

## CORRECTED PLAN COMMISSION MINUTES

The City Plan Commission held a regular Zoning Hearing on June 5, 2008, with the briefing starting at 10:05 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 Strater, Clarence Gary, Michael Davis, Emma Rodgers, John Lozano, Ann Bagley, Erma Jones-Dodd, Bob Weiss, Tom Lueder, Sally Wolfish and Robert Ekblad. The following Commissioner was absent from this hearing as defined in the City Plan Commission rules: Neil Emmons. 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: Michael Grace

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) **S078-188**

**Motion:** It was moved to **approve** an application to replat Lots 21 thru 30 in City Block 2/2539 located on the west side of Bexar Street at the intersection of Bexar Street and Ghent Street, subject to compliance with the conditions listed in the docket.

Maker: Weiss  
Second: Buehler  
Result: Carried: 14 to 0

For: 14 - Prothro, Strater, Gary, Davis, Rodgers,  
Lozano, Bagley, Jones-Dodd, Weiss, Lueder,  
Buehler, Wolfish, Ekblad, Alcantar

Against: 0  
Absent: 1 - Emmons  
Vacancy: 0

**Speakers:** None

(2) **S078-120**

**Motion:** It was moved to **approve** an application to revise a previously approved plat (S078-120) that replatted a 33.14 acre tract of land containing Lot 5, Block 7291, Mandeville I Addition, Lot 4, Block 7291, Mandeville II Addition, Lot 3, Block 7291, High Ridge Addition, and a portion of Mandeville Lane (abandoned) into 13 lots instead of 8 lots ranging in size from 0.144 acres to 8.070 acres, along Mandeville Lane, south of Royal Lane, subject to compliance with the conditions listed in the docket.

Maker: Weiss  
Second: Buehler  
Result: Carried: 14 to 0

For: 14 - Prothro, Strater, Gary, Davis, Rodgers,  
Lozano, Bagley, Jones-Dodd, Weiss, Lueder,  
Buehler, Wolfish, Ekblad, Alcantar

Against: 0  
Absent: 1 - Emmons  
Vacancy: 0

**Speakers:** None

(3) **S078-192**

**Motion:** It was moved to **approve** an application to replat all of Lot 4 and Lot 5 in City Block A/7758 into one 0.6428 acre lot. Also known as 14020 and 14010 Coit Road and located on the east side of Coit Road south of Spring Valley Road, subject to compliance with the conditions listed in the docket.

Maker: Weiss  
Second: Buehler  
Result: Carried: 14 to 0

For: 14 - Prothro, Strater, Gary, Davis, Rodgers,  
Lozano, Bagley, Jones-Dodd, Weiss, Lueder,  
Buehler, Wolfish, Ekblad, Alcantar

Against: 0  
Absent: 1 - Emmons  
Vacancy: 0

**Speakers:** None

(4) **S078-197**

**Motion:** It was moved to **approve** an application to create a 7.674 acre lot out of a tract of land in City Block A/7364 located on the north side of Interstate 30 near the confluence of Interstate 30 and U.S. Highway 80, subject to compliance with the conditions listed in the docket.

Maker: Weiss

Second: Buehler

Result: Carried: 14 to 0

For: 14 - Prothro, Strater, Gary, Davis, Rodgers,  
Lozano, Bagley, Jones-Dodd, Weiss, Lueder,  
Buehler, Wolfish, Ekblad, Alcantar

Against: 0

Absent: 1 - Emmons

Vacancy: 0

**Speakers:** None

Residential Replats

(5) **S078-190**

**Motion:** It was moved to **approve** an application to replat part of Lot 39 and all of Lot 40, also known as 200 and 202 N. Ira Ave., in City Block 20/8342 into one 17,060 sq. ft. lot located on the east side of N. Ira Avenue approximately 145 feet south of W. Jefferson Boulevard, subject to compliance with the conditions listed in the docket.

Maker: Lozano

Second: Rodgers

Result: Carried: 9 to 5

For: 9 - Strater, Gary, Davis, Rodgers, Lozano, Jones-  
Dodd, Lueder, Buehler, Ekblad

Against: 5 - Prothro, Bagley, Weiss, Wolfish, Alcantar

Absent: 1 - Emmons

Vacancy: 0

**Speakers:** For: Ralph Martinez, 10606 Lakemere Dr, Dallas, TX, 75238  
Against: None

(6) **S078-193**

**Motion:** It was moved to **approve** an application to replat all of Lot 13 and 14 in City Block E/6402 to relocate the shared lot line at 11210 Cox Lane and 3810 Whitehall Drive, subject to compliance with the conditions listed in the docket with an added condition to read as follows: "On the final plat clarify the status of the alley on Lot 15".

Maker: Ekblad  
Second: Lozano  
Result: Carried: 14 to 0

For: 14 - Prothro, Strater, Gary, Davis, Rodgers,  
Lozano, Bagley, Jones-Dodd, Weiss, Lueder,  
Buehler, Wolfish, Ekblad, Alcantar

Against: 0  
Absent: 1 - Emmons  
Vacancy: 0

**Speakers:** For: Rob Baldwin, 401 Exposition Ave., Dallas, TX, 75226  
For(did not speak): Laura Frase, 3791 Whitehall Dr., Dallas, TX, 75229  
For(did not speak): Lyle Wilson, 11210 Cox Ln., Dallas, TX, 75229  
For(did not speak): Janis Baldwin, 11210 Cox Ln., Dallas, TX, 75229  
Against: Phil Ryan, 3831 Whitehall Dr., Dallas, TX, 75229  
Daniel Davis, 3830 Whitehall Dr., Dallas, TX, 75229

(7) **S078-194**

**Motion:** It was moved to **approve** an application to replat all of Lot 6B, Lot 15 and part of Lot 5, also known as 2602 W. Illinois Ave. in City Block 1/6028 into a 1.561 acre lot and a 3.538 acre lot at the intersection of Chalmers Street and W. Illinois Avenue, southwest corner, subject to compliance with the conditions listed in the docket.

Maker: Gary  
Second: Jones-Dodd  
Result: Carried: 14 to 0

For: 14 - Prothro, Strater, Gary, Davis, Rodgers,  
Lozano, Bagley, Jones-Dodd, Weiss, Lueder,  
Buehler, Wolfish, Ekblad, Alcantar

Against: 0  
Absent: 1 - Emmons  
Vacancy: 0

**Speakers:** None

(8) **S078-195**

**Motion:** It was moved to **approve** an application to replat all of Lot 3, 4 and 5 also known as 706, 710 and 714 N. Westmoreland Ave. in City Block 6/4158 into one 26,250 sq. ft. lot on the east side of Westmoreland Avenue south of the intersection of Overton Street and Westmoreland Avenue, subject to compliance with the conditions listed in the docket.

Maker: Gary  
Second: Jones-Dodd  
Result: Carried: 14 to 0

For: 14 - Prothro, Strater, Gary, Davis, Rodgers,  
Lozano, Bagley, Jones-Dodd, Weiss, Lueder,  
Buehler, Wolfish, Ekblad, Alcantar

Against: 0  
Absent: 1 - Emmons  
Vacancy: 0

**Speakers:** None

(9) **S078-198**

**Motion:** In considering an application to replat part of Lots 9 and 10 in City Block P/4367 into one 23,165 sq. ft. lot located at the intersection of E. Ledbetter Drive and Frio Drive, northeast corner, it was moved to **hold** this case under advisement until June 12, 2008.

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

For: 14 - Prothro, Strater, Gary, Davis, Rodgers,  
Lozano, Bagley, Jones-Dodd, Weiss, Lueder,  
Buehler, Wolfish, Ekblad, Alcantar

Against: 0  
Absent: 1 - Emmons  
Vacancy: 0

**Speakers:** For: Laverne Willis, 5018 E. Frio Dr., Dallas, TX, 75216  
Against: Linda Spraglin, 5010 E. Frio Dr., Dallas, TX, 75216  
Wayne Robinson, 5010 E. Frio Dr., Dallas, TX, 75216

**Note:** It was moved by Commissioner Weiss and seconded by Commissioner Prothro to change the order of the agenda and hear DCA078-011 and Z078-201(JH), next. The Commission voted unanimously to hear DCA078-011 and Z078-201(JH).

Miscellaneous Docket

**M078-023**

Planner: Richard Brown

**Motion:** It was moved to **approve** a minor amendment to the development plan for Planned Development District No. 334 for HC Commercial Subdistrict uses in an area bounded by Pearl Street, McKinney Avenue, Olive Street and Cedar Springs Road.

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

For: 14 - Prothro, Strater\*, Gary, Davis, Rodgers, Lozano, Bagley, Jones-Dodd, Weiss, Lueder, Buehler\*, Wolfish\*, Ekblad, Alcantar

Against: 0  
Absent: 1 - Emmons  
Vacancy: 0

\*out of the room, shown voting in favor

**Speakers:** None

**M078-024**

Planner: Richard Brown

**Motion:** It was moved to **approve** a minor amendment to the development plan for Planned Development District No. 582, the Victory Planned Development District on the northeast corner of Houston Street and Olive Street.

Maker: Strater  
Second: Weiss  
Result: Carried: 14 to 0

For: 14 - Prothro, Strater, Gary, Davis, Rodgers, Lozano, Bagley, Jones-Dodd, Weiss, Lueder, Buehler\*, Wolfish\*, Ekblad, Alcantar

Against: 0  
Absent: 1 - Emmons  
Vacancy: 0

\*out of the room, shown voting in favor

**Speakers:** None

**M078-025**

Planner: Richard Brown

**Motion:** It was moved to **approve** a minor amendment to the development plan for Planned Development District No. 560 for Single family uses and Private streets, south of the intersection of Westgrove Drive and Harvest Cove Drive.

Maker: Strater  
Second: Weiss  
Result: Carried: 14 to 0

For: 14 - Prothro, Strater, Gary, Davis, Rodgers,  
Lozano, Bagley, Jones-Dodd, Weiss, Lueder,  
Buehler\*, Wolfish\*, Ekblad, Alcantar

Against: 0  
Absent: 1 - Emmons  
Vacancy: 0

\*out of the room, shown voting in favor

**Speakers:** None

**D078-012**

Planner: Frank Dominquez

**Motion:** It was moved to **approve** a development plan and landscape plan for Planned Development District No. 736, on the southwest corner of Clark Road, and Panavision Trail

Maker: Gary  
Second: Jones-Dodd  
Result: Carried: 14 to 0

For: 14 - Prothro, Strater\*, Gary, Davis, Rodgers,  
Lozano, Bagley, Jones-Dodd, Weiss, Lueder,  
Buehler, Wolfish\*, Ekblad, Alcantar

Against: 0  
Absent: 1 - Emmons  
Vacancy: 0

\*out of the room, shown voting in favor

**Speakers:** None

**D078-013**

Planner: Frank Dominquez

**Motion:** It was moved to **approve** a development plan for Planned Development District No. 738, on the northwest corner of W. Mockingbird Lane and Haggar Way.

Maker: Strater  
Second: Weiss  
Result: Carried: 14 to 0

For: 14 - Prothro, Strater, Gary, Davis, Rodgers,  
Lozano, Bagley, Jones-Dodd, Weiss, Lueder,  
Buehler, Wolfish, Ekblad, Alcantar

Against: 0  
Absent: 1 - Emmons  
Vacancy: 0

**Speakers:** None

**D078-014**

Planner: Frank Dominquez

**Motion:** In considering a development plan and landscape plan for Planned Development District No. 730 on both sides of Bexar Street, north of U.S. Hwy No. 175, it was moved to **hold** this case under advisement until June 12, 2008.

Maker: Bagley  
Second: Jones-Dodd  
Result: Carried: 14 to 0

For: 14 - Prothro, Strater, Gary, Davis, Rodgers,  
Lozano, Bagley, Jones-Dodd, Weiss, Lueder,  
Buehler, Wolfish, Ekblad, Alcantar

Against: 0  
Absent: 1 - Emmons  
Vacancy: 0

**Speakers:** For: None

Against(did not speak): Gwain Wooten, 4625 Bryan Ave., Dallas, TX, 75204

Zoning Cases – Consent

1. **Z067-295(OTH)**

Planner: Olga Torres Holyoak

**Motion:** It was moved to recommend **approval** of a Specific Use Permit for an office use for a five-year period with eligibility for automatic renewals for additional five-year periods, subject to a site plan and conditions on property zoned Planned Development District No. 465, Subdistrict 2, the Arlington Park Special Purpose District, on the south side of Record Crossing, east of I-35.

Maker: Strater  
Second: Weiss  
Result: Carried: 14 to 0

For: 14 - Prothro, Strater, Gary, Davis, Rodgers,  
Lozano, Bagley, Jones-Dodd, Weiss, Lueder,  
Buehler, Wolfish, Ekblad, Alcantar

Against: 0  
Absent: 1 - Emmons  
Vacancy: 0

\*out of the room, shown voting in favor

**Notices:** Area: 200 Mailed: 30  
**Replies:** For: 0 Against: 0

**Speakers:** For: Rosa Rios Valdez, 6901 Hill Meadow Dr., Austin, TX  
Against: None

2. **Z078-197(OTH)**

Planner: Olga Torres Holyoak

**Motion:** In considering an application to renew Specific Use Permit No. 1495 for an alcoholic beverage establishment limited to a bar, lounge, or tavern and a commercial amusement (inside) limited to a Class A dance hall on property zoned a CC Community Commercial Subdistrict within Planned Development District No. 595, the South Dallas/Fair Park Special Purpose District, on the east corner of Grand Avenue and Meadow Street, it was moved to **hold** this case under advisement until July 10, 2008 with instructions to re-advertise in conjunction with a zoning change request on the adjacent lots currently used for parking if the request is made by the applicant.

Maker: Bagley  
Second: Jones-Dodd  
Result: Carried: 14 to 0

For: 14 - Prothro, Strater, Gary, Davis, Rodgers,  
Lozano, Bagley, Jones-Dodd, Weiss, Lueder,  
Buehler, Wolfish, Ekblad, Alcantar

Against: 0  
Absent: 1 - Emmons  
Vacancy: 0

**Notices:** Area: 200 Mailed: 17  
**Replies:** For: 1 Against: 2

**Speakers:** None

3. **Z078-222(JH)**

Planner: Jennifer Hiromoto

**Motion:** It was moved to recommend **approval** of an amendment to Planned Development District No. 254, subject to a development plan, landscape plan and conditions with the following change to Section 107(d) Height to read as follows: "For a fire station use, residential proximity slope does not originate from open space or common area for a residential area" and **approval** of the termination of Specific Use Permit No. 838 on the northwest corner of Frankford Road and Gibbons Drive.

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

For: 14 - Prothro, Strater, Gary, Davis, Rodgers,  
Lozano, Bagley, Jones-Dodd, Weiss, Lueder,  
Buehler, Wolfish, Ekblad, Alcantar

Against: 0  
Absent: 1 - Emmons  
Vacancy: 0

**Notices:** Area: 500 Mailed: 77  
**Replies:** For: 5 Against: 1

**Speakers:** None

4. **Z078-223(JH)**

Planner: Jennifer Hiromoto

**Motion:** It was moved to recommend **approval** of a Specific Use Permit for a community service center use for a permanent time, subject to a site plan and conditions on property zoned an R-5(A) Single Family Subdistrict and an NC Neighborhood Commercial Subdistrict within Planned Development District No. 595, the South Dallas/Fair Park Special Purpose District on the east side of Hatcher Street, south of Beulah Place.

Maker: Strater  
Second: Weiss  
Result: Carried: 14 to 0

For: 14 - Prothro, Strater, Gary, Davis, Rodgers,  
Lozano, Bagley, Jones-Dodd, Weiss, Lueder,  
Buehler, Wolfish, Ekblad, Alcantar

Against: 0  
Absent: 1 - Emmons  
Vacancy: 0

**Notices:** Area: 500 Mailed: 16  
**Replies:** For: 0 Against: 0

**Speakers:** None

Zoning Cases – Under Advisement

5. **Z067-315(WE)**

Planner: Warren Ellis

**Motion:** It was moved to recommend **approval** of a Specific Use Permit for a Vehicle Display, Sales and Services for a three-year period, subject to a site plan and staff's recommended conditions within Subdistrict 2 of Planned Development District No. 534, the CF Hawn Special Purpose District No. 2., on the south side of CF Hawn Freeway east of Murdock Road.

Maker: Jones-Dodd  
Second: Davis  
Result: Carried: 13 to 0

For: 13 - Prothro, Strater, Gary, Davis, Rodgers,  
Lozano, Bagley\*, Jones-Dodd, Lueder,  
Buehler, Wolfish, Ekblad, Alcantar

Against: 0  
Absent: 1 - Emmons  
Vacancy: 0  
Abstained: 1 - Weiss\*\*

\*out of the room, shown voting in favor

\*\* Abstained from voting, due to bus tour requirements

**Notices:** Area: 200 Mailed: 16  
**Replies:** For: 3 Against: 0

**Speakers:** None

6. **Z078-204(WE)**

Planner: Warren Ellis

**Motion:** It was moved to recommend **approval** of an IM Industrial Manufacturing District, with retention of the Dry Liquor Control Overlay, subject to deed restrictions volunteered by the applicant and **approval** of a Specific Use Permit for an Industrial (outside) potentially incompatible use for an asphalt batching plant for a three-year period, subject to a revised site plan showing landscaping and conditions on property zoned a CS Commercial Service District and a CS-D Commercial Service District on the east side of Central Expressway, north of Linfield Road.

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

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

Against: 0  
Absent: 2 - Strater, Emmons  
Vacancy: 0  
Abstained: 1 - Weiss\*\*

\*out of the room, shown voting in favor

\*\* Abstained from voting, due to bus tour requirements

**Notices:** Area: 400 Mailed: 18  
**Replies:** For: 0 Against: 4

**Speakers:** For: Dallas Cothrum, 900 Jackson St., Dallas, TX, 75202  
Against: Delveeta Thompson, 7904 Ivory Ln., Dallas, TX, 75216  
Claudia Fowler, Address not given

7. **Z078-208(WE)**

Planner: Warren Ellis

**Motion:** It was moved to recommend **approval** of a Planned Development District for CR Community Retail District uses, subject to a conceptual plan and staff's revised conditions and **approval** of an Specific Use Permit for a Community Service Center for a ten year period with automatic renewals for additional ten year periods, subject to a revised site plan and conditions on property zoned an IR Industrial Research District and a CR Community Retail District on the east line of Cedar Springs Road, north of Inwood Road.

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

For: 12 - Prothro, Gary, Rodgers, Lozano, Bagley,  
Jones-Dodd, Weiss, Lueder, Buehler, Wolfish,  
Ekblad, Alcantar\*

Against: 0  
Absent: 3 - Strater, Davis, Emmons  
Vacancy: 0

\*out of the room, shown voting in favor

**Notices:** Area: 500 Mailed: 37  
**Replies:** For: 16 Against: 3

**Speakers:** For: Rob Baldwin, 401 Exposition Ave., Dallas, TX, 75226  
Against: None

8. **Z078-188(MAW)**

Planner: Megan Wimer

**Motion:** It was moved to recommend **approval** of a CS Commercial Service District on property zoned an R-7.5(A) Single Family District on the north side of CF Hawn Freeway, west of Sunview Drive.

Maker: Jones-Dodd  
Second: Prothro  
Result: Carried: 11 to 0

For: 11 - Prothro, Gary, Rodgers, Lozano, Bagley,  
Jones-Dodd, Lueder, Buehler, Wolfish, Ekblad,  
Alcantar

Against: 0  
Absent: 3 - Strater, Davis, Emmons  
Vacancy: 0  
Abstained: 1 - Weiss\*\*

\*\* Abstained from voting, due to bus tour requirements

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

**Speakers:** None

Zoning Cases – Individual

9. **Z078-207(MAW)**

Planner: Megan Wimer

**Motion:** It was moved to recommend **approval** an MF-2(A) Multifamily Subdistrict, subject to deed restrictions volunteered by the applicant on property zoned an NC Neighborhood Commercial Subdistrict within Planned Development District No. 595, the South Dallas Fair Park Special Purpose District on the west side of Holmes Street, south of Pennsylvania Avenue.

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

For: 12 - Prothro, Gary, Rodgers, Lozano, Bagley,  
Jones-Dodd, Weiss, Lueder, Buehler, Wolfish,  
Ekblad, Alcantar

Against: 0  
Absent: 3 - Strater, Davis, Emmons  
Vacancy: 0

**Notices:** Area: 200 Mailed: 27  
**Replies:** For: 0 Against: 1

**Speakers:** For: Rob Baldwin, 401 Exposition Ave., Dallas, TX, 75226  
Against: None

10. **Z078-191(MAW)**

Planner: Megan Wimer

**Motion:** It was moved to recommend **denial** of a Planned Development District for MF-2(A) Multifamily District Uses on property zoned an MF-2(A) Multifamily District on the southeast corner of Belmont Avenue and Henderson Avenue.

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

For: 12 - Prothro, Gary, Rodgers, Lozano, Bagley,  
Jones-Dodd, Weiss, Lueder, Buehler, Wolfish,  
Ekblad, Alcantar

Against: 0  
Absent: 3 - Strater, Davis, Emmons  
Vacancy: 0

**Notices:** Area: 500 Mailed: 108  
**Replies:** For: 2 Against: 7

**Speakers:** For: Tommy Mann, 5400 Renaissance Tower, Dallas, TX, 75270  
Against: Bruce Richardson, 5607 Richmond Ave., Dallas, TX, 75206  
Mark Rives, 5530 Goodwin Ave., Dallas, TX, 75206

**11. Z067-179(WE)**

Planner: Warren Ellis

**Motion:** It was moved to recommend **denial** of a Planned Development District for institutional uses and a child-care facility and **denial** of termination of Specific Use Permit No. 820 for a day care center on property zoned an R-7.5(A) Single Family District and Specific Use Permit No. 820 for a day care center on the east line of Devonshire Drive, between Stanford Avenue and Hanover Avenue.

Maker: Wolfish  
Second: Weiss  
Result: Carried: 6 to 5

For: 6 - Prothro, Rodgers, Bagley, Jones-Dodd, Weiss,  
Wolfish

Against: 5 - Gary, Lueder, Buehler, Ekblad, Alcantar  
Absent: 3 - Strater, Davis, Emmons  
Vacancy: 0  
Abstained: 1 - Lozano\*\*

\*\* Abstained from voting, due to bus tour requirements

**Notices:** Area: 500 Mailed: 190  
**Replies:** For: 16 Against: 16

**Speakers:** For: William Cothrum, 900 Jackson St., Dallas, TX, 75202  
Karl Schwatz, 10554 Cox Ln., Dallas, TX, 75229  
Against: None

12. **Z078-200(JH)**

Planner: Jennifer Hiromoto

**Motion:** It was moved to recommend **approval** of a Tract III-b Subdistrict within Planned Development District No. 87/H-15, the Winnetka Heights Planned Development District with a Historic Overlay, on property zoned a Tract III Subdistrict within Planned Development District No. 87/H-15 on the southwest corner of Davis Street and Winnetka Avenue..

Maker: Gary  
Second: Jones-Dodd  
Result: Carried: 7 to 3

For: 7 - Gary, Lozano, Jones-Dodd, Lueder, Buehler, Ekblad, Alcantar

Against: 3 - Prothro, Bagley, Wolfish  
Absent: 5 - Strater, Davis, Rodgers, Weiss, Emmons  
Vacancy: 0

**Notices:** Area: 500 Mailed: 110  
**Replies:** For: 4 Against: 5

**Speakers:** For: Adam Gates, 509 N. Winnetka Ave., Dallas, TX, 75208  
Against: David Hedge, 203 N. Rosemont Ave., Dallas, TX, 75208  
Vicki Fitzgerald, 334 S. Edgefield Ave., Dallas, TX, 75208  
Carla Boss, 503 N. Windomere Ave., Dallas, TX, 75208  
E. R. Boss, Jr., 503 N. Windomere Ave., Dallas, TX, 75208  
Rob Romano, 310 S. Edgefield Ave., Dallas, TX, 75208  
Against(did not speak): Carol Hagler, 417 N. Montclair Ave., Dallas, TX, 75208  
Against(did not speak): David Tart, 115 N. Clinton Ave., Dallas, TX, 75208

13. **Z078-201(JH)**

Planner: Jennifer Hiromoto

**Motion I:** It was moved to recommend **denial** of a Planned Development District for CR uses and attended donation center use on property zoned a CR Community Retail District on the southwest side of Haskell Avenue, between Lafayette Street and Delano Place.

Maker: Strater  
Second: Rodgers  
Result: Failed: 6 to 8

For: 6 - Prothro, Strater, Gary, Rodgers, Lozano, Bagley

Against: 8 - Davis, Jones-Dodd, Weiss, Lueder, Buehler,  
Wolfish, Ekblad, Alcantar  
Absent: 1 - Emmons  
Vacancy: 0

**Motion II:** In considering an application for a Planned Development District for CR uses and attended donation center use on property zoned a CR Community Retail District on the southwest side of Haskell Avenue, between Lafayette Street and Delano Place, it was moved to **hold** this case under advisement until July 10, 2008.

Maker: Buehler  
Second: Jones-Dodd  
Result: Carried: 14 to 0

For: 14 - Prothro, Strater, Gary, Davis, Rodgers,  
Lozano, Bagley, Jones-Dodd, Weiss, Lueder,  
Buehler, Wolfish, Ekblad, Alcantar

Against: 0  
Absent: 1 - Emmons  
Vacancy: 0

**Notices:** Area: 500 Mailed: 136  
**Replies:** For: 1 Against: 28

**Speakers:** For: Jonathan Vinson, 6342 Vickery Blvd., Dallas, TX, 75214  
Rodney Ginther, 3020 N. Westmoreland Rd., Dallas, TX, 75212  
John Dickerson, Address not given  
Neal Sleeper, Address not given  
Against: John Bond, 2020 N. Haskell Ave., Dallas, TX, 75204  
Grant Adams, 4117 Lafayette St., Dallas, TX, 75204  
Anthony Rosich, 2110 N. Haskell Ave., Dallas, TX, 75204  
Roger Gaucin, 1920 Lucille St., Dallas, TX,  
Jeff Sinkler, 4109 Lafayette St., Dallas, TX, 75204  
Matt Crockett, 2018 N. Haskell Ave., Dallas, TX, 75204  
Tom Heilman, 4110 Lafayette St., Dallas, TX, 75204  
James Hughes, 4107 Lafayette St., Dallas, TX, 75204

Development Code Amendment

**DCA078-013**

Planner: David Cossum

**Motion:** In considering amendments to Chapter 51A, the Dallas Development Code, to amend regulations pertaining to premise signs and special purpose signs it was moved to **hold** this case under advisement until June 12, 2008

Maker: Buehler  
Second: Prothro  
Result: Carried: 10 to 0

For: 10 - Prothro, Gary, Lozano, Bagley, Jones-Dodd,  
Lueder, Buehler, Wolfish, Ekblad, Alcantar

Against: 0  
Absent: 5 - Strater, Davis, Rodgers, Weiss, Emmons  
Vacancy: 0

**Speakers:** For: Pam Conley, 901 N. Madison Ave., Dallas, TX, 75208  
Against: None

Development Code Amendment – Under Advisement

**DCA078-011**

Planner: Peer Chacko

**Motion:** It was moved to recommended **approval** of amendments to Chapter 51A of the Dallas City Code to add an Article XIII creating new “Form Districts” for walkable, mixed use developments at a range of densities.

Maker: Davis  
Second: Weiss  
Result: Carried: 14 to 0

For: 14 - Prothro, Strater, Gary, Davis, Rodgers,  
Lozano, Bagley, Jones-Dodd, Weiss, Lueder,  
Buehler, Wolfish, Ekblad, Alcantar

Against: 0  
Absent: 1 - Emmons  
Vacancy: 0

**Speakers:** For: Michael Jung, 7143 Fisher Rd., Dallas, TX, 75214  
Neal Sleeper, Address not given  
Scott Potter, 4843 Junius St., Dallas, TX, 75246  
Against: None

Special Provision Sign District

**SPSD078-001**

Planner: David Cossum

**Motion:** It was moved to recommended **approval** of amendments to the Deep Ellum/Near East Side Special Provision Sign District to renew and amend the "Wallscape Sign" provisions, which expire on June 1, 2008, which allow wallscape signs to be placed on buildings greater than 80 ft. in height in an area generally bound by the DART Southeast Line to the north, Parry Avenue to the east, Interstate 30 and Second Avenue to the south, Interstate 45/US 75 to the southwest.

Maker: Bagley  
Second: Lozano  
Result: Carried: 10 to 0

For: 10 - Prothro, Gary, Lozano, Bagley, Jones-Dodd,  
Lueder, Buehler, Wolfish, Ekblad, Alcantar

Against: 0  
Absent: 5 - Strater, Davis, Rodgers, Weiss, Emmons  
Vacancy: 0

**Notices:** Area: 200 Mailed: 679  
**Replies:** For: 18 Against: 13

**Speakers:** For: Jim Rogers, 3208 Trevolle Pl., Dallas, TX, 75204  
Gianna Madrini, 3005 Commerce St., Dallas, TX, 75226  
For(did not speak): Randy Redmond, 2616 Commerce St., Dallas, TX, 75226  
Against: None

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Other Matters

CPC Committee Appointments and Reports - **None**

Minutes

**Motion:** It was moved to **approve** the minutes of the May 15, 2008, City Plan Commission meeting, subject to corrections.

Maker: Wolfish  
Second: Prothro  
Result: Carried: 10 to 0

For: 10 - Prothro, Gary, Lozano, Bagley, Jones-Dodd,  
Lueder, Buehler, Wolfish, Ekblad, Alcantar

Against: 0  
Absent: 5 - Strater, Davis, Rodgers, Weiss, Emmons  
Vacancy: 0

Adjournment

The June 5, 2008, City Plan Commission meeting **adjourned** at 6:47 p.m.

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Joe Alcantar, Chair