

PLAN COMMISSION MINUTES

The City Plan Commission held a regular Zoning Hearing on September 15, 2011 with the briefing starting at 11:09 a.m. in Room 5ES and the public hearing at 1:31 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: Richard Davis, Mike Anglin, Emma Rodgers, Tony Hinojosa, Ann Bagley, Myrtl Lavallaisaa, Gloria Tarpley, John Shellene, Sally Wolfish, Michael Schwartz and Bill Peterson. The following Commissioners were absent from this hearing as defined in the City Plan Commission rules: Liz Wally, Bruce Bernbaum. 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 Replats

(1) S101-155

Motion: It was moved to **approve** an application to create a 1.004 acre lot from a tract of land located in City Block 8806 southwest of U.S. Highway 175 at 2348 S. Belt Line Road, subject to compliance with the conditions listed in the docket.

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

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

Against: 0
Absent: 2 - Wally, Bernbaum
Vacancy: 0

*out of the room, shown voting in favor

Speakers: None

(2) **S101-158**

Motion: It was moved to **approve** an application to replat a 9.594 acre tract of land containing Lot 16 in City Block 1/6716 into one 7.172 acre lot and one 2.422 acre lot located at Masters Drive and Lake June Road, northwest corner, subject to compliance with the conditions listed in the docket.

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

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

Against: 0
Absent: 2 - Wally, Bernbaum
Vacancy: 0

*out of the room, shown voting in favor

Speakers: None

Residential Replat

(3) **S101-154**

Motion: It was moved to **approve** an application to replat part of Lots 1 and 2, all of Lots 6 and 7 and a 25 foot strip in City Block C/1610; part of Lot C and all of Lot D in Block C/1610 located to create one 1.369 acre lot on Graham Avenue between Gurley Avenue and Phillips Avenue at 5430 Gurley Avenue, subject to compliance with the conditions listed in the docket.

Maker: Peterson
Second: Shellene
Result: Carried: 11 to 2

For: 11 - R. Davis*, Anglin, M. Davis, Rodgers,
Hinojosa, Lavallaisaa, Tarpley, Shellene,
Schwartz, Peterson, Alcantar

Against: 2 - Bagley, Wolfish
Absent: 2 - Wally, Bernbaum
Vacancy: 0

*out of the room, shown voting in favor

Speakers: None

(4) S101-156

Removal of Building Line Motion: It was moved to **approve** an application to remove the platted building lines along Phillips Avenue and Barry Avenue and a 10 foot side building line along the northwest line of Block 17/1243 at 4919 E. Grand Avenue, subject to compliance with the conditions listed in the docket.

Maker: Peterson
Second: Schwartz
Result: Failed: 5 to 7

For: 5 - R. Davis, Anglin, Schwartz, Peterson, Alcantar

Against: 7 - Rodgers, Hinojosa, Bagley, Lavallaisaa,
Tarpley, Shellene, Wolfish
Absent: 2 - Wally, Bernbaum
Vacancy: 0
Conflict: 1 - M. Davis

Replat Motion: It was moved to **approve** an application to replat a 5.118 acre tract of land into one 4.119 acre lot and one 0.999 acre lot containing all of Lot 1 in City Block 17/1243 and parts of Lots 10, 11 and 12 and a portion of a 15 foot wide alley to be abandoned in City Block 16/1258 and a portion of Barry Street to be abandoned, subject to compliance with the conditions listed in the docket.

Maker: Peterson
Second: Alcantar
Result: Failed: 4 to 8

For: 4 - R. Davis*, Anglin, Peterson, Alcantar

Against: 8 - Rodgers, Hinojosa, Bagley, Lavallaisaa,
Tarpley, Shellene, Wolfish, Schwartz
Absent: 2 - Wally, Bernbaum
Vacancy: 0
Conflict: 1 - M. Davis

*out of the room, shown voting in favor

Replat Motion II: It was moved to **deny** an application to replat a 5.118 acre tract of land into one 4.119 acre lot and one 0.999 acre lot containing all of Lot 1 in City Block 17/1243 and parts of Lots 10, 11 and 12 and a portion of a 15 foot wide alley to be abandoned in City Block 16/1258 and a portion of Barry Street to be abandoned, due to non-compliance to 51A-8.503 of the Dallas Development Code.

Maker: Wolfish
Second: Bagley
Result: Carried: 10 to 2

For: 10 - R. Davis, Rodgers, Hinojosa, Bagley,
Lavallaisaa, Tarpley, Shellene, Wolfish,
Schwartz, Peterson

Against: 2 - Anglin, Alcantar
Absent: 2 - Wally, Bernbaum
Vacancy: 0
Conflict: 1 - M. Davis

Speakers: For: Karl Crawley, 900 Jackson St., Dallas, TX, 75202
Zulema Ortiz, 4919 E. Grand Ave., Dallas, TX, 75223
Kirk Williams, 5400 Renaissance Tower, Dallas, TX, 75201
For (Did not speak): Maria Martinez, 4809 Philip Ave., Dallas, TX, 75223
Oliva Lopez, 4834 Gurley Ave., Dallas, TX, 75223
Socorro Gurrero, 5236 Terry St., Dallas, TX, 75223
Karen Preskitt, 1814 Cool Springs, Mesquite, TX, 75181
Olivia M. Santos, 5943 Palo Pinto Ave., Dallas, TX, 75206
Ana Garcia, 4833 Philip Ave., Dallas, TX, 75223
Maria Jimenez, 5203 Ash Ln., Dallas, TX, 75223
Susan Campbell, 9333 Meadowbrook Dr., Dallas, TX, 75220
Arden Showalter, 5547 Morningside Ave., Dallas, TX, 75206
Jason Stabenow, 7223 Lakewood Blvd., Dallas, TX, 75214
Michael Coker, 2700 Swiss Ave., Dallas, TX, 75204
Against: Gail Blessing, 4809 Terry St., Dallas, TX, 75223
Norma Hernandez, 5019 Philip Ave., Dallas, TX, 75223
Shawn Basari, 4906 Gurley Ave., Dallas, TX, 75223
Luis Recinos, 4930 Gurley Ave., Dallas, TX, 75223
Claudia Lozano, 4939 Philip Ave., Dallas, TX, 75223
Jewel Floyd, 3815 Myrtle St., Dallas, TX, 75215

Reba Loftis, 4900 Gurley Ave., Dallas, TX, 75223
Agustina Del Rio, 1015 S. Barry Ave., Dallas, TX, 75223
Against (Did not speak): Roland Lozano, 4939 Philip Ave., Dallas, TX, 75223
Angie Lozano, 4939 Philip Ave., Dallas, TX, 75223
Sandra Davis, 4909 Gurley Ave., Dallas, TX, 75223
Jessica Medina, 4930 Gurley Ave., Dallas, TX, 75223
Victor Recinos, 4930 Gurley Ave., Dallas, TX, 75223
Hershel Floyd, Jr., 3815 Myrtle St., Dallas, TX, 75215

(5) **S101-157**

Motion: It was moved to **approve** an application to replat part of Lot 34 and all of Lot 33 in Block 5823 to create one 1.250 acre lot at 7002 Toland Street on Jim Miller Road between Toland Street and Benning Avenue, subject to compliance with the conditions listed in the docket.

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

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

Against: 0
Absent: 2 - Wally, Bernbaum
Vacancy: 0

Speakers: None

Miscellaneous Docket

M101-036

Planner: Richard Brown

Motion: It was moved to **approve** a minor amendment to the development plan for Planned Development District No. 564 for a Papermill and IM Industrial Manufacturing District Uses on two tracts of land: Tract I on the southeast line of Clarendon Drive, northeast of Fleming Avenue, and Tract II on the southeast line of the DART right-of-way, northwest of Ewing Avenue.

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

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

Against: 0
Absent: 2 - Wally, Bernbaum
Vacancy: 0

*out of the room, shown voting in favor

Speakers: None

M101-039

Planner: Richard Brown

Motion: It was moved to **approve** a minor amendment to the development plan for Planned Development District No. 851 for TH-1(A) Townhouse District Uses and certain Non-residential uses on the north line of Northwest Highway, west of Midway Road.

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

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

Against: 0
Absent: 2 - Wally, Bernbaum
Vacancy: 0

*out of the room, shown voting in favor

Speakers: None

M101-040

Planner: Richard Brown

Motion: In considering an application for a minor amendment to the development/landscape plan for Planned Development District No. 709 for R-16(A) Single Family District Uses on the northwest corner of Hillcrest Road and Willow Lane, it was moved to **hold** this case under advisement until October 6, 2011.

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

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

Against: 0
Absent: 2 - Wally, Bernbaum
Vacancy: 0

*out of the room, shown voting in favor

Speakers: None

Zoning Cases – Consent

1. Z101-283(RB)

Planner: Richard Brown

Motion: In considering an application for a Specific Use Permit for Placement of fill material on property zoned an IM Industrial Manufacturing District, an IR Industrial Research District, an R-7.5(A) Single Family District, and Planned Development District No. 631, the West Davis Special Purpose District, on property generally on both sides of Chalk Hill Road, between IH 30 and West Davis Street, it was moved to **hold** this case under advisement until October 6, 2011.

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

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

Against: 0
Absent: 2 - Wally, Bernbaum
Vacancy: 0

Notices: Area: 500 Mailed: 310

Replies: For: 1 Against: 6

Speakers: None

2. Z101-267(MW)

Planner: Megan Wimer

Motion: It was moved to recommend **approval** of a Specific Use Permit for the sale or service of alcoholic beverages in conjunction with a commercial amusement (inside) on property zoned an RR-D-1 Regional Retail District with a D-1 Liquor Control Overlay for a two-year period, subject to a site plan and conditions on the southwest corner of East R.L. Thornton Freeway and South Buckner Boulevard.

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

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

Against: 0
Absent: 2 - Wally, Bernbaum
Vacancy: 0

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

Speakers: None

3. Z101-271(MG)

Planner: Michael Grace

Motion: In considering an application for 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 on property zoned an RR-D-1 Regional Retail District with a D-1 Liquor Control Overlay on the southwest corner of E. R.L. Thornton Freeway and N. Jim Miller Road, it was moved to **hold** this case under advisement until December 1, 2011.

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

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

Against: 0
Absent: 2 - Wally, Bernbaum
Vacancy: 0

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

Speakers: None

4. **Z101-294(MG)**

Planner: Michael Grace

Motion: In considering an application for a D-1 Liquor Control Overlay and a Specific Use Permit for the sale of alcoholic beverages in conjunction with a general merchandise or food store greater than 3,500 square feet on property zoned a CR Community Retail District with a D-1 District Overlay on the east line of Kleberg Road, north of Carleta Street, it was moved to **hold** this case under advisement until October 20, 2011.

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

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

Against: 0
Absent: 2 - Wally, Bernbaum
Vacancy: 0

Notices: Area: 200 Mailed: 18
Replies: For: 0 Against: 2

Speakers: For: Pamela Craig, 1222 Commerce St., Dallas, TX, 75202
Against: None

5. **Z101-309(MG)**

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 greater than 3,500 square feet for a two-year period with eligibility for automatic renewal for additional five-year periods, subject to a site plan and conditions on property zoned Subdistrict 6 within Planned Development District No. 830 with a D District Overlay on the northwest corner of N. Hampton Road and W. Jefferson Boulevard.

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

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

Against: 0
Absent: 2 - Wally, Bernbaum
Vacancy: 0

Notices: Area: 300 Mailed: 38
Replies: For: 2 Against: 4

Speakers: None

6. Z101-329(CG)

Planner: Carrie Gordon

Motion: In considering an application for a D-1 Liquor Control Overlay and 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 on property zoned a CR-D Community Retail District with a D Liquor Control Overlay on property generally at the northwest corner of S. Corinth Street and Morrell Avenue, it was moved to **hold** this case under advisement until October 20, 2011.

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

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

Against: 0
Absent: 2 - Wally, Bernbaum
Vacancy: 0

Notices: Area: 200 Mailed: 22
Replies: For: 2 Against: 1

Speakers: For: Hisham Awadelkariem, 2520 Avenue K, Plano, TX, 75074
Against: None

7. **Z101-330(CG)**

Planner: Carrie Gordon

Motion: It was moved to recommend **approval** of the renewal of Specific Use Permit No. 1460 for a Class A Dance Hall for a three-year period, subject to a revised site plan and revised conditions to include the following: 1) The only use authorized by this specific use permit is a Class A dance hall. The Class A dance hall is only permitted along with a bar, lounge, or tavern. 2) The dance hall may only operate between 5:00 p.m. and 2:00 a.m. Monday through Saturday and between 12:00 p.m. (noon) and 2:00 a.m. on Sunday. 3) 22 off-street parking spaces must be provided as shown on the attached site plan and 4) Provide a minimum of two off-duty peace officers during the hours of 11:00 p.m. to 2:45 a.m., on property zoned an LC Light Commercial Subdistrict within Planned Development District No. 193, the Oak Lawn Special Purpose District, on the west side of Travis Street, north of Armstrong Avenue.

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

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

Against: 0
Absent: 2 - Wally, Bernbaum
Vacancy: 0

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

Speakers: For: Roger Albright, 3301 Elm St., Dallas, TX, 75226
Against: Brandon Quigley, 4008 Herschel Ave., Dallas, TX, 75219

8. **Z101-333(CG)**

Planner: Carrie Gordon

Motion: It was moved to recommend **approval** of an R-7.5(A) Single Family District on property zoned a CR Community Retail District and generally on the south side of Walnut Hill Lane, west of Audelia Road.

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

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

Against: 0
Absent: 2 - Wally, Bernbaum
Vacancy: 0

Notices: Area: 400 Mailed: 83
Replies: For: 20 Against: 2

Speakers: None

9. Z101-242(OTH)

Planner: Olga Torres Holyoak

Motion: It was 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: Tarpley
Second: Shellene
Result: Carried: 13 to 0

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

Against: 0
Absent: 2 - Wally, Bernbaum
Vacancy: 0

Notices: Area: 200 Mailed: 25
Replies: For: 4 Against: 0

Speakers: None

10. Z101-353 (OTH)

Planner: Olga Torres Holyoak

Motion: It was moved to recommend **approval** of a CH Clustered Housing District, subject to deed restrictions volunteered by the applicant on property zoned a TH-3(A) Townhouse District on the north side of Ryan Road, west of Garapan Drive.

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

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

Against: 0
Absent: 2 - Wally, Bernbaum
Vacancy: 0

Notices: Area: 200 Mailed: 35
Replies: For: 1 Against: 1

Speakers: None

Zoning Cases – Under Advisement

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

Planner: Olga Torres Holyoak

Motion: It was moved to recommend **approval** of the renewal of Specific Use Permit No. 1581 for a Child-care facility for a three-year period with eligibility for automatic renewals for additional five-year periods, subject to a site/landscape plan and revised conditions to include the following: 1) Hours of operation be extended to 6:00 a.m. to 6:00 p.m., Monday through Saturday. 2) Strike Conditions 5, 8 and 10 on property zoned a TH-3(A) Townhouse District on the north side of Ryan Road, west of Garapan Drive.

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

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

Against: 0
Absent: 2 - Wally, Bernbaum
Vacancy: 0

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

Speakers: For: Sharon Harris, 738 Ryan Rd., Dallas, TX, 75224
Marilyn Cox, 622 Dogwood Trl., Dallas, TX, 75224
Against: None

12. **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: 4 to 9

For: 4 - Rodgers, Bagley, Lavallaisaa, Wolfish

Against: 9 - R. Davis, Anglin, M. Davis, Hinojosa, Tarpley,
Shellene, Schwartz, Peterson, Alcantar
Absent: 2 - Wally, Bernbaum
Vacancy: 0

Motion II: 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 October 6, 2011.

Maker: Anglin
Second: Tarpley

Commissioner Anglin withdrew his motion and Commissioner Tarpley withdrew her second.

Motion III: It was moved to recommend **approval** of an NO(A) Neighborhood Office District, subject to deed restrictions volunteered by the applicant 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: Schwartz
Result: Carried: 9 to 4

For: 9 - R. Davis, Anglin, M. Davis, Hinojosa, Tarpley,
Shellene, Schwartz, Peterson, Alcantar

Against: 4 - Rodgers, Bagley, Lavallaisaa, Wolfish
Absent: 2 - Wally, Bernbaum
Vacancy: 0

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

Speakers: For: Carmen Rios, 9310 Lake June Rd., Dallas, TX, 75217
Virginia Avalos, 9306 Lake June Rd., Dallas, TX, 75217
Against: None

Note: Commissioner Peterson moved to change the order of the agenda and hear SPSD101-002. Commissioner Hinojosa seconded the motion. The Commission unanimously voted to hear SPSD101-002 next. Commissioners Richard Davis, Liz Wally and Bruce Bernbaum were absent.

13. **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 with the D-1 Liquor Control Overlay on the northeast line of Lawnview Avenue, south of Forney Road, it was moved to **hold** this case under advisement until October 20, 2011.

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

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

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

*out of the room, shown voting in favor

Motion to Reconsider: It was moved to **reconsider** the action to hold this case under advisement until October 20, 2011.

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

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

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

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 with the D-1 Liquor Control Overlay on the northeast line of Lawnview Avenue, south of Forney Road, it was moved to **hold** this case under advisement until November 17, 2011.

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

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

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

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

Speakers: None

Zoning Cases – Individual

14. Z101-295(RB)

Planner: Richard Brown

Motion: It was moved to recommend **approval** of a Specific Use Permit for a late-hours establishment limited to an Alcohol beverage establishment for Bar, lounge or tavern for a two-year period, subject to a site plan and revised conditions to include the following: 1) The owner or operator must obtain a certificate of occupancy for a late-hour establishment before operating after 12:00 a.m. (midnight). 2) Parking must be provided in accordance with Planned Development District No. 842 and MD-1 Modified Delta Overlay No. 1. 3) Use of outdoor loudspeakers on the Property is prohibited on property zoned Planned Development District No. 842 for CR Community Retail District Uses on the west line of Greenville Avenue, north of Alta Street.

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

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

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

Notices: Area: 200 Mailed: 23
Replies: For: 1 Against: 0

Speakers: For: Audra Buckley, 2814 Main St., Dallas, TX, 75226
Against: Bruce Richardson, 5607 Richmond Ave., Dallas, TX, 75206

Note: A motion was made to reconsider Z101-196(RB).

15. Z101-315(RB)

Planner: Richard Brown

Motion: It was moved to recommend **approval** of an amendment to and renewal of Specific Use Permit Use No. 1787 for a Dance hall for a three-year period, subject to staff's recommended conditions on property zoned a GR General Retail Subdistrict within Planned Development District No. 193, the Oak Lawn Special Purpose District on the west corner of Wycliff Avenue and Brown Street.

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

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

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

Notices: Area: 300 Mailed: 60
Replies: For: 0 Against: 2

Speakers: For: Robert J. Wright, 1150 N. Winnetta Ave., Dallas, TX, 75208
Against: None

16. Z101-193(MW)

Planner: Megan Wimer

Motion: It was moved to recommend **approval** of the renewal of Specific Use Permit No. 1711 for a vehicle or engine repair or maintenance use for a two-year period, subject to conditions on property within Subdistrict 3 of Planned Development District No. 533, the C.F. Hawn Special Purpose District No. 1 on the northeast side of CF Hawn Freeway, south of Lake June Road.

Maker: Rodgers
Second: Peterson
Result: Carried: 11 to 0

For: 11 - M. Davis, Rodgers, Hinojosa, Bagley,
Lavallaisaa, Tarpley, Shellene, Wolfish,
Schwartz, Peterson, Alcantar

Against: 0
Absent: 4 - R. Davis, Wally, Anglin, Bernbaum
Vacancy: 0

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

Speakers: None

17. Z101-319(DC)

Planner: David Cossum

Motion: It was moved to recommend **approval** of a WMU-8 Walkable Urban Mixed Use 8 District on property zoned a GO(A) General Office Zoning District, on the northeast corner of North Central Expressway (US-75) and North Carroll Avenue.

Maker: Bagley
Second: Peterson
Result: Carried: 11 to 0

For: 11 - M. Davis, Rodgers, Hinojosa, Bagley,
Lavallaisaa, Tarpley, Shellene, Wolfish,
Schwartz, Peterson, Alcantar

Against: 0
Absent: 4 - R. Davis, Wally, Anglin, Bernbaum
Vacancy: 0

Notices: Area: 300 Mailed: 12
Replies: For: 0 Against: 0

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

Special Provision Sign District

SPSD101-002

Planner: Carolyn Horner

Motion: It was moved to recommend **approval** of the creation of a new subdistrict within the Arts District Special Provision Sign District, Section 51A-1200 of the Dallas City Code to allow 4 signs and a building identification sign, generally bounded by Flora Street, Leonard Street, Ross Avenue and Crocket Street.

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

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

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

*out of the room, shown voting in favor

Notices: Area: 200 Mailed: 7
Replies: For: 2 Against: 0

Speakers: For: Larry Levey, 6801 Gaylord Pkwy., Dallas, TX, 75034
Eddie Abeyta, 2408 Victory Park Ln., Dallas, TX, 75219
Suzan Kedron, 901 Main St., Dallas, TX, 75202
Against: John Bowles, 1717 Arts Plaza, Dallas, TX, 75201

Other Matters

Minutes

Motion: It was moved to **approve** the minutes of the September 1, 2011, City Plan Commission meeting, subject to corrections.

Maker: Wolfish
Second: Schwartz
Result: Carried: 11 to 0

For: 11 - M. Davis, Rodgers, Hinojosa, Bagley,
Lavallaisaa, Tarpley, Shellene, Wolfish,
Schwartz, Peterson, Alcantar

Against: 0
Absent: 4 - R. Davis, Wally, Anglin, Bernbaum
Vacancy: 0

Adjournment

Motion: It was moved to **adjourn** the September 15, 2011, City Plan Commission meeting at 5:23 p.m.

Maker: Peterson
Second: Hinojosa
Result: Carried: 11 to 0

For: 11 - M. Davis, Rodgers, Hinojosa, Bagley,
Lavallaisaa, Tarpley, Shellene, Wolfish,
Schwartz, Peterson, Alcantar

Against: 0

Absent: 4 - R. Davis, Wally, Anglin, Bernbaum

Vacancy: 0

Joe Alcantar, Chair