

PLAN COMMISSION MINUTES

The City Plan Commission held a regular Zoning Hearing on November 8, 2007, with the bus tour starting at 9:05 a.m. followed by the briefing starting at 10:20 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 Chris Buehler, Vice Chair. The following Commissioners were present during the hearing: James Prothro, Jeff Starter, Clarence Gary, Michael Davis, Emma Rodgers, Ann Bagley, Erma Jones-Dodd, Sally Wolfish, Robert Ekblad and Neil Emmons. The following Commissioners were absent from this hearing as defined in the City Plan Commission rules: Robert Weiss and Peggy Hill. There is one vacancy - District 6.

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

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

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

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.

Preliminary Plats - Consent Items

(1) **S067-017R**

An application to revise a previously approved plat that created 2 lots from a 5.381 acre tract of land in City Block 7888 by creating 3 lots and adding a mutual access easement on Oak Lawn Avenue at Hi Line Drive, north corner.

Note: The applicant withdrew is request prior to the public hearing.

(2) **S078-011**

Motion: It was moved to **approve** an application to replat a portion of City Block A/6476 and a tract of land into one 1.5351 acre lot in City Block A/6475 on Olympic Drive between Sparkman Road and Olympic Drive, subject to compliance with the conditions listed in the docket.

Maker: Emmons
Second: Jones-Dodd
Result: Carried: 12 to 0

For: 12 - Prothro, Strater, Gary, Davis, Rodgers, Bagley,
Jones-Dodd, Buehler, Wolfish, Ekblad,
Emmons, Alcantar

Against: 0
Absent: 2 - Weiss, Hill
Vacancy: 1 - District 6

Speakers: None

(3) **S078-012**

Motion: It was moved to **approve** an application to replat all of Lot 1 in City Block B/5715 and a tract of land into a 6.868 acre lot on 3331 and 3304 Haggard Way, at Peeler Street and Manor Way, subject to compliance with the conditions listed in the docket.

Maker: Emmons
Second: Jones-Dodd
Result: Carried: 12 to 0

For: 12 - Prothro, Strater, Gary, Davis, Rodgers, Bagley,
Jones-Dodd, Buehler, Wolfish, Ekblad,
Emmons, Alcantar

Against: 0
Absent: 2 - Weiss, Hill
Vacancy: 1 - District 6

Speakers: None

(4) **S078-016**

Motion: It was moved to **approve** an application to create a 4.7969 acre lot from a tract of land in City Block 8683 on Mountain Creek Parkway north of Tolar Trail, subject to compliance with the conditions listed in the docket.

Maker: Emmons
Second: Jones-Dodd
Result: Carried: 12 to 0

For: 12 - Prothro, Strater, Gary, Davis, Rodgers, Bagley,
Jones-Dodd, Buehler, Wolfish, Ekblad,
Emmons, Alcantar

Against: 0
Absent: 2 - Weiss, Hill
Vacancy: 1 - District 6

Speakers: None

(5) **S078-017**

Motion: It was moved to **approve** an application to create a 21 lot single family subdivision from a 12.239 acre tract of land on FM 548 between US Hwy. 80 and Ranch Road in Kaufman County, subject to compliance with the conditions listed in the docket.

Maker: Emmons
Second: Jones-Dodd
Result: Carried: 12 to 0

For: 12 - Prothro, Strater, Gary, Davis, Rodgers, Bagley,
Jones-Dodd, Buehler, Wolfish, Ekblad,
Emmons, Alcantar

Against: 0
Absent: 2 - Weiss, Hill
Vacancy: 1 - District 6

Speakers: None

(6) **S078-018**

Motion: It was moved to **approve** an application to create a 1.013 acre lot and a 1.647 acre lot from a 2.660 acre tract of land in City Block 7547 on West Virginia Drive, US Hwy. 67 and IH 20, subject to compliance with the conditions listed in the docket.

Maker: Emmons
Second: Jones-Dodd
Result: Carried: 12 to 0

For: 12 - Prothro, Strater, Gary, Davis, Rodgers, Bagley,
Jones-Dodd, Buehler, Wolfish, Ekblad,
Emmons, Alcantar

Against: 0
Absent: 2 - Weiss, Hill
Vacancy: 1 - District 6

Speakers: None

Individual - Residential Replat

(7) **S078-013**

Motion: It was moved to **approve** an application to replat Lots 1 and 2 in City Block 2/6091 into one 0.663 acre lot on 3453 and 3459 E. Overton Road south of Southern Oaks Blvd., subject to compliance with the conditions listed in the docket.

Maker: Buehler
Second: Jones-Dodd
Result: Carried: 12 to 0

For: 12 - Prothro, Strater, Gary, Davis, Rodgers, Bagley,
Jones-Dodd, Buehler, Wolfish, Ekblad,
Emmons, Alcantar

Against: 0
Absent: 2 - Weiss, Hill
Vacancy: 1 - District 6

Speakers: None

(8) **S078-020**

Motion: It was moved to **approve** an application to replat part of Lots 2 thru 8 in City Block D/770 into one 0.265 acre lot on 4830 Swiss Avenue between Fitzhugh Avenue and Grigsby Avenue, subject to compliance with the conditions listed in the docket.

Maker: Strater
Second: Ekblad
Result: Carried: 12 to 0

For: 12 - Prothro, Strater, Gary, Davis, Rodgers, Bagley,
Jones-Dodd, Buehler, Wolfish, Ekblad,
Emmons, Alcantar

Against: 0
Absent: 2 - Weiss, Hill
Vacancy: 1 - District 6

Motion to Reconsider: It was moved to **reconsider** the previous action to approve an application to replat part of Lots 2 thru 8 in City Block D/770 into one 0.265 acre lot on 4830 Swiss Avenue between Fitzhugh Avenue and Grigsby Avenue, subject to compliance with the conditions listed in the docket.

Maker: Emmons

Second: Davis

Result: Carried: 12 to 0

For: 12 - Prothro, Strater, Gary, Davis, Rodgers, Bagley,
Jones-Dodd, Buehler, Wolfish, Ekblad,
Emmons, Alcantar

Against: 0

Absent: 2 - Weiss, Hill

Vacancy: 1 - District 6

Reconsideration: It was moved to **approve** an application to replat part of Lots 2 and 8 in City Block D/770 into one 0.265 acre lot on 4830 Swiss Avenue between Fitzhugh Avenue and Grigsby Avenue, subject to compliance with the conditions listed in the docket.

Maker: Emmons

Second: Jones-Dodd

Result: Carried: 12 to 0

For: 12 - Prothro, Strater, Gary, Davis, Rodgers, Bagley,
Jones-Dodd, Buehler, Wolfish, Ekblad,
Emmons, Alcantar

Against: 0

Absent: 2 - Weiss, Hill

Vacancy: 1 - District 6

Speakers: None

Miscellaneous Docket

W078-001

Planner: Neva Dean

Motion: It was moved to **deny** a waiver of the two-year waiting period in order to submit an application for a CR Community Retail District with deed restrictions volunteered by the applicant on property zoned an LO-1 Limited Office District on west side of Marsh Lane, north of Walnut Hill Lane.

Maker: Ekblad

Second: Jones-Dodd

Result: Carried: 12 to 0

For: 12 - Prothro, Strater, Gary, Davis, Rodgers, Bagley,
Jones-Dodd, Buehler, Wolfish, Ekblad,
Emmons, Alcantar

Against: 0
Absent: 2 - Weiss, Hill
Vacancy: 1 - District 6

Speakers: None

Note: The Commission voted to reconsider Item (8) S078-020.

M067-045

Planner: Richard Brown

Motion: In considering a minor amendment to the site plan for Planned Development District No. 86 for a Hospital and Doctor's Office on Scyene Road between Loganwood Drive and McNeil Street, it was moved to **hold** this case under advisement until December 13, 2007.

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

For: 12 - Prothro, Strater, Gary, Davis, Rodgers, Bagley,
Jones-Dodd, Buehler, Wolfish, Ekblad,
Emmons, Alcantar

Against: 0
Absent: 2 - Weiss, Hill
Vacancy: 1 - District 6

Speakers: For: Jonathan Sheer, 2700 Swiss Ave., Dallas, TX, 75204
Against: None

M067-046

Planner: Richard Brown

Motion: It was moved to recommend **approve** a minor amendment to the site plan for Specific Use Permit No. 884 for a concrete batching plant on the west line of Bickham Road, south of Northwest Highway.

Maker: Buehler
Second: Prothro
Result: Carried: 12 to 0

For: 12 - Prothro, Strater, Gary, Davis*, Rodgers,
Bagley, Jones-Dodd, Buehler, Wolfish, Ekblad,
Emmons, Alcantar

Against: 0
Absent: 2 - Weiss, Hill
Vacancy: 1 - District 6

*out of the room, shown voting in favor

Speakers: For: Dan Pettis, 3729 Gene Ln., Haltom City, TX, 76117
For (did not speak): Masoud Khayyat, 10201 Deermont Dr., Dallas, TX, 75243
For (did not speak): Maumar Anani, 7659 McCallum, Dallas, TX, 75253
Against: None

Zoning Cases – Under Advisement

1. **Z067-272(OTH)**

Planner: Olga Torres-Holyoak

Motion: It was moved to recommend **approval** of the creation of a new subdistrict within Planned Development District No. 714, West Commerce Street/Fort Worth Avenue Special Purpose District, subject to staff's recommended conditions on property zoned a TH-3(A) Townhouse District, on the northeast corner of the terminus of Folsom Street, north of Fort Worth Avenue, east of Willomet Avenue.

Maker: Bagley
Second: Prothro
Result: Carried: 9 to 0

For: 9 - Prothro, Strater, Gary, Davis, Bagley, Jones-Dodd, Wolfish, Ekblad, Emmons

Against: 0
Absent: 2 - Weiss, Hill
Vacancy: 1 - District 6
Abstained: 3 - Rodgers**, Buehler**, Alcantar**

** Commissioner abstained, due to bus tour requirements

Amended Motion: It was moved to **amend** the motion with the Residential Proximity Slope at 1:1 at 36 feet.

Maker: Emmons
Second: Ekblad
Result: Failed: 3 to 6

For: 3 - Strater, Wolfish, Ekblad

Against: 6 - Prothro, Gary, Davis, Bagley, Jones-Dodd, Emmons
Absent: 2 - Weiss, Hill
Vacancy: 1 - District 6
Abstained: 3 - Rodgers**, Buehler**, Alcantar**

** Commissioner abstained, due to bus tour requirements

Notices: Area: 500 Mailed: 46
Replies: For: 3 Against: 4

Speakers: For: Will Pinkerton, 1533 W. Colorado Blvd., Dallas, TX, 75208
Scott Griggs, 1805 Marydale Dr., Dallas, TX, 75208
Against: None

2. **Z067-311(JH)**

Planner: Jennifer Hiromoto

Motion: In considering an application for a Specific Use Permit for a tower/antenna for cellular communication on property zoned a CR Community Retail District on the south side of Ferguson Road, east of Lakeland Drive, it was moved to **hold** this case under advisement until December 20, 2007.

Maker: Bagley
Second: Jones-Dodd
Result: Carried: 12 to 0

For: 12 - Prothro, Strater, Gary, Davis, Rodgers, Bagley,
Jones-Dodd, Buehler, Wolfish, Ekblad,
Emmons, Alcantar

Against: 0
Absent: 2 - Weiss, Hill
Vacancy: 1 - District 6

Notices: Area: 200 Mailed: 4
Replies: For: 1 Against: 0

Speakers: For: Lisa Campbell, 1620 Handley Dr., Dallas, TX, 75208
Against: None
Against (did not speak): Richard Klien, 3807 Commerce St., Dallas, TX, 75226

A. **Z067-333(RB)**

Planner: Richard Brown

Motion: It was moved to recommend **denial without prejudice** of a Specific Use Permit for a bar, lounge, or tavern on property zoned Planned Development District No. 269, the Deep Ellum/Near East Side Special Purpose District on the northeast line of Exposition Avenue, west of Willow Street.

Maker: Strater
Second: Emmons
Result: Carried: 9 to 3

For: 9 - Prothro, Strater, Gary, Rodgers, Bagley,
Jones-Dodd, Wolfish, Ekblad, Emmons

Against: 3 - Davis, Buehler, Alcantar
Absent: 2 - Weiss, Hill
Vacancy: 1 - District 6

Notices: Area: 200 Mailed: 25
Replies: For: 0 Against: 8

Speakers: For: Michael Reed, 408 Exposition Ave., Dallas, TX, 75226
Chad Armstrong, 1900 Elm St., Dallas, TX, 75201
Ineka Guerra, 5935 Reiger Rd., Dallas, TX, 75214
Andy Hamilton, 3711 Parry, Dallas, TX, 75226
Alison Welsh, 4328 Swiss Ave., Dallas, TX, 75204
Gianna Madrini, 2822 Elm St., Dallas, TX, 75226
Mark Barrier, 506 Black Elm, McKinney, TX
Gerald Stogsdill, 408 Exposition Ave., Dallas, TX, 75226
For (did not speak): Leticia Gallegos, 3210 Main St., Dallas, TX, 75226
For (did not speak): Deanna Anderson, 6011 Gaston Ave., Dallas, TX, 75214
For (did not speak): Ty Anderson, 6011 Gaston Ave., Dallas, TX, 75214
For (did not speak): Tiffany Kieran, 5957 Lewis St., Dallas, TX, 75206
For (did not speak): Angelica Navarro, 7030 Fair Oaks Ave., Dallas, TX, 75231
For (did not speak): Marc Traynor, 2517 Springvale Dr., Dallas, TX, 75234
For (did not speak): Kevin Spurgin, 5523 Worth St., Dallas, TX, 75214
For (did not speak): Mark Khamboonphet, 4139 Commerce S., Dallas, TX, 75226
For (did not speak): Jeri Leigh Thompson, 2620 Main St., Dallas, TX, 75226
For (did not speak): Michael Napodano, 3809 Parry Ave., Dallas, TX, 75226
For (did not speak): Alison Napodano, 3809 Parry Ave., Dallas, TX, 75226
For (did not speak): Richard Garcia, 3309 Elm St., Dallas, TX, 75262
For (did not speak): Ulisses Rusher, 835 Exposition Ave., Dallas, TX, 75226
For (did not speak): Giarra Madrini, 2822 Elm St., Dallas, TX, 75226
For (did not speak): Frank Campagna, 2714 Elm St., Dallas, TX, 75226
For (did not speak): Cliff Martinez, 214 N. Winettka Ave., Dallas, TX, 75208
For (did not speak): Michael Scheel, 831 Exposition Ave., Dallas, TX, 75226
For (did not speak): Sheldon Hubbard, 827 Exposition Ave., Dallas, TX, 75226
For (did not speak): Leah Racinkas Salinas, 215 N. Walton St., Dallas, TX, 75226
For (did not speak): Emily Wright Gammage, 3809 Parry Ave., Dallas, TX, 75206
For (did not speak): Daniel Koenig, 1409 Sam Houston Dr., Garland, TX, 75042
For (did not speak): Brandy Butler, 8807 Foreast Hills Blvd., Dallas, TX, 75218
For (did not speak): Lori Atkinson, 4130 Commerce St., Dallas, TX, 75226
For (did not speak): Carrie Pollard, 2801 Virgil St., Dallas, TX, 75226
For (did not speak): John Freeman, 3020 ½ Worth St., Dallas, TX, 75214
For (did not speak): Chad Rushing, 4100 Main St., Dallas, TX, 75226
For (did not speak): Emily Cunningham, 4100 Main St., Dallas, TX, 75226
Against: Dan Boucher, 3803 Commerce St., Dallas, TX, 75226
Susan Grant, 3807 Commerce St., Dallas, TX, 75226
Brent Anderson, 3815 Commerce St., Dallas, TX, 75226
Richard Klein, 3807 Commerce St., Dallas, TX, 75226

Zoning Cases - Individual

3. **Z067-320(RB)**

Planner: Richard Brown

Motion: It was moved to recommend **approval** of an MU-2 Mixed Use District on property zoned an MF-2(A) Multifamily District and **approval** of the termination of existing deed restrictions encumbering the property on the northeast line of Maple Avenue, northwest of Kimsey Drive.

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

For: 12 - Prothro, Strater, Gary, Davis, Rodgers, Bagley,
Jones-Dodd, Buehler, Wolfish, Ekblad,
Emmons, Alcantar

Against: 0
Absent: 2 - Weiss, Hill
Vacancy: 1 - District 6

Notices: Area: 400 Mailed: 64
Replies: For: 1 Against: 3

Speakers: For: Robert Baldwin, 401 Exposition Ave., Dallas, TX, 75206
Against: None

4. **Z067-332(RB)**

Planner: Richard Brown

Motion: In considering an application for a Specific Use Permit for a bar, lounge, or tavern on property zoned Planned Development District No. 269, the Deep Ellum/Near East Side Special Purpose District on the southwest line of Exposition Avenue, east of Ash Lane, it was moved to **hold** this case under advisement until November 15, 2007.

Maker: Bagley
Second: Emmons
Result: Carried: 11 to 1

For: 11 - Prothro, Strater, Gary, Davis, Bagley, Jones-
Dodd, Buehler, Wolfish, Ekblad, Emmons,
Alcantar

Against: 1 - Rodgers
Absent: 2 - Weiss, Hill
Vacancy: 1 - District 6

Notices: Area: 200 Mailed: 12
Replies: For: 2 Against: 0

Speakers: For: Julie Campbell, 10221 Klarney Dr., Dallas, TX, 75226
John Roberts, 4717 Vera Cruz Dr., Dallas, TX, 75043
Roger Albright, 3301 Elm St., Dallas, TX, 75201
Chad Armstrong, 1900 Elm St., Dallas, TX, 75201
Don Nedler, 2424 Swiss Ave., Dallas, TX, 75204
Woodrow Walker Rosen, 3809 Parry Ave., Dallas, TX, 75226
Leticia Gallegos, 3210 Main St., Dallas, TX, 75226
For (did not speak): Kevin Bowling, 3422 Matados Dr., Garland, TX, 75042
For (did not speak): David Bennett, 6503 Howard Ave., Dallas, TX, 75227
For (did not speak): John Broude, 304 W. 7th St., Fort Worth, TX, 76102
For (did not speak): John Shonoda, 9738 Wisterwood Dr., Dallas, TX, 75238
For (did not speak): Veronica Spengler, 1235 Haines Ave., Dallas, TX, 75208
For (did not speak): Juan Vribe, 803 Exposition Ave., Dallas, TX, 75226
For (did not speak): Alex Cruz, 4207 Live Oak Ave., Dallas, TX, 75204
For (did not speak): Scott Lonski, 4220 Hawthorne, Dallas, TX, 75219
For (did not speak): Ivonne, 813 Exposition Ave., Dallas, TX, 75226
For (did not speak): Jeff Sims, 803 Exposition Ave., Dallas, TX, 75226
For (did not speak): Joshua Campbell, 10105 Branwood Ln., Dallas, TX, 75243
For (did not speak): Gerard Berlanga, 803 Exposition Ave., Dallas, TX, 75226
For (did not speak): Brooke Homphries, 5326 Homer St., Dallas, TX, 75206
For (did not speak): Jeremy Word, 2400 S. Ervay St., Dallas, TX, 75215
For (did not speak): Robert Morley, 813 Exposition Ave., Dallas, TX, 75226
For (did not speak): Zachary Womack, 13430 Challaburton Dr., Farmers Bnch, TX, 75234
For (did not speak): Alison Welsh, 4328 Swiss Ave., Dallas, TX, 75204
For (did not speak): Deanna Anderson, 6011 Gaston Ave., Dallas, TX, 75214
For (did not speak): Ty Anderson, 6011 Gaston Ave., Dallas, TX, 75214
For (did not speak): Tiffany Kieran, 5957 Lewis St., Dallas, TX, 75206
For (did not speak): Marc Traynor, 2517 Springvale Dr., Dallas, TX, 75234
For (did not speak): Kevin Spurgin, 5523 Worth St., Dallas, TX, 75214
For (did not speak): Jeri Leigh Thompson, 2620 Main St., Dallas, TX, 75226
For (did not speak): Michael Napodano, 3809 Parry Ave., Dallas, TX, 75226
For (did not speak): Alison Napodano, 3809 Parry Ave., Dallas, TX, 75226
For (did not speak): Richard Garcia, 3309 Elm St., Dallas, TX, 75262
For (did not speak): Ulisses Rusher, 835 Exposition Ave., Dallas, TX, 75226
For (did not speak): Gianna Madrini, 2822 Elm St., Dallas, TX, 75226
For (did not speak): Frank Campagna, 2714 Elm St., Dallas, TX, 75226
For (did not speak): Cliff Martinez, 214 N. Winettka Ave., Dallas, TX, 75208
For (did not speak): Michael Scheel, 831 Exposition Ave., Dallas, TX, 75226
For (did not speak): Sheldon Hubbard, 827 Exposition Ave., Dallas, TX, 75226
For (did not speak): Leah Racinkas Salinas, 215 N. Walton St., Dallas, TX, 75226
For (did not speak): Emily Wright Gammage, 3809 Parry Ave., Dallas, TX, 75206
For (did not speak): Daniel Koenig, 1409 Sam Houston Dr., Garland, TX, 75042
For (did not speak): Brandy Butler, 8807 Foreast Hills Blvd., Dallas, TX, 75218
For (did not speak): Ineka Guerra, 5935 Reiger Rd., Dallas, TX, 75214
For (did not speak): Lori Atkinson, 4130 Commerce St., Dallas, TX, 75226

For (did not speak): Carrie Pollard, 2801 Virgil St., Dallas, TX, 75226
For (did not speak): John Freeman, 3020 ½ Worth St., Dallas, TX, 75214
For (did not speak): Chad Rushing, 4100 Main St., Dallas, TX, 75226
For (did not speak): Emily Cunningham, 4100 Main St., Dallas, TX, 75226
Against: Gene Dennis, 820 Exposition Ave., Dallas, TX, 75226

5. Z067-334(RB)

Planner: Richard Brown

Motion: It was moved to recommend **approval** of a Specific Use Permit for a bar, lounge, or tavern and an inside commercial amusement for a live music venue for a three-year period, subject to a revised site plan and conditions on property zoned Planned Development District No. 269, the Deep Ellum/Near East Side Special Purpose District on the southwest line of Exposition Avenue, west of Parry Avenue.

Maker: Bagley
Second: Jones-Dodd
Result: Carried: 12 to 0

For: 12 - Prothro, Strater, Gary, Davis, Rodgers, Bagley,
Jones-Dodd, Buehler, Wolfish, Ekblad,
Emmons, Alcantar

Against: 0
Absent: 2 - Weiss, Hill
Vacancy: 1 - District 6

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

Speakers: For: Michael Sheel, 831 Exposition Ave., Dallas, TX, 75226
Jonathan Hetzel, 1811 Greenville Ave., Dallas, TX, 75206
Veronica Spengler, 1235 Haines Ave., Dallas, TX, 75208
John Broude, 304 W. 7th St., Fort Worth, TX, 76102
Sheldon Hubbard, 827 Exposition Ave., Dallas, TX, 75226
Frank Campagna, 2714 Elm St., Dallas, TX, 75226
Alison Napodano, 3809 Parry Ave., Dallas, TX, 75226
Ed Sherrill, 10515 Walnut Hill Ln., Dallas, TX, 75238
Gianna Madrini, 2822 Elm St., Dallas, TX, 75226
Chad Armstrong, 1900 Elm St., Dallas, TX, 75201
John Freeman, 3020 ½ Worth St., Dallas, TX, 75214
Alison Welsh, 4328 Swiss Ave., Dallas, TX, 75204
For (did not speak): Angelica Navarro, 7030 Fair Oaks Ave., Dallas, TX, 75231
For (did not speak): Nancy Shelton, 101 S. Walton St., Dallas, TX, 75226
For (did not speak): David Bennett, 6503 Howard Ave., Dallas, TX, 75227
For (did not speak): Tiffany Kieran, 5957 Lewis St., Dallas, TX, 75206
For (did not speak): Marc Traynor, 2517 Springvale Dr., Dallas, TX, 75234
For (did not speak): Kevin Spurgin, 5523 Worth St., Dallas, TX, 75214

For (did not speak): Jeri Leigh Thompson, 2620 Main St., Dallas, TX, 75226
For (did not speak): Michael Napodano, 3809 Parry Ave., Dallas, TX, 75226
For (did not speak): Richard Garcia, 3309 Elm St., Dallas, TX, 75262
For (did not speak): Ulisses Rusher, 835 Exposition Ave., Dallas, TX, 75226
For (did not speak): Cliff Martinez, 214 N. Winettka Ave., Dallas, TX, 75208
For (did not speak): Leah Racinkas Salinas, 215 N. Walton St., Dallas, TX, 75226
For (did not speak): Emily Wright Gammage, 3809 Parry Ave., Dallas, TX, 75206
For (did not speak): Daniel Koenig, 1409 Sam Houston Dr., Garland, TX, 75042
For (did not speak): Brandy Butler, 8807 Foreast Hills Blvd., Dallas, TX, 75218
For (did not speak): Ineka Guerra, 5935 Reiger Rd., Dallas, TX, 75214
For (did not speak): Lori Atkinson, 4130 Commerce St., Dallas, TX, 75226
For (did not speak): Carrie Pollard, 2801 Virgil St., Dallas, TX, 75226
For (did not speak): Chad Rushing, 4100 Main St., Dallas, TX, 75226
For (did not speak): Emily Cunningham, 4100 Main St., Dallas, TX, 75226
Against: None

6. **Z067-340(RB)**

Planner: Richard Brown

Motion: It was moved to recommend **approval** of a Specific Use Permit for a bar, lounge, or tavern for a three-year period, subject to a revised site plan and conditions on property zoned Planned Development District No. 269, the Deep Ellum/Near East Side Special Purpose District on the southwest line of Exposition Avenue, west of Parry Avenue.

Maker: Bagley

Second: Jones-Dodd

Result: Carried: 12 to 0

For: 12 - Prothro, Strater, Gary, Davis, Rodgers, Bagley,
Jones-Dodd, Buehler, Wolfish, Ekblad,
Emmons, Alcantar

Against: 0

Absent: 2 - Weiss, Hill

Vacancy: 1 - District 6

Notices: Area: 200 Mailed: 6

Replies: For: 1 Against: 0

Speakers: For: Ulisses Rusher, 835 Exposition Ave., Dallas, TX, 75226
Mary Moore, 2855 Searcy Dr., Dallas, TX, 75211
Angelica Navarro, 7030 Fair Oaks Ave., Dallas, TX, 75231
Michael Napodano, 3809 Parry Ave., Dallas, TX, 75226
Ineka Guerra, 5935 Reiger Rd., Dallas, TX, 75214
Jonathan Hetzel, 1811 Greenville Ave., Dallas, TX, 75206
For (did not speak): Daniel Nanasi, 3612 Commerce St., Dallas, TX, 75226
For (did not speak): Jimmy Holcomb, 2712 Red River, Mesquite, TX, 75150
For (did not speak): Reid Robinson, 600 Nottingham Dr., Richardson, TX, 75080
For (did not speak): John Broude, 304 W. 7th St., Dallas, TX, 76102

For (did not speak): Beau Ethridge, 3816 East Side Ave., Dallas, TX, 75226
For (did not speak): Mark Khamboonphet, 4139 Commerce S., Dallas, TX, 75226
For (did not speak): John Broude, 304 W. 7th St., Fort Worth, TX, 76102
For (did not speak): Sheldon Hubbard, 827 Exposition Ave., Dallas, TX, 75226
For (did not speak): Frank Campagna, 2714 Elm St., Dallas, TX, 75226
For (did not speak): Alison Napodano, 3809 Parry Ave., Dallas, TX, 75226
For (did not speak): Gianna Madrini, 2822 Elm St., Dallas, TX, 75226
For (did not speak): Chad Armstrong, 1900 Elm St., Dallas, TX, 75201
For (did not speak): John Freeman, 3020 ½ Worth St., Dallas, TX, 75214
For (did not speak): Alison Welsh, 4328 Swiss Ave., Dallas, TX, 75204
For (did not speak): David Bennett, 6503 Howard Ave., Dallas, TX, 75227
For (did not speak): Tiffany Kieran, 5957 Lewis St., Dallas, TX, 75206
For (did not speak): Marc Traynor, 2517 Springvale Dr., Dallas, TX, 75234
For (did not speak): Kevin Spurgin, 5523 Worth St., Dallas, TX, 75214
For (did not speak): Jeri Leigh Thompson, 2620 Main St., Dallas, TX, 75226
For (did not speak): Richard Garcia, 3309 Elm St., Dallas, TX, 75262
For (did not speak): Cliff Martinez, 214 N. Winettka Ave., Dallas, TX, 75208
For (did not speak): Leah Racinkas Salinas, 215 N. Walton St., Dallas, TX, 75226
For (did not speak): Emily Wright Gammage, 3809 Parry Ave., Dallas, TX, 75206
For (did not speak): Brandy Butler, 8807 Foreast Hills Blvd., Dallas, TX, 75218
For (did not speak): Lori Atkinson, 4130 Commerce St., Dallas, TX, 75226
For (did not speak): Carrie Pollard, 2801 Virgil St., Dallas, TX, 75226
For (did not speak): Michael Sheel, 831 Exposition Ave., Dallas, TX, 75226
For (did not speak): Chad Rushing, 4100 Main St., Dallas, TX, 75226
For (did not speak): Emily Cunningham, 4100 Main St., Dallas, TX, 75226
Against: None

7. Z067-347(RB)

Planner: Richard Brown

Motion: It was moved to recommend **approval** of a Specific Use Permit for a bar, lounge, or tavern and an inside commercial amusement limited to a live music venue for a five-year period, subject to a revised site plan and conditions on property zoned Planned Development District No. 269, the Deep Ellum/Near East Side Special Purpose District, on the southeast line of Elm Street, west of Crowds Street.

Maker: Strater
Second: Emmons
Result: Carried: 12 to 0

For: 12 - Prothro, Strater, Gary, Davis, Rodgers, Bagley,
Jones-Dodd, Buehler, Wolfish, Ekblad,
Emmons, Alcantar

Against: 0
Absent: 2 - Weiss, Hill
Vacancy: 1 - District 6

Notices: Area: 200 Mailed: 20
Replies: For: 10 Against: 1

Speakers: For: David Seeberger, 1252 N. Selva, Dallas, TX, 75218
Bob Cummins, 5825 Goliad, Dallas, TX, 75206
Amanda Newman, 6214 Penrose Ave., Dallas, TX, 75214
Rhonda Beard, 605 Tripp Trail, Royce City, TX, 75189
Jeri Leigh Thompson, 2620 Main St., Dallas, TX, 75226
Jimmy Holcomb, 2712 Red River, Mesquite, TX, 75150
Ed Sherrill, 10515 Walnut Hill Ln., Dallas, TX, 75238
William Holston, 2719 Housley, Dallas, TX, 75228
Ineka Guerra, 5935 Reiger Rd., Dallas, TX, 75214
For (did not speak): Nancy Shelton, 101 S. Walton St., Dallas, TX, 75226
For (did not speak): Chad Armstrong, 1900 Elm St., Dallas, TX, 75201
For (did not speak): Sheldon Hubbard, 827 Exposition Ave., Dallas, TX, 75226
For (did not speak): Frank Campagna, 2714 Elm St., Dallas, TX, 75226
For (did not speak): Alison Napodano, 3809 Parry Ave., Dallas, TX, 75226
For (did not speak): Gianna Madrini, 2822 Elm St., Dallas, TX, 75226
For (did not speak): John Freeman, 3020 ½ Worth St., Dallas, TX, 75214
For (did not speak): Alison Welsh, 4328 Swiss Ave., Dallas, TX, 75204
For (did not speak): Tiffany Kieran, 5957 Lewis St., Dallas, TX, 75206
For (did not speak): Marc Traynor, 2517 Springvale Dr., Dallas, TX, 75234
For (did not speak): Kevin Spurgin, 5523 Worth St., Dallas, TX, 75214
For (did not speak): Jeri Leigh Thompson, 2620 Main St., Dallas, TX, 75226
For (did not speak): Richard Garcia, 3309 Elm St., Dallas, TX, 75262
For (did not speak): Cliff Martinez, 214 N. Winettka Ave., Dallas, TX, 75208
For (did not speak): Leah Racinkas Salinas, 215 N. Walton St., Dallas, TX, 75226
For (did not speak): Brandy Butler, 8807 Foreast Hills Blvd., Dallas, TX, 75218
For (did not speak): Lori Atkinson, 4130 Commerce St., Dallas, TX, 75226
For (did not speak): Carrie Pollard, 2801 Virgil St., Dallas, TX, 75226
For (did not speak): Michael Sheel, 831 Exposition Ave., Dallas, TX, 75226
For (did not speak): Ulisses Rusher, 835 Exposition Ave., Dallas, TX, 75226
For (did not speak): Michael Napodano, 3809 Parry Ave., Dallas, TX, 75226
For (did not speak): Angelica Navarro, 7030 Fair Oaks Ave., Dallas, TX, 75231
For (did not speak): Daniel Koenig, 1409 Sam Houston Dr., Garland, TX, 75042
For (did not speak): Chad Rushing, 4100 Main St., Dallas, TX, 75226
For (did not speak): Emily Cunningham, 4100 Main St., Dallas, TX, 75226
Against: None

8. Z067-348(RB)

Planner: Richard Brown

Motion: It was moved to recommend **approval** of a Specific Use Permit for a bar, lounge, or tavern and an inside commercial amusement for a live music venue for a two-year period, subject to a revised site plan and conditions on property zoned Planned Development District No. 269, the Deep Ellum/Near East Side Special Purpose District, on the northwest corner of Commerce Street and La France Street.

Maker: Strater
Second: Jones-Dodd
Result: Carried: 12 to 0

For: 12 - Prothro, Strater, Gary, Davis, Rodgers, Bagley,
Jones-Dodd, Buehler, Wolfish, Ekblad,
Emmons, Alcantar

Against: 0
Absent: 2 - Weiss, Hill
Vacancy: 1 - District 6

Notices: Area: 200 Mailed: 11
Replies: For: 0 Against: 5

Speakers: For: Jill Sabeh, 1618 Greenhaven Dr., Richardson, TX, 75080
John Freeman, 3020 ½ Worth St., Dallas, TX, 75214
Chad Armstrong, 1900 Elm St., Dallas, TX, 75201
Kirk Maeder, 2120 N. Haskell Ave., Dallas, TX, 75204
For (did not speak): Kim Finch, 2118 Montalba, Dallas, TX, 75228
For (did not speak): Christina Jones, 6146 Palo Pinto, Dallas, TX, 75214
For (did not speak): Ashling Hill, 3401 Commerce St., Dallas, TX, 75226
For (did not speak): Amanda Mann, 4654 McKinney Ave., Dallas, TX, 75205
For (did not speak): Gail Kerr, 5106 Reiger Ave., Dallas, TX, 75214
For (did not speak): Ed Sherrill, 10515 Walnut Hill Ln., Dallas, TX, 75238
For (did not speak): Angelica Navarro, 7030 Fair Oaks Ave., Dallas, TX, 75231
For (did not speak): Melissa Kerwin, 5808 Gaston Ave., Dallas, TX, 75214
For (did not speak): Roy Ivy, 4800 Tremont, Dallas, TX, 75246
For (did not speak): Nancy Shelton, 101 S. Walton St., Dallas, TX, 75226
For (did not speak): Jennifer Chitwood, 8621 Redondo Dr., Dallas, TX, 75218
For (did not speak): Justin Wilson, 6756 E. Mockingbird Ln., Dallas, TX, 75214
For (did not speak): Chris Kearns, 3601 Parry Ave., Dallas, TX, 75226
For (did not speak): Reid Robinson, 600 Nottingham Dr., Richardson, TX, 75080
For (did not speak): Ineka Guerra, 5935 Reiger Rd., Dallas, TX, 75214
For (did not speak): Gretchen Bell, 507 Grandview, Dallas, TX, 75223
For (did not speak): Ryan Hartsell, 2400 S. Ervay St., Dallas, TX, 75215
For (did not speak): Richard Reed, 5801 Prospect, Dallas, TX, 75206
For (did not speak): Sheldon Hubbard, 827 Exposition Ave., Dallas, TX, 75226
For (did not speak): Frank Campagna, 2714 Elm St., Dallas, TX, 75226
For (did not speak): Alison Napodano, 3809 Parry Ave., Dallas, TX, 75226
For (did not speak): Gianna Madrini, 2822 Elm St., Dallas, TX, 75226
For (did not speak): John Freeman, 3020 ½ Worth St., Dallas, TX, 75214
For (did not speak): Alison Welsh, 4328 Swiss Ave., Dallas, TX, 75204
For (did not speak): Tiffany Kieran, 5957 Lewis St., Dallas, TX, 75206
For (did not speak): Marc Traynor, 2517 Springvale Dr., Dallas, TX, 75234
For (did not speak): Kevin Spurgin, 5523 Worth St., Dallas, TX, 75214
For (did not speak): Jeri Leigh Thompson, 2620 Main St., Dallas, TX, 75226

For (did not speak): Richard Garcia, 3309 Elm St., Dallas, TX, 75262
For (did not speak): Cliff Martinez, 214 N. Winettka Ave., Dallas, TX, 75208
For (did not speak): Leah Racinkas Salinas, 215 N. Walton St., Dallas, TX, 75226
For (did not speak): Brandy Butler, 8807 Foreast Hills Blvd., Dallas, TX, 75218
For (did not speak): Lori Atkinson, 4130 Commerce St., Dallas, TX, 75226
For (did not speak): Carrie Pollard, 2801 Virgil St., Dallas, TX, 75226
For (did not speak): Michael Sheel, 831 Exposition Ave., Dallas, TX, 75226
For (did not speak): Ulisses Rusher, 835 Exposition Ave., Dallas, TX, 75226
For (did not speak): Michael Napodano, 3809 Parry Ave., Dallas, TX, 75226
For (did not speak): Daniel Koenig, 1409 Sam Houston Dr., Garland, TX, 75042
For (did not speak): David Bennett, 6503 Howard Ave., Dallas, TX, 75227
For (did not speak): Chad Rushing, 4100 Main St., Dallas, TX, 75226
For (did not speak): Emily Cunningham, 4100 Main St., Dallas, TX, 75226
Against: None

9. Z067-336(JH)

Planner: Jennifer Hiromoto

Motion: It was moved to recommend **approval** of a Specific Use Permit for a bar, lounge or tavern for a three-year period, subject to a revised site plan and conditions on property zoned Planned Development District No. 269 on the southwest corner of Elm Street and Crowdus Street.

Maker: Strater
Second: Emmons
Result: Carried: 12 to 0

For: 12 - Prothro, Strater, Gary, Davis, Rodgers, Bagley,
Jones-Dodd, Buehler, Wolfish, Ekblad,
Emmons, Alcantar

Against: 0
Absent: 2 - Weiss, Hill
Vacancy: 1 - District 6

Notices: Area: 200 Mailed: 20
Replies: For: 6 Against: 1

Speakers: For: Joseph Beard, 1005 Birdie Ct., Rowlett, TX, 75089
For (did not speak): Carrie Pollard, 2801 Virgil St., Dallas, TX, 75226
For (did not speak): Sheldon Hubbard, 827 Exposition Ave., Dallas, TX, 75226
For (did not speak): Frank Campagna, 2714 Elm St., Dallas, TX, 75226
For (did not speak): Gianna Madrini, 2822 Elm St., Dallas, TX, 75226
For (did not speak): John Freeman, 3020 ½ Worth St., Dallas, TX, 75214
For (did not speak): Alison Welsh, 4328 Swiss Ave., Dallas, TX, 75204
For (did not speak): Tiffany Kieran, 5957 Lewis St., Dallas, TX, 75206
For (did not speak): Marc Traynor, 2517 Springvale Dr., Dallas, TX, 75234
For (did not speak): Kevin Spurgin, 5523 Worth St., Dallas, TX, 75214
For (did not speak): Jeri Leigh Thompson, 2620 Main St., Dallas, TX, 75226

For (did not speak): Richard Garcia, 3309 Elm St., Dallas, TX, 75262
For (did not speak): Cliff Martinez, 214 N. Winetka Ave., Dallas, TX, 75208
For (did not speak): Leah Racinkas Salinas, 215 N. Walton St., Dallas, TX, 75226
For (did not speak): Brandy Butler, 8807 Foreast Hills Blvd., Dallas, TX, 75218
For (did not speak): Lori Atkinson, 4130 Commerce St., Dallas, TX, 75226
For (did not speak): Michael Sheel, 831 Exposition Ave., Dallas, TX, 75226
For (did not speak): Ulisses Rusher, 835 Exposition Ave., Dallas, TX, 75226
For (did not speak): Michael Napodano, 3809 Parry Ave., Dallas, TX, 75226
For (did not speak): Daniel Koenig, 1409 Sam Houston Dr., Garland, TX, 75042
For (did not speak): David Bennett, 6503 Howard Ave., Dallas, TX, 75227
For (did not speak): Ineka Guerra, 5935 Reiger Rd., Dallas, TX, 75214
For (did not speak): Angelica Navarro, 7030 Fair Oaks Ave., Dallas, TX, 75231
For (did not speak): Chad Rushing, 4100 Main St., Dallas, TX, 75226
For (did not speak): Emily Cunningham, 4100 Main St., Dallas, TX, 75226
Against: None

10. **Z067-343(JH)**

Planner: Jennifer Hiromoto

Motion: It was moved to recommend **approval** of a Specific Use Permit for a bar, lounge or tavern for a three-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 Crowdus Street.

Maker: Strater
Second: Jones-Dodd
Result: Carried: 12 to 0

For: 12 - Prothro, Strater, Gary, Davis, Rodgers, Bagley,
Jones-Dodd, Buehler, Wolfish, Ekblad,
Emmons, Alcantar

Against: 0
Absent: 2 - Weiss, Hill
Vacancy: 1 - District 6

Notices: Area: 200 Mailed: 16
Replies: For: 4 Against: 0

Speakers: For: Michael Donathan, 209 Meadowside Dr., Mansfield, TX, 76063
For (did not speak): Don Blanton, 2620 Main St., Dallas, TX, 75226
For (did not speak): Wes Garratt, 2801 Virgil St., TX, 75226
For (did not speak): Carrie Pollard, 2801 Virgil St., Dallas, TX, 75226
For (did not speak): Ineka Guerra, 5935 Reiger Rd., Dallas, TX, 75214
For (did not speak): Sheldon Hubbard, 827 Exposition Ave., Dallas, TX, 75226
For (did not speak): Frank Campagna, 2714 Elm St., Dallas, TX, 75226
For (did not speak): Gianna Madrini, 2822 Elm St., Dallas, TX, 75226
For (did not speak): John Freeman, 3020 ½ Worth St., Dallas, TX, 75214
For (did not speak): Alison Welsh, 4328 Swiss Ave., Dallas, TX, 75204

For (did not speak): Tiffany Kieran, 5957 Lewis St., Dallas, TX, 75206
For (did not speak): Marc Traynor, 2517 Springvale Dr., Dallas, TX, 75234
For (did not speak): Kevin Spurgin, 5523 Worth St., Dallas, TX, 75214
For (did not speak): Jeri Leigh Thompson, 2620 Main St., Dallas, TX, 75226
For (did not speak): Richard Garcia, 3309 Elm St., Dallas, TX, 75262
For (did not speak): Cliff Martinez, 214 N. Winetka Ave., Dallas, TX, 75208
For (did not speak): Leah Racinkas Salinas, 215 N. Walton St., Dallas, TX, 75226
For (did not speak): Brandy Butler, 8807 Foreast Hills Blvd., Dallas, TX, 75218
For (did not speak): Lori Atkinson, 4130 Commerce St., Dallas, TX, 75226
For (did not speak): Michael Sheel, 831 Exposition Ave., Dallas, TX, 75226
For (did not speak): Ulisses Rusher, 835 Exposition Ave., Dallas, TX, 75226
For (did not speak): Michael Napodano, 3809 Parry Ave., Dallas, TX, 75226
For (did not speak): Daniel Koenig, 1409 Sam Houston Dr., Garland, TX, 75042
For (did not speak): David Bennett, 6503 Howard Ave., Dallas, TX, 75227
For (did not speak): Chad Rushing, 4100 Main St., Dallas, TX, 75226
For (did not speak): Emily Cunningham, 4100 Main St., Dallas, TX, 75226
Against: None

11. **Z067-344(JH)**

Planner: Jennifer Hiromoto

Motion: It was moved to recommend **approval** of a Specific Use Permit for a bar, lounge or tavern for a three-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 Crowds Street.

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

For: 12 - Prothro, Strater, Gary, Davis, Rodgers, Bagley,
Jones-Dodd, Buehler, Wolfish, Ekblad,
Emmons, Alcantar

Against: 0
Absent: 2 - Weiss, Hill
Vacancy: 1 - District 6

Notices: Area: 200 Mailed: 16
Replies: For: 2 Against: 0

Speakers: For: Michael Donathan, 209 Meadowside Dr., Mansfield, TX, 76063
For (did not speak): Wes Garratt, 2801 Virgil St., TX, 75226
For (did not speak): Ineka Guerra, 5935 Reiger Rd., Dallas, TX, 75214
For (did not speak): Sheldon Hubbard, 827 Exposition Ave., Dallas, TX, 75226
For (did not speak): Frank Campagna, 2714 Elm St., Dallas, TX, 75226
For (did not speak): Gianna Madrini, 2822 Elm St., Dallas, TX, 75226
For (did not speak): John Freeman, 3020 ½ Worth St., Dallas, TX, 75214
For (did not speak): Alison Welsh, 4328 Swiss Ave., Dallas, TX, 75204

For (did not speak): Tiffany Kieran, 5957 Lewis St., Dallas, TX, 75206
For (did not speak): Marc Traynor, 2517 Springvale Dr., Dallas, TX, 75234
For (did not speak): Kevin Spurgin, 5523 Worth St., Dallas, TX, 75214
For (did not speak): Jeri Leigh Thompson, 2620 Main St., Dallas, TX, 75226
For (did not speak): Richard Garcia, 3309 Elm St., Dallas, TX, 75262
For (did not speak): Cliff Martinez, 214 N. Winettka Ave., Dallas, TX, 75208
For (did not speak): Leah Racinkas Salinas, 215 N. Walton St., Dallas, TX, 75226
For (did not speak): Brandy Butler, 8807 Foreast Hills Blvd., Dallas, TX, 75218
For (did not speak): Lori Atkinson, 4130 Commerce St., Dallas, TX, 75226
For (did not speak): Michael Sheel, 831 Exposition Ave., Dallas, TX, 75226
For (did not speak): Ulisses Rusher, 835 Exposition Ave., Dallas, TX, 75226
For (did not speak): Michael Napodano, 3809 Parry Ave., Dallas, TX, 75226
For (did not speak): Daniel Koenig, 1409 Sam Houston Dr., Garland, TX, 75042
For (did not speak): David Bennett, 6503 Howard Ave., Dallas, TX, 75227
For (did not speak): Chad Rushing, 4100 Main St., Dallas, TX, 75226
For (did not speak): Emily Cunningham, 4100 Main St., Dallas, TX, 75226
Against: None

Other Matters

CPC Committee Appointments and Reports

Minutes

Motion: It was moved to **approve** the minutes of the November 1, 2007, meeting, subject to corrections.

Maker: Buehler
Second: Prothro
Result: Carried: 12 to 0

For: 12 - Prothro, Strater, Gary, Davis, Rodgers, Bagley,
Jones-Dodd, Buehler, Wolfish, Ekblad*,
Emmons, Alcantar

Against: 0
Absent: 2 - Weiss, Hill
Vacancy: 1 - District 6

*out of the room, shown voting in favor

Speakers: None

Adjournment

Motion: It was moved to **adjourn** the meeting at 5:51 p.m.

Maker: Rodgers
Second: Jones-Dodd
Result: Carried: 12 to 0

For: 12 - Prothro, Strater, Gary, Davis, Rodgers, Bagley,
Jones-Dodd, Buehler, Wolfish, Ekblad*,
Emmons, Alcantar

Against: 0
Absent: 2 - Weiss, Hill
Vacancy: 1 - District 6

*out of the room, shown voting in favor

Speakers: None

Joe Alcantar, Chair