

## PLAN COMMISSION MINUTES

The City Plan Commission held a regular Zoning Hearing on October 6, 2011, with the briefing starting at 10:35 a.m. in Room 5ES and the public hearing at 1:39 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, Liz Wally, Mike Anglin, Emma Rodgers, Tony Hinojosa, Myrtle Lavallaisaa, 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: Ann Bagley and Gloria Tarpley. 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) **S101-147R**

**Building Line Motion:** It was moved to **approve** an application to revise a previously approved preliminary plat (S101-147) to remove the existing 25 foot platted building line in City Block 1/3318 on Davis Street at Rosemont Avenue, subject to compliance with the conditions listed in the docket.

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

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

Against: 0  
Absent: 2 - Bagley, Tarpley  
Vacancy: 0

**Replat Motion:** It was moved to **approve** an application to revise a previously approved preliminary plat (S101-147) to replat a 4.938 acre tract of land containing all of lots 9, 10, 11 and 12 into one lot in City Block 1/3318 on Davis Street at Rosemont Avenue, subject to compliance with the conditions listed in the docket.

Maker: R. Davis  
Second: Bernbaum  
Result: Carried: 13 to 0

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

Against: 0  
Absent: 2 - Bagley, Tarpley  
Vacancy: 0

**Speakers:** None

(2) **S101-160**

**Motion:** It was moved to **approve** an application to replat a 4.483 acre tract of land containing all of Lots 1 thru 28 in City Block 17/142 and all of Lots 1 thru 26 in City Block 16/143 and a portion of abandoned Canton Street, Marilla Street and 2 abandoned 20 foot wide alleys into 108 lot subdivision with common areas on property bounded by Cesar Chavez Boulevard, Marilla Street, Pearl Expressway and Canton Street, subject to compliance with the conditions listed in the docket to include the with the following two revisions: 1) Condition 20 to read as follows: "20. Prior to submittal of the final plat the Shared Access Development must meet the requirements of Section 51A-4.411 of Volume III of the Dallas City Code, as, amended." and 2) Delete Condition 29.

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

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

Against: 0  
Absent: 2 - Bagley, Tarpley  
Vacancy: 0

\*out of the room, shown voting in favor

**Speakers:** None

(3) **S101-162**

**Motion:** It was moved to **approve** an application to create a 4.78 acre lot from a tract of land in City Block 7710 on Irving Boulevard between Nooner Drive and Regal Row, subject to compliance with the conditions listed in the docket.

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

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

Against: 0  
Absent: 2 - Bagley, Tarpley  
Vacancy: 0

**Speakers:** None

(4) **S101-164**

**Motion:** It was moved to **approve** an application to create a 10.490 acre lot from a tract of land in City Block 7902 and 8655 at 2245 Irving Boulevard northwest of Sylvan Avenue, subject to compliance with the conditions listed in the docket.

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

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

Against: 0  
Absent: 2 - Bagley, Tarpley  
Vacancy: 0

**Speakers:** None

(5) **S101-165**

**Motion:** It was moved to **approve** an application to replat a 1.52 acre lot from a tract of land containing all of Lots 3, 4 and 5 in City Block A/5402 on 4644 and 4622 Greenville Avenue south of University Boulevard, subject to compliance with the conditions listed in the docket.

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

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

Against: 0  
Absent: 2 - Bagley, Tarpley  
Vacancy: 0

**Speakers:** None

(6) **S101-166**

**Motion:** It was moved to **approve** an application to replat a 2.88 acre lot from a tract of land containing part of Lot 1 and part of City Block A/7482 and part of City Block 7482 into one 0.64 acre lot, one 0.73 acre lot and one 1.60 acre lot located on 10706 Northwest Highway at Lake Highlands Drive, southeast corner, subject to compliance with the conditions listed in the docket.

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

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

Against: 0  
Absent: 2 - Bagley, Tarpley  
Vacancy: 0

**Speakers:** None

(7) **S101-167**

**Motion:** It was moved to **approve** an application to replat a 26.262 acre tract of land containing all of Lots 1 and 2 in City Block 1/8024 and part of City Blocks 8024 and 8027 into one lot located on Kiest Boulevard at Dan Morton Drive, southeast corner, subject to compliance with the conditions listed in the docket.

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

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

Against: 0  
Absent: 2 - Bagley, Tarpley  
Vacancy: 0

**Speakers:** None

(8) **S101-168**

**Motion:** It was moved to **approve** an application to replat an 11.868 acre tract of land containing all of Lot 2A and a tract of land in City Block A/7357 into one lot located on La Prada Drive and Shiloh Road north of Interstate 30, subject to compliance with the conditions listed in the docket.

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

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

Against: 0  
Absent: 2 - Bagley, Tarpley  
Vacancy: 0

**Speakers:** None

(9) **S101-169**

**Motion:** It was moved to **approve** an application to replat a 19.733 acre tract of land containing all of Lots 1 and 2 in City Block A/7558 into one 1.632 acre lot and one 18.101 acre lot on property located on the southeast corner of Hampton Road and Interstate Highway 20, subject to compliance with the conditions listed in the docket.

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

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

Against: 0  
Absent: 2 - Bagley, Tarpley  
Vacancy: 0

**Speakers:** None

(10) **S101-171**

**Motion:** It was moved to **approve** an application to create a 1.250 acre tract of land from a tract of land in City Block 6195 on property located at 2237 Joe Field Road, subject to compliance with the conditions listed in the docket.

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

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

Against: 0  
Absent: 2 - Bagley, Tarpley  
Vacancy: 0

**Speakers:** None

Individual Items:

(11) **S101-161**

**Building Line Motion:** It was moved to **approve** an application to remove the existing platted 10 foot building line on Harrison Street and the 15 foot platted building line on Grand Avenue into one lot located on Grand Avenue between Malcolm X Blvd. and South Good Latimer Expressway, subject to compliance with the conditions listed in the docket.

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

For: 12 - R. Davis, Wally, Anglin, Rodgers, Hinojosa, Lavallaisaa, Shellene, Bernbaum, Wolfish, Schwartz, Peterson, Alcantar

Against: 0  
Absent: 2 - Bagley, Tarpley  
Vacancy: 0  
Conflict: 1 - M. Davis

**Replat Motion:** It was moved to **approve** an application to replat a 16.386 acre tract of land containing part of City Blocks 5/866, 4/866, D/868, G/868 and I/868, and all of Lot 17A in City Block H/868, and all of Lots 17 and 18 in City Block H/868, all of City Block K/868 and part of Harrison Street, Atlanta Street, Myrtle Street and Clarence Street and various alleys and public and private easements to be abandoned on Grand Avenue between Malcolm X Boulevard and South Good Latimer Expressway, subject to compliance with the conditions listed in the docket.

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

For: 12 - R. Davis, Wally, Anglin, Rodgers, Hinojosa, Lavallaisaa, Shellene, Bernbaum, Wolfish, Schwartz, Peterson, Alcantar

Against: 0  
Absent: 2 - Bagley, Tarpley  
Vacancy: 0  
Conflict: 1 - M. Davis

**Speakers:** None

(12) **S101-163**

**Motion:** It was moved to **approve** an application to create a 10.107 acre lot from a tract of land in City Block 6017 at 5640 Marsalis Avenue on the west, Grassy Ridge Trail on the east and Scottsboro Lane on the south, subject to compliance with the conditions listed in the docket.

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

For: 12 - R. Davis, Wally, Anglin, Rodgers, Hinojosa, Lavallaisaa, Shellene, Bernbaum, Wolfish, Schwartz, Peterson, Alcantar

Against: 0  
Absent: 2 - Bagley, Tarpley  
Vacancy: 0  
Conflict: 1 - M. Davis

**Speakers:** None

Miscellaneous Docket

**D101-021**

Planner: Olga Torres Holyoak

**Motion:** It was moved to **approve** a development plan for Planned Development District No. 582 on property surrounded by Olive Street to the north, Victory Avenue to the east, Museum Way to the south and DART ROW to the west.

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

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

Against: 0  
Absent: 2 - Bagley, Tarpley  
Vacancy: 0

**Speakers:** None



**C101-002**

Planner: David Cossum

**Motion:** It was moved to **approve** a request to use conveyance as a building amendment, subject to the site plan provided by the applicant on the south side of W. Commerce Street between Pittman Street and Haslett Street.

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

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

Against: 0  
Absent: 2 - Bagley, Tarpley  
Vacancy: 0

**Speakers:** For: Monte Anderson, 901 Ft. Worth Ave., Dallas, TX, 75208  
Against: None

**M101-038**

Planner: Richard Brown

**Motion:** It was moved to **approve** a minor amendment to Subdistrict 1 Development plan for Planned Development District No. 738 for certain CR Community Retail District uses and a Vehicle display, sales, and service use, subject to a notation on the site plan for no outside speakers on the southwest corner of Mockingbird Lane and Haggard Way.

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

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

Against: 0  
Absent: 2 - Bagley, Tarpley  
Vacancy: 0

**Speakers:** For: Jonathan Vinson, 901 Main St., Dallas, TX, 75202  
Against: None

Miscellaneous Docket – Under Advisement

**M101-040**

Planner: Richard Brown

**Motion:** It was moved to **approve** 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.

Maker: Bernbaum  
Second: Peterson  
Result: Carried: 7 to 6

For: 7 - R. Davis, M. Davis, Hinojosa, Shellene, Bernbaum, Peterson, Alcantar

Against: 6 - Wally, Anglin, Rodgers, Lavallaisaa, Wolfish, Schwartz

Absent: 2 - Bagley, Tarpley

Vacancy: 0

**Speakers:** For: Chris Kouba, 12123 Hillcrest Rd., Dallas, TX, 75230  
Jill Styron-Smith, 6901 Maris Ct., Burleson, TX, 76028  
Michael Kendall, 6976 Santa Barbara, Dallas, TX, 75214

For (Did not speak): Gwen Miller, 12414 Breckenridge Dr., Dallas, TX, 75230  
Billie Bagwell, 7316 Hill Forest Dr., Dallas, TX, 75230  
J. Davis Shanks, 1525 Eastus Dr., Dallas, TX, 75208  
Karen Emerick, 1 Grantley Ct., Dallas, TX, 75230

Against: Jayne Latta, 6737 Talmadge Ln., Dallas, TX, 75230  
Tony Krauska, 12324 Archdale Dr., Dallas, TX, 75230  
Walter Schroen, 6620 Churchill Way, Dallas, TX, 75230  
Carol Scott, 6410 Turner Way, Dallas, TX, 75230

Note: Commissioner Wolfish moved to change the order of the agenda and hear Westgrove Drive at Club Hill Drive and Westgrove Drive at Angle View Drive next. Commissioner Michael Davis seconded the motion. The Commission unanimously voted to hear All-Way-Stop Sign appeals next. Commissioners Ann Bagley and Gloria Tarpley were absent.

Zoning Cases – Consent

**1. Z101-133(RB)**

Planner: Richard Brown

**Motion:** It was moved to recommend **approval** of the creation of a new subarea within the Subarea A portion of Planned Development District No. 134, subject to a development plan and conditions on property at the west corner of Grandview Avenue and Lindsley Avenue.

Maker: Wally  
Second: Shellene  
Result: Carried: 13 to 0  
For: 13 - R. Davis, Wally, Anglin, M. Davis, Rodgers,  
Hinojosa, Lavallaisaa, Shellene, Bernbaum,  
Wolfish, Schwartz, Peterson, Alcantar

Against: 0  
Absent: 2 - Bagley, Tarpley  
Vacancy: 0

**Notices:** Area: 500 Mailed: 135  
**Replies:** For: 6 Against: 2

**Speakers:** None

**2. Z101-215(RB)**

Planner: Richard Brown

**Motion:** It was moved to recommend **approval** of a Specific Use Permit for a Dance hall for a two-year period, subject to a site plan and conditions on property zoned a GR General Retail Subdistrict within Planned Development District No. 193, the Oak Lawn Special Purpose District, on the southwest line of Cedar Springs Road, east of Reagan Street.

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

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

Against: 0  
Absent: 2 - Bagley, Tarpley  
Vacancy: 0

**Notices:** Area: 200 Mailed: 33  
**Replies:** For: 1 Against: 2

**Speakers:** None

3. Z101-245(RB)

Planner: Richard Brown

**Motion:** It was moved to recommend **approval** of a Specific Use Permit for a Private school for a three-year period with eligibility for automatic renewal of additional five-year periods, subject to a site plan, traffic management plan, and conditions on property zoned an R-7.5(A) Single Family District, on the east corner of Bonnie View Road and Arrow Road.

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

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

Against: 0  
Absent: 2 - Bagley, Tarpley  
Vacancy: 0

**Notices:** Area: 200 Mailed: 15  
**Replies:** For: 2 Against: 0

**Speakers:** None

4. Z101-266(RB)

Planner: Richard Brown

**Motion:** It was moved to recommend **approval** of an amendment to the development plan for Planned Development District No. 103 for Church uses, subject to a development plan on the east line of Pastor Bailey Drive, north of Camp Wisdom Road.

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

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

Against: 0  
Absent: 2 - Bagley, Tarpley  
Vacancy: 0

**Notices:** Area: 500 Mailed: 39  
**Replies:** For: 2 Against: 1

**Speakers:** For: John Blacker, 12801 N. Central Expressway, Dallas, TX, 75243  
Derwin Broughton, 6808 Pastor Bailey Dr., Dallas, TX, 75237  
Andres Perez, 1807 Ross Ave., Dallas, TX, 75201  
Against: None

**5. Z101-288(RB)**

Planner: Richard Brown

**Motion:** It was moved to recommend **approval** an amendment to Planned Development District No. 469 for a Private school, subject to a development/landscape plan and revised conditions to provide for an additional 12 feet in height for mechanicals (limited to 15% of the new roof top addition) on the east line of Preston Road, southeast of the St. Louis & Southwestern Railroad.

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

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

Against: 0  
Absent: 2 - Bagley, Tarpley  
Vacancy: 0  
Conflict: 1 - Wolfish

**Notices:** Area: 500 Mailed: 378  
**Replies:** For: 10 Against: 6

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

**6. Z101-249(MW)**

Planner: Megan Wimer

**Motion:** In considering an application for a Specific Use Permit for an alcoholic beverage establishment limited to a bar, lounge or tavern on property zoned an MU-1 Mixed Use District on the west side of Knoll Trail Drive, north of Arapaho Road, it was moved to **hold** this case under advisement until October 20, 2011.

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

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

Against: 0  
Absent: 2 - Bagley, Tarpley  
Vacancy: 0

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

**Speakers:** None

**7. Z101-289(MW)**

Planner: Megan Wimer

**Motion I:** It was moved to recommend **denial without prejudice** the termination of the deed restrictions on property zoned an MCO Multiple Commercial/Office Subdistrict within Planned Development District No. 631, the West Davis Special Purpose District on the north side of West Davis Street, south side of Fort Worth Avenue.

Maker: Anglin  
Second: Schwartz  
Result: Commissioner Anglin withdrew the motion and  
Commissioner Schwartz withdrew the second.

**Motion II:** In considering an application to terminate deed restrictions on property zoned an MCO Multiple Commercial/Office Subdistrict within Planned Development District No. 631, the West Davis Special Purpose District on the north side of West Davis Street, south side of Fort Worth Avenue; it was moved to **hold** this case under advisement until October 20, 2011.

Maker: Anglin  
Second: Schwartz  
Result: Carried: 12 to 1

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

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

**Notices:** Area: 300 Mailed: 22  
**Replies:** For: 1 Against: 3

**Speakers:** For: Tailim Song, 13140 Coit Rd., Dallas, TX, 75240  
Against: None

8. Z101-321(MW)

Planner: Megan Wimer

**Motion:** In considering an application for a Planned Development District for Multifamily District uses on property zoned an MF-2(A) Multifamily District on the south side of Capitol Avenue between Garrett Avenue and Bennett Avenue, it was moved to **hold** this case under advisement until October 20, 2011.

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

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

Against: 0  
Absent: 2 - Bagley, Tarpley  
Vacancy: 0

**Notices:** Area: 500 Mailed: 153  
**Replies:** For: 11 Against: 0

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

9. Z101-325(MW)

Planner: Megan Wimer

**Motion:** It was moved to recommend **approval** of a Specific Use Permit for a financial institution with drive-in window for a ten-year period with eligibility for automatic renewal for additional ten-year periods, subject to a site plan and conditions and **approval** of the amendment to the deed restrictions on property zoned an LO-3 Limit Office District on the northeast corner of West Illinois Avenue and South Vernon Avenue.

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

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

Against: 0  
Absent: 2 - Bagley, Tarpley  
Vacancy: 0

**Notices:** Area: 300 Mailed: 33  
**Replies:** For: 0 Against: 1

**Speakers:** None

10. **Z101-316(WE)**

Planner: Warren Ellis

**Motion:** It was moved to recommend **approval** of a Specific Use Permit for a child-care facility for a three-year period, subject to a revised site plan and conditions on property zoned an R-7.5(A) Single Family District on the east side of St. Augustine Drive, between Homeplace Drive Street and Tamalpais Drive.

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

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

Against: 0  
Absent: 2 - Bagley, Tarpley  
Vacancy: 0

**Notices:** Area: 200 Mailed: 26  
**Replies:** For: 3 Against: 0

**Speakers:** None

11. **Z101-341(WE)**

Planner: Warren Ellis

**Motion:** In considering an application for a Planned Development District for a public school other than an open-enrollment charter school and R-7.5(A) Single Family District uses on property zoned an R-7.5(A) Single Family District on the north side of Scottsboro Lane between South Marsalis Avenue and Grassy Ridge Trail, it was moved to **hold** this case under advisement until October 20, 2011.

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

For: 12 - R. Davis, Wally, Anglin, Rodgers, Hinojosa,  
Lavallaisaa, Shellene, Bernbaum, Wolfish,  
Schwartz, Peterson, Alcantar



Against: 0  
Absent: 2 - Bagley, Tarpley  
Vacancy: 0  
Conflict: 1 - M. Davis

**Notices:** Area: 500 Mailed: 149  
**Replies:** For: 7 Against: 5

**Speakers:** None

12. **Z101-343(WE)**

Planner: Warren Ellis

**Motion:** It was moved to recommend **approval** of an amendment to the revised conditions to Planned Development Subdistrict No. 86 for O-2 Office Subdistrict uses within Planned Development District No. 193, the Oak Lawn Special Purpose District, in the area bounded by Carlisle Street, Cedar Springs Road, Vine Street and Cole Avenue.

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

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

Against: 0  
Absent: 2 - Bagley, Tarpley  
Vacancy: 0

**Notices:** Area: 500 Mailed: 52  
**Replies:** For: 1 Against: 0

**Speakers:** None

13. **Z101-345(WE)**

Planner: Warren Ellis

**Motion:** It was moved to recommend **approval** of for the renewal of Specific Use Permit No.1784 for a bar, lounge, or tavern for a three-year time period, subject to revised conditions on property zoned Planned Development District No. 269, the Deep Ellum/Near East Side Special Purpose District on the south side of Elm Street, west of Crowdus Street.

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

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

Against: 0  
Absent: 2 - Bagley, Tarpley  
Vacancy: 0

**Notices:** Area: 200 Mailed: 22  
**Replies:** For: 2 Against: 0

**Speakers:** None

14. **Z101-339(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 use greater than 3,500 square feet on property zoned a CR-D Community Retail District with a D Liquor Control Overlay on the north line of Ann Arbor Avenue, between S. Marsalis Avenue and Maryland Avenue, it was moved to **hold** this case under advisement until October 20, 2011.

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

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

Against: 0  
Absent: 2 - Bagley, Tarpley  
Vacancy: 0

\*out of the room, shown voting in favor

**Notices:** Area: 200 Mailed: 16  
**Replies:** For: 1 Against: 0

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

15. **Z101-340(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 northeast corner of Lake June Road and N. Jim Miller Road.

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

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

Against: 0  
Absent: 2 - Bagley, Tarpley  
Vacancy: 0

\*out of the room, shown voting in favor

**Notices:** Area: 200 Mailed: 18  
**Replies:** For: 1 Against: 1

**Speakers:** For (Did not speak): Hisham Awadelkariem, 2520 Avenue K, Plano, TX, 75074  
Against: None

Zoning Cases – Under Advisement

16. **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 20, 2011.

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

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

Against: 0  
Absent: 2 - Bagley, Tarpley  
Vacancy: 0

\*out of the room, shown voting in favor

**Notices:** Area: 500 Mailed: 310  
**Replies:** For: 1 Against: 6

**Speakers:** For: Jonathan Vinson, 901 Main St., Dallas, TX, 75202  
Against: None

Zoning Cases – Individual

**17. Z101-279(RB)**

Planner: Richard Brown

**Motion:** It was moved to recommend **approval** of the creation of a new subdistrict within Planned Development District No. 714, the West Commerce Street/Ft. Worth Avenue Special Purpose District, subject to a revised conceptual plan and staff's revised recommended conditions (dated October 5) with the following two additions: 1) Height of 70 feet for Permissible Area E and 2) City's definition of maximum height on property zoned Subdistrict 1 within Planned Development District No. 714 and an IR Industrial Research District on the east line of Sylvan Avenue, between the Westbound Access Road of IH 30 and Ft. Worth Avenue.

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

For: 10 - Anglin, M. Davis, Rodgers, Hinojosa,  
Lavallaisaa, Shellene, Bernbaum, Schwartz,  
Peterson, Alcantar

Against: 3 - R. Davis, Wally, Wolfish  
Absent: 2 - Bagley, Tarpley  
Vacancy: 0

**Notices:** Area: 500 Mailed: 44  
**Replies:** For: 5 Against: 8

**Speakers:** For: Brent Jackson, 1910 Kessler Pkwy., Dallas, TX, 75208  
Bill Dahlstrom, 901 Main St., Dallas, TX, 75202  
Carol Twitmayer, 3509 Westminster Ave., Dallas, TX, 75205  
Pat Stephens, 3643 Gallagher St., Dallas, TX, 75212  
Eva Elvove, 3327 Herbert St., Dallas, TX, 75212  
Jearldine McDaniel, 2515 Sylvan St., Dallas, TX, 75212

Katherine Homan, 1629 Handley Dr., Dallas, TX, 75208  
Sean Paul Segura, 803 W. Davis, Dallas, TX, 75508,  
Debbie Solis, 2322 Kenesaw Dr., Dallas, TX, 75212  
David Marquis, 3110 W. Kiest Blvd., Dallas, TX, 75233  
Gerald Lukie, 13462 Omega Rd., Dallas, TX, 75244,  
For (Did not speak): Joan Roberts, 1910 Life Ave., Dallas, TX, 75212  
Rita Savseda, 4102 Baker Ave., Dallas, TX, 75212  
Celia Garcia, 2518 Blue Myrtle Way, Dallas, TX, 75212  
Maria Gonzales, 3114 Lapsley St., Dallas, TX, 75212  
Irma Moore, 4019 Pringle Dr., Dallas, TX, 75212  
Marilyn Myles, 4130 Babcock Dr., Dallas, TX, 75212  
Cornell Freney, 1839 Angelina Dr., Dallas, TX, 75212  
Jerry Nicholson, 5714 Bernal Dr., Dallas, TX, 75212  
Maria Correa, 4111 Bernal Dr., Dallas, TX, 75212  
Renoma Hightower, 3523 McBroom St., Dallas, TX, 75212  
Annie Mayberry, 1906 Homeland St., Dallas, TX, 75212  
Rosa Golden, 3907 Bernal Dr., Dallas, TX, 75212  
Jo-Ann Brown, 4149 Norco St., Dallas, TX, 75212  
Jeronica Thomas, 3643 Gallagher St., Dallas, TX, 75212  
Susie Ware, 3743 Canada Dr., Dallas, TX, 75212  
Yolanda Jimenez, Address not given  
Daralyjo Afolrbi, 3502 Wycliff Ave., Dallas, TX, 75219  
Against: Deborah Carpenter, 2009 Neal St., Dallas, TX, 75208  
David Lyles, 2318 Beatrice St., Dallas, TX, 75208  
Monte Anderson, 901 Ft. Worth Ave., Dallas, TX, 75208  
Susan Gandy, 5217 Shadywood Ln., Dallas, TX, 75209  
Scott Horn, 826 ½, N. Clinton Ave., Dallas, TX, 75208  
Staff: David Whitley, CityDesign Studio

18. **Z101-336(MW)**

Planner: Megan Wimer

**Motion I:** It was moved to recommend **approval** of an amendment to Subdistrict 2C within Planned Development District No. 714, the West Commerce Street/Fort Worth Avenue Special Purpose District of the omission of the requirement that a single family structure must consist of eight attached units and the reduction of required parking for a photography studio; subject to conditions, and **denial** of the reduction of side and rear yard setbacks on the west side of Malone Drive at the terminus of Folsom Street.

Maker: Hinojosa

Second: Schwartz

Result: Commissioner Hinojosa withdrew the motion and Commissioner Schwartz withdrew the second.

**Motion II:** It was moved to recommend **approval** of an amendment to Subdistrict 2C within Planned Development District No. 714, the West Commerce Street/Fort Worth Avenue Special Purpose District of the omission of the requirement that a single family structure must consist of eight attached units and the reduction of required parking for a photography studio; and the reduction of side and rear yard setbacks on the west side of Malone Drive at the terminus of Folsom Street, subject to conditions,.

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

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

Against: 0  
Absent: 2 - Bagley, Tarpley  
Vacancy: 0

**Notices:** Area: 500 Mailed: 63  
**Replies:** For: 6 Against: 1

**Speakers:** For: Monte Anderson, 901 Ft. Worth Ave., Dallas, TX, 75208  
Deborah Carpenter, 2009 Neal St., Dallas, TX, 75208  
David Lyles, 2318 Beatrice St., Dallas, TX, 75208  
Against: None

19. **Z101-265(DC)**

Planner: David Cossum

**Motion:** It was moved to recommend **approval** of a Planned Development Subdistrict for GR General Retail Subdistrict uses, subject to a development plan and conditions with provision to include minimum interior setbacks of 25 feet, staff's recommendation regarding visitor parking and adjustment in height and retention of the D-1 Liquor Control Overlay on property zoned a GR General Retail Subdistrict with a D-1 Liquor Control Overlay on a portion of the site within Planned Development District No. 193, the Oak Lawn Special Purpose District, on the northwest line of Carlisle Street between Fairmont Street and Routh Street.

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

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

Against: 0  
Absent: 2 - Bagley, Tarpley  
Vacancy: 0

**Notices:** Area: 500 Mailed: 156  
**Replies:** For: 3 Against: 6

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

Reconsideration

**Z101-240(WE)**

Planner: Warren Ellis

**Motion:** It was moved to **suspend** the CPC Rules of Procedure to allow reconsideration of Z101-240(WE).

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

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

Against: 0  
Absent: 2 - Bagley, Tarpley  
Vacancy: 0

**Motion:** It was moved to **reconsider** the action taken on August 18, 2011, which was to move 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: Wally  
Result: Carried: 13 to 0

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

Against: 0  
Absent: 2 - Bagley, Tarpley  
Vacancy: 0

20. Z101-240(WE)

Planner: Warren Ellis

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

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

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

Against: 0  
Absent: 2 - Bagley, Tarpley  
Vacancy: 0

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

**Speakers:** For: Elias Rodriguez, Address not given  
Fernando Rodriguez, 2803 S. Westmoreland, Dallas, TX, 75233  
Against: None

All-Way-Stop Signs Appeal

**Westgrove Drive at Club Hill Drive**

Planner: Kerry Elder

**Motion:** In considering an appeal for the installation of an All-Way-STOP control at the intersection of Westgrove Drive at Club Hill Drive, it was moved to **hold** this case under advisement until October 20, 2011.

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

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

Against: 0  
Absent: 2 - Bagley, Tarpley  
Vacancy: 0



**Speakers:** For: Alen Hinckley, 5522 Vista Meadow Dr., Dallas, TX, 75248  
Against: Dennis Chase, 5209 Westgrove Dr., Dallas, TX, 75248  
Emory Mason, 5407 Westgrove Dr., Dallas, TX, 75248

**Westgrove Drive at Angle View Drive**

Planner: Kerry Elder

**Motion:** In considering an appeal for the installation of an All-Way-STOP control at the intersection of Westgrove Drive at Angle View Drive, it was moved to **hold** this case under advisement until October 20, 2011.

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

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

Against: 0  
Absent: 2 - Bagley, Tarpley  
Vacancy: 0

**Speakers:** For: Alen Hinckley, 5522 Vista Meadow Dr., Dallas, TX, 75248  
Against: Dennis Chase, 5209 Westgrove Dr., Dallas, TX, 75248  
Emory Mason, 5407 Westgrove Dr., Dallas, TX, 75248

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Other Matters

**2012 City Plan Commission Calendar**

**Motion:** It was moved to recommend **approval** of the 2012 City Plan Commission calendar.

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

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

Against: 0  
Absent: 2 - Bagley, Tarpley  
Vacancy: 0

Minutes

**Motion:** It was moved to **approve** the minutes of the September 15, 2011, City Plan Commission meeting, subject to corrections.

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

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

Against: 0  
Absent: 2 - Bagley, Tarpley  
Vacancy: 0

Adjournment

**Motion:** It was moved to **adjourn** the October 6, 2011, City Plan Commission meeting at 6:43 p.m.

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

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

Against: 0  
Absent: 2 - Bagley, Tarpley  
Vacancy: 0

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Joe Alcantar, Chair