved to **hold** this case under advisement until August 14, 2008.

Maker: Strater  
Second: Weiss  
Result: Carried: 13 to 0

For: 13 - Strater, Gary, Davis, Rodgers, Lozano,  
Bagley\*, Weiss, Lueder, Buehler, Wolfish,  
Ekblad, Emmons, Alcantar

Against: 0  
Absent: 1 - Prothro  
Vacancy: 1 - District 8

\*out of the room, shown voting in favor

**Notices:** Area: 400 Mailed: 54  
**Replies:** For: 8 Against: 0

**Speakers:** For: Joseph Cavagnaro, 2200 Ross Ave., Dallas, TX, 75201  
Carol Twitmyer, 300 N. Field St., Dallas, TX, 75203  
For(did not speak): Chris Jackson, 2200 Ross Ave., Dallas, TX, 75201  
Against: Rick Gonzales, 4283 S. Cresthaven Ave., Dallas, TX, 75209  
Wilma Avalos, 2318 Anson Rd., Dallas, TX, 75235

Individual Cases

7. **Z078-229(WE)**

Planner: Warren Ellis

**Motion:** It was moved to recommend **approval** for a renewal of Specific Use Permit No. 1143 for a Group Residential Facility for a five-year period with eligibility for automatic renewals for additional five-year periods, subject to a site plan and conditions on property zoned within Subarea 3A of Planned Development District No. 362 for mixed uses on the north side of Gaston Avenue, northeast of Carroll Avenue.

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

For: 13 - Strater, Gary, Davis, Rodgers, Lozano\*,  
Bagley\*, Weiss, Lueder\*, Buehler, Wolfish,  
Ekblad, Emmons, Alcantar

Against: 0  
Absent: 1 - Prothro  
Vacancy: 1 - District 8

\*out of the room, shown voting in favor

**Notices:** Area: 200 Mailed: 86  
**Replies:** For: 1 Against: 0

**Speakers:** For: Donald Fielding, 10532 Sandpiper Ln., Dallas, TX, 75230  
Chico West, 5115 McKinney Ave., Dallas, TX, 75205  
Against: None

**8. Z067-316(WE)**

Planner: Warren Ellis

**Motion:** In considering an application for a Specific Use Permit for a bank or savings and loan office on property zoned a GR General Retail Subdistrict within Planned Development District No. 193, the Oak Lawn Special Purpose District on the northeast corner of Inwood Road and Lemmon Avenue, it was moved to **hold** this case under advisement until July 24, 2008.

Maker: Emmons  
Second: Weiss  
Result: Carried: 13 to 0

For: 13 - Strater, Gary, Davis, Rodgers, Lozano\*,  
Bagley, Weiss, Lueder, Buehler, Wolfish,  
Ekblad, Emmons, Alcantar

Against: 0  
Absent: 1 - Prothro  
Vacancy: 1 - District 8

\*out of the room, shown voting in favor

**Notices:** Area: 200 Mailed: 14  
**Replies:** For: 2 Against: 0

**Speakers:** None

9. **Z078-190(WE)**

Planner: Warren Ellis

**Motion:** It was moved to recommend **approval** of an amendment to the conceptual plan and conditions for Planned Development District No. 742 for RR Regional Retail District Uses and Multifamily Uses, subject to a revised conceptual plan and revised conditions handed out at the briefing on the north corner of Northwest Highway and Skillman Street with handed out at the briefing, with the following additions: 1) The parking lot tree requirements in Section 51A-10.125(b)(5) not apply to parking spaces located within a parking structure. 2) The parking lot and landscaping requirements in Section 51P-742.109(i) do not apply to parking structures. 3) The buffer requirements of Section 51P-742.108 may be provided in accordance with Section 51P-742.109(i)(5) (the buffer may be located in street right-of-way).

Maker: Weiss  
Second: Lueder  
Result: Carried: 7 to 6

For: 7 - Gary, Davis, Weiss, Lueder, Buehler, Wolfish,  
Alcantar

Against: 6 - Strater, Rodgers, Lozano, Bagley, Ekblad,  
Emmons

Absent: 1 - Prothro

Vacancy: 1 - District 8

**Notices:** Area: 500 Mailed: 126  
**Replies:** For: 0 Against: 0

**Speakers:** For: Robert Reeves, 900 Jackson St., Dallas, TX, 75202  
Dupree Scovell, 3001 Maple Ave., Dallas, TX, 75201  
Against: Howard Parker, 8215 Thackery St., Dallas, TX, 75225  
July Jacks, 6739 Northport, Dallas, TX, 75230  
Lisa Paine, 6266 Melony Ln., Dallas, TX, 75231  
Susybelle Gosslee, 9511 Faircrest Dr., Dallas, TX, 75238  
Against(did not speak): Amelia Core Jenkins, 5425 Gaston Ave., Dallas, TX, 75214  
Against(did not speak): Roger Kallenberg, 9418 Hobart, Dallas, TX, 75218  
Against(did not speak): Rosemary Morice, 7027 Baxtershire Dr., Dallas, TX, 75230

10. **Z067-298(JH)**

Planner: Jennifer Hiromoto

**Motion:** In considering an application for a Planned Development District for mixed uses on property zoned an IM Industrial Manufacturing District and a CS Commercial Service District in an area generally bounded by Cadiz Street, Industrial Boulevard, Rock Island Street, and the Union Pacific Railroad, it was moved to **hold** this case under advisement until August 21, 2008.

Maker: Strater  
Second: Emmons  
Result: Carried: 12 to 0

For: 12 - Strater, Gary, Davis, Rodgers, Lozano, Bagley,  
Weiss, Lueder, Wolfish, Ekblad, Emmons,  
Alcantar

Against: 0  
Absent: 1 - Prothro  
Vacancy: 1 - District 8  
Abstained: 1 - Buehler\*\*

\*\*abstained from voting, due to Bus tour requirements

**Notices:** Area: 500 Mailed: 119  
**Replies:** For: 8 Against: 0

**Speakers:** For: Jonathan Vinson, 901 Main St., Dallas, TX, 75202  
Mark Bryant, Address not given  
Larry Good, 2808 Fairmont St., Dallas, TX, 75201  
Against: None

**11. Z078-196(OTH)**

Planner: Olga Torres-Holyoak

**Motion:** It was moved to recommend **approval** of an MF-3(A) Multifamily District, subject to revised deed restrictions volunteered by the applicant on property zoned an MF-2(A) Multifamily District, on the north side of E. Northwest Highway, east of Shady Brook Lane.

Maker: Weiss  
Second: Emmons  
Result: Carried: 12 to 0

For: 12 - Strater\*, Gary, Davis, Rodgers, Lozano\*,  
Bagley, Weiss, Lueder, Wolfish, Ekblad,  
Emmons, Alcantar

Against: 0  
Absent: 1 - Prothro  
Vacancy: 1 - District 8  
Abstained: 1 - Buehler\*\*

\*out of the room, shown voting in favor

\*\*abstained from voting, due to bus tour requirements



**Notices:** Area: 400 Mailed: 101  
**Replies:** For: 0 Against: 0

**Speakers:** For: Robert Reeves, 900 Jackson St., Dallas, TX, 75202  
Against: None

12. **Z078-240(OTH)**

Planner: Olga Torres-Holyoak

**Motion:** It was moved to recommend **approval** of a new subdistrict, subject to staff's conditions with the applicant's parking conditions on property zoned Subdistrict 1 within Planned Development District No. 621, the Old Trinity and Design Special Purpose District on the east corner of Hi Line Drive and Edison Street.

Maker: Lozano

Second: Weiss

Result: Carried: 12 to 0

For: 12- Gary, Davis, Rodgers, Lozano, Bagley, Weiss,  
Lueder, Buehler, Wolfish, Ekblad, Emmons,  
Alcantar

Against: 0

Absent: 2 - Prothro, Strater

Vacancy: 1 - District 8

**Notices:** Area: 500 Mailed: 49  
**Replies:** For: 3 Against: 2

**Speakers:** For: Barry Knight, 5400 Renaissance Tower, Dallas, TX, 75270  
Against: None

13. **Z078-148(OTH)**

Planner: Olga Torres-Holyoak

**Motion:** It was moved to recommend **approval** of a Planned Development District for Multifamily District uses, subject to a conceptual plan staff's revised conditions on property zoned an MF-2(A) Multifamily District use on the southwest corner of Mary Cliff Road and Stevens Forest Drive with the following changes: 1) Remove Condition #109(a)(2). (2) The maximum number of dwelling units will be 235. 3) The following parking spaces must be provided according to the following: 1.2 spaces for each one bedroom unit, 2 spaces for each two bedroom unit and 2.5 spaces for each three or more bedroom units.

Maker: Gary

Second: Rodgers

Result: Carried: 12 to 0

For: 12- Gary, Davis, Rodgers, Lozano, Bagley, Weiss,  
Lueder, Buehler, Wolfish, Ekblad, Emmons,  
Alcantar

Against: 0  
Absent: 2 - Prothro, Strater  
Vacancy: 1 - District 8

**Notices:** Area: 500 Mailed: 54  
**Replies:** For: 5 Against: 3

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

Special Provision Sign District

**SPSD078-002**

Planner: David Cossum

**Motion:** It was moved to remove this item from the ZOAC calendar and have this item considered by the entire City Plan Commission.

Maker: Weiss  
Second: Emmons  
Result: Carried: 12 to 0

For: 12- Gary, Davis, Rodgers, Lozano, Bagley, Weiss,  
Lueder, Buehler, Wolfish, Ekblad, Emmons,  
Alcantar

Against: 0  
Absent: 2 - Prothro, Strater  
Vacancy: 1 - District 8

**Motion:** In considering amendments to the Downtown Special Provision Sign District to renew and amend the "Supergraphic Sign" provisions, which expire on September 1, 2008, which allow supergraphic signs to be placed on certain buildings in an area generally bounded by Woodall Rogers to the north, Interstate 45/US 75 to the east, Interstate 30/ R.L. Thornton to the south and Interstate 35/Stemmons Freeway to the west, including those areas included in the West End Special Provision Sign District, the Arts District Special Provision Sign District, and the Farmers Market Special Provision Sign District, it was moved to **hold** this case under advisement until July 24, 2008.

Maker: Weiss  
Second: Emmons  
Result: Carried: 12 to 0

For: 12- Gary, Davis, Rodgers, Lozano, Bagley, Weiss,  
Lueder, Buehler, Wolfish, Ekblad, Emmons,  
Alcantar

Against: 0  
Absent: 2 - Prothro, Strater  
Vacancy: 1 - District 8

**Notices:** Area: 200 Mailed: 914  
**Replies:** For: 36 Against: 6

**Speakers:** For: Michael Anderson, 6446 Prestonshire Ln., Dallas, TX, 75225  
Jeff Scheibel, 601 N. Akard St., Dallas, TX, 75501  
Against: None

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### Other Matters

CPC Committee Appointments and Reports - **None**

### Minutes

**Motion:** It was moved to **approve** the minutes of the June 19, 2008, City Plan Commission meeting, subject to corrections.

Maker: Weiss  
Second: Emmons  
Result: Carried: 12 to 0

For: 12- Gary, Davis, Rodgers, Lozano, Bagley, Weiss,  
Lueder, Buehler, Wolfish, Ekblad, Emmons,  
Alcantar

Against: 0  
Absent: 2 - Prothro, Strater  
Vacancy: 1 - District 8

### Adjournment

**Motion:** It was moved to **adjourn** the July 10, 2008, City Plan Commission meeting at 5:31 p.m.

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

For: 12- Gary, Davis, Rodgers, Lozano, Bagley, Weiss,  
Lueder, Buehler, Wolfish, Ekblad, Emmons,  
Alcantar

Against: 0  
Absent: 2 - Prothro, Strater  
Vacancy: 1 - District 8

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Joe Alcantar, Chair