

PLAN COMMISSION MINUTES

The City Plan Commission held a regular Zoning Hearing on August 4, 2011 with the briefing starting at 10:32 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 Michael Davis, Vice Chair. The following Commissioners were present during the hearing: R, Davis, Liz Wally, Mike Anglin, Ann Bagley, Myrtl Lavallaisaa, Gloria Tarpley, John Shellene, Bruce Bernbaum, Michael Schwartz and Bill Peterson. The following Commissioners were absent from this hearing as defined in the City Plan Commission rules: Emma Rodgers and Sally Wolfish. There is one vacancy - District 6.

The City Plan Commission was briefed by staff on each item on the agenda and a question and answer period followed each briefing.

A variety of dockets, requests and briefings were presented to the Commission during the open public hearing. The applicants or their representatives presented their arguments, citizen comments were heard, and using the information and staff recommendations in the hearing dockets, the Commission took the following actions.

NOTE: For more detailed information on discussion on any issue heard during this briefing and public hearing, refer to the tape recording retained on file in the Department of Sustainable Development and Construction.

PUBLIC HEARINGS:

Subdivision Docket

Planner: LaShawn Green

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

Residential Replats

(1) S101-139

Motion: It was moved to **approve** an application to create a 1.20 acre lot from a tract of land containing part of City Block 6760 on Masters Drive south of Scyene Road, subject to compliance with the conditions listed in the docket.

Maker: Bagley
Second: Shellene
Result: Carried: 12 to 0

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

Against: 0
Absent: 2 - Rodgers, Wolfish
Vacancy: 1 - District 6

Speakers: None

(2) S101-140

Motion: It was moved to **approve** an application to create one 15.227 acre lot from a tract of land in City Block 7332 at 2906 E. Keist Boulevard at Van Cleave Drive, subject to compliance with the conditions listed in the docket.

Maker: Bagley
Second: Shellene
Result: Carried: 12 to 0

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

Against: 0
Absent: 2 - Rodgers, Wolfish
Vacancy: 1 - District 6

Speakers: None

(3) S101-141

Motion: It was moved to **approve** an application to replat a 1.509 acre tract of land containing part of City Block 1/415 to create one lot at 212 Reunion Boulevard, subject to compliance with the conditions listed in the docket.

Maker: Bagley
Second: Shellene
Result: Carried: 12 to 0

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

Against: 0
Absent: 2 - Rodgers, Wolfish
Vacancy: 1 - District 6

Speakers: None

(4) **S101-142**

Motion: It was moved to **approve** an application to replat a 12.87 acre tract of land containing part of City Block 2/6951 and all of Lots 1, 2, 3, 4, 5 and 6 in City Block E/6044 located between Platinum Way and Finch Lane at Blue Bird Avenue, subject to compliance with the conditions listed in the docket.

Maker: Bagley
Second: Shellene
Result: Carried: 12 to 0

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

Against: 0
Absent: 2 - Rodgers, Wolfish
Vacancy: 1 - District 6

Speakers: None

Residential Replat:

(5) **S101-138**

Motion: It was moved to **approve** an application to replat a 1.27 acre tract of land containing all of Lots 51A and 52A to relocate the lot line between the two lots in City Block 2/8190 fronting on 5924 Twin Coves, subject to compliance with the conditions listed in the docket with condition numbers corrected to read 1 thru 25.

Maker: Bagley
Second: M. Davis
Result: Carried: 12 to 0

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

Against: 0
Absent: 2 - Rodgers, Wolfish
Vacancy: 1 - District 6

Speakers: None

Street Name Change

NC101-001

Motion: It was moved to **approve** an application to change the name of Impala Lane to Theater Way between Skillman Street on the northwest and Northwest Highway on the south, subject to compliance with the conditions listed in the docket.

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

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

Against: 0
Absent: 2 - Rodgers, Wolfish
Vacancy: 1 - District 6

Speakers: For: Lisa Goss, 5938 Skillman St., Dallas, TX, 75231
Against: Dallas Cothrum, 900 Jackson St., Dallas, TX, 75202

Miscellaneous Docket

M101-025

Planner: Richard Brown

Motion: It was moved to **approve** a minor amendment to the site plan for Specific Use Permit No. 1371 for a Private school and Child-care facility on the southeast corner of R. L. Thornton Freeway and Ann Arbor Avenue.

Maker: M. Davis
Second: Shellene
Result: Carried: 12 to 0

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

Against: 0
Absent: 2 - Rodgers, Wolfish
Vacancy: 1 - District 6

Speakers: None

M101-027

Planner: Richard Brown

Motion: It was moved to **approve** a minor amendment to the Area 1 development plan/Area 2 conceptual plan for Planned Development District No. 166 for a College, Private school, Multiple-family residential uses, and the Establishment for the care of alcoholic, narcotic, or psychiatric patients, on the west line of La Prada Drive, south of Blythe Drive.

Maker: M. Davis
Second: Shellene
Result: Carried: 12 to 0

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

Against: 0
Absent: 2 - Rodgers, Wolfish
Vacancy: 1 - District 6

Speakers: None

M101-030

Planner: Richard Brown

Motion: It was moved to **approve** a minor amendment to the site plan for Specific Use Permit No.132 for a Sewage treatment plant, on the northeast Line of Sargent Road, north of Overton Road.

Maker: M. Davis
Second: Shellene
Result: Carried: 12 to 0

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

Against: 0
Absent: 2 - Rodgers, Wolfish
Vacancy: 1 - District 6

Speakers: None

M101-031

Planner: Richard Brown

Motion: It was moved to **approve** a minor amendment to the development plan and landscape plan for property within the Tract IV portion of Planned Development District No. 614 for RR Regional Retail District Uses and TH-3 Townhouse District Uses, on the northwest corner of Belt Line Road and Montfort Drive.

Maker: M. Davis
Second: Shellene
Result: Carried: 12 to 0

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

Against: 0
Absent: 2 - Rodgers, Wolfish
Vacancy: 1 - District 6

Speakers: None

M101-032

Planner: Richard Brown

Motion: It was moved to **approve** a minor amendment to the development plan for Planned Development District No. 828 for a Warehouse club and CR Community Retail District Uses on the southwest line of Webb Chapel Road at El Centro Drive.

Maker: M. Davis
Second: Shellene
Result: Carried: 12 to 0

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

Against: 0
Absent: 2 - Rodgers, Wolfish
Vacancy: 1 - District 6

Speakers: None

W101-007

Planner: Neva Dean

Motion: It was moved to **approve** a waiver of the two-year waiting period in order to submit an application to create a new subdistrict within the Planned Development District No. 830 to allow a library use on the south side of West 10th Street between Madison Avenue and bishop Avenue.

Maker: R. Davis
Second: Peterson
Result: Carried: 12 to 0

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

Against: 0
Absent: 2 - Rodgers, Wolfish
Vacancy: 1 - District 6

Speakers: None

Certificates of Appropriateness for Signs

Downtown Sign District:

1106275001

Planner: Carolyn Horner

Motion: It was moved to **approve** of a Certificate of Appropriateness for the installation of a 900 square foot upper level flat attached sign on the north elevation of 2200 Ross Avenue.

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

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

Against: 0
Absent: 2 - Rodgers, Wolfish
Vacancy: 1 - District 6

Speakers: None

1106275002

Planner: Carolyn Horner

Motion: It was moved to **approve** of a Certificate of Appropriateness for the installation of a 345 square foot middle level flat attached sign on the south elevation of 2200 Ross Avenue.

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

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

Against: 0
Absent: 2 - Rodgers, Wolfish
Vacancy: 1 - District 6

Speakers: None

1106275003

Planner: Carolyn Horner

Motion: It was moved to **approve** of a Certificate of Appropriateness for the installation of a 345 square foot middle level flat attached sign on the north elevation of 2200 Ross Avenue.

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

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

Against: 0
Absent: 2 - Rodgers, Wolfish
Vacancy: 1 - District 6

Speakers: None

1106305001

Planner: Carolyn Horner

Motion: It was moved to **approve** of a Certificate of Appropriateness for the relocation of an existing kiosk from the west corner of Marilla Street and Ervay Street to the north corner of Live Oak Street and Pearl Street at 2110 Live Oak Street.

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

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

Against: 0
Absent: 2 - Rodgers, Wolfish
Vacancy: 1 - District 6

Speakers: None

1106305002

Planner: Carolyn Horner

Motion: It was moved to **approve** of a Certificate of Appropriateness for the relocation of an existing kiosk from the southwest corner of Commerce Street and Griffin Street to the corner of Live Oak Street and Olive Street at 2110 Live Oak Street.

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

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

Against: 0
Absent: 2 - Rodgers, Wolfish
Vacancy: 1 - District 6

Speakers: None

1106305003

Planner: Carolyn Horner

Motion: It was moved to **approve** of a Certificate of Appropriateness for the relocation of an existing kiosk from the northwest corner of San Jacinto Street and St. Paul Street to the corner of Harwood Street and Pacific Avenue at 2001 Elm Street.

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

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

Against: 0
Absent: 2 - Rodgers, Wolfish
Vacancy: 1 - District 6

Speakers: None

Zoning Cases – Consent

1. Z101-247(MG)

Planner: Michael Grace

Motion: It was moved to recommend **approval** of the creation of a new subdistrict within Planned Development District No. 357 the Farmer's Market Special Purpose District, subject to a conceptual plan and revised conditions on property bounded by Young Street, S. Pearl Expressway, S. Ceasar Chavez Boulevard, and Marilla Street.

Maker: Peterson
Second: M. Davis
Result: Carried: 11 to 1

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

Against: 1 - R. Davis
Absent: 2 - Rodgers, Wolfish
Vacancy: 1 - District 6

Notices: Area: 500 Mailed: 150

Replies: For: 2 Against: 7

Speakers: For: Audra Buckley, 2814 Main St., Dallas, TX, 75226
Jim Wood, 2200 Ross Ave., Dallas, TX, 75201
For (Did not speak): Dana Green, 2111 Canton St., Dallas, TX, 75201
Against: Robin McCaffrey, 1807 Ross Ave., Dallas, TX, 75201
Lisa Ropski, 616 S. Harwood St., Dallas, TX, 75201
Craig Melde, 1907 Marilla St., Dallas, TX, 75201
Tanya Ragan, 807 Park Ave., Dallas, TX

2. **Z101-278(MG)**

Planner: Michael Grace

Motion: It was moved to recommend **approval** of the renewal of Specific Use Permit No. 1624 for an Industrial (outside) not potentially incompatible use for a Concrete batch plant for a five-year period, subject to a site plan and conditions on a property zoned an IR Industrial Research District, on the northwest corner of Commerce Street and Manila Road.

Maker: Anglin
Second: Tarpley
Result: Carried: 9 to 3

For: 9 - Wally, Anglin, Lavallaisaa, Tarpley, Shellene,
Bernbaum, Schwartz, Peterson, Alcantar

Against: 3 - R. Davis, M. Davis, Bagley
Absent: 2 - Rodgers, Wolfish
Vacancy: 1 - District 6

Notices: Area: 300 Mailed: 14
Replies: For: 2 Against: 0

Speakers: For: Peter Kavanagh, 1620 Handley Dr., Dallas, TX, 75208
Against: Deborah Carpenter, 2009 Neal St., Dallas, TX, 75208

3. **Z101-290(MG)**

Planner: Michael Grace

Motion: It was moved to recommend **approval** of the renewal of Specific Use Permit No. 1758 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 with a portion within a designated flood plain on the east line of Wire Way, north of Lombardy Lane.

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

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

Against: 0
Absent: 2 - Rodgers, Wolfish
Vacancy: 1 - District 6

Notices: Area: 300 Mailed: 11
Replies: For: 1 Against: 2

Speakers: None

4. Z101-227(MG)

Planner: Michael Grace

Motion: It was moved to recommend **approval** of the D-1 Liquor Control Overlay and **approval** of a Specific Use Permit for the sale of alcoholic beverages in conjunction with a general merchandise or food store use greater than 3,500 square feet 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 CR-D Community Retail District with a D Liquor Control Overlay on the northeast corner of Garland Road and Jupiter Road.

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

For: 12 - R. Davis, Wally*, Anglin, M. Davis, Bagley*,
Lavallaisaa, Tarpley, Shellene, Bernbaum,
Schwartz, Peterson, Alcantar

Against: 0
Absent: 2 - Rodgers, Wolfish
Vacancy: 1 - District 6

*out of the room, shown voting in favor

Notices: Area: 400 Mailed: 90
Replies: For: 13 Against: 7

Speakers: For: Santos Martinez, 900 Jackson St., Dallas, TX, 75202
Against: None

5. Z101-262(MG)

Planner: Michael Grace

Motion: It was moved to recommend **approval** of the D-1 Liquor Control Overlay and **approval** of a Specific Use Permit for the sale of alcoholic beverages in conjunction with a general merchandise or food store use 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 CR-D Community Retail District with a D Liquor Control Overlay on the southeast corner of S. Lancaster Road and E. Ledbetter Drive.

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

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

Against: 0
Absent: 2 - Rodgers, Wolfish
Vacancy: 1 - District 6

Notices: Area: 200 Mailed: 7
Replies: For: 7 Against: 1

Speakers: None

6. Z101-302(WE)

Planner: Warren Ellis

Motion: It was moved to recommend **approval** of a Specific Use Permit for the sale of alcoholic beverages in conjunction with a general merchandise store less than 3,500 square feet for a two-year time period with eligibility for automatic renewals for additional five-year periods, subject to a site plan and conditions on property within Planned Development District No. 777 for NS(A) Neighborhood Service District uses with a D-1 Liquor Control Overlay on the south corner of S. Belt Line Road and Garden Grove Drive.

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

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

Against: 0
Absent: 2 - Rodgers, Wolfish
Vacancy: 1 - District 6

Notices: Area: 200 Mailed: 12
Replies: For: 0 Against: 1

Speakers: None

7. Z101-286(WE)

Planner: Warren Ellis

Motion: It was moved to recommend **approval** of an amendment to Specific Use Permit No. 1824 for an open enrollment charter school for a five-year time period with eligibility for automatic renewals for additional five-year periods, subject to a site/traffic management plan and conditions on property zoned an RR Regional Retail District on the west line of South R.L. Thornton Frontage Road, south of West Kiest Boulevard.

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

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

Against: 0
Absent: 2 - Rodgers, Wolfish
Vacancy: 1 - District 6

Notices: Area: 400 Mailed: 25
Replies: For: 1 Against: 0

Speakers: None

8. Z101-291(WE)

Planner: Warren Ellis

Motion: It was moved to recommend **approval** of a Specific Use Permit for a restaurant without drive-in or drive through service for a ten-year time period with eligibility for automatic renewals for additional ten-year periods, subject to a site plan and conditions on property zoned an NO(A) Neighborhood Office District on the east line of Hillcrest Road, south of Lyndon B. Johnson Freeway (635).

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

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

Against: 0
Absent: 2 - Rodgers, Wolfish
Vacancy: 1 - District 6

Notices: Area: 300 Mailed: 84
Replies: For: 2 Against: 0

Speakers: None

9. Z101-300(WE)

Planner: Warren Ellis

Motion: It was moved to recommend **approval** of an LC Light Commercial Subdistrict, subject to the deed restrictions volunteered by the applicant on property zoned a P Parking Subdistrict within Planned Development District No. 193, the Oak Lawn Special Purpose District on the southeast line of S. Versailles Avenue, northeast of Lemmon Avenue.

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

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

Against: 0
Absent: 2 - Rodgers, Wolfish
Vacancy: 1 - District 6

Notices: Area: 200 Mailed: 20
Replies: For: 5 Against: 3

Speakers: For: Kirk Williams, 5400 Renaissance Tower, Dallas, TX, 75270
Against: None

Zoning Cases – Under Advisement

10. Z090-247(WE)

Planner: Warren Ellis

Motion: It was moved to recommend **approval** of an amendment to, and an expansion of, Planned Development District No. 370 for IR Industrial Research District uses, a Group Residential Facility and Overnight General Purpose Shelter, subject to a development plan and staff's recommended conditions on property zoned Planned Development District No. 370 and an IR Industrial Research District on the northeast corner of Calvert Street and Irving Boulevard.

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

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

Against: 0
Absent: 2 - Rodgers, Wolfish
Vacancy: 1 - District 6

Notices: Area: 500 Mailed: 20
Replies: For: 0 Against: 0

Speakers: For: Michael Coker, 2700 Swiss Ave., Dallas, TX, 75204
William Thompson, 5270 Ponderosa Cir., Dallas, TX, 75227
Gay Hopkins, 6030 Monticello Ave., Dallas, TX, 75206
Against: None

11. Z101-255(MW)

Planner: Megan Wimer

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) use limited to a Class A dance hall for a one - year time period, subject to a site plan and conditions including a provision requiring two peace officers present during the evening hours on property within Planned Development District No. 619 for Mixed Uses on the south side of Main Street, east of Field Street.

Maker: Peterson
Second: M. Davis
Result: Carried: 12 to 0

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

Against: 0
Absent: 2 - Rodgers, Wolfish
Vacancy: 1 - District 6

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

Speakers: For: Kevin Richardson, 1400 Main St., Dallas, TX, 75202
Kelly Taylor, 1309 Main St., Dallas, TX, 75202
Shawn Musgrave, 300 N. Akard St., Dallas, TX, 75201
Ronald King, 300 N. Akard St., Dallas, TX, 75201
Lewis Rogers, 1309 Main St., Dallas, TX, 75202
Gabrielle Piagiotti, 1309 Main St., Dallas, TX, 75202

For (Did not speak): Garrett Bailey, 1200 Main St., Dallas, TX, 75202
Shelia Smith, 1200 Main St., Dallas, TX, 75202
Against: Donna Sheridan, 1414 Elm St., Dallas, TX, 75202
Rebekah Aretz, 1407 Main St., Dallas, TX, 75202

Zoning Cases - Individual

12. **Z101-272(WE)**

Planner: Warren Ellis

Motion: In considering an application to create a new Subarea within Planned Development District No. 27 for Office uses on west side of Insurance Lane between Knox Street and Hester Avenue, it was moved to **hold** this case under advisement until August 18, 2011.

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

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

Against: 0
Absent: 2 - Rodgers, Wolfish
Vacancy: 1 - District 6

Notices: Area: 500 Mailed: 57
Replies: For: 3 Against: 2

Speakers: For: Dan Beard, 5121 McKinney Ave., Dallas, TX, 75205
Against: None

13. **Z101-276(WE)**

Planner: Warren Ellis

Motion: In considering an application for an NO(A) Neighborhood Office District on property zoned an R-7.5(A) Single Family District on the south side of Lake June Road, west of Ladonia Place, it was moved to **hold** this case under advisement until August 18, 2011.

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

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

Against: 0
Absent: 2 - Rodgers, Wolfish
Vacancy: 1 - District 6

Notices: Area: 200 Mailed: 13
Replies: For: 5 Against: 1

Speakers: For: Carmen Rios, 9310 Lake June Rd., Dallas, TX, 75217
Against: None

14. **Z101-270(RB)**

Planner: Richard Brown

Motion: It was moved to recommend **approval** of a Specific Use Permit for a late-hours establishment limited to an alcoholic beverage establishment for a bar, lounge, or tavern use for a two-year period, subject to a site plan and revised conditions providing for a provision prohibiting outside speakers on property within Planned Development District No. 842 for CR Community Retail District Uses, on the east line of Greenville Avenue, north of Prospect Avenue.

Maker: Peterson
Second: Bernbaum
Result: Carried: 10 to 0

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

Against: 0
Absent: 4 - R. Davis, Wally, Rodgers, Wolfish
Vacancy: 1 - District 6

Notices: Area: 200 Mailed: 18
Replies: For: 9 Against: 0

Speakers: For: Roger Albright, 3301 Elm St., Dallas, TX, 75201
Kim Finch, 2118 Montalba Ave., Dallas, TX, 75228
For (Did not speak): Tiffany Curtiss, 5926 Junius St., Dallas, TX, 75214
Chelsea Callahan, 5451 Ellsworth Ave., Dallas, TX, 75206
Alan Cook, 2110 Matilda St., Dallas, TX, 75206
David Howard, 6315 Vickery Blvd., Dallas, TX, 75214
Peter Swulius, 5926 Junius St., Dallas, TX, 75214
Against: Philip Kingston, 5901 Palo Pinto Ave., Dallas, TX, 75206
Bruce Richardson, 5607 Richmond Ave., Dallas, TX, 75206

Reconsideration

Z101-242(JH)

Motion I: It was moved to **suspend** the CPC Rules of Procedure to allow reconsideration of Z101-242(JH).

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

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

Against: 0
Absent: 4 - R. Davis, Wally, Rodgers, Wolfish
Vacancy: 1 - District 6

Motion II: It was moved to **reconsider** the action taken on June 2, 2011, which was to moved to recommend approval of a Specific Use Permit for a bar, lounge or tavern for a two-year period, subject to a site plan and conditions on property zoned Planned Development District No. 269 on the south side of Elm Street, east of Good Latimer Expressway.

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

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

Against: 0
Absent: 4 - R. Davis, Wally, Rodgers, Wolfish
Vacancy: 1 - District 6

Motion III: In considering an application for a Specific Use Permit for a bar, lounge or tavern on property zoned Planned Development District No. 269 on the south side of Elm Street, east of Good Latimer Expressway, it was moved to **hold** this case under advisement indefinitely and instruct staff to re-advertize with an enlarged area.

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

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

Against: 0
Absent: 4 - R. Davis, Wally, Rodgers, Wolfish
Vacancy: 1 - District 6

Speakers: None

Other Matters

Minutes

Motion: It was moved to **approve** the minutes of the July 21, 2011, City Plan Commission meeting, subject to corrections.

Maker: Shellene
Second: Tarpley
Result: Carried: 10 to 0

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

Against: 0
Absent: 4 - R. Davis, Wally, Rodgers, Wolfish
Vacancy: 1 - District 6

Adjournment

Motion: It was moved to **adjourn** the August 4, 2011, City Plan Commission meeting at 5:37 p.m.

Maker: Peterson
Second: Schwartz
Result: Carried: 10 to 0

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

Against: 0
Absent: 4 - R. Davis, Wally, Rodgers, Wolfish
Vacancy: 1 - District 6