

PLAN COMMISSION MINUTES

The City Plan Commission held a regular Zoning Hearing on May 6, with the briefing starting at 10:16 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, Liz Wally, Mike Anglin, Emma Rodgers, John Lozano, Ann Bagley, Myrtl Lavallaisaa, Gloria Tarpley, Bruce Bernbaum, Michael Schwartz and Bill Peterson. The following Commissioner was absent from this hearing as defined in the City Plan Commission rules: Sally Wolfish. There is one vacancy – District 10.

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:

Note: It was moved by Commissioner Tarpley and seconded by Commissioner Michael Davis to change the order of the agenda and hear Miscellaneous item W090-005, first. The Commission voted unanimously to change the order of the agenda.

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.

Consent Agenda - Preliminary Plat

(1) **S090-081**

Motion: It was moved to **approve** an application to create a 2.8500 acre lot and a 3.8593 acre lot out of a 6.7093 acre tract of land in City Block 7554 located at the intersection of S. Hampton Road and Cliff Creek Crossing, northwest corner, subject to compliance with the conditions listed in the docket.

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

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

Against: 0
Absent: 2 - Tarpley, Wolfish
Vacancy: 1 - District 10

Speakers: None

(2) S090-083

S090-083 An application to replat a 26.667 acre tract of land containing all of City Blocks 3/7077 and 4/7077, and part of City Block 7078 along with portions of Canaan Street to be abandoned to create 12 lots ranging in size from 0.728 acres to 2.808 acres and generally located south of the intersection of Bexar Street and Municipal Street.

This application was withdrawn on May 3, 2010.

(3) S090-089

Motion: It was moved to **approve** an application to replat a tract of land containing all of Lot 3C, part of Lots 26 thru 29, all of Lots 30 thru 32, part of an abandoned alley and abandoned Crutcher and Pauline Streets and an unplatted tract of land in City Block 837 into one 9.7055 acre tract of land located at the intersection of 411 N. Washington Avenue and Crutcher Street, subject to compliance with the conditions listed in the docket.

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

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

Against: 0
Absent: 2 - Tarpley, Wolfish
Vacancy: 1 - District 10

Speakers: None

(4) S090-093

Motion: It was moved to **approve** an application to replat a tract of land containing part of City Block 1/243 into one 1.306 acre lot located on the east line of N. St. Paul Street between Wenchell Lane and San Jacinto Street, subject to compliance with the conditions listed in the docket.

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

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

Against: 0
Absent: 2 - Tarpley, Wolfish
Vacancy: 1 - District 10

Speakers: None

Individual Item

(5) **S090-092**

Building Line Motion: It was moved to **approve** an application to remove/relocate an existing 25 foot platted building line along abandoned Treehouse Lane and along the northerly line of Meadow Road into one 10.906 acre lot and one 0.322 acre lot located on Meadow Road between Greenville Avenue and Manderville Lane, subject to compliance with the conditions listed in the docket.

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

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

Against: 0
Absent: 2 - Tarpley, Wolfish
Vacancy: 1 - District 10

Motion: It was moved to **approve** an application to replat an 11.642 acre tract of land containing all of City Block D/6138, along abandoned Treehouse Lane and along the northerly line of Meadow Road into one 10.906 acre lot and one 0.322 acre lot located on Meadow Road between Greenville Avenue and Manderville Lane, subject to compliance with the conditions listed in the docket.

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

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

Against: 0
Absent: 2 - Tarpley, Wolfish
Vacancy: 1 - District 10

Speakers: None

Residential Replat

(6) **S090-080**

Motion: It was moved to **approve** an application to replat all of Lots 6 and 7 in City Block C/6740 of the John C. Hill Subdivision located at 2825 N. St. Augustine Road, subject to compliance with the conditions listed in the docket.

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

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

Against: 0
Absent: 2 - Tarpley, Wolfish
Vacancy: 1 - District 10

Speakers: None

(7) **S090-082**

Motion: It was moved to **approve** an application to replat all of Lot 34 and an "open space" area in City Block C/8123 in White Rock Villas Addition to create one 0.127 acre lot on 8905 White Pine Lane at Goforth Road; northwest corner; subject to compliance with the conditions listed in the docket.

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

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

Against: 0
Absent: 2 - Tarpley, Wolfish
Vacancy: 1 - District 10

Speakers: None

(8) **S090-084**

Building Line Motion: It was moved to **approve** an application to remove/relocate the existing 15 foot side Building Line on Lot 85 in City Block W/8721 in Summit Parc Phase 5 Addition and fronting on Timber Falls Drive at Misty Bluff Court; north corner, subject to compliance with the conditions listed in the docket.

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

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

Against: 0
Absent: 2 - Tarpley, Wolfish
Vacancy: 1 - District 10

*out of the room, shown voting in favor

Motion: It was moved to **approve** an application to replat Lot 85 in City Block W/8721 in Summit Parc Phase 5 Addition and fronting on Timber Falls Drive at Misty Bluff Court, north corner.

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

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

Against: 0
Absent: 2 - Tarpley, Wolfish
Vacancy: 1 - District 10

*out of the room, shown voting in favor

Speakers: None

(9) **S090-085**

Building Line Motion: It was moved to **approve** an application to remove/relocate the existing 15 foot side Building Line from Lot 80 in City Block R/8721 in Summit Parc Phase 5 Addition and fronting on Timber Falls Drive at Eagle Bend Court, northwest corner, subject to compliance with the conditions listed in the docket.

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

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

Against: 0
Absent: 2 - Tarpley, Wolfish
Vacancy: 1 - District 10

*out of the room, shown voting in favor

Motion: It was moved to **approve** an application to replat Lot 80 in City Block R/8721 in Summit Parc Phase 5 Addition and fronting on Timber Falls Drive at Eagle Bend Court; northwest corner, subject to compliance with the conditions listed in the docket.

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

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

Against: 0
Absent: 2 - Tarpley, Wolfish
Vacancy: 1 - District 10

*out of the room, shown voting in favor

Speakers: None

(10) **S090-086**

Building Line Motion: It was moved to **approve** an application to remove/relocate the existing 15 foot side Building Line from Lot 70 in City Block R/8721 in Summit Parc Phase 5 Addition and fronting on Timber Falls Drive at Eagle Bend Court, southwest corner, subject to compliance with the conditions listed in the docket.

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

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

Against: 0
Absent: 2 - Tarpley, Wolfish
Vacancy: 1 - District 10

*out of the room, shown voting in favor

Motion: It was moved to **approve** an application to replat Lot 70 in City Block R/8721 in Summit Parc Phase 5 Addition and fronting on Timber Falls Drive at Eagle Bend Court, southwest corner, subject to compliance with the conditions listed in the docket.

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

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

Against: 0
Absent: 2 - Tarpley, Wolfish
Vacancy: 1 - District 10

*out of the room, shown voting in favor

Speakers: None

(11) **S090-088**

Motion: It was moved to **approve** an application to replat a 2.259 acre tract of land containing all of Lots 17 thru 26, in City Block 4720; Lots 1, 5, and 6 in City Block 4719; and all of City Block 4718 and part of Avenue A, Avenue B, Avenue D, and Avenue E right of way to be abandoned into one lot on Corinth Street south of Clarendon Street, subject to compliance with the conditions listed in the docket.

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

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

Against: 0
Absent: 2 - Tarpley, Wolfish.
Vacancy: 1 - District 10

Speakers: None

Miscellaneous Docket

W090-005

Planner: Neva Dean

Motion: It was moved to **approve** a waiver of the two-year waiting period in order to submit an application for an amendment to Planned Development District No. 742, on the north corner of Northwest Highway and Skillman Street.

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

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

Against: 1 - Bagley
Absent: 1 - Wolfish
Vacancy: 1 - District 10

Speakers: None

M090-029

Planner: Richard Brown

Motion: It was moved to **approve** a minor amendment to the development plan and landscape plan for Planned Development District No. 353 for a Private School and Single Family Residential Uses on the northwest corner of Inwood Road and Willow Lane.

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

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

Against: 0
Absent: 2 - Tarpley, Wolfish
Vacancy: 1 - District 10

Speakers: For (Did not speak): Bill Dahlstrom, 901 Main St., Dallas, TX, 75202
Against: None

M090-036

Planner: Richard Brown

Motion: It was moved to **approve** a minor amendment to the site plan for Specific Use Permit No. 1772 for a Bar, lounge, or tavern and an Inside commercial amusement limited to a live music venue, on the southwest corner of Elm Street and Malcolm X Boulevard.

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

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

Against: 0
Absent: 2 - Tarpley, Wolfish
Vacancy: 1 - District 10

Speakers: None

Miscellaneous Docket – Under Advisement

M090-026

Planner: Richard Brown

Motion: It was moved to **approve** a minor amendment to the development plan for Planned Development District No. 369 for a Transit passenger station or transfer center and CR Community Retail District Uses on the east line of Denley Drive, north of Lancaster Road.

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

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

Against: 0
Absent: 2 - Tarpley, Wolfish
Vacancy: 1 - District 10

Speakers: None

Certificates of Appropriateness for Signs

Downtown Sign District:

1003265006

Planner: Carolyn Horner

Motion: It was moved to **approve** a Certificate of Appropriateness for the installation of a 100 square foot upper projecting attached premise sign on the south elevation of the building containing the text “aloft” and “W HOTELS”, at 1033 Young Street.

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

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

Against: 0
Absent: 2 - Tarpley, Wolfish
Vacancy: 1 - District 10

Speakers: None

1003171108

Planner: Carolyn Horner

Motion: It was moved to **approve** a Certificate of Appropriateness for the installation of a 255 square foot flat attached upper level premise sign on the northern elevation of the building containing a logo "D", at 750 N. St. Paul Street.

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

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

Against: 0
Absent: 2 - Tarpley, Wolfish
Vacancy: 1 - District 10

Speakers: None

Arts District Sign District:

1003171027

Planner: Carolyn Horner

Motion: It was moved to **approve** a Certificate of Appropriateness for the installation of a 20 square foot detached premise sign and a 9 square foot building identification sign on the western corner of Pearl Street and Flora Street, containing a logo and words "PUBLIC PARKING" and "2121 FLORA" at 1818 Olive Street.

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

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

Against: 0
Absent: 2 - Tarpley, Wolfish
Vacancy: 1 - District 10

Speakers: None

Zoning Cases – Consent

1. **Z090-108(RB)**

Planner: Richard Brown

Motion: It was moved to recommend **approval** of a Specific Use Permit for an Open-enrollment Charter School for a five-year period, with eligibility for automatic renewal of additional five-year periods, subject to a site plan, landscape plan, traffic management plan, and conditions on property zoned an R-7.5(A) Single Family District, on the southwest corner of Scyene Road and Prichard Lane.

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

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

Against: 0
Absent: 2 - Tarpley, Wolfish
Vacancy: 1 - District 10

Notices: Area: 400 Mailed: 50
Replies: For: 5 Against: 5

Speakers: None

2. **Z090-115(RB)**

Planner: Richard Brown

Motion: It was moved to recommend **approval** of a Planned Development District for a General merchandise or food store greater than 100,000 square feet and CR Community Retail District Uses, subject to a development plan and conditions on property zoned a CR Community Retail District, on the southwest line of Webb Chapel Road, north of Northwest Highway.

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

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

Against: 0
Absent: 2 - Tarpley, Wolfish
Vacancy: 1 - District 10

Notices: Area: 500 Mailed: 70
Replies: For: 9 Against: 1

Speakers: For: Myron Dornik, 901 Main St., Dallas, TX, 75201
Against: Michael Jung, 4400 Bank of America Plaza, Dallas, TX, 75202
Against (Did not speak): Richard Pulaski, 5100 Westherimer, Houston, TX, 77056

3. **Z090-144(RB)**

Planner: Richard Brown

Motion: It was moved to recommend **approval** of an amendment to and renewal of Specific Use Permit No. 1700 for a Bar, lounge or tavern and an Inside commercial amusement limited to a Class A dance hall for a two-year period, subject to a revised site plan and conditions on property within the Tract A portion of Planned Development District No. 269, the Deep Ellum/Near East Side Special Purpose District on the south line of Main Street, west of Malcolm X Boulevard.

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

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

Against: 0
Absent: 2 - Tarpley, Wolfish
Vacancy: 1 - District 10

Notices: Area: 200 Mailed: 21
Replies: For: 2 Against: 0

Speakers: None

4. **Z090-162(KB)**

Planner: Neva Dean

Motion: It was moved to recommend **approval** of an amendment to Specific Use Permit No. 1639 for a tower/antenna for cellular communication, subject to a site plan and conditions on property zoned Planned Development District No. 317, northeast of the intersection of Alexander Street and Cockrell Avenue.

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

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

Against: 0
Absent: 2 - Tarpley, Wolfish
Vacancy: 1 - District 10

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

Speakers: None

5. **Z090-156(WE)**

Planner: Warren Ellis

Motion: It was moved to recommend **approval** of an amendment to, and an expansion of Subarea 2 within Planned Development District No. 366, the Buckner Special Purpose District on property zoned an R-7.5(A) Single Family District on the north side of Rosemont Road, approximately 280 feet west of South Buckner Boulevard.

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

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

Against: 0
Absent: 2 - Tarpley, Wolfish
Vacancy: 1 - District 10

Notices: Area: 500 Mailed: 51
Replies: For: 2 Against: 1

Speakers: None

Zoning Cases – Individual

6. **Z090-153(WE)**

Planner: Warren Ellis

Motion: It was moved to recommend **denial without prejudice** of a Specific Use Permit for a private school on property zoned Planned Development District No. 709 for a church and R-16(A) Single Family District uses, on the northwest corner of Hillcrest Road and Willow Lane.

Maker: Bernbaum
Second: Schwartz
Result: Carried: 11 to 1

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

Against: 1 - R. Davis
Absent: 2 - Tarpley, Wolfish
Vacancy: 1 - District 10

Notices: Area: 400 Mailed: 108
Replies: For: 3 Against: 50

Speakers: For: John Fowler, 12123 Hillcrest Rd., Dallas, TX, 75230
Mark Brand, 12123 Hillcrest Rd., Dallas, TX, 75230
Ryan North, 12123 Hillcrest Rd., Dallas, TX, 75230
For (Did not speak): Rodney Marshall, 440 Bentson, Lantana, TX, 76220
Against: Tony Krauska, 12324 Archdale Dr., Dallas, TX, 75244
Walter Schroen, 6620 Churchill Way, Dallas, TX, 75230
Nirmala Mathai, 6711 Willow Ln., Dallas, TX, 75230
Brenda Time, 6740 Willow Ln., Dallas, TX, 75230
Jayne Latta, 6737 Talmadge Ln., Dallas, TX, 75230
Philip Adams, 6730 Willow Ln., Dallas, TX, 75230
Matt Garrett, 6704 Talmadge Ln., Dallas, TX, 75230
Mahvash Nourian, 12361 Hillcrest Rd., Dallas, TX, 75230
Against (Did not speak): Carol Scott, 6410 Turner Way, Dallas, TX, 75230
Against (Did not speak): Glenn Stinchcomb, 12123 Prestonridge Rd., Dallas, TX, 75230
Against (Did not speak): Howard Hooker, 4 Birchmont Ln., Dallas, TX, 75230
Against (Did not speak): James Latta, 6737 Talmadge Ln., Dallas, TX, 75230
Against (Did not speak): Katherine Textor, 12107 Shiremont Dr., Dallas, TX, 75230
Against (Did not speak): Pamela Ng, 6808 Churchill Way, Dallas, TX, 75230
Against (Did not speak): Ray Ng, 6808 Churchill Way, Dallas, TX, 75230
Against (Did not speak): Eleanor Piccagli, 6818 Churchill Way, Dallas, TX, 75230
Against (Did not speak): Jonathan Ng, 6808 Churchill Way, Dallas, TX, 75230
Against (Did not speak): Beverly Guthrie, 6707 Talmadge Ln., Dallas, TX, 75230
Against (Did not speak): Elizabeth Farnsworth, 12106 Prestonridge Rd., Dallas, TX, 75230
Against (Did not speak): Robert Wilson, 6824 Churchill Way, Dallas, TX, 75230
Against (Did not speak): Elena Wilson, 6824 Churchill Way, Dallas, TX, 75230
Against (Did not speak): Mary Jane Jansen, 12312 Archdale Dr., Dallas, TX, 75230
Against (Did not speak): Lorraine LaBarba, 12312 Marbrook Dr., Dallas, TX, 75230
Against (Did not speak): Nancy Hall, 12220 Prestonridge Rd., Dallas, TX, 75230
Against (Did not speak): Hinke Schuen, 6620 Churchill Way, Dallas, TX, 75230
Against (Did not speak): Betty Moore, 6507 Churchill Way, Dallas, TX, 75230
Against (Did not speak): Regina, 6740 Talmadge Ln., Dallas, TX, 75230
Against (Did not speak): Dr. A. Baharanchi, 6740 Talmadge Ln., Dallas, TX, 75230
Against (Did not speak): Georgiann Garratt, 6704 Talmadge Ln., Dallas, TX, 75230

7. **Z090-145(RB)**

Planner: Richard Brown

Motion: It was moved to recommend **denial** of a CR Community Retail District with deed restrictions volunteered by the applicant on property zoned an R-5(A) Single Family District on the northeast line of Bonnie View Road, south of Highland Hills Drive.

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

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

Against: 0
Absent: 2 - Tarpley, Wolfish
Vacancy: 1 - District 10

Notices: Area: 300 Mailed: 19
Replies: For: 2 Against: 0

Speakers: For: Michael Coker, 2700 Swiss Ave., Dallas, TX, 75204
Against: None

8. **Z089-219(DC)**

Planner: David Cossum

Motion: In considering a City Council authorized hearing to determine the proper zoning on property zoned R-5(A) Single Family District, D(A) Duplex District, TH-3(A) Townhouse District, MF-2(A) Multifamily District with Historic Overlay No. 123 on a portion, Specific Use Permit No. 814 on a portion and Specific Use Permit No. 1254 on a portion, MU-1 Mixed Use District, LO-1 Limited Office District with a D Dry Liquor Control Overlay on a portion, NS(A) Neighborhood Service District, CR Community Retail District with a D Dry Liquor Control Overlay on a portion, CS Commercial Service District with deed restrictions on a portion, P(A) Parking District, portions of Tracts 1, 2, and 3 and Tracts 3a and 3b within Planned Development District No. 87 with Historic Overlay No. 15, a portion of Tract 1A and all of Tract 2A within Planned Development District No. 160 with Historic Overlay No. 59 on a portion and Specific Use Permit No. 1733 on a portion, Tract 2 within Planned Development District No. 340, portions of the MCO and the LCO Subdistricts within Planned Development District No. 631 with Specific Use Permit No. 1098 on a portion and a D Dry Liquor Control Overlay on a portion, Planned Development District No. 768, all of Subarea 2 and a portion of Subarea 3 within Conservation District No. 1, Conservation District No. 7 with Historic Overlay No. 95 on a portion and a D Dry Liquor Control Overlay on a portion generally along both side of Davis Street from Plymouth Road to Zang Boulevard; generally including properties located north of Davis Street between

Polk Street and Tyler Street; properties located north of Davis Street between Van Buren Avenue and Cedar Hill Avenue and south of 5th Street; properties located north of Davis Street on both sides of Bishop Avenue to south of Colorado Boulevard; properties located south of Davis Street between Plymouth Road and Hampton Road north of Jefferson Boulevard and properties located south of Davis Street between Polk Street and Zang Boulevard north of 10th Street (including properties fronting the south side of 10th Street) with consideration given to appropriate zoning for the area including use, development standards, parking, landscape, sign, and other appropriate regulations that protect and enhance existing neighborhoods with consideration given to the land use recommendations contained in the Bishop/Davis Land Use and Zoning Study done by GFF Planning, it was moved to **hold** this case under advisement until May 20, 2010.

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

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

Against: 0
Absent: 1 - Wolfish
Vacancy: 1 - District 10
Conflict: 1 - R. Davis

Notices: Area: 200 Mailed: 1489
Replies: For: 108 Against: 71

Speakers: For: Richard Garza, 1314 Kings Hwy., Dallas, TX, 75208
Larry Good, 2808 Fairmont, Dallas, TX, 75201
Paul Zubiata, 1427 Kings Hwy., Dallas, TX, 75208
Kyle Ward, 410 N. Montclair Ave., Dallas, TX, 75208
Ninette McDonald, 521 W. 8th St., Dallas, TX, 75208
Augustine Jalomo, 607 W. Canty St., Dallas, TX, 75208
Jim Lake, Jr., 1350 Manufacturing St., Dallas, TX, 75207
David Spence, 408 W. 8th St., Dallas, TX, 75208
Paul Maute, 101 N. Montclair Ave., Dallas, TX, 75208
Cristine Baril, 925 N. Clinton Ave., Dallas, TX, 75208
Tracy Popken, 301 Melba St., Dallas, TX, 75208
Mike Acquisto, 11811 Forge Dr., Frisco, TX, 75035
Carolyn Garon, 838 Cedar Hill Ave., Dallas, TX
Jose Fuentes, 6338 Lakehurst Ave., Dallas, TX, 75230
Amanda Moreno Cross, 1116 Kensington, Dallas, TX, 75208
For (Did not speak): Jennifer Stolarski, 1619 Kings Hwy., Dallas, TX, 75208
For (Did not speak): Jack Keene, 738 Cedar Hill, Dallas, TX, 75208
For (Did not speak): Jerry Berch, 652 W. Colorado Blvd., Dallas, TX, 75208

- For (Did not speak): Philip Nirchi, 607 W. Canty St., Dallas, TX, 75208
For (Did not speak): Jane Bryant, 4131 Lovers Lane, Dallas, TX, 75225
For (Did not speak): Corinna Wills, 808/810 N. Bishop Ave., Dallas, TX, 75208
For (Did not speak): Maria Esquivel, 1021 Kings Hwy., Dallas, TX, 75208
For (Did not speak): Richard Patten, 202 W. Pembroke, Dallas, TX, 75208
For (Did not speak): Brandon Bolihn, 2427 Marvin Ave., Dallas, TX, 75211
For (Did not speak): Val Haskell, 1619 Kings Hwy., Dallas, TX, 75208
For (Did not speak): Jason Roberts, 223 S. Briscoe Blvd., Dallas, TX, 75211
For (Did not speak): Rob Shearer, 614 N. Bishop, Dallas, TX, 75208
For (Did not speak): Jose Dominguez, 814 W. 8th St., Dallas, TX, 75208
For (Did not speak): Mac Hangrove, 1211 W. Northwest Hwy., Dallas, TX, 75225
For (Did not speak): Brian Johnson, 5636 Cornerstone Dr., Dallas, TX, 75043
For (Did not speak): Marguerite McDonald, 521 W. 8th St., Dallas, TX, 75208
For (Did not speak): Michael Motta, 738 N. Edgefield Ave., Dallas, TX, 75208
Against: Matt Crittenden, 9651 Angleridge Rd., Dallas, TX, 75238
Pam Conley, 901 N. Madison Ave., Dallas, TX, 75208
Monica Zamora, 732 W. 8th St., Dallas, TX, 75208
Rollin Gary, 800 W. 8th St., Dallas, TX, 75208
Brooke Batson, 612 Haines Ave., Dallas, TX, 75208
Joanne Carroll, 422 N. Oak Cliff Blvd., Dallas, TX, 75208
Jerelyn Arbuckle, 4800 Victor St., Dallas, TX, 75246
Walter Vasquez, 615 West Neely, Dallas, TX, 75208
Michael Aminette, Address not given
Art Garcia, 509 W. Davis St., Dallas, TX, 75208
Lance Schlegel, 620 N. Oak Cliff Blvd., Dallas, TX, 75208
Anne Campbell, 710 Haines Ave., Dallas, TX, 75208
Odra Sinches, 638 Turner Ave., Dallas, TX, 75208
Juanita Diaz, 1405 W. Davis, Dallas, TX, 75208
Jorge Diaz, 1405 W. Davis St., Dallas, TX, 75208
Justin Epker, 2234 Carnes St., Dallas, TX, 75208
Against (Did not speak): Angel Lopez, 600 W. Nelly St., Dallas, TX, 75208
Against (Did not speak): Meeka Bain, 839 N. Madison Ave., Dallas, TX, 75208
Against (Did not speak): Laura Palmer, 911 N. Madison Ave., Dallas, TX, 75208
Against (Did not speak): Armando Camarillo, 610 W. Nelly St., Dallas, TX, 75208
Against (Did not speak): Anthony Machado, 602 W. Nelly St., Dallas, TX, 75208
Against (Did not speak): Sylvia Guerrero, 608 W. Nelly St., Dallas, TX, 75208
Against (Did not speak): Sandra Guerrero, 608 W. Nelly St., Dallas, TX, 75208
Against (Did not speak): Jose Guerrero, 610 W. Nelly St., Dallas, TX, 75208
Against (Did not speak): Esperanza Guerrero, 610 W. Nelly St., Dallas, TX, 75208
Against (Did not speak): Maria Guerrero, 608 W. Nelly Street, Dallas, TX, 75208
Against (Did not speak): Maria Caranza, 600 W. Nelly St., Dallas, TX, 75208
Against (Did not speak): Maria Gomez, 334 W. Ninth St., Dallas, TX, 75208
Against (Did not speak): Jose Garcia, 633 W. Davis St., Dallas, TX, 75208
Against (Did not speak): Antonio Garcia, 330 W. Ninth St., Dallas, TX, 75208
Against (Did not speak): Bertha Jimenez, 725 W. 8th St., Dallas, TX, 75208
Against (Did not speak): Edrian Castro, 708 W. 8th St., Dallas, TX, 75208
Against (Did not speak): Jose Cira Rodriguez, 619 North Blvd., Dallas, TX, 75211
Against (Did not speak): Jose Cesar Estrada, 617 North Blvd., Dallas, TX, 75211

Against (Did not speak): Meliza Villalobos, 317 W. 8th St., Dallas, TX, 75208
Against (Did not speak): Adam Esparza, 602 W. Nelly St., Dallas, TX, 75208
Against (Did not speak): Melissa Carranza, 602 W. Nelly St., Dallas, TX, 75208

Other Matters

Consideration of appointments to the following CPC Committee:

Zoning Ordinance Committee (ZOC)

(List of committee members available with CPC Coordinator)

Minutes

Motion: It was moved to **approve** the minutes of the April 15, 2010, City Plan Commission meeting, subject to corrections.

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

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

Against: 0
Absent: 2 - R. Davis, Wolfish
Vacancy: 1 - District 10

Adjournment

Motion: It was moved to **adjourn** the May 6, 2010, City Plan Commission meeting at 5:51 p.m.

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

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

Against: 0
Absent: 2 - R. Davis, Wolfish
Vacancy: 1 - District 10