

PLAN COMMISSION MINUTES

The City Plan Commission held a regular Zoning Hearing on July 1, 2010 with the briefing starting at 11:06 a.m. in Room 6ES and the public hearing at 1:31 p.m. in Room 6ES of City Hall. Presiding were Joe Alcantar, Chair and Michael Davis, Vice Chair. The following Commissioners were present during the hearing: Liz Wally, Mike Anglin, Emma Rodgers, John Lozano, Ann Bagley, Myrtl Lavallaisaa, Gloria Tarpley, John Shellene, Bruce Bernbaum, Sally Wolfish, Michael Schwartz and Bill Peterson. The following Commissioner was absent from this hearing as defined in the City Plan Commission rules: Richard Davis. 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) **S090-110**

Motion: It was moved to **approve** an application to create one 138.148 acre lot from a tract of land in City Blocks 6506, 6508, 6509 on Walnut Hill Lane north of Manana Drive between Spangler Road and Goodnight Lane, subject to compliance with the conditions listed in the docket.

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

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

Against: 0
Absent: 2 - Rodgers, R. Davis
Vacancy: 0

Speakers: None

(2) **S090-111**

Motion: It was moved to **approve** an application to replat Lot 22A in City Block 1/7292 to create one 3.8039 acre lot and one 3.1472 acre lot from a 6.951 acre parcel on 10260 and 10300 North Central Expressway, south of Meadow Road, subject to compliance with the conditions listed in the docket.

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

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

Against: 0
Absent: 2 - Rodgers, R. Davis
Vacancy: 0

Speakers: None

Residential Replat

(3) **S090-112**

Motion: It was moved to **approve** an application to replat a 2.697 acre tract of land containing part of Lots 7 and 8 and all of Lots 1 thru 6 and all of Lots 9 thru 14 in City Block B/4567 of to create one lot on Franklin Street at Twelfth Street, northeast corner, subject to compliance with the conditions listed in the docket.

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

For: 12 - Wally, Anglin, Lozano, Bagley, Lavallaisaa, Tarpley, Shellene, Bernbaum, Wolfish, Schwartz, Peterson, Alcantar

Against: 0
Absent: 2 - Rodgers, R. Davis
Vacancy: 0
Conflict: 1 - M. Davis

Speakers: None

Zoning Cases – Consent

1. Z090-170(OTH)

Planner: Olga Torres Holyoak

Motion: In considering an application to renew Specific Use Permit No. 1410 for a restaurant with drive-in or drive-through on property zoned a CA-1(A) SP Central Area District and Secondary Pedestrian Overlay on the southwest corner of Commerce Street and Griffin Street, it was moved to **hold** this case under advisement until July 15, 2010.

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

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

Against: 0
Absent: 2 - Rodgers, R. Davis
Vacancy: 0

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

Speakers: For: Cameron Slown, 910 S. Kimball Ave., Southlake, TX, 76092
Against: None

2. Z090-151(WE)

Planner: Warren Ellis

Motion: In considering an application for an amendment to Specific Use Permit No. 1401 for an Industrial (outside) use for a concrete batch plant on property zoned an IR Industrial Research District and an A(A) Agricultural District on the east side of Dowdy Ferry Road, North of I-20, it was moved to **hold** this case under advisement until July 15, 2010.

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

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

Against: 0
Absent: 1 - R. Davis
Vacancy: 0

Notices: Area: 400 Mailed: 29
Replies: For: 1 Against: 0

Speakers: For: Gary Reeder, 2220 Timbercreek Trl., Flower Mound, TX, 75028
Against: None

3. Z090-180(WE)

Planner: Warren Ellis

Motion: It was moved to recommend **approval** of a Planned Development Subdistrict for Multiple Family Subdistrict use, subject to a revised development 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 southwest corner of Cedar Springs Road and North Dallas Tollway.

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

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

Against: 0
Absent: 1 - R. Davis
Vacancy: 0

Notices: Area: 500 Mailed: 202
Replies: For: 4 Against: 4

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

4. Z090-189(MG)

Planner: Michael Grace

Motion: It was moved to recommend **approval** of a Planned Development District for a public school athletic field and R-7.5(A) Single Family District uses, subject to a development plan and conditions on property zoned an R-7.5(A) Single Family District and a TH-3(A) Town House District on the north side of W. 12th Street, between Hampton Road and South Franklin Street.

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

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

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

Notices: Area: 500 Mailed: 102
Replies: For: 6 Against: 5

Speakers: For: Karl Crawley, 900 Jackson St., Dallas, TX, 75202
Against: None
Against (Did not speak): Maria Guia, 2422 Gladstone Dr., Dallas, TX, 75211
Elda Menchaca, 2418 Gladstone Dr., Dallas, TX, 75211

Zoning Cases – Under Advisement

5. Z067-284(RB)

Planner: Richard Brown

Motion: In considering an application for a Planned Development District for MU-3 Mixed Use District uses on property zoned an MU-3 Mixed Use District on the northeast corner of North Central Expressway and Twin Sixties Drive, it was moved to **hold** this case under advisement until July 15, 2010.

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

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

Against: 0
Absent: 1 - R. Davis
Vacancy: 0

Notices: Area: 500 Mailed: 21
Replies: For: 12 Against: 1

Speakers: None

Other Matters

Minutes

Motion: It was moved to **approve** the minutes of the June 17, 2010, City Plan Commission meeting, subject to corrections.

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

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

Against: 0
Absent: 1 - R. Davis
Vacancy: 0

Adjournment

Motion: It was moved to **adjourn** the July 1, 2010, City Plan Commission meeting at 2:18 p.m.

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

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

Against: 0
Absent: 1 - R. Davis
Vacancy: 0

Joe Alcantar, Chair