

## PLAN COMMISSION MINUTES

The City Plan Commission held a regular Zoning Hearing on July 16, 2009, with the briefing starting at 11:15 a.m. in Room 5ES and the public hearing at 1:33 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: James Prothro, Liz Wally, Mike Anglin, Michael Davis, Emma Rodgers, Ann Bagley, Myrtl Lavallaisaa, Bob Weiss, Tom Lueder, Sally Wolfish, Robert Ekblad and Neil Emmons. The following Commissioners were absent from this hearing as defined in the City Plan Commission rules: John Lozano. There are no vacancies.

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) S089-105**

**Motion:** It was moved to **approve** an application to replat Lots 1A, 12, 13, 22 and 23 of the Elsmere Addition, City Block 6/2467, into one 1.496 acre lot, on Lemmon Avenue between Miles Street and Cedar Plaza Lane, subject to compliance with the conditions listed in the docket.

Maker: Weiss  
Second: Wolfish  
Result: Carried: 14 to 0

For: 14 - Prothro, Wally, Anglin, Davis, Rodgers, Bagley,  
Lavallaisaa, Weiss, Lueder, Buehler, Wolfish,  
Ekblad, Emmons, Alcantar

Against: 0  
Absent: 1 - Lozano  
Vacancy: 0

**Speakers:** None

(2) **S089-106**

**Note:** Assistant City Attorney Casey Burgess left the room due to a conflict of interest

**Motion:** It was moved to **approve** an application to create one 0.676 acre lot in City Blocks 7234 & 7235, at the northeast corner of Hampton Road and Singleton Boulevard, subject to compliance with the conditions listed in the docket.

Maker: Weiss  
Second: Wolfish  
Result: Carried: 14 to 0

For: 14 - Prothro, Wally, Anglin, Davis, Rodgers, Bagley,  
Lavallaisaa, Weiss, Lueder, Buehler, Wolfish,  
Ekblad, Emmons, Alcantar

Against: 0  
Absent: 1 - Lozano  
Vacancy: 0

(3) **S089-108**

**Motion:** It was moved to **approve** an application to create one 19.84 acre lot in City Block A/7656, located on Loop 12 at Carbondale Street, subject to compliance with the conditions listed in the docket.

Maker: Weiss  
Second: Wolfish  
Result: Carried: 14 to 0

For: 14 - Prothro, Wally, Anglin, Davis, Rodgers, Bagley,  
Lavallaisaa, Weiss, Lueder, Buehler, Wolfish,  
Ekblad, Emmons, Alcantar

Against: 0  
Absent: 1 - Lozano  
Vacancy: 0

**Speakers:** None

(4) **S089-110**

**Motion:** It was moved to **approve** an application to replat Lot 1 of the Buckner Place Addition, City Block 10/6127, into one 1.42 acre lot and one 1.58 acre lot, on St. Francis Avenue at South Buckner Boulevard, subject to compliance with the conditions listed in the docket.

Maker: Weiss  
Second: Wolfish  
Result: Carried: 14 to 0

For: 14 - Prothro, Wally, Anglin, Davis, Rodgers, Bagley,  
Lavallaisaa, Weiss, Lueder, Buehler, Wolfish,  
Ekblad, Emmons, Alcantar

Against: 0  
Absent: 1 - Lozano  
Vacancy: 0

**Speakers:** For: None  
Against: Frances James, 4322 St. Frances Ave., Dallas, TX, 75227

(5) **S089-111**

**Motion:** It was moved to **approve** an application to replat Lot 1 of the Second Amended Plat, Marsh-Frankford Addition, City Block A/8747, into one 0.9478 acre lot and one 2.8929 acre lot, located on Marsh Lane, north of Frankford Road, subject to compliance with the conditions listed in the docket with an amendment to Condition #9 to reads as follows: "Provide a detailed lot grating plan prepared by a professional engineer to Development Services' Engineering Division, Room 200, Oak Cliff Municipal Center."

Maker: Weiss  
Second: Wolfish  
Result: Carried: 14 to 0

For: 14 - Prothro, Wally, Anglin, Davis, Rodgers, Bagley,  
Lavallaisaa, Weiss, Lueder, Buehler, Wolfish,  
Ekblad, Emmons, Alcantar

Against: 0  
Absent: 1 - Lozano  
Vacancy: 0

**Speakers:** None

(6) **S089-114**

**Motion:** It was moved to **approve** an application to create one 15.643 acre lot in City Block 7673, on McCree Road north of Northwest Highway, subject to compliance with the conditions listed in the docket.

Maker: Weiss  
Second: Wolfish  
Result: Carried: 14 to 0

For: 14 - Prothro, Wally, Anglin, Davis, Rodgers, Bagley,  
Lavallaisaa, Weiss, Lueder, Buehler, Wolfish,  
Ekblad, Emmons, Alcantar

Against: 0  
Absent: 1 - Lozano  
Vacancy: 0

**Speakers:** None

Residential Replats

(7) **S089-107**

An application to replat Lot 2 of the Revised Ridgewood Addition, in City Block 5545, into one 0.999 acre lot, at 4931 Wedgewood Lane.

**This application was withdrawn by the applicant.**

(8) **S089-112**

**Motion:** It was moved to **deny** an application to replat part of Lot 12 and all of Lots 13 and 14, of the South Side Addition, City Block A/1694, into one 0.328 acre lot, at 3404 Myrtle Street and 2706 Warren Avenue, due to non-compliance with 51A-8.501(a) and 51A-8.503(e)(1) and (2), of the Dallas Development Code. The Commission included a recommendation that the applicant be considered for a fee wavier upon resubmitting this plat application.

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

For: 14 - Prothro, Wally, Anglin, Davis, Rodgers, Bagley,  
Lavallaisaa, Weiss, Lueder, Buehler, Wolfish,  
Ekblad, Emmons, Alcantar

Against: 0  
Absent: 1 - Lozano  
Vacancy: 0

**Speakers:** For: Charles Samuels, 5610 Twineing St., Dallas, TX, 75227  
For (Did not speak): Lorine Ogletree, 9901 Scyene Rd., Dallas, TX, 75227  
Alfred Samples, 2702 Warren Ave., Dallas, TX, 75215  
Against: None

Miscellaneous Docket

**M089-029**

**Motion:** It was moved to **approve** a minor amendment to the Development Plan–Subarea A for Planned Development Subdistrict No. 74 for certain GR General Retail Subdistrict Uses within Planned Development District No. 193; the Oak Lawn Special Purpose District, on the west corner of Cedar Springs Road and McKinnon Street.

Maker: Weiss  
Second: Rodgers  
Result: Carried: 14 to 0

For: 14 - Prothro, Wally, Anglin, Davis, Rodgers, Bagley,  
Lavallaisaa, Weiss, Lueder, Buehler, Wolfish,  
Ekblad, Emmons, Alcantar

Against: 0  
Absent: 1 - Lozano  
Vacancy: 0

**Speakers:** None

**M089-030**

**Motion:** It was moved to **approve** a minor amendment to the site plan and traffic management plan for Specific Use Permit No. 1729 for an Open-enrollment charter school on a tract of land northeast of the north corner of Easton Road and Garland Road.

Maker: Weiss  
Second: Rodgers  
Result: Carried: 14 to 0

For: 14 - Prothro, Wally, Anglin, Davis, Rodgers, Bagley,  
Lavallaisaa, Weiss, Lueder, Buehler, Wolfish,  
Ekblad, Emmons, Alcantar

Against: 0  
Absent: 1 - Lozano  
Vacancy: 0

**Speakers:** None

**M089-032**

**Motion:** It was moved to **approve** a minor amendment to the development/landscape plan for Planned Development District No. 752 for R-10(A) Single Family District Uses and a Public school other than an open-enrollment charter school on the south corner of Edd Road and Garden Grove Drive.

Maker: Weiss  
Second: Rodgers  
Result: Carried: 14 to 0

For: 14 - Prothro, Wally, Anglin, Davis, Rodgers, Bagley, Lavallaisaa, Weiss, Lueder, Buehler, Wolfish, Ekblad, Emmons, Alcantar

Against: 0  
Absent: 1 - Lozano  
Vacancy: 0

**Speakers:** None

**M089-035**

**Motion:** It was moved to **approve** a minor amendment to the site plan for Specific Use Permit No. 1754 for an Office showroom/warehouse on the northeast line of C.F. Hawn Freeway, northwest of Lovejoy Drive.

Maker: Weiss  
Second: Rodgers  
Result: Carried: 14 to 0

For: 14 - Prothro, Wally, Anglin, Davis, Rodgers, Bagley, Lavallaisaa, Weiss, Lueder, Buehler, Wolfish, Ekblad, Emmons, Alcantar

Against: 0  
Absent: 1 - Lozano  
Vacancy: 0

**Speakers:** None

**W089-010**

**Motion:** It was moved to **approve** a waiver of the two-year waiting period in order to submit an application for an amendment to Planned Development District No. 781 for MF-2(A) Multifamily District Uses on the northeast line of Emerald Isle, north of Garland Road.

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

For: 13 - Prothro, Wally, Anglin, Davis, Rodgers, Bagley,  
Lavallaisaa, Weiss, Lueder, Wolfish, Ekblad,  
Emmons, Alcantar

Against: 1 - Buehler  
Absent: 1 - Lozano  
Vacancy: 0

**Speakers:** For: Peyman Horri, 5211 Richard Ave., Dallas, TX, 75206  
Against: None

Zoning Cases – Under Advisement

**1. Z089-146(OTH)**

Planner: Olga Torres Holyoak

**Motion:** It was moved to recommend **approval** of an amendment to and expansion of Specific Use Permit No. 1450 for an Open-enrollment charter school, subject to revised site plan and revised conditions on property zoned an R-7.5(A) Single Family District on the southwest corner of W. Illinois Avenue and Chalmers Street.

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

For: 14 - Prothro, Wally, Anglin, Davis, Rodgers, Bagley,  
Lavallaisaa, Weiss, Lueder, Buehler, Wolfish,  
Ekblad, Emmons, Alcantar

Against: 0  
Absent: 1 - Lozano  
Vacancy: 0

**Notices:** Area: 300                      Mailed: 87  
**Replies:** For: 1                              Against: 0

**Speakers:** For: Mack Santoyo, 2602 W. Illinois Ave., Dallas, TX, 75223  
Against: Beverly Chapman, 2726 W. Illinois Ave., Dallas, TX, 75223

**2. Z089-210(WE)**

Planner: Warren Ellis

**Motion:** It was moved to recommend **approval** of a Planned Development Subdistrict for CA-2 Central Area District uses, subject to a conceptual plan and revised conditions on property zoned a CA-2 Central Area Subdistrict within Planned Development District No. 193, the Oak Lawn Special Purpose District and **approval** of the termination of deed restrictions volunteered by the applicant on the northwest corner of Field Street and Woodall Rodgers Freeway.

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

For: 14 - Prothro, Wally, Anglin, Davis, Rodgers, Bagley,  
Lavallaisaa, Weiss, Lueder, Buehler, Wolfish,  
Ekblad, Emmons, Alcantar

Against: 0  
Absent: 1 - Lozano  
Vacancy: 0

**Notices:** Area: 500 Mailed: 223  
**Replies:** For: 0 Against: 0

**Speakers:** None

**3. Z089-214(WE)**

Planner: Warren Ellis

**Motion:** It was moved to recommend **approval** of the termination of deed restrictions volunteered by the applicant on property zoned an NS(A) Neighborhood Service District on the southwest corner of South Loop 12 and Cranfill Drive.

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

For: 14 - Prothro, Wally, Anglin, Davis, Rodgers, Bagley,  
Lavallaisaa, Weiss, Lueder, Buehler, Wolfish,  
Ekblad, Emmons, Alcantar

Against: 0  
Absent: 1 - Lozano  
Vacancy: 0



**Notices:** Area: 200 Mailed: 15  
**Replies:** For: 0 Against: 0  
**Speakers:** For (Did not speak): Diann Robinson, 3232 Loop 12, Dallas, TX, 75216  
Against: None

Zoning Cases – Individual

4. **Z089-195(WE)**

Planner: Warren Ellis

**Motion:** In considering an application for an amendment to, and an expansion of, Planned Development District No. 597 for a private school on property zoned Planned Development District No. 597, an MF-2(A) Multifamily Subdistrict, a CC Community Commercial Subdistrict and a NC Neighborhood Commercial Subdistrict within Planned Development District No. 595, the South Dallas/Fair Park Special Purpose District in an area generally on both sides of Pennsylvania Avenue, between Holmes Street and Colonial Avenue, and Panama Place and south of Martin Luther King Boulevard, it was moved to **hold** this case under advisement until July 23, 2009.

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

For: 14 - Prothro, Wally, Anglin, Davis, Rodgers, Bagley,  
Lavallaisaa, Weiss, Lueder, Buehler, Wolfish,  
Ekblad, Emmons, Alcantar

Against: 0  
Absent: 1 - Lozano  
Vacancy: 0

**Notices:** Area: 500 Mailed: 174  
**Replies:** For: 5 Against: 14

**Speakers:** For: Bennett Ratliff, Address not given  
Katrina Pitre, 2310 Bonnie View Rd., Dallas, TX, 75216  
Terry Flowers, 401 Royal Crest Dr., Desoto, TX, 75115  
Against: Meena Patel, 3103 Colonial Ave., Dallas, TX, 75215  
Larry Crowe, 1613 Panama Pl., Dallas, TX, 75215  
James Brown, 1629 Pennsylvania Pl., Dallas, TX, 75215  
Glenn Bragg, 3309 Julius Schepps Fwy., Dallas, TX, 75215  
Audric Gipson, 1519 Martin Luther King Blvd., Dallas, TX, 75215  
Against (Did not speak): Sam Chrook, 1519 Martin Luther King Blvd., Dallas, TX, 75215  
Jitendod Patel, 3103 Colonial Ave., Dallas, TX, 75215  
Lozzie Davis, 1613 Panama Pl., Dallas, TX, 75215

5. Z089-202(WE)

Planner: Warren Ellis

**Note:** The Commission discussed the notification and appropriateness of required sign posting. Commissioner Anglin moved to accept the signs were posted required under the Code. Commissioner Prothro seconded the motion. The Commission unanimously voted in favor.

**Speakers:** For: Susan Mead, 901 Main St., Dallas, TX, 75202  
Against: John Holly, Address not given

**Motion:** It was moved to recommend **approval** of a Planned Development District for mixed uses, subject to a revised conceptual plan, and staff's revised conditions on property zoned an R-7.5(A) Single Family District, an IR industrial Research District with Specific Use Permit No. 107 for a radio tower, Specific Use Permit No. 108 for a radio tower, Specific Use Permit No. 220 for a doctor's clinic or nursing home, and Specific Use Permit No. 98 for quarry on a portion, an MF-1(A) Multifamily District, and an MF-2(A) Multifamily District, and **approval** of the termination of Specific Use Permit No. 107, Specific Use Permit No. 108, and Specific Use Permit No. 220 and a portion of Specific Use Permit No. 98 (as designated); and **approval** of the termination of deed restrictions volunteered by the applicant on property generally bounded by Interstate 30, Westmoreland Road, Fort Worth Avenue and Pinnacle Park Boulevard with the following additions: 1) All street alignments must be approved by the director of Public Works and Transportation. 2) Consideration must be given to the impact of the alignment on the existing roadways that service residentially zoned areas.

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

For: 14 - Prothro, Wally, Anglin, Davis, Rodgers, Bagley,  
Lavallaisaa, Weiss, Lueder, Buehler, Wolfish,  
Ekblad, Emmons, Alcantar

Against: 0  
Absent: 1 - Lozano  
Vacancy: 0

**Notices:** Area: 500 Mailed: 110  
**Replies:** For: 35 Against: 16

**Speakers:** For: Larry Good, 2808 Fairmount St., Dallas, TX, 75201  
Lauren Odell, 300 Crescent Ct., Dallas, TX, 75201  
Susan Mead, 901 Main St., Dallas, TX, 75202  
Richard Patton, Address not given  
Mariam Anderson, 903 Stevens Woods Ct., Dallas, TX, 75208  
David Spence, 1941 Old Orchard Dr., Dallas, TX, 75208

Michael Swaldi, 5506 Druid Ln., Dallas, TX, 75209  
Bob Stimson, 707 Tenna Loma Ct., Dallas, TX, 75208  
Augustine Jalomo, 607 W. Canty St., Dallas, TX, 75208  
For (Did not speak): Susan Kedron, 901 Main St., Dallas, TX, 75202  
David Meyer, 127000 Park Central Dr., Dallas, TX, 75169  
Alan McDonald, 300 Crescent Ct., Dallas, TX, 75201  
Monica Cabrera, 600 n. Bishop Ave., Dallas, TX, 75208  
Rick Williamson, 5120 Shoreline Dr., Frisco, TX, 75034  
Scott Johnson, 12700 Park Central Dr., Dallas, TX, 75251  
Corry Spengler, 1235 Haines Ave., Dallas, TX, 75208  
John R. Ausburn, 3401 Southwestern Blvd., Dallas, TX, 75225  
Bryan Wertz, 1920 Abrams Pkwy., Dallas, TX, 75214  
Evan Beattie, 2020 N. Garrett Ave., Dallas, TX, 75208  
Jakob Andersen, 903 Stevens Woods Ct., Dallas, TX, 75208  
Matthew Higgins, 600 Bishop Ave., Dallas, TX, 75208  
Joel Cavazos, 3410 Fort Worth Ave., Dallas, TX, 75211  
Aliaquanda Derrick, 6822 Talbot Pkwy., Dallas, TX, 75232  
Against: John Holly, Address not given  
Sergio DeLaGarza, 3021 Tangiers Dr., Dallas, TX, 75211  
Michael Martinez, 3117 Touraine Dr., Dallas, TX, 75211  
Donovan Keenh, Jr., 3112 Touraine Dr., Dallas, TX, 75211

**6. Z089-172(RB)**

Planner: Richard Brown

**Motion:** It was moved to recommend **approval** of an amendment to and expansion of Specific Use Permit No. 1602 for a Vehicle storage lot for a four-year period, subject to a site plan and staff's recommended conditions on property zoned a CS Commercial Service District on the southeast corner of South Central Expressway and Bateman Avenue.

Maker: Davis  
Second: Lueder  
Result: Carried: 13 to 1

For: 13 - Prothro, Wally, Anglin, Davis, Rodgers,  
Lavallaisaa, Weiss, Lueder, Buehler, Wolfish,  
Ekblad, Emmons, Alcantar

Against: 1 - Bagley  
Absent: 1 - Lozano  
Vacancy: 0

**Notices:** Area: 300 Mailed: 20  
**Replies:** For: 0 Against: 0

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

7. **Z089-209(RB)**

Planner: Richard Brown

**Motion:** It was moved to recommend **denial** of a CR Community Retail District, with retention of the D-1 Liquor Control Overlay, on property zoned an NS(A)-D-1 Neighborhood Service District, with the D-1 Liquor Control Overlay, on the northwest corner of Buckner Boulevard and St. Francis Avenue.

Maker: Bagley  
Second: Rodgers  
Result: Carried: 14 to 0

For: 14 - Prothro, Wally, Anglin, Davis, Rodgers, Bagley,  
Lavallaisaa, Weiss, Lueder, Buehler, Wolfish,  
Ekblad, Emmons, Alcantar

Against: 0  
Absent: 1 - Lozano  
Vacancy: 0

**Notices:** Area: 300 Mailed: 13  
**Replies:** For: 0 Against: 0

**Speakers:** For: Vincent Jarrard, 11700 Preston Rd., Dallas, TX, 75230  
Quincy Sinkler, 8480 Library St., Frisco, TX, 75034  
Armando Flores, 5617 Banting Way, Dallas, TX, 75227  
Against: Pat Mays, 4212 Osborn Rd., Dallas, TX, 75227  
Polita Flemming, 5840 Emrose Terrace, Dallas, TX, 75227  
Frances James, 4322 St. Frances Ave., Dallas, TX, 75227

Development Code Amendments

**DCA078-016**

David Cossum

**Motion:** It was moved to recommend **approval** of amendments to Chapter 51 and Chapter 51A of the Dallas Development Code, to amend regulations pertaining to outside storage and screening requirements.

Maker: Buehler  
Second: Weiss  
Result: Carried: 14 to 0

For: 14 - Prothro, Wally, Anglin, Davis, Rodgers, Bagley,  
Lavallaisaa, Weiss, Lueder, Buehler, Wolfish,  
Ekblad, Emmons, Alcantar

Against: 0  
Absent: 1 - Lozano  
Vacancy: 0

**Speakers:** None

Area Plan – Under Advisement

**UNT-Dallas**

Peer Chacko & Shilpa Ravande

**Motion:** It was moved to recommend **approval** of the Dallas Area Plan and incorporation into the *forwardDallas!* comprehensive plan in the area generally along IH-35 (western boundary), IH-20 (southern boundary), W. Laureland Road/Wagon Wheels Trail (northern boundary) and Tracy Road (eastern boundary) including language that more clearly directs City staff in the implementation of the plan and policy with the following changes to the Vision and Policy Plan: 1) Page 30, third paragraph, insert: “We will not cover, culvert or develop over creek beds in the UNT-Dallas area, but in all cases utilize their natural and economic benefits. However well designed culverts may be used in creek crossings for infrastructure development such as roadways, light rail, trails and utilities. The highest priority should be given to the best design criteria that utilizes their natural and economic benefits rather than automatically covering or channeling the creeks”. 2) Page 31, Built Environment and Urban Design, last sentence to read as follows: “A diversity of housing stock including housing units serving the elderly and physically disabled should be required”. 3) Page 32, Walkable Mixed–Use Development Blocks, last sentence should read as follows: “Zoning provisions for residential proximity slop (RPS) and residential transition neighborhood (RTN) must be used to achieve transition in single family and town home neighborhoods.” 4) Page 34, Area UMU2, second to the last sentence to read as follows: “In some instances, height up to 8 stories may be allowed while ensuring appropriate height transition to nearby neighborhoods through residential proximity slopes (RPS) and residential transition (RTN) must be used to achieve transition in single family neighborhoods”. Page 34, Area UMU2, last sentence eliminate the following words: “Zoning provisions such as the“. Page 34, Area UMU4, last sentence to read as follows: “Residential proximity slopes (RPS) and residential transition (RTN) must be used to achieve transition to single family neighborhoods”. 5) Page 38, Land Use and Urban Design Guidance Walkable Mixed-Use Development Blocks, Density section to read as follows: “Density is generally encouraged within the specified height limits with the strongest consideration for 1. preserving environmentally sensitive areas, creeks, trees and vistas. 2. providing accessible open space for residential development and appropriate transition to single family neighborhoods. 3. allowing highest densities concentrated near DART stations. 4. discouraging automobile dependent low density particularly near DART stations. 6) Page 39, Open Space, third paragraph; second sentence to read as follows: “Preservation of creeks in their natural condition will be the highest priority”. Page 39, Open Space, insert “We will not cover, culvert or develop over creek beds in the UNT-Dallas area, but in all cases utilize their natural and economic benefits. However, well designed culverts may be used in creek crossings for infrastructure development such as roadways, light rail, trails and utilities. The highest priority should be given to the best design criteria that utilizes their

natural and economic benefits rather than automatically covering or channeling the creeks". 7) Page 42, Built Environment, last sentence should to read as follows: "A diversity of housing stock including housing units serving the elderly and physically disabled is encouraged". 8) Page 43, first paragraph delete the following sentence: "Grocery stores, restaurants and offices may be provided near major intersections". 9) In addition, add the following to the bottom of Page 30, 39 and 61: "If possible streets should be located along the creeks to provide public views and access is preferable to creeks being located in the private or the rear yards (such as found today in north Dallas, for example between Strait Lane and Crooked Creek). Streets located along creeks and any additional appropriate measures should provide public access to and public views of the creeks."

Maker: Rodgers  
Second: Wolfish  
Result: Carried: 14 to 0

For: 14 - Prothro, Wally, Anglin, Davis, Rodgers, Bagley,  
Lavallaisaa, Weiss, Lueder, Buehler, Wolfish,  
Ekblad, Emmons, Alcantar

Against: 0  
Absent: 1 - Lozano  
Vacancy: 0

**Speakers:** For: Gregory Tomlin, 7300 Houston School Rd., Dallas, TX, 75241  
Errol Stansberry, 7225 Houston School Rd., Dallas, TX, 75241  
Virginia McAlester, 5703 Swiss Ave., Dallas, TX, 75214  
Edna Pemberton, 7101 Flameleaf Pl., Dallas, TX, 75249  
Bob Stimson, 707 Tenna Loma Ct., Dallas, TX, 75208  
Robert Pitre, 1801 E. Wheatland Rd., Dallas, TX, 75241  
Robert Moss, 4319 Allencreat Ln., Dallas, TX, 75244  
Gregory Barber, 2502 Southwood Ln., Dallas, TX, 75233  
Jacqueline Harris, 1919 Ebbtide Ln., Dallas, TX, 75224  
Alvin Scott, 7527 Houston School Rd., Dallas, TX, 75241  
Against: Sandra Crenshaw, 1431 Quartet Dr., Dallas, TX, 75241

---

### Other Matters

Consideration of appointments to the following CPC Committees:

**Subdivision Review Committee (SRC)**

**Thoroughfare (Transportation) Committee**

**Motion:** It was moved to **approve** appointments to Subdivision Review Committee and Thoroughfare (Transportation) Committee.

Maker: Weiss  
Second: Emmons

Result: Carried: 14 to 0

For: 14 - Prothro, Wally, Anglin, Davis, Rodgers, Bagley,  
Lavallaisaa, Weiss, Lueder, Buehler, Wolfish,  
Ekblad, Emmons, Alcantar

Against: 0  
Absent: 1 - Lozano  
Vacancy: 0

### Minutes

**Motion:** It was moved to **approve** the minutes of the June 25, 2009, City Plan Commission meeting, subject to corrections.

Maker: Weiss  
Second: Ekblad  
Result: Carried: 14 to 0

For: 14 - Prothro, Wally, Anglin, Davis, Rodgers, Bagley,  
Lavallaisaa, Weiss, Lueder, Buehler, Wolfish,  
Ekblad, Emmons, Alcantar

Against: 0  
Absent: 1 - Lozano  
Vacancy: 0

### Adjournment

**Motion:** It was moved to **adjourn** the July 16, 2009, City Plan Commission meeting at 5:58 p.m.

Maker: Weiss  
Second: Prothro  
Result: Carried: 14 to 0

For: 14 - Prothro, Wally, Anglin, Davis, Rodgers, Bagley,  
Lavallaisaa, Weiss, Lueder, Buehler, Wolfish,  
Ekblad, Emmons, Alcantar

Against: 0  
Absent: 1 - Lozano  
Vacancy: 0

---

Joe Alcantar, Chair