

PLAN COMMISSION MINUTES

The City Plan Commission held a regular Zoning Hearing on October 1, 2015, with the briefing starting at 11:06 a.m., in Room 5ES and the public hearing at 1:34 p.m., in the City Council Chambers of City Hall. Presiding were Gloria Tarpley, Chair and Robert Abtahi, Vice-Chair. The following Commissioners were present during the hearing: Mike Anglin, Neil Emmons, Emma Rodgers, Tony Shidid, Jed Anantasomboon, Myrtil Lavallaisaa, P. Michael Jung, John Shellene, Jaynie Schultz, Carolyn "Cookie" Peadon, Margot Murphy and Paul E. Ridley. The following Commissioners were absent from this hearing as defined in the City Plan Commission rules: None. There is one vacancy, District 4.

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 Sustainable Development and Construction. Briefing and public hearing recordings are retained on file for 90 days after approval of CPC minutes.

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 Items:

(1) **S145-267**

Motion: It was moved to **approve** an application to replat a 0.356-acre tract of land containing part of Lots 1 and 2 and all of Lot 3 in City Block 27/3147 into one lot on property located on N. Bishop Avenue at Melba Street, northeast corner, subject to compliance with the conditions listed in the docket.

Maker: Anglin
Second: Shellene
Result: Carried: 14 to 0

For: 14 - Anglin, Emmons, Rodgers, Shidid,
Anantasomboon, Abtahi, Lavallaisaa, Jung,
Shellene, Schultz, Peadon, Murphy, Ridley,
Tarpley

Against: 0
Absent: 0
Vacancy: 1 - District 4

Speakers: None

(2) **S145-268**

Motion: It was moved to **approve** an application to replat a 0.33-acre tract of land containing all of Lots 6 and 7 in City Block G/679 into one lot on property located on Bryan Parkway between Greenville Avenue and Matilda Street, subject to compliance with the conditions listed in the docket.

Maker: Anglin
Second: Shellene
Result: Carried: 14 to 0

For: 14 - Anglin, Emmons, Rodgers, Shidid,
Anantasomboon, Abtahi, Lavallaisaa, Jung,
Shellene, Schultz, Peadon, Murphy, Ridley,
Tarpley

Against: 0
Absent: 0
Vacancy: 1 - District 4

Speakers: For (Did not speak): Ty Barrington, 2929 Canton St., Dallas, TX, 75206
Against: None

(3) **S145-271**

Motion: It was moved to **approve** an application to replat part of Lot 1 and a tract of land in City Block 844 into one 1.944-acre lot on property located at 334 North Hall Street between North Trunk Avenue and Elm Street, subject to compliance with the conditions listed in the docket.

Maker: Anglin
Second: Shellene
Result: Carried: 14 to 0

For: 14 - Anglin, Emmons, Rodgers, Shidid,
Anantasomboon, Abtahi, Lavallaisaa, Jung,
Shellene, Schultz, Peadon, Murphy, Ridley,
Tarpley

Against: 0
Absent: 0
Vacancy: 1 - District 4

Speakers: None

(4) S145-272

Motion: It was moved to **approve** an application to create a 1.154-acre lot in City Blocks 8466 and 8467 on property located north and east of Cypress Waters Boulevard and Olympus Boulevard, subject to compliance with the conditions listed in the docket.

Maker: Anglin
Second: Shellene
Result: Carried: 14 to 0

For: 14 - Anglin, Emmons, Rodgers, Shidid,
Anantasomboon, Abtahi, Lavallaisaa, Jung,
Shellene, Schultz, Peadon, Murphy, Ridley,
Tarpley

Against: 0
Absent: 0
Vacancy: 1 - District 4

Speakers: None

(5) S145-274

Motion: It was moved to **approve** an application to replat an 8.969-acre tract of land containing part of City Block B/5403 into one 4.085-acre lot and one 4.884-acre lot on property fronting on Amesbury Drive between Skillman Avenue and Greenville Avenue, subject to compliance with the conditions listed in the docket.

Maker: Anglin
Second: Shellene
Result: Carried: 14 to 0

For: 14 - Anglin, Emmons, Rodgers, Shidid,
Anantasomboon, Abtahi, Lavallaisaa, Jung,
Shellene, Schultz, Peadon, Murphy, Ridley,
Tarpley

Against: 0
Absent: 0
Vacancy: 1 - District 4

Speakers: None

(6) **S145-276**

Motion: It was moved to **approve** an application to replat a 0.516-acre tract of land containing all of Lot 21C, and Lots 31 through 39 in City Block 2/2539 into eight lots ranging in size from 1,720 square feet to 3,663 square feet on property located on Hooper Street at Bexar Street, subject to compliance with the conditions listed in the docket.

Maker: Anglin
Second: Shellene
Result: Carried: 14 to 0

For: 14 - Anglin, Emmons, Rodgers, Shidid,
Anantasomboon, Abtahi, Lavallaisaa, Jung,
Shellene, Schultz, Peadon, Murphy, Ridley,
Tarpley

Against: 0
Absent: 0
Vacancy: 1 - District 4

Speakers: None

(7) **S145-277**

Motion: It was moved to **approve** an application to replat a 0.51-acre tract of land containing all of Lots 11 and 12 in City Block 1376 into one lot on property located between J.B. Jackson Jr. Boulevard and Robert B. Cullum Boulevard, northwest of Trezevant Street, subject to compliance with the conditions listed in the docket.

Maker: Anglin
Second: Shellene
Result: Carried: 14 to 0

For: 14 - Anglin, Emmons, Rodgers, Shidid,
Anantasomboon, Abtahi, Lavallaisaa, Jung,
Shellene, Schultz, Peadon, Murphy, Ridley,
Tarpley

Against: 0
Absent: 0
Vacancy: 1 - District 4

Speakers: None

(8) S145-279

Motion: It was moved to **approve** an application to replat a 3.216-acre tract of land containing all of Lot 5 in City Block 4/6141 and a tract of land in City Block B/6476 into one lot on property located at 10370 Olympic Drive, south of Lombardy Lane and west of Harry Hines Boulevard, subject to compliance with the conditions listed in the docket.

Maker: Anglin
Second: Shellene
Result: Carried: 14 to 0

For: 14 - Anglin, Emmons, Rodgers, Shidid,
Anantasomboon, Abtahi, Lavallaisaa, Jung,
Shellene, Schultz, Peadon, Murphy, Ridley,
Tarpley

Against: 0
Absent: 0
Vacancy: 1 - District 4

Speakers: None

(9) S145-280

Motion: It was moved to **approve** an application to replat a 2.008-acre tract of land containing all of Lots 28 and 29 in City Block 44/5845 into one lot on property located on Sunnyvale Street at 52nd Street, south corner, subject to compliance with the conditions listed in the docket.

Maker: Anglin
Second: Shellene
Result: Carried: 14 to 0

For: 14 - Anglin, Emmons, Rodgers, Shidid,
Anantasomboon, Abtahi, Lavallaisaa, Jung,
Shellene, Schultz, Peadon, Murphy, Ridley,
Tarpley

Against: 0
Absent: 0
Vacancy: 1 - District 4

Speakers: None

(10) **S145-281**

Motion: It was moved to **approve** an application to replat a tract of land containing part of Lot 1 in City Block A/6576; a tract of land in City Block 6579; and part of Block B, Westside Addition, Section 2 in the City of Farmers Branch to create one 20.026-acre lot on property located on Morgan Parkway, west of IH 35E, subject to compliance with the conditions listed in the docket.

Maker: Anglin
Second: Shellene
Result: Carried: 14 to 0

For: 14 - Anglin, Emmons, Rodgers, Shidid,
Anantasomboon, Abtahi, Lavallaisaa, Jung,
Shellene, Schultz, Peadon, Murphy, Ridley,
Tarpley

Against: 0
Absent: 0
Vacancy: 1 - District 4

Speakers: None

(11) **S145-282**

Note: The Commission considered this item individually.

Motion: It was moved to **approve** an application to create a 1.582 acre lot from a tract of land in City Block 6604 on property located at Royal Lane and Grissom Lane, northeast corner, subject to compliance with the conditions listed in the docket.

Maker: Anantasomboon
Second: Murphy
Result: Carried: 14 to 0

For: 14 - Anglin, Emmons, Rodgers, Shidid,
Anantasomboon, Abtahi, Lavallaisaa, Jung,
Shellene, Schultz, Peadon, Murphy, Ridley,
Tarpley

Against: 0
Absent: 0
Vacancy: 1 - District 4

Speakers: For: Santos Martinez, 900 Jackson St., Dallas, TX, 75202
Against: None

Residential Replats:

(12) **S145-266**

Motion: It was moved to **deny** an application to replat a 0.441-acre tract of land containing all of Lots 22 and 23 in City Block B/6086 into one lot on property located at 2716 Illinois Avenue west of Parrot Street, due to non-compliance with Section 51A-8.503 of the Dallas Development Code; specifically does not conform in width, depth and area to the pattern established in adjacent areas.

Maker: Abtahi
Second: Shellene
Result: Carried: 14 to 0

For: 14 - Anglin, Emmons, Rodgers, Shidid,
Anantasomboon, Abtahi, Lavallaisaa, Jung,
Shellene, Schultz, Peadon, Murphy, Ridley,
Tarpley

Against: 0
Absent: 0
Vacancy: 1 - District 4

Notices: Area: 200 Mailed: 18
Replies: For: 0 Against: 0

Speakers: For: James Haley, 828 Powell Cir., Mesquite, TX, 75149
Against: None

(13) **S145-269**

Motion: It was moved to **approve** an application to replat a 0.252-acre tract of land containing all of Lots 4A, 4B, 4C, 4D, 4E and 4G in City Block B/907 in order to change the configuration and lot area of some of the lots within the Shared Access Area Development located on Wall Street at McKee Street, east corner, subject to compliance with the conditions listed in the docket.

Maker: Emmons
Second: Shellene
Result: Carried: 14 to 0

For: 14 - Anglin, Emmons, Rodgers, Shidid,
Anantasomboon, Abtahi, Lavallaisaa, Jung,
Shellene, Schultz, Peadon, Murphy, Ridley,
Tarpley

Against: 0
Absent: 0
Vacancy: 1 - District 4

Notices: Area: 200 Mailed: 31
Replies: For: 0 Against: 1

Speakers: None

(14) **S145-270**

Motion: It was moved to **approve** an application to replat a 3.530-acre tract of land containing all of Lots A and B in City Block 5529 into one lot on property located at 10300 Strait Lane, north of Dorset Road, subject to compliance with the conditions listed in the docket.

Maker: Murphy
Second: Ridley
Result: Carried: 14 to 0

For: 14 - Anglin, Emmons, Rodgers, Shidid,
Anantasomboon, Abtahi, Lavallaisaa, Jung,
Shellene, Schultz, Peadon, Murphy, Ridley,
Tarpley

Against: 0
Absent: 0
Vacancy: 1 - District 4

Notices: Area: 200 Mailed: 10
Replies: For: 2 Against: 0

Speakers: None

(15) **S145-273**

Motion: It was moved to **approve** an application to create one 1.929-acre lot, and one 0.739 acre lot from a tract of land containing all of Lot 9A in City Block 4/7101; part of Lots 1, 2, 6, 7 and 8 and all of Lots 3, 4, and 5 in City Block 2/7101; part of 14, 15, 16, 17, 18, 22, 23, 24, 25, and 26, and all of Lots 19, 20 and 21 in City Block 7094 on property located on Singleton Boulevard between Sylvan Avenue, Pueblo Street and Topeka Avenue, subject to compliance with the conditions listed in the docket.

Maker: Anantasomboon
Second: Schultz
Result: Carried: 14 to 0

For: 14 - Anglin, Emmons, Rodgers, Shidid,
Anantasomboon, Abtahi, Lavallaisaa, Jung,
Shellene, Schultz, Peadon, Murphy, Ridley,
Tarpley

Against: 0
Absent: 0
Vacancy: 1 - District 4

Notices: Area: 200 Mailed: 35
Replies: For: 0 Against: 0

Speakers: None

Residential Replat / Building Line Removal:

(16) **S145-275**

Building Line Removal Motion: It was moved to **deny** an application for the removal of the 30 foot platted building line with the finding of fact that removal of the platted building line will be contrary to the public interest; and adversely affect neighboring properties along the north line of Evergreen Hills Road on property located on Evergreen Hills Road and Sylvan Avenue, northeast corner.

Maker: Anglin
Second: Shellene
Result: Carried: 13 to 1

For: 13 - Anglin, Emmons, Shidid, Anantasomboon,
Abtahi, Lavallaisaa, Jung, Shellene, Schultz,
Peadon, Murphy, Ridley, Tarpley

Against: 1 - Rodgers
Absent: 0
Vacancy: 1 - District 4

Replat Motion: It was moved to **deny** an application to replat a 1.824-acre tract of land containing part of Lot 6, and all of Lots 7, 8, 9, and 10 in City Block 5220 into one 13,172 square foot lot, one 22,820 square foot lot, one 12,844 square foot lot, and one 30,599 square foot lot, on property located on Evergreen Hills Road and Sylvan Avenue, northeast corner, due to non-compliance with Section 51A-8.503 of the Dallas Development Code; specifically based on the character of the area and the suitability of the redevelopment of the area.

Maker: Anglin
Second: Emmons
Result: Carried: 14 to 0

For: 14 - Anglin, Emmons, Rodgers, Shidid,
Anantasomboon, Abtahi, Lavallaisaa, Jung,
Shellene, Schultz, Peadon, Murphy, Ridley,
Tarpley

Against: 0
Absent: 0
Vacancy: 1 - District 4

Notices: Area: 200 Mailed: 31
Replies: For: 2 Against: 9

Speakers: For: Adrian Cole, 1600 Sylvan, Dallas, TX,
Josh McClear, 804 Purcell Dr., Plano TX, 75025
Peter Kavanaugh, 1620 Handley Dr., Dallas, TX, 75208
FOR (Did not speak): Tonja Crosby, 13731 Hughes Ln., Dallas, TX, 75240
Against: Paula Murphy, 1611 Eastus Dr., Dallas, TX, 75208
Tim Herfel, 940 Kessler Pkwy., Dallas, TX, 75208
Marty McMillan, 728 Evergreen Hills Rd., Dallas, TX, 75208
Steve Habgood, 1544 Eastus Dr., Dallas, TX, 75208
Katherine Homan, 1629 Handley Dr., Dallas, TX, 75208
Patricia Melly, 957 Kessler Pkwy., Dallas, TX, 75208
Shannon Murphy Cerise, 1548 Eastus Dr., Dallas, TX, 75208
Barbara Bogere, 1506 Eastus Dr., Dallas, TX, 75208
Joshua Skoch, 1616 Rio Vista Dr., Dallas, TX, 75208
Stephen Copeland, 1043 Kessler Pkwy, Dallas, TX, 75208
Regina McLain, 1614 Cedar Hill Ave., Dallas, TX, 75208

Miscellaneous Docket

M145-051

Planner: Richard Brown

Motion: It was moved to **approve** of a minor amendment to the Tract II development plan for Planned Development Subdistrict No. 11 within Planned Development District No. 193, the Oak Lawn Special Purpose District on property on Magnolia Court, northwest of Lyte Street.

Maker: Emmons
Second: Shellene
Result: Carried: 14 to 0

For: 14 - Anglin, Emmons, Rodgers, Shidid,
Anantasomboon, Abtahi, Lavallaisaa, Jung,
Shellene, Schultz, Peadon, Murphy, Ridley*,
Tarpley*

Against: 0
Absent: 0
Vacancy: 1 - District 4

* out of the room, shown voting in favor

Speakers: For (Did not speak): Adriana Meyer, 4239 Shorecrest Dr., Dallas, TX, 75209
Against: None

M145-054

Planner: Danielle Lerma

Motion: It was moved to **approve** of a minor amendment to the development and landscape plans for Planned Development District No. 135, at the northeast corner of East R. L. Thornton Service Road and Gurley Avenue.

Maker: Emmons
Second: Shellene
Result: Carried: 14 to 0

For: 14 - Anglin, Emmons, Rodgers, Shidid*,
Anantasomboon, Abtahi, Lavallaisaa, Jung,
Shellene, Schultz, Peadon, Murphy, Ridley,
Tarpley

Against: 0
Absent: 0
Vacancy: 1 - District 4

* out of the room, shown voting in favor

Speakers: For: Kelly Gomez, 1700 Redbud, McKinney, TX, 75069
Against (Did not speak): Maria Morales, 5311 Gurley Ave., Dallas, TX, 75223
Maria Ramirez, 914 St. Mary Ave., Dallas, TX, 75223
Maria Rosa Ibarra, 5331 Gurley Ave., Dallas, TX, 75227
Maria Elena Hernandez, 5327 Gurley Ave., Dallas, TX, 75223
Maria Manuel Ramirez, 5307 Gurley Ave., Dallas, TX, 75223
Joaquin Hernandez, 5303 Gurley Ave., Dallas, TX, 75223

D145-033

Planner: Laura Evans

Motion: It was moved to **approve** a development plan on property within Planned Development District No. 899, on the northeast corner of Royal Lane and Grissom Lane.

Maker: Anantasomboon
Second: Murphy
Result: Carried: 14 to 0

For: 14 - Anglin, Emmons, Rodgers, Shidid*,
Anantasomboon, Abtahi, Lavallaisaa, Jung,
Shellene, Schultz*, Peadon, Murphy, Ridley,
Tarpley

Against: 0
Absent: 0
Vacancy: 1 - District 4

* out of the room, shown voting in favor

Speakers: None

Z134-181(OTH)

Planner: Olga Torres Holyoak

Motion: It was moved to **approve** an extension for a three-month period on an application for a D-1 Liquor Control Overlay and a Specific Use Permit for the sale of alcoholic beverages in conjunction with a general merchandise or food store 3,500 square feet or less on property zoned an RR-D Regional Retail District with a D Liquor Control Overlay on the southwest corner of Jim Miller Road and Samuell Boulevard.

Maker: Abtahi
Second: Shellene
Result: Carried: 13 to 1

For: 13 - Anglin, Emmons, Rodgers, Shidid,
Anantasomboon, Abtahi, Lavallaisaa, Jung,
Shellene, Schultz, Peadon, Murphy, Tarpley

Against: 1 - Ridley
Absent: 0
Vacancy: 1 - District 4

Notices: Area: 300 Mailed: 50
Replies: For: 1 Against: 4

Speakers: For: Santos Martinez, 900 Jackson St., Dallas, TX, 75202
Against: None

Zoning Cases – Consent:

1. **Z145-317(AF)**

Planner: Aldo Fritz

Motion: It was moved to recommend **approval** of an R-5(A) Single Family District on property zoned a CR Community Retail District on the northeast, southeast, and southwest corners of McBroom Street and Vilbig Road.

Maker: Anantasomboon
Second: Shidid
Result: Carried: 14 to 0

For: 14 - Anglin, Emmons, Rodgers, Shidid,
Anantasomboon, Abtahi, Lavallaisaa, Jung,
Shellene, Schultz, Peardon, Murphy, Ridley,
Tarpley

Against: 0
Absent: 0
Vacancy: 1 - District 4

Notices: Area: 200 Mailed: 54
Replies: For: 7 Against: 0

Speakers: None

2. **Z145-318(AF)**

Planner: Aldo Fritz

Motion: It was moved to recommend **approval** of an R-5(A) Single Family District on property zoned a CR Community Retail District on the northeast corner of Morris Street and Vilbig Road.

Maker: Anantasomboon
Second: Shidid
Result: Carried: 14 to 0

For: 14 - Anglin, Emmons, Rodgers, Shidid,
Anantasomboon, Abtahi, Lavallaisaa, Jung,
Shellene, Schultz, Peadon, Murphy, Ridley,
Tarpley

Against: 0
Absent: 0
Vacancy: 1 - District 4

Notices: Area: 200 Mailed: 44
Replies: For: 3 Against: 0

Speakers: None

3. Z145-270(OTH)

Planner: Olga Torres Holyoak

Motion: It was moved to recommend **approval** of an expansion of Specific Use Permit No. 1896 for the sale of alcoholic beverages in conjunction with a general merchandise or food store 3,500 square feet or less for a two-year period with eligibility for automatic renewals for additional five-year periods, subject to a revised site plan and conditions on property zoned an RR Regional Retail District with a D-1 Liquor Control Overlay south of Lake June Road, east of Templecliff Drive.

Maker: Anantasomboon
Second: Shidid
Result: Carried: 14 to 0

For: 14 - Anglin, Emmons, Rodgers, Shidid,
Anantasomboon, Abtahi, Lavallaisaa, Jung,
Shellene, Schultz, Peadon, Murphy, Ridley,
Tarpley

Against: 0
Absent: 0
Vacancy: 1 - District 4

Notices: Area: 200 Mailed: 13
Replies: For: 0 Against: 2

Speakers: None

4. Z145-319(OTH)

Planner: Olga Torres Holyoak

Motion: It was moved to recommend **approval** of the renewal of Specific Use Permit No. 2065 for the sale of alcoholic beverages in conjunction with a general merchandise or food store greater than 3,500 square feet for a two-year period with eligibility for automatic renewals for additional five-year periods, subject to amended conditions to include an additional condition limiting the use to 19,200 sq. ft. of floor area as shown on the site plan on property zoned a CR Community Retail District with a D-1 Liquor Control Overlay on the southwest corner of Old Seagoville Road and South St. Augustine Drive.

Maker: Anantasomboon
Second: Shidid
Result: Carried: 14 to 0

For: 14 - Anglin, Emmons, Rodgers, Shidid,
Anantasomboon, Abtahi, Lavallaisaa, Jung,
Shellene, Schultz, Peadon, Murphy, Ridley,
Tarpley

Against: 0
Absent: 0
Vacancy: 1 - District 4

Notices: Area: 300 Mailed: 44
Replies: For: 0 Against: 0

Speakers: For (Did not speak): Rhonda Davis, 333 S. St Augustine Rd., Dallas, TX, 75217
Against: None

Zoning Cases – Under Advisement:

5. Z145-181(OTH)

Planner: Olga Torres Holyoak

Motion: In considering an application for the renewal of Specific Use Permit No. 1803 for an open-enrollment charter school on property zoned a CA-1(A) Central Area District in an area bounded by McKinney Avenue, Laws Street, Munger Avenue and North Lamar Street, it was move to **hold** this case under advisement until October 15, 2015.

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

For: 13 - Anglin, Emmons, Rodgers, Shidid,
Anantasomboon, Abtahi, Lavallaisaa, Jung,
Schultz, Peadon, Murphy, Ridley, Tarpley

Against: 0
Absent: 0
Vacancy: 1 - District 4
Conflict: 1 - Shellene

Notices: Area: 300 Mailed: 24
Replies: For: 3 Against: 5

Speakers: None

6. Z145-214(RB)

Planner: Richard Brown

Motion: It was moved to recommend **approval** of a Planned Development District for a Country club with private membership maintenance facility and R-16(A) Single Family District uses, subject to the revised development plan and revised landscape plan to accurately reflect the screening wall (provided by applicant) and the revised notation relative to location of the outside storage, and applicant's revised conditions with the following revisions: 1) Hours of operation for equipment: The Country Club with private membership maintenance facility may only operate machinery on the property between 6:00 a.m. and 6:00 p.m., Monday through Sunday, 2) Stacking height. Maximum stacking height is 8 feet and limited to the area designated as Service Area and Outside storage on the development plan, 3) Off-street parking is limited to Country Club with private membership maintenance facility employees only, 4) All maintenance of machinery and equipment must be within the enclosed structure as shown on the development plan, 5) Trash dumpsters are prohibited on the Property, 6) Replacement trees must be planted within 50 feet of the northern property line and an area approximately 50 feet north of Alpha Road and 180 feet east of the eastern property line in accordance with the Landscape and Tree Mitigation plan, 7) Masonry wall from 6 feet to 8 feet, and 8) Gate is 8 feet on property zoned an R-16(A) Single Family District on the north line of Alpha Road east of Hughes Lane.

Maker: Schultz
Second: Murphy
Result: Carried: 14 to 0

For: 14 - Anglin, Emmons, Rodgers, Shidid,
Anantasomboon, Abtahi, Lavallaisaa, Jung,
Shellene, Schultz, Peadon, Murphy, Ridley,
Tarpley

Against: 0
Absent: 0
Vacancy: 1 - District 4

Notices: Area: 500 Mailed: 36
Replies: For: 6 Against: 0

Speakers: For: Bill Dahlstrom, 901 Main St., Dallas, TX, 75202
Dot Haymann, 6269 Alpha Rd., Dallas, TX, 75240
Bill Blaydes, 9628 Dartridge Dr., Dallas, TX, 75238
Coy Talley, 1925 San Jacinto St., Dallas, TX, 75201
For (Did not speak): Greg Biggs, 14032 Falls Creek Ct., Dallas, TX, 75254
David Quisenberry, 6527 Clubhouse Cir., Dallas, TX, 75240
Against: None

7. Z145-279(RB)

Planner: Richard Brown

Motion: It was moved to recommend **approval** of Planned Development Subdistrict for MF-2 Multiple-family Subdistrict Uses, subject to a revised development plan to include 30 ft. linear encroachment of the required 15 ft. front yard on Lucas, revised landscape plan to include additional caliper inch for required tree planting and revised conditions to include 1) Additional 45 ft. side yard setback for multifamily structures, and 2) Modification of the ordinance language to reflect the burying of the power lines on property zoned an MF-2 Multiple-family Subdistrict within Planned Development District No. 193, the Oak Lawn Special Purpose District, on the southwest line of Cedar Springs Road between Lucas Drive and Hawthorne Avenue.

Maker: Emmons
Second: Shellene
Result: Carried: 14 to 0

For: 14 - Anglin, Emmons, Rodgers, Shidid,
Anantasomboon, Abtahi, Lavallaisaa, Jung,
Shellene, Schultz, Peadon, Murphy, Ridley,
Tarpley

Against: 0
Absent: 0
Vacancy: 1 - District 4

Notices: Area: 500 Mailed: 203
Replies: For: 2 Against: 1

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

8. Z145-294(SM)

Planner: Sarah May

Motion: It was moved to recommend **approval** of an amendment to Subdistrict 4, subject to revised conditions to include clarifying language under allowed uses that mounted cellular antenna be allowed in Subdistrict 4 only of Planned Development District No. 714, the West Commerce Street/Fort Worth Avenue Special Purpose District; and **approval** of a Specific Use Permit for a tower/antenna for cellular communication limited to a mounted cellular antenna for a two-year period, subject to a site plan and revised conditions to include an additional condition requiring the antennas be camouflaged with the same color of the building on property zoned Subdistrict 4 of Planned Development District No. 714, on the north line of Fort Worth Avenue, west of Walter Drive.

Maker: Anglin
Second: Shellene
Result: Carried: 14 to 0

For: 14 - Anglin, Emmons, Rodgers, Shidid,
Anantasomboon*, Abtahi, Lavallaisaa, Jung,
Shellene, Schultz, Peadon, Murphy, Ridley,
Tarpley

Against: 0
Absent: 0
Vacancy: 1 - District 4

*out of the room, shown voting in favor

Notices: Area: 500 Mailed: 130
Replies: For: 1 Against: 7

Speakers: For: Rob Baldwin, 3904 Elm St., Dallas, TX. 75226
Against: None

Zoning Cases – Individual:

9. Z145-322(SM)

Planner: Sarah May

Motion: In considering an application for a Specific Use Permit for a utility or government installation other than listed on property zoned an LI Light Industrial District on the east line of Guard Drive, north of Lake June Road, it was moved to **hold** this case under advisement until November 5, 2015.

Maker: Shidid
Second: Murphy
Result: Carried: 14 to 0

For: 14 - Anglin, Emmons, Rodgers, Shidid,
Anantasomboon, Abtahi*, Lavallaisaa, Jung,
Shellene, Schultz, Peadon, Murphy, Ridley,
Tarpley

Against: 0
Absent: 0
Vacancy: 1 - District 4

*out of the room, shown voting in favor

Notices: Area: 400 Mailed: 138
Replies: For: 3 Against: 0

Speakers: For: None,
Against: John Sheppard, 1449 Mission Hills Ln., Dallas, TX, 75217
Staff: Raul Ascosta, City of Dallas, Park Department

10. **Z145-203(RB)**

Planner: Richard Brown

Motion: In considering a City Plan Commission authorized hearing for Planned Development District No. 463, with consideration being given to increasing the floor area for lodging and similar uses within the Tract 3 portion (Zones A and B) of the Planned Development District, on property within the southwest quadrant of West Northwest Highway and North Central Expressway, it was moved to **hold** this case under advisement until October 15, 2015.

Maker: Murphy
Second: Schultz
Result: Carried: 13 to 0

For: 13 - Anglin, Emmons, Rodgers, Shidid*,
Anantasomboon, Abtahi*, Lavallaisaa,
Shellene, Schultz, Peadon, Murphy, Ridley,
Tarpley

Against: 0
Absent: 0
Vacancy: 1 - District 4
Conflict: 1 - Jung

*out of the room, shown voting in favor

Notices: Area: 500 Mailed: 122
Replies: For: 0 Against: 0

Speakers: For: Brad Williams, 2728 N. Harwood At., Dallas, TX, 75201
Against: None

Landmark Commission Appeal:

CA145-427(JKA)

Planner: Jennifer Anderson

Evidence Motion I: It was moved to **deny** acceptance of additional evidence for Certificate of Appropriateness CA145-427(JKA) at 4903 Junius Street within the Munger Place Historic District.

Maker: Ridley
Second: Jung
Result: Carried: 7 to 6

For: 7 - Emmons, Rodgers, Shidid, Jung, Schultz,
Peadon, Ridley

Against: 6 - Anglin, Anantasomboon, Abtahi, Lavallaisaa,
Shellene, Tarpley

Absent: 1 - Murphy
Vacancy: 1 - District 4

Motion II: It was moved to **affirm** the Landmark Commission's decision and **deny** the appeal for Certificate of Appropriateness to install two wrought iron gates on the Junius façade - CA145-427(JKA) at 4903 Junius Street within the Munger Place Historic District back to the Landmark Commission.

Maker: Ridley
Second: Peadon
Result: Failed: 5 to 7

For: 5 - Emmons, Rodgers, Jung, Peadon, Ridley

Against: 7 - Anglin, Shidid, Anantasomboon, Abtahi,
Lavallaisaa, Shellene, Tarpley

Absent: 2 - Schultz, Murphy
Vacancy: 1 - District 4

Motion III: It was moved to **overturn** the Landmark Commission's decision to deny and grant Certificate of Appropriateness - CA145-427(JKA) at 4903 Junius Street within the Munger Place Heights Historic District.

Maker: Abtahi
Second: Anglin
Result: Failed: 6 to 6

For: 6 - Anglin, Shidid, Anantasomboon, Abtahi,
Lavallaisaa, Shellene

Against: 6 - Emmons, Rodgers, Jung, Peadon, Ridley,
Tarpley

Absent: 2 - Schultz, Murphy

Vacancy: 1 - District 4

Motion IV: It was moved to **remand** Certificate of Appropriateness - CA145-427(JKA) at 4903 Junius Street within the Munger Place Historic District back to the Landmark Commission.

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

For: 12 - Anglin, Emmons, Rodgers, Shidid,
Anantasomboon, Abtahi, Lavallaisaa, Jung,
Shellene, Peadon, Ridley, Tarpley

Against: 0

Absent: 2 - Schultz, Murphy

Vacancy: 1 - District 4

Speakers: Appellant: Barrett Linburg, 3818 Holland, Dallas, TX, 75219
City: Laura Morrison, City of Dallas, Assistant City Attorney
Staff: Jennifer Anderson, City of Dallas, Historic Preservation Planner
Bert Vandenberg, City of Dallas, Assistant City Attorney

Other Matters

Minutes

Motion: It was moved to **approve** the minutes of the September 17, 2015, City Plan Commission meeting, subject to corrections.

Maker: Ridley
Second: Abtahi
Result: Carried: 12 to 0

For: 12 - Anglin, Emmons, Rodgers, Shidid,
Anantasomboon, Abtahi, Lavallaisaa, Jung,
Shellene, Peadon, Ridley, Tarpley

Against: 0

Absent: 2 - Schultz, Murphy

Vacancy: 1 - District 4

Adjournment

Motion: It was moved to **adjourn** the October 1, 2015, City Plan Commission meeting at 6:39 p.m.

Maker: Anantasomboon
Second: Abtahi
Result: Carried: 12 to 0

For: 12 - Anglin, Emmons, Rodgers, Shidid,
Anantasomboon, Abtahi, Lavallaisaa, Jung,
Shellene, Peadon, Ridley, Tarpley

Against: 0
Absent: 2 - Schultz, Murphy
Vacancy: 1 - District 4

Gloria Tarpley, Chair