

## PLAN COMMISSION MINUTES

The City Plan Commission held a regular Zoning Hearing on August 2, 2012, with the briefing starting at 11:03 a.m. in Room 5ES 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, Vice Chair. The following Commissioners were present during the hearing: Richard Davis, Liz Wally, Mike Anglin, Robert Abtahi, Emma Rodgers, Tony Hinojosa, Ann Bagley, Myrtl Lavallaisaa, John Shellene, Bruce Bernbaum, Sally Wolfish, Michael Schwartz and Paul E. Ridley. The following Commissioners were absent from this hearing as defined in the City Plan Commission rules: None. 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 Sustainable Development and Construction. Briefing and public hearing recordings are retained on file for 90 days after approval of CPC minutes.

### 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 Replat:

##### (1) **S112-164**

**Motion:** It was moved to **approve** an application to replat a 0.833 acre tract of land containing part of Lot 6 and all of lots 7 and 8 in City Block 17/4953 into one 0.393 acre lot and one 0.440 acre lot located at 5310 Wateka Drive at Inwood Road, subject to compliance with the conditions listed in the docket.

Maker: Ridley  
Second: Hinojosa  
Result: Carried: 12 to 3

For: 12 - Anglin, Abtahi, Hinojosa, Bagley, Lavallaisaa, Tarpley, Shellene, Bernbaum, Wolfish, Schwartz, Ridley, Alcantar

Against: 3 - Davis, Wally, Rodgers  
Absent: 0  
Vacancy: 0

**Speakers:** For: Tommy Mann, 5400 Renaissance Tower, Dallas, TX,  
Against: Kim Wilson, 5311 Wateka Dr., Dallas, TX, 75209  
Jack Wilson, 5311 Wateka Dr., Dallas, TX, 75209  
Molly Van Ort, 5422 W. University Blvd., Dallas, TX, 75209  
Katherine Seale, 5503 Meletio Ln., Dallas, TX, 75230  
Virginia McAlester, 5703 Swiss Ave., Dallas, TX, 75214  
Neil Emmons, 2525 Turtle Creek Blvd., Dallas, TX, 75219

Reduction of Building Lines:

(2) **S112-163**

**Reduction of Building Line Motion:** It was moved to **approve** an application to reduce the existing 50' platted building line on Lot 1 Block F/5517 to a 40 foot "wrap around" building line along Meaders Lane and Gaywood Drive located at 10340 Gaywood Drive, subject to compliance with the conditions listed in the docket.

Maker: Schwartz  
Second: Shellene  
Result: Carried: 14 to 0

For: 14 - Davis, Wally, Anglin\*, Abtahi, Rodgers,  
Hinojosa, Bagley, Lavallaisaa, Tarpley,  
Shellene, Bernbaum, Schwartz, Ridley,  
Alcantar

Against: 0  
Absent: 0  
Vacancy: 0  
Conflict: 1 - Wolfish

\* out of the room, shown voting in favor

**Replat Motion:** It was moved to **approve** an application for a 40 foot "wrap around" building line on Lot 1 Block F/5517 along Meaders Lane and Gaywood Drive located at 10340 Gaywood Drive, subject to compliance with the conditions listed in the docket.

Maker: Schwartz  
Second: Shellene  
Result: Carried: 14 to 0

For: 14 - Davis, Wally, Anglin\*, Abtahi, Rodgers,  
Hinojosa, Bagley, Lavallaisaa, Tarpley,  
Shellene, Bernbaum, Schwartz, Ridley,  
Alcantar

Against: 0  
Absent: 0  
Vacancy: 0  
Conflict: 1 - Wolfish

\* out of the room, shown voting in favor

**Speakers:** None

**(3) S112-165**

An application to reduce the existing 75 foot platted building line on Strait Lane to 73.55 feet; and to reduce the existing platted 75 foot building line to 40 feet along the west 40 feet of the property along Dorset Road on property located at 10255 Strait Lane.

**Item was withdrawn from this agenda and was not heard by CPC**

**(4) S112-166**

**Removal of Building Line Motion:** It was moved to **approve** an application to remove the existing 35 foot platted building line parallel to the north line of Royal Lane and to remove the existing 20 foot platted building line parallel to the west line of Webb Chapel Road on property at 10811 Webb Chapel Road, subject to compliance with the conditions listed in the docket.

Maker: Schwartz  
Second: Shellene  
Result: Carried: 15 to 0

For: 15 - Davis, Wally\*, Anglin, Abtahi, Rodgers,  
Hinojosa, Bagley, Lavallaisaa, Tarpley,  
Shellene, Bernbaum, Wolfish, Schwartz,  
Ridley, Alcantar

Against: 0  
Absent: 0  
Vacancy: 0

\* out of the room, shown voting in favor

**Replat Motion:** It was moved to **approve** an application to replat a 0.50 acre tract of land containing all of Lot 5 and part of Lot 6 in City Block 1/6434 into one 0.50 acre lot on property at 10811 Webb Chapel Road, subject to compliance with the conditions listed in the docket.

Maker: Schwartz  
Second: Shellene  
Result: Carried: 15 to 0

For: 15 - Davis, Wally\*, Anglin, Abtahi, Rodgers,  
Hinojosa, Bagley, Lavallaisaa, Tarpley,  
Shellene, Bernbaum, Wolfish, Schwartz,  
Ridley, Alcantar

Against: 0  
Absent: 0  
Vacancy: 0

\* out of the room, shown voting in favor

**Speakers:** None

Street Name Change:

(5) **NC112-001**

**Motion:** It was moved to **approve** an application to change the name of La Prada Drive (east) between John West Road on the south and La Prada Drive on the north to "Deansgate Lane", subject to compliance with the conditions listed in the docket.

Maker: Bagley  
Second: Anglin  
Result: Carried: 15 to 0

For: 15 - Davis, Wally, Anglin, Abtahi, Rodgers,  
Hinojosa, Bagley, Lavallaisaa, Tarpley,  
Shellene, Bernbaum, Wolfish, Schwartz,  
Ridley, Alcantar

Against: 0  
Absent: 0  
Vacancy: 0

**Speakers:** None

Miscellaneous Docket

**M112-028**

Planner: Richard Brown

**Motion:** In considering an application for a minor amendment to the development plan and landscape plan for Planned Development No. 501 for a Public school and R-10(A) Single Family District Uses on the south line of Stults Road between Woodshore Drive and Clearwater Drive, it was moved to **hold** this case under advisement until August 16, 2012.

Maker: Shellene  
Second: Wally  
Result: Carried: 15 to 0

For: 15 - Davis, Wally, Anglin, Abtahi, Rodgers,  
Hinojosa, Bagley, Lavallaisaa, Tarpley,  
Shellene, Bernbaum, Wolfish, Schwartz,  
Ridley, Alcantar

Against: 0  
Absent: 0  
Vacancy: 0

**Speakers:** None

Zoning Cases – Consent

**1. Z112-236(MD)**

Planner: Mark Doty

**Motion:** It was moved to recommend **approval** of an Historic District Overlay, subject to preservation criteria on property zoned A(A) Agricultural District on the south side of Haymarket Road, southwest of the intersection of Haymarket Road and Palomino Road.

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

For: 14 - Davis, Wally, Anglin, Abtahi, Rodgers,  
Hinojosa, Bagley, Lavallaisaa, Tarpley,  
Shellene, Bernbaum, Wolfish, Schwartz,  
Alcantar

Against: 0  
Absent: 0  
Vacancy: 0  
Conflict: 1 - Ridley

**Notices:** Area: 200 Mailed: 11  
**Replies:** For: 1 Against: 0

**Speakers:** None

2. **Z112-259(WE)**

Planner: Warren Ellis

**Motion:** It was moved to recommend **approval** of a renewal of Specific Use Permit No. 1813 for a recycling collection center for a two-year period, subject to a site plan and conditions on property zoned an IR Industrial Research District on the northeast corner of Sylvan Avenue and Fabrication Street.

Maker: Hinojosa  
Second: Bernbaum  
Result: Carried: 15 to 0

For: 15 - Davis, Wally, Anglin, Abtahi, Rodgers,  
Hinojosa, Bagley, Lavallaisaa, Tarpley,  
Shellene, Bernbaum, Wolfish, Schwartz,  
Ridley, Alcantar

Against: 0  
Absent: 0  
Vacancy: 0

**Notices:** Area: 200 Mailed: 19  
**Replies:** For: 4 Against: 0

**Speakers:** None

3. **Z112-261(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 a two-year period with eligibility for automatic renewals for additional five-year periods, subject to a site plan and conditions for the sale of alcoholic beverages in conjunction with a general merchandise or food store 3,500 square feet or less on property zoned within Subdistrict 2, Tract 1 of Planned Development District No. 535, the C. F. Hawn Special Purpose District No. 3 with a D-1 Liquor Control Overlay on the northeast corner of C. F. Hawn Freeway and St. Augustine Road.

Maker: Hinojosa  
Second: Bernbaum  
Result: Carried: 15 to 0

For: 15 - Davis, Wally, Anglin, Abtahi, Rodgers,  
Hinojosa, Bagley, Lavallaisaa, Tarpley,  
Shellene, Bernbaum, Wolfish, Schwartz,  
Ridley, Alcantar

Against: 0  
Absent: 0  
Vacancy: 0

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

**Speakers:** None

4. Z112-266(WE)

Planner: Warren Ellis

**Motion:** In considering an amendment to Planned Development Subdistrict No. 91 for Multiple Family Subdistrict uses within Planned Development District No. 193, the Oak Lawn Special Purpose District on the west corner of Cedar Springs Road and Herschel Avenue, it was moved to **hold** this case under advisement until August 16, 2012.

Maker: Wally  
Second: Tarpley  
Result: Carried: 15 to 0

For: 15 - Davis, Wally, Anglin, Abtahi, Rodgers,  
Hinojosa, Bagley, Lavallaisaa, Tarpley,  
Shellene, Bernbaum, Wolfish, Schwartz,  
Ridley, Alcantar

Against: 0  
Absent: 0  
Vacancy: 0

**Notices:** Area: 500 Mailed: 203  
**Replies:** For: 7 Against: 4

**Speakers:** For: Karl Crawley, 900 Jackson St., Dallas, TX, 75202  
Against: Katherine Connell, 4414 Cedar Springs Rd., Dallas, TX, 75219  
Against (Did not speak): Jeffrey Reeves, 4414 Cedar Springs Rd., Dallas, TX, 75219

Zoning Cases – Under Advisement

5. **Z112-178(WE)**

Planner: Warren Ellis

**Motion:** It was moved to recommend **denial** of a CR Community Retail District on property zoned a TH-2(A) Townhouse District with deed restrictions on the west side of South Polk Street, north of Kirnwood Drive.

Maker: Rodgers  
Second: Wolfish  
Result: Carried: 15 to 0

For: 15 - Davis, Wally\*, Anglin, Abtahi, Rodgers,  
Hinojosa, Bagley, Lavallaisaa, Tarpley,  
Shellene, Bernbaum, Wolfish, Schwartz,  
Ridley, Alcantar

Against: 0  
Absent: 0  
Vacancy: 0

\* out of the room, shown voting in favor

**Notices:** Area: 300 Mailed: 29  
**Replies:** For: 2 Against: 2

**Speakers:** For: None  
Against: Joe Ruth George, 7651 Woodshire Dr., Dallas, TX, 75232  
Evelyn Willis, 7635 Woodshire Dr., Dallas, TX, 75232

Zoning Cases - Individual

6. **Z112-234(RB)**

Planner: Richard Brown

**Motion:** It was moved to recommend **approval** of an amendment to and renewal of Specific Use Permit No. 1685 for a Bar, lounge, or tavern for a three-year period, subject to a site plan and 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 northeast corner of Crowdus Street and July Alley.

Maker: Wally  
Second: Shellene  
Result: Carried: 15 to 0



For: 15 - Davis, Wally, Anglin, Abtahi, Rodgers,  
Hinojosa, Bagley, Lavallaisaa, Tarpley,  
Shellene, Bernbaum, Wolfish, Schwartz,  
Ridley, Alcantar

Against: 0  
Absent: 0  
Vacancy: 0

**Notices:** Area: 200 Mailed: 13  
**Replies:** For: 0 Against: 0

**Speakers:** For: John Hamilton, 2802 N. Carroll Ave., Dallas, TX, 75204  
Against: None

**7. Z112-243(RB)**

Planner: Richard Brown

**Motion I:** It was moved to recommend **denial** of a Specific Use Permit for a Private stable on property zoned an R-7.5(A) Single Family District on the north line of Grady Lane, east of Pleasant Woods Drive.

Maker: Lavallaisaa  
Second: Wolfish  
Result: Failed: 6 to 9

For: 6 - Hinojosa, Bagley, Lavallaisaa, Bernbaum,  
Wolfish, Ridley

Against: 9 - Davis, Wally, Anglin, Abtahi, Rodgers, Tarpley,  
Shellene, Schwartz, Alcantar  
Absent: 0  
Vacancy: 0

**Motion II:** It was moved to recommend **approval** of a Specific Use Permit for a Private stable on property zoned an R-7.5(A) Single Family District for a two-year period, subject to a site plan and conditions on the north line of Grady Lane, east of Pleasant Woods Drive.

Maker: Bagley  
Second: Schwartz  
Result: Carried: 15 to 0

For: 15 - Davis, Wally, Anglin, Abtahi, Rodgers,  
Hinojosa, Bagley, Lavallaisaa, Tarpley,  
Shellene, Bernbaum, Wolfish, Schwartz,  
Ridley, Alcantar

Against: 0  
Absent: 0  
Vacancy: 0

**Notices:** Area: 200 Mailed: 14  
**Replies:** For: 6 Against: 2

**Speakers:** For: James Carter, 8344 E. R.L. Thornton Freeway, Dallas, TX, 75228  
Kent Carter, 104 N. Pleasant Woods Dr., Dallas, TX, 75217  
Against: Volney Woods, Jr., 10616 Grady Ln., Dallas, TX, 75217

8. Z112-225(JH)

Planner: Jennifer Hiromoto

**Motion:** In considering an application for a Planned Development District for multifamily uses on property zoned an MF-1(A) Multifamily District on the southwest corner of Skillman Street and Sandhurst Lane and both sides of Amesbury Drive, it was moved to **hold** this case under advisement until August 16, 2012.

Maker: Ridley  
Second: Hinojosa  
Result: Carried: 15 to 0

For: 15 - Davis, Wally, Anglin, Abtahi, Rodgers,  
Hinojosa, Bagley, Lavallaisaa, Tarpley,  
Shellene, Bernbaum, Wolfish, Schwartz,  
Ridley, Alcantar

Against: 0  
Absent: 0  
Vacancy: 0

**Notices:** Area: 500 Mailed: 510  
**Replies:** For: 185 Against: 171

**Speakers:** For: Jonathan Vinson, 901 Main St., Dallas, TX, 75202  
Against: Chris Mazzini, 6410 Northhaven Rd., Dallas, TX, 75230

---

Other Matters

Minutes

**Motion:** It was moved to **approve** the minutes of the July 12, 2012 and the July 19, 2012, City Plan Commission meetings, subject to corrections.

Maker: Ridley  
Second: Hinojosa  
Result: Carried: 15 to 0

For: 15 - Davis, Wally, Anglin, Abtahi, Rodgers,  
Hinojosa, Bagley, Lavallaisaa, Tarpley,  
Shellene, Bernbaum, Wolfish, Schwartz,  
Ridley, Alcantar

Against: 0  
Absent: 0  
Vacancy: 0

Adjournment

**Motion:** It was moved to **adjourn** the August 2, 2012, City Plan Commission meeting at 3:53 p.m.

Maker: Hinojosa  
Second: Schwartz  
Result: Carried: 15 to 0

For: 15 - Davis, Wally, Anglin, Abtahi, Rodgers,  
Hinojosa, Bagley, Lavallaisaa, Tarpley,  
Shellene, Bernbaum, Wolfish, Schwartz,  
Ridley, Alcantar

Against: 0  
Absent: 0  
Vacancy: 0

---

Joe Alcantar, Chair