

## PLAN COMMISSION MINUTES

The City Plan Commission held a regular Zoning Hearing on August 18, 2011 with the briefing starting at 10:39 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: Mike Anglin, Emma Rodgers, Tony Hinojosa, Ann Bagley, Myrtl Lavallaisaa, Gloria Tarpley, John Shellene, Bruce Bernbaum, Sally Wolfish, Michael Schwartz and Bill Peterson. The following Commissioners were absent from this hearing as defined in the City Plan Commission rules: Richard Davis and Liz Wally. 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.

### 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) **S101-146**

**Motion:** It was moved to **approve** an application to replat a 0.744 acre tract of land containing all of Lot 1A in City Block A/2571 to create one 0.3345 acre lot and one 0.4100 acre lot on 3040 W. Mockingbird Lane, subject to compliance with the conditions listed in the docket.

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

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

Against: 0  
Absent: 2 - R. Davis, Wally  
Vacancy: 0

**Speakers:** None

(2) **S101-147**

**Motion:** It was moved to **approve** an application to replat a 4.938 acre tract of land containing all of Lots 9, 10, 11 and 12 in City Block 1/3318 into one lot at 1836 Davis Street at Rosemont Avenue, subject to compliance with the conditions listed in the docket.

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

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

Against: 0  
Absent: 2 - R. Davis, Wally  
Vacancy: 0

**Speakers:** None

(3) **S101-148**

**Motion:** It was moved to **approve** an application to replat a 0.583 acre tract of land containing all of Lots 4, 5, 6 and 7 in City Block 1/1349 into one 0.583 acre lot at 3109 Martin Luther King, Jr. Boulevard, subject to compliance with the conditions listed in the docket.

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

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

Against: 0  
Absent: 2 - R. Davis, Wally  
Vacancy: 0

**Speakers:** None

(4) **S101-149**

**Motion:** It was moved to **approve** an application to replat a 2.378 acre tract of land containing all of Lots 16 and 17A in City Block 4/51970.842 acre lot and one 1.536 acre lot on the southeast corner of Greenville Avenue and Holly Hill Drive, subject to compliance with the conditions listed in the docket.

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

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

Against: 0  
Absent: 2 - R. Davis, Wally  
Vacancy: 0

**Speakers:** None

Residential Replat:

(5) **S101-143**

**Motion:** It was moved to **approve** an application to replat a 1.8054 acre tract of land containing all of Lots 10A and 11A in City Block A/5664 to relocate the lot line between the two lots on 9023 Devonshire, subject to compliance with the conditions listed in the docket.

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

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

Against: 0  
Absent: 2 - R. Davis, Wally  
Vacancy: 0

**Speakers:** For: Peter Kavanagh, 1620 Handley Dr., Dallas, TX, 75208  
Against: None

(6) **S101-144**

**Motion:** It was moved to **approve** an application to replat a 0.720 acre tract of land containing all of Lots 2 and 3 and part of Lots 1, 4 and 5 in City Block 1/3241 to create one lot on 603 and 607 S. Tyler Street, subject to compliance with the conditions listed in the docket with condition.

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

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

Against: 0  
Absent: 2 - R. Davis, Wally  
Vacancy: 0

**Speakers:** None

(7) **S101-145**

**Motion:** It was moved to **deny without prejudice** an application to replat a 5.11 acre tract of land containing all of Lot 1 in City Block 17/1243, Lots 6 through 11 in City Block 18/1242, and part of Lots 10, 11, 12 and a portion of a 15 foot alley to be abandoned in City Block 16/1258 to create one 0.99 acre lot and one 4.119 acre lot at 4919 East Grand Avenue at Barry Avenue, due to lack of appropriate notification and posting.

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

For: 12 - Anglin, Rodgers, Hinojosa, Bagley,  
Lavallaisaa, Tarpley, Shellene, Bernbaum,  
Wolfish, Schwartz, Peterson, Alcantar

Against: 0  
Absent: 2 - R. Davis, Wally  
Vacancy: 0  
Conflict: 1 - M. Davis

**Speakers:** For: Karl Crawley, 900 Jackson St., Dallas, TX, 75202  
Santos Martinez, 900 Jackson St., Dallas, TX, 75202  
Against: Norma Hernandez, 5019 Philip Ave., Dallas, TX, 75223  
Rolando Lozano, 4939 Philip Ave., Dallas, TX, 75223  
Shawn Bsari, 4906 Gurley Ave., Dallas, TX, 75223

Jewel Floyd, 4911 Gurley Ave., Dallas, TX, 75223  
Rickey Loftis, 1324 Mirage Canyon Dr., Dallas, TX, 75232  
Augustina Del Rio, 1015 Barry Ave., Dallas, TX, 75223

Miscellaneous Docket

**M101-024**

Planner: Richard Brown

**Motion:** It was moved to **approve** a minor amendment to the development plan for property within the East Residential/Subdistrict I portion of Planned Development District No. 305 for Mixed Uses on the east corner of Washington Avenue and Thomas Avenue.

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

For: 12 - Anglin\*, Rodgers, Hinojosa, Bagley,  
Lavallaisaa, Tarpley, Shellene, Bernbaum,  
Wolfish, Schwartz, Peterson, Alcantar

Against: 0  
Absent: 2 - R. Davis, Wally  
Vacancy: 0  
Conflict: 1 - M. Davis

\*out of the room, shown voting in favor

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

**M101-034**

Planner: Richard Brown

**Motion:** It was moved to **approve** a minor amendment to the development plan for Planned Development District No. 518 for a Hospital and Related Uses on the south corner of Maple Avenue and Oak Lawn Avenue.

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

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

Against: 0  
Absent: 2 - R. Davis, Wally  
Vacancy: 0

\*out of the room, shown voting in favor

**Speakers:** None

**M101-035**

Planner: Richard Brown

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

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

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

Against: 0  
Absent: 2 - R. Davis, Wally  
Vacancy: 0

\*out of the room, shown voting in favor

**Speakers:** None

**M101-037**

Planner: Richard Brown

**Motion:** It was moved to **approve** a minor amendment to the site plan for Specific Use Permit No. 1289 for a Bar, lounge, or tavern on the west line of Greenville Avenue, north of Alta Avenue.

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

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

Against: 0  
Absent: 2 - R. Davis, Wally  
Vacancy: 0

\*out of the room, shown voting in favor

**Speakers:** None

**D101-016**

Planner: Olga Torres Holyoak

**Motion:** It was moved to **approve** a development plan for Planned Development District No. 508 for Cluster housing, Multifamily, Limited Office, Mixed Use and additional specified uses on the southwest corner of Canada Drive and Holystone Street.

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

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

Against: 0  
Absent: 2 - R. Davis, Wally  
Vacancy: 0

**Speakers:** None

**D101-017**

Planner: Olga Torres Holyoak

**Motion:** It was moved to **approve** a development plan and landscape plan for Planned Development District No. 741, on the northeast quadrant of S. Belt Line Road and Hackberry Road.

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

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

Against: 0  
Absent: 2 - R. Davis, Wally  
Vacancy: 0

**Speakers:** None

**D101-018**

Planner: Olga Torres Holyoak

**Motion:** It was moved to **approve** a development plan for Planned Development District No. 742, on the northeast side of Northwest Highway, west of Skillman Road.

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

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

Against: 0  
Absent: 2 - R. Davis, Wally  
Vacancy: 0

**Speakers:** None

Zoning Cases – Consent

1. **Z101-297(MW)**

Planner: Megan Wimer

**Motion:** It was moved to recommend **approval** of the termination of deed restriction and **approval** of an R-5(A) Single Family Subdistrict within Planned Development District No. 595, the South Dallas/Fair Park Special Purpose District, on property zoned a NC Neighborhood Commercial Subdistrict within Planned Development District No. 595 on the southwest corner of Baldwin Street and Jamaica Street.

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

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

Against: 1  
Absent: 2 - R. Davis, Wally  
Vacancy: 0

**Notices:** Area: 200 Mailed: 30  
**Replies:** For: 0 Against: 0

**Speakers:** For: Jane Massey, 2800 N. Hampton Rd., Dallas, TX, 75212  
For (Did not speak): Suzan Kedron, 901 Main St., Dallas, TX, 75202  
Emogene Harvey, 2800 N. Hampton Rd., Dallas, TX, 75212  
Kristen Schulz, 2800 N. Hampton Rd., Dallas, TX, 75212  
Against: None



2. Z101-298(MW)

Planner: Megan Wimer

**Motion:** It was moved to recommend **approval** of the termination of Specific Use Permit No. 917 for a Child-care facility on property zoned an IM Industrial Manufacturing District on the east side of Pipestone Road, north side of the Dallas Fort Worth Turnpike.

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

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

Against: 1  
Absent: 2 - R. Davis, Wally  
Vacancy: 0

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

**Speakers:** None

3. Z101-274(MW)

Planner: Michael Grace

**Motion:** It was moved to recommend **approval** of a D-1 Liquor Control Overlay and **approval** of a Specific Use Permit for the sale of alcoholic beverages in conjunction with a general merchandise or food store use less than 3,500 square feet for a two-year period, subject to a site plan and conditions on property zoned a RR-D Regional Retail District with a D Liquor Control Overlay on the north line of E. Ledbetter Drive, east of S. R.L. Thornton Freeway.

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

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

Against: 1  
Absent: 2 - R. Davis, Wally  
Vacancy: 0

**Notices:** Area: 300 Mailed: 10  
**Replies:** For: 0 Against: 2

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

**4. Z101-293(MG)**

Planner: Michael Grace

**Motion:** It was moved to recommend **approval** of a Specific Use Permit for the sale of alcoholic beverages in conjunction with a general merchandise or food store less than 3,500 square feet for a two-year period, subject to a site plan and conditions on property zoned a CR Community Retail District with a D-1 Liquor Control Overlay on the northeast corner of S. Belt Line Road and Seagoville Road.

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

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

Against: 0  
Absent: 2 - R. Davis, Wally  
Vacancy: 0

\*out of the room, shown voting in favor

**Notices:** Area: 200 Mailed: 12  
**Replies:** For: 2 Against: 1

**Speakers:** For: Pamela Craig, 1222 Commerce St., Dallas, TX, 75202  
For (Did not speak): Abed Ammouri, 123312 Lake June Rd., Balch Springs, TX, 75120  
Against: None

**5. Z101-304(MG)**

Planner: Michael Grace

**Motion:** It was moved to recommend **approval** of a Specific Use Permit for a utility or government installation limited to a flood control pump station for a permanent time period, subject to a site/landscape plan and conditions on property zoned R-5(A) Single Family and an A(A) Agriculture District on the south line of Canada Drive between Bataan Street and Topeka Avenue.

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

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

Against: 0  
Absent: 2 - R. Davis, Wally  
Vacancy: 0

**Notices:** Area: 300 Mailed: 40  
**Replies:** For: 0 Against: 0

**Speakers:** For: None  
Against: Billy Hansard, 3414 Topeka Ave., Dallas, TX, 75212  
Staff: Kelly High, Director, Trinity Watershed Management

Zoning Cases – Under Advisement

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

Planner: Warren Ellis

**Motion:** It was moved to recommend **approval** of a D-1 Liquor Control Overlay and **approval** of a Specific Use Permit for the sale of alcoholic beverages in conjunction with a general merchandise or food store less than 3,500 square feet for a two-year time period, subject to a site plan and conditions on property zoned a CR-D Community Retail District with a D Liquor Control Overlay on the southwest corner of Lake June Road and N. Prairie Creek Road.

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

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

Against: 0  
Absent: 2 - R. Davis, Wally  
Vacancy: 0

**Notices:** Area: 200 Mailed: 19  
**Replies:** For: 1 Against: 6

**Speakers:** For: Malik Parvez, 1901 Central Dr., Bedford, TX  
Against: None

7. Z101-205(WE)

Planner: Warren Ellis

**Motion:** It was moved to recommend **denial** of a D-1 Liquor Control Overlay and **denial** of a Specific Use Permit for the sale of alcoholic beverages in conjunction with a general merchandise or food store less than 3,500 square feet on property within Planned Development District No. 366 with a D Liquor Control Overlay on the southeast corner of S. Buckner Road (Loop 12) and Jennie Lee Street.

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

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

Against: 0  
Absent: 2 - R. Davis, Wally  
Vacancy: 0

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

**Speakers:** None

8. Z101-272(WE)

Planner: Warren Ellis

**Motion:** It was moved to recommend **approval** of the creation of a new Subarea within Planned Development District No. 27 for Office uses, subject to revised conditions on west side of Insurance Lane between Knox Street and Hester Avenue.

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

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

Against: 0  
Absent: 2 - R. Davis, Wally  
Vacancy: 0

**Notices:** Area: 500 Mailed: 57  
**Replies:** For: 6 Against: 2

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

9. Z101-276(WE)

Planner: Warren Ellis

**Motion I:** It was moved to recommend **denial** of 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.

Maker: Rodgers  
Second: Bagley  
Result: Failed: 6 to 7

For: 6 - Rodgers, Bagley, Lavallaisaa, Shellene\*,  
Wolfish, Peterson\*

Against: 7 - Anglin, M. Davis, Hinojosa, Tarpley, Bernbaum,  
Schwartz, Alcantar

Absent: 2 - R. Davis, Wally

Vacancy: 0

\*out of the room, shown voting in favor

**Motion II:** It was moved to recommend **approval** of 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.

Maker: Tarpley  
Second: Schwartz  
Result: Carried: 9 to 4

For: 9 - Anglin, M. Davis, Hinojosa, Tarpley, Shellene\*,  
Bernbaum, Schwartz, Peterson\*, Alcantar

Against: 4 - Rodgers, Bagley, Lavallaisaa, Wolfish,

Absent: 2 - R. Davis, Wally

Vacancy: 0

\*out of the room, shown voting in favor

**Motion to Reconsider:** It was moved to **reconsider** the action to recommend approval of 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.

Maker: Anglin  
Second: M. Davis  
Result: Carried: 10 to 3

For: 10 - Anglin, M. Davis, Hinojosa, Tarpley, Shellene\*,  
Bernbaum, Wolfish, Schwartz, Peterson,  
Alcantar

Against: 3 - Rodger, Lavallaisaa, Bagley  
Absent: 2 - R. Davis, Wally  
Vacancy: 0

\*out of the room, shown voting in favor

**Motion III:** 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 September 15, 2011.

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

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

Against: 0  
Absent: 2 - R. Davis, Wally  
Vacancy: 0

\*out of the room, shown voting in favor

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

**Speakers:** None

10. **Z101-163(MG)**

Planner: Michael Grace

**Motion:** It was moved to recommend **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, subject to a site plan and conditions on property zoned a CR-D-1 Community Retail District with a D-1 Liquor Control Overlay on the southwest corner of the intersection of Military Parkway and Elva Avenue.

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

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

Against: 0  
Absent: 2 - R. Davis, Wally  
Vacancy: 0

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

**Speakers:** For: Malik Parvez, 1901 Central Dr., Bedford, TX  
Carmen Velasquez, 7009 Woodard Ave., Dallas, TX, 75227  
Charles Young, 7034 Woodard Ave., Dallas, TX, 75227  
Santos Pinales, Jr., 7055 Woodard Ave., Dallas, TX, 75227  
For (Did not speak): Jiten Roy, 3526 Bobtown Rd., Garland, TX, 75043  
Against: None

**11. Z101-253(MG)**

Planner: Michael Grace

**Motion:** It was moved to recommend **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, subject to a site plan and conditions on property zoned an RR-D-1 Regional Retail District with a D-1 Liquor Control Overlay in the southeast quadrant of Lake June Road and Templecliff Drive.

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

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

Against: 0  
Absent: 2 - R. Davis, Wally  
Vacancy: 0

\*out of the room, shown voting in favor

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

**Speakers:** For: Malik Parvez, 1901 Central Dr., Bedford, TX  
Against: None

12. **Z089-185(OTH)**

Planner: Olga Torres Holyoak

**Motion:** In considering an application to renew Specific Use Permit No. 1581 for a Child-care facility on property zoned a TH-3(A) Townhouse District on the north side of Ryan Road, west of Garapan Drive, it was moved to **hold** this case under advisement until September 15, 2011.

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

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

Against: 0  
Absent: 2 - R. Davis, Wally  
Vacancy: 0

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

**Speakers:** None

13. **Z101-284(OTH)**

Planner: Olga Torres Holyoak

**Motion:** It was moved to recommend **approval** of application for a Specific Use Permit for a Child-care facility on property zoned an MF-2(A) Multifamily District for a three-year period, subject to a site plan and conditions on north side of Clydedale Drive, east of Geraldine Drive.

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

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

Against: 0  
Absent: 2 - R. Davis, Wally  
Vacancy: 0

**Notices:** Area: 200 Mailed: 25  
**Replies:** For: 9 Against: 0



**Speakers:** For: Rebeca Esquivel, 3323 Clydedale Dr., Dallas, TX, 75220  
Guillermo Ramirez, 3358 Clydedale Dr., Dallas, TX, 75220  
Against: None

14. **Z101-196(RB)**

Planner: Richard Brown

**Motion:** In considering an application for an MF-2(A) Multifamily District with deed restrictions volunteered by the applicant on property zoned a CR Community Retail District on the northeast line of Lawnview Avenue, south of Forney Road; it was moved to **hold** this case under advisement until September 15, 2011.

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

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

Against: 0  
Absent: 2 - R. Davis, Wally  
Vacancy: 0

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

**Speakers:** None

Zoning Cases - Individual

15. **Z101-299(RB)**

Planner: Richard Brown

**Motion:** It was moved to recommend **denial** of an IM Industrial Manufacturing District with deed restrictions volunteered by the applicant to prohibit certain uses on property zoned an IR Industrial Research District on the west line of Goodnight Lane, south of Manana Drive.

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

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

Against: 0  
Absent: 3 - R. Davis, Wally, Wolfish  
Vacancy: 0

**Notices:** Area: 300 Mailed: 20  
**Replies:** For: 0 Against: 1

**Speakers:** For: Peter Kavanagh, 1620 Handley Dr., Dallas, TX, 75208  
Against: None

16. **Z101-303(RB)**

Planner: Richard Brown

**Motion:** It was moved to recommend **approval** of a Specific Use Permit for a late-hours establishment limited to a Restaurant without drive-in or drive-through service for a five-year period, subject to a revised site plan and revised conditions on property zoned Planned Development District No. 842 for CR Community Retail District Uses on the east line of Greenville Avenue, south of Prospect Avenue.

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

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

Against: 0  
Absent: 3 - R. Davis, Wally, Wolfish  
Vacancy: 0

**Notices:** Area: 200 Mailed: 18  
**Replies:** For: 8 Against: 0

**Speakers:** For: Shirley Hughes, 7665 Querida Ln., Dallas, TX, 75248  
Philip Kingston, 5901 Palo Pinto Ave., Dallas, TX, 75206  
Against: None

17. **Z101-240(WE)**

Planner: Warren Ellis

**Motion:** It was moved to recommend **approval** of a Specific Use Permit for a convenience store with drive-through for a two-year time period, subject to a site plan and conditions on property zoned an LI Light Industrial District on the southwest corner of S. Westmoreland Road and Banning Street.

Maker: Anglin  
Second: Schwartz

Result: Carried: 12 to 0

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

Against: 0  
Absent: 3 - R. Davis, Wally, Wolfish  
Vacancy: 0

**Notices:** Area: 200 Mailed: 7  
**Replies:** For: 1 Against: 0

**Speakers:** For: Jennifer Rodriguez, 2803 S. Westmoreland, Dallas, TX, 75233  
Against: None

Development Code Amendments

**DCA101-007**

Planner: Carolyn Horner

**Motion:** It was moved to recommend **approval** of amendments to Chapter 51A-7.703 to include the ability to request a special exception to the regulations in Chapter 51A-7.305(d) regarding window signs.

Maker: Tarpley  
Second: Shellene  
Result: Carried: 11 to 1

For: 11 - Anglin, Rodgers, Hinojosa, Bagley,  
Lavallaisaa, Tarpley, Shellene, Bernbaum,  
Schwartz, Peterson, Alcantar

Against: 1 - M. Davis  
Absent: 3 - R. Davis, Wally, Wolfish  
Vacancy: 0

**Notices:** Area: Mailed:  
**Replies:** For: Against:

**Speakers:** For: Robert Miklos, 1717 Main St., Dallas, TX, 75201  
Dave Gale, 210 Long Prairie Dr., Forney, TX, 75126  
Against: None

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Other Matters

Minutes

**Motion:** It was moved to **approve** the minutes of the August 4, 2011, City Plan Commission meeting, subject to corrections.

Maker: Schwartz

Second: Shellene

Result: Carried: 12 to 0

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

Against: 0

Absent: 3 - R. Davis, Wally, Wolfish

Vacancy: 0

Adjournment

**Motion:** It was moved to **adjourn** the August 18, 2011, City Plan Commission meeting at 4:47 p.m.

Maker: Lavallaisaa

Second: Bagley

Result: Carried: 12 to 0

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

Against: 0

Absent: 3 - R. Davis, Wally, Wolfish

Vacancy: 0

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Joe Alcantar, Chair