

PLAN COMMISSION MINUTES

The City Plan Commission held a regular Zoning Hearing on June 3, with the briefing starting at 11:32 a.m. in Room 5ES and the public hearing at 1:30 p.m. in the City Council Chambers of City Hall. Presiding were Joe Alcantar, Chair and Michael Davis, Vice Chair. The following Commissioners were present during the hearing: Richard Davis, Liz Wally, Mike Anglin, Emma Rodgers, John Lozano, Ann Bagley, Myrtl Lavallaisaa, Gloria Tarpley, John Shellene, 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 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 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.

Consent Agenda - Preliminary Plat

(1) **S090-103**

Motion: It was moved to **approve** an application to replat a 2.01 acre tract of land containing Lot 1 and Lot 2 in Block A/7919 on 6101 Wyche Boulevard at Hinton Street, northwest corner, subject to compliance with the conditions listed in the docket.

Maker: Wally
Second: Rodgers
Result: Carried: 14 to 0

For: 14 - R. Davis, Wally, Anglin, M. Davis, Rodgers,
Lozano*, Bagley, Lavallaisaa, Tarpley,
Shellene, Bernbaum, Schwartz, Peterson,
Alcantar

Against: 0
Absent: 1 - Wolfish
Vacancy: 0

*out of the room, shown voting in favor

Speakers: None

(2) **S090-104**

Motion: It was moved to **approve** an application to create a 1.2953 acre lot from a tract of land in City Block 6966 on Kiest Boulevard at Morse Drive, subject to compliance with the conditions listed in the docket.

Maker: Wally
Second: Rodgers
Result: Carried: 14 to 0

For: 14 - R. Davis, Wally, Anglin, M. Davis, Rodgers,
Lozano*, Bagley, Lavallaisaa, Tarpley,
Shellene, Bernbaum, Schwartz, Peterson,
Alcantar

Against: 0
Absent: 1 - Wolfish
Vacancy: 0

*out of the room, shown voting in favor

Speakers: None

Residential Replat

(3) **S090-196R**

Removal of Building Line Motion: It was moved to **approve** an application to remove the existing 10 foot platted side yard building lines and to remove the 20 foot platted front yard building lines of the Encino Hills, Phase 3 Addition to create one 27.051 acre lot and one 0.632 acre lot on St. David Drive at St. Rita Drive, subject to compliance with the conditions listed in the docket.

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

For: 13 - R. Davis, Wally, Anglin, Rodgers, Lozano,
Bagley, Lavallaisaa, Tarpley, Shellene,
Bernbaum, Schwartz, Peterson, Alcantar

Against: 0
Absent: 1 - Wolfish
Vacancy: 0
Conflict: 1 - M. Davis

Replat Motion: It was moved to **approve** an application to replat all of Lots 1 thru 58 and Common Area "A", Block 12/6116; all of Blocks 13/6116, 14/6116, 15/6116, and 16/6116 of the Encino Hills, Phase 3 Addition to create one 27.051 acre lot and one 0.632 acre lot on St. David Drive at St. Rita Drive, subject to compliance with the conditions listed in the docket, subject to compliance with the conditions listed in the docket.

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

For: 13 - R. Davis, Wally, Anglin, Rodgers, Lozano, Bagley, Lavallaisaa, Tarpley, Shellene, Bernbaum, Schwartz, Peterson, Alcantar

Against: 0
Absent: 1 - Wolfish
Vacancy: 0
Conflict: 1 - M. Davis

Speakers: None

(4) **S090-101**

Motion: It was moved to **approve** an application to replat all of Lot 1 in City Block F/5614 and a portion of abandoned Douglas Avenue to create one 0.592 acre lot on 5806 Watson Avenue at Douglas Avenue, southeast corner, subject to compliance with the conditions listed in the docket.

Maker: Schwartz
Second: Wally
Result: Carried: 14 to 0

For: 14 - R. Davis, Wally, Anglin, M. Davis, Rodgers, Lozano, Bagley, Lavallaisaa, Tarpley, Shellene, Bernbaum, Schwartz, Peterson, Alcantar

Against: 0
Absent: 1 - Wolfish
Vacancy: 0

Speakers: None

Miscellaneous Docket

M090-013

Planner: Richard Brown

Motion: It was moved to **approve** a minor amendment to the development plan for Planned Development District No. 650 for a Public school other than an open-enrollment charter school and R-7.5(A) Single Family District Uses on property bounded by Cradlerock Drive, Cheyenne Road, Checota Drive, and Amity Lane.

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

For: 13 - R. Davis, Wally, Anglin, Rodgers, Lozano,
Bagley, Lavallaisaa, Tarpley, Shellene,
Bernbaum, Schwartz, Peterson, Alcantar

Against: 0
Absent: 1 - Wolfish
Vacancy: 0
Conflict: 1 - M. Davis

Speakers: None

M090-034

Planner: Richard Brown

Motion: It was moved to **approve** a minor amendment to Area 7 development plan for Planned Development District No. 465, the Arlington Park Special Purpose District, on the east line of Wayside Drive, south of Chattanooga Place.

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

For: 13 - R. Davis, Wally, Anglin, Rodgers, Lozano,
Bagley, Lavallaisaa, Tarpley, Shellene,
Bernbaum, Schwartz, Peterson, Alcantar

Against: 0
Absent: 1 - Wolfish
Vacancy: 0
Conflict: 1 - M. Davis

Speakers: None

M090-031

Planner: Richard Brown

Motion: It was moved to **approve** a minor amendment to the site plan for Specific Use Permit No. 865 for a Police Substation and an Office for the Building Inspector's Division on the northeast corner of Hillcrest Road and McCallum Boulevard.

Maker: Peterson
Second: Bernbaum
Result: Carried: 14 to 0

For: 14 - R. Davis, Wally, Anglin, M. Davis, Rodgers,
Lozano, Bagley, Lavallaisaa, Tarpley,
Shellene, Bernbaum, Schwartz, Peterson,
Alcantar

Against: 0
Absent: 1 - Wolfish
Vacancy: 0

Speakers: None

M090-033

Planner: Richard Brown

Motion: It was moved to **approve** a minor amendment to the landscape plan for Tracts I and III portions of Planned Development District No. 614 for those uses allowed in an RR Regional Retail District on Tracts I thru VII and those uses allowed in an RR Regional Retail District and a TH-3(A) Townhouse District on Tract VIII, on property generally bounded by Belt Line Road, the Dallas North Tollway, Arapaho Road, and Prestonwood Boulevard.

Maker: Peterson
Second: Bernbaum
Result: Carried: 14 to 0

For: 14 - R. Davis, Wally, Anglin, M. Davis, Rodgers,
Lozano, Bagley, Lavallaisaa, Tarpley,
Shellene, Bernbaum, Schwartz, Peterson,
Alcantar

Against: 0
Absent: 1 - Wolfish
Vacancy: 0

Speakers: None

M090-037

Planner: Richard Brown

Motion: It was moved to **approve** a minor amendment to the Phase 2 development plan for Planned Development District No. 174 for Retirement housing, Assisted living, Convalescent and Nursing home, Multiple family, Hotel, Office, Game court center, Private recreation club, Private club, Medical clinic, Electrical substation, and those retail uses permitted as limited uses in an Office 2 District, on the west corner of Lemmon Avenue and Carlisle Street.

Maker: Peterson
Second: Bernbaum
Result: Carried: 14 to 0

For: 14 - R. Davis, Wally, Anglin, M. Davis, Rodgers,
Lozano, Bagley, Lavallaisaa, Tarpley,
Shellene, Bernbaum, Schwartz, Peterson,
Alcantar

Against: 0
Absent: 1 - Wolfish
Vacancy: 0

Speakers: None

W090-006

Planner: David Cossum

Motion I: It was moved to **deny** a waiver of the two-year waiting period in order to submit an application for an amendment to Specific Use Permit No. 1766, on the north side of C.F. Hawn Freeway, east of Silverado Drive.

Maker: Lavallaisaa
Second: M. Davis
Result: Failed: 3 to 11

For: 3 - M. Davis, Rodgers, Lavallaisaa

Against: 11 - R. Davis, Wally, Anglin, Lozano, Bagley,
Tarpley, Shellene, Bernbaum, Schwartz,
Peterson, Alcantar
Absent: 1 - Wolfish
Vacancy: 0

Motion II: It was moved to **approve** a waiver of the two-year waiting period in order to submit an application for an amendment to Specific Use Permit No. 1766, on the north side of C.F. Hawn Freeway, east of Silverado Drive.

Maker: Peterson
Second: R. Davis

Result: Carried: 11 to 3

For: 11 - R. Davis, Wally, Anglin, Lozano, Bagley,
Tarpley, Shellene, Bernbaum, Schwartz,
Peterson, Alcantar

Against: 3 - M. Davis, Rodgers, Lavallaisaa
Absent: 1 - Wolfish
Vacancy: 0

Speakers: For: Ramon Aranda, 2946 S. Sunbeck Cir., Farmers Branch, TX, 75234
Against: None

Zoning Cases – Under advisement

1. **Z089-145(OTH)**

Planner: Olga Torres Holyoak

Motion: It was moved to recommend **approval** of renewal of Specific Use Permit No. 1485 for a community service center limited a family care and pregnancy center for a five-year period with eligibility for automatic renewal for additional five-year periods, subject to site plan and conditions on property zoned an R-10(A) Single Family District on the northwest corner of Camp Wisdom Road and Hampton Road.

Maker: Lavallaisaa
Second: M. Davis
Result: Carried: 14 to 0

For: 14 - R. Davis, Wally, Anglin, M. Davis, Rodgers,
Lozano, Bagley, Lavallaisaa, Tarpley,
Shellene, Bernbaum, Schwartz, Peterson,
Alcantar

Against: 0
Absent: 1 - Wolfish
Vacancy: 0

Notices: Area: 400 Mailed: 66
Replies: For: 4 Against: 0

Speakers: For: Gregory Smith, 1808 W. Camp Wisdom Rd., Dallas, TX, 75232
Against: None

2. **Z090-155(WE)**

Planner: Warren Ellis

Motion: It was moved to recommend **approval** of a Planned Development Subdistrict for MF-1 Multiple Family Subdistrict uses and a parking lot, subject to a revised development/landscape plan and revised conditions on property zoned an MF-2 Multiple Family Subdistrict within Planned Development District No. 193, the Oak Lawn Special Purpose District on the south line of Hondo Avenue, approximately 165 feet northeast from Maple Avenue.

Maker: Wally
Second: Rodgers
Result: Carried: 14 to 0

For: 14 - R. Davis, Wally, Anglin, M. Davis, Rodgers,
Lozano, Bagley, Lavallaisaa, Tarpley,
Shellene, Bernbaum, Schwartz, Peterson,
Alcantar

Against: 0
Absent: 1 - Wolfish
Vacancy: 0

Notices: Area: 500 Mailed: 53
Replies: For: 8 Against: 2

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

Zoning Cases – Individual

3. **Z090-158(RB)**

Planner: Richard Brown

Motion: It was moved to recommend **approval** of an amendment to Specific Use Permit No. 1477 for an open enrollment charter school, subject to a revised site/landscape plan on property zoned an IR Industrial Research District in an area bounded by Westmoreland Roads, Love Bird Lane, both sides of Redbird Center Drive, and Red Bird Lane.

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

For: 13 - R. Davis, Wally*, M. Davis, Rodgers, Lozano,
Bagley, Lavallaisaa, Tarpley, Shellene,
Bernbaum, Schwartz, Peterson, Alcantar

*out of the room, shown voting in favor

Against: 0
Absent: 2 - Anglin, Wolfish
Vacancy: 0

Notices: Area: 400 Mailed: 18
Replies: For: 1 Against: 0

Speakers: For: Edward Cummings, 10329 Rosser Rd., Dallas, TX, 75229
Against: None

Land Use Study

Stemmons Corridor Southwestern District Area Plan

Planner: Luis Tamayo

Motion: It was moved to recommend **approval** of adoption of the Stemmons Corridor – Southwestern Medical District Area Plan and incorporation into the *forwardDallas!* comprehensive plan. This Area Plan, if adopted, will be used as a policy and implementation guide for future development in the area generally located north of Continental Avenue, east of the Trinity River, south of Mockingbird Lane, and west of Cedar Springs Road, Maple Avenue, and Harry Hines Boulevard.

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

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

Against: 0
Absent: 2 - Anglin, Wolfish,
Vacancy: 1 - Peterson

Speakers: None

Other Matters

Minutes

Motion: It was moved to **approve** the minutes of the May 6, 2010 and the May 20, 2010, City Plan Commission meetings, subject to corrections.

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

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

Against: 0
Absent: 3 - Anglin, Wolfish, Peterson
Vacancy: 0

Adjournment

Motion: It was moved to **adjourn** the June 3, 2010, City Plan Commission meeting at 2:19 p.m.

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

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

Against: 0
Absent: 3 - Anglin, Wolfish, Peterson
Vacancy: 0

Joe Alcantar, Chair