

PLAN COMMISSION MINUTES

The City Plan Commission held a regular Zoning Hearing on October 15, 2015, with the briefing starting at 9:15 a.m., in Room 5ES and the public hearing at 1:32 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, Myrtl Lavallaisaa, P. Michael Jung, John Shellene, Carolyn "Cookie" Peadon, Margot Murphy and Paul E. Ridley. The following Commissioner was absent from this hearing as defined in the City Plan Commission rules: Jaynie Schultz. 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: Sharon Hurd

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) **S145-284**

Motion: It was moved to **approve** an application to replat a 0.3298-acre tract of land containing all of Lots 14 and 15 in City Block 1/2144 into one lot on property located on La Vista Drive at Live Oak Street, southeast corner, subject to compliance with the conditions listed in the docket.

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

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

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

*out of the room, shown voting in favor

Speakers: None

Residential Replats:

(2) **S145-285**

Motion: It was moved to **approve** an application to replat a 0.148-acre tract of land containing all of Lot 7A in City Block G/2477 into two, equally-sized, 0.074-acre lots on property located at 3702 West Beverly Drive, subject to compliance with the conditions listed in the docket.

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

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

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

Speakers: For: None
Against: Oliver F. Johnson, 5607 LaFoy Blvd., Dallas, TX, 75209

(3) **S145-287**

Motion: It was moved to **deny** an application to replat a 2.161-acre tract of land containing all of Lots 8A and 9A in City Block A/5664 into one 1.5489-acre lot and one 0.6116-acre lot on property located at 9031 and 9039 Devonshire Drive, due to non-compliance with Section 51A-8.503 of the Dallas Development Code; specifically does not conform to the pattern established in adjacent areas.

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

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

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

Notices: Area: 200 Mailed: 19
Replies: For: 0 Against: 2

Speakers: For: Stephen Sands, 9035 Devonshire Dr., Dallas, TX, 75209
Against: James Hartnett Jr., 5724 Berkshire Ln., Dallas, TX, 75209

Miscellaneous Docket

M145-053

Planner: Richard Brown

Motion: It was moved to **approve** of a minor amendment to the Phase 2 development plan for Planned Development District No. 123 for a Private school on property along both frontages of Churchill Way and Turner Way, east of Preston Road.

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

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

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

Speakers: For (Did not speak): Rob Baldwin, 3904 Elm St., Dallas, TX, 75226
Against: None

Zoning Cases – Consent:

1. Z145-127(DL)

Planner: Danielle Lerma

Motion: It was moved to recommend **approval** of a Specific Use Permit for an alcoholic beverage establishment limited to a bar, lounge or tavern, and a commercial amusement (inside) use limited to a dance hall for a two-year period, subject to a site plan and conditions on property zoned FWMU-3 Form Walkable Mixed Use Subdistrict, Tract I within Planned Development District No. 595, the South Dallas/Fair Park Special Purpose District with an SH-3 Shop Front Overlay, on the east corner of South Lamar Street and South Boulevard.

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

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

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

Notices: Area: 200 Mailed: 11
Replies: For: 2 Against: 0

Speakers: None

2. Z145-292(WE)

Planner: Warren Ellis

Motion: In considering an application for a Specific Use Permit for a private recreation center, club or area on property zoned an R-16(A) Single Family District on the northwest corner of Walnut Hill Lane and Betty Jane Lane, it was move to **hold** this case under advisement until November 19, 2015.

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

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

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

Notices: Area: 300 Mailed: 19
Replies: For: 1 Against: 1

Speakers: For: None

Against (Did not speak): Olga Torres, 3766 Walnut Hill Ln., Dallas, TX, 75229
Wesley Burgess, 3740 Walnut Hill Ln., Dallas, TX, 75229

3. Z145-296(WE)

Planner: Warren Ellis

Motion: It was moved to recommend **approval** of an amendment to Specific Use Permit No. 1473 for a public school for a permanent period, subject to a revised site plan, revised landscape plan, traffic management plan (state Public school only), and conditions on property zoned Planned Development District No. 521, in an area generally bounded by Fox Creek Trail, Wisdom Creek Drive, and Firethorn Drive.

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

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

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

Notices: Area: 400 Mailed: 269
Replies: For: 8 Against: 3

Speakers: For: None
Against: None
Neutral: Jose Curiel, 5872 Firethorn Dr., Dallas, TX, 75249

4. Z145-305(WE)

Planner: Warren Ellis

Motion: It was moved to recommend **approval** of a CS Commercial Service District with deed restrictions volunteered by the applicant on property zoned an IR Industrial Research District on the southeast corner of Cullum Lane and Harry Hines Boulevard.

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

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

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

Notices: Area: 300 Mailed: 13
Replies: For: 0 Against: 0

Speakers: None

5. Z145-281(OTH)

Planner: Olga Torres Holyoak

Motion: It was moved to recommend **approval** of a Specific Use Permit for a motor vehicle fueling station 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 an NS(A) Neighborhood Service District on the southern corner of Gannon Lane and South Westmoreland Road.

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

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

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

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

Speakers: None

6. Z145-302(OTH)

Planner: Olga Torres Holyoak

Motion: It was moved to recommend **approval** of an amendment to the boundaries of Specific Use Permit No. 1592 for a tower/antenna for cellular communication limited to a monopole cellular tower for a ten-year period with eligibility for automatic renewals for additional ten-year periods, subject to a revised site plan and conditions on property zoned Planned Development District No. 870, northwest of the intersection of Easton Road and East Lake Highlands Drive.

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

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

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

Notices: Area: 200 Mailed: 14
Replies: For: 0 Against: 1

Speakers: None

7. Z145-330(OTH)

Planner: Olga Torres Holyoak

Motion: It was moved to recommend **approval** of an MF-1(A) Multifamily District on property zoned an NS(A) Neighborhood Service District, on the west corner of South Carroll Avenue and Bute Street.

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

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

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

Notices: Area: 200 Mailed: 14
Replies: For: 4 Against: 0

Speakers: None

8. Z145-323(RB)

Planner: Richard Brown

Motion: It was moved to recommend **approval** of a Specific Use Permit for a Class A Dance hall for a four-year period, subject to a site plan, landscape plan, and conditions on property zoned an LC Light Commercial Subdistrict within Planned Development District No. 193, the Oak Lawn Special Purpose District, on the northwest line of Travis Street, south of Knox Street.

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

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

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

Notices: Area: 200 Mailed: 15
Replies: For: 0 Against: 0

Speakers: None

Zoning Cases – Under Advisement:

9. Z145-203(RB)

Planner: Richard Brown

Motion: It was moved to recommend **approval** of 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, subject to a revised conceptual plan, revised Tract III (Zones A and B) development plan, a new Tract III (Zones A and B) landscape plan, and revised conditions on property within the southwest quadrant of West Northwest Highway and North Central Expressway.

Maker: Murphy
Second: Shidid
Result: Carried: 11 to 0

For: 11 - Emmons, Rodgers, Shidid, Anantasomboon,
Abtahi, Lavallaisaa, Shellene, Peadon,
Murphy, Ridley, Tarpley

Against: 0
Absent: 2 - Anglin, Schultz
Vacancy: 1 - District 4
Conflict: 1 - Jung

Notices: Area: 500 Mailed: 122
Replies: For: 1 Against: 1

Speakers: For: Tommy Mann, 500 Winstead Building, Dallas, TX, 75201
Against: None

10. Z145-140(OTH)

Planner: Olga Torres Holyoak

Motion: In considering an application for a Specific Use Permit for a tower/antenna for cellular communication limited to a monopole cellular tower on property zoned a CR Community Retail District south of Goodwin Avenue, east of Greenville Avenue, it was moved to **hold** this case under advisement until November 19, 2015.

Maker: Shidid
Second: Murphy
Result: Carried: 11 to 0

For: 11 - Emmons, Rodgers, Shidid, Anantasomboon,
Abtahi, Lavallaisaa, Jung, Shellene, Peadon,
Murphy, Tarpley

Against: 0
Absent: 2 - Anglin, Schultz
Vacancy: 1 - District 4
Conflict: 1 - Ridley

Notices: Area: 200 Mailed: 27
Replies: For: 4 Against: 3

Speakers: None

11. 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 November 19, 2015.

Maker: Ridley
Second: Murphy
Result: Carried: 11 to 0

For: 11 - Emmons, Rodgers, Shidid, Anantasomboon,
Abtahi, Lavallaisaa, Jung, Peadon, Murphy,
Ridley, Tarpley

Against: 0
Absent: 2 - Anglin, Schultz
Vacancy: 1 - District 4
Conflict: 1 - Shellene

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

Speakers: For: Erick Defoe, 3707 Cypress Point Cove, Round Rock, TX, 78618
Against: John McCall Jr., 2020 N. Lamar St., Dallas, TX, 75202

Zoning Cases – Individual:

12. **Z145-341(ND)**

Planner: Neva Dean

Motion: It was moved to recommend **approval** of a City Plan Commission authorized hearing to determine the proper zoning on property zoned a portion of Tract 1C within Planned Development District No. 160; portions of Subdistrict A, B, C, D, E, and J within Planned Development District No. 468; a portion of Subdistricts 3 and 6 within Planned Development District No. 830; and Conservation District No. 7, in an area generally bound by East Colorado Boulevard, Marsalis Avenue, East 8th Street, Davis Street, Zang Boulevard, both sides of West 8th Street, North Adams Avenue, properties on the south side of West 7th Street between North Adams Avenue and North Llewellyn Avenue, properties on the north side of West Davis Street between North Adams Avenue and North Madison Avenue, West Davis Street, Elsbeth Avenue, West 5th Street, and Zang Boulevard with consideration given to a zoning category that would allow for a historic building demolition delay.

Maker: Emmons
Second: Ridley
Result: Carried: 11 to 0

For: 11 - Emmons, Rodgers, Anantasomboon, Abtahi,
Lavallaisaa, Jung, Shellene, Peadon, Murphy,
Ridley, Tarpley

Against: 0
Absent: 2 - Anglin, Schultz
Vacancy: 1 - District 4
Conflict: 1 - Shidid

Notices: Area: 200 Mailed: 766
Replies: For: 12 Against: 27

Speakers: For: Katherine Seale, 5500 Chatham Hill Rd., Dallas, TX, 75220
David Preziosi, 2922 Swiss Ave., Dallas, TX, 75204
Lisa Ricci Rofsky, 616 S. Harwood St., Dallas, TX, 75201
Judy Smith Hearst, 2512 Thomas Ave., Dallas, TX, 75201
Alicia Quintans, 227 N. Shore Dr., Dallas, TX, 75216
Melody Paradise, 2501 N. Harwood St., Dallas, TX, 75201
Against (Did not speak): Tiffany Solis, 436 W. 8th St., Dallas, TX, 75208

13. **Z145-342(ND)**

Planner: Neva Dean

Motion: It was moved to recommend **approval** of a City Plan Commission authorized hearing to determine the proper zoning on property zoned an A(A) Agriculture District, a CA-1(A) Central Area District, a CA-2(A) Central Area District, a CR Community Retail District, a CS Commercial Services District, a GR General Retail District, an IM Industrial Manufacturing District, an IR Industrial Research District, an LO-3 Limited Office District, an MC-3 Multiple Commercial District, an MF-2 Multiple Family District, an MF-2(A) Multifamily District, an MF-3(A) Multifamily District, an MU-1 Mixed Use District, an MU-3 Mixed Use District, an NO(A) Neighborhood Office District, a P(A) Parking District, WMU-5 Walkable Mixed Use District, WR-5 Walkable Residential District; Planned Development District No. 9, Planned Development District No. 145, Planned Development District No. 153, a portion of Planned Development District No. 174, Planned Development District No. 183, Planned Development District No. 184, Planned Development District No. 190, a portion of Planned Development District No. 193 – CA-2 Central Area, GR General Retail, HC Heavy Commercial, I-2 Industrial, I-3 Industrial, LC Light Commercial, MF-2 Multiple Family, MF-3 Multiple Family, O-2 Office, P Parking Subdistricts and Planned Development Subdistricts No. 2, No. 6, No. 7, No. 8, No. 11, No. 13, No. 15, No. 16, No. 23, No. 24, No. 34, No. 35, No. 39, No. 45, No. 49, No. 50, No. 52, No. 53, No. 54, No. 58, No. 64, No. 66, No. 68, No. 74, No. 77, No. 79, No. 83, No. 85, No. 86, No. 87, No. 88, No. 93, No. 94, No. 95, No. 96, No. 98, No. 103, No. 108, No. 111, and No. 113; Planned Development District No. 201, Planned Development District No. 225, a portion of Planned Development District No. 269, a portion of Planned Development District No. 298, a portion of Planned Development District No. 305, Planned Development District No. 317, Planned Development District No. 330, Planned Development District No. 334, Planned Development District No. 339, Planned Development District No. 346, Planned Development District No. 357, Planned Development District No. 358, Planned Development District No. 363, Planned Development District No. 372, Planned Development District No. 375, Planned Development District No. 442, Planned Development District No. 466, a portion of Planned Development District No. 468, Planned Development District No. 473, Planned Development District No. 513, Planned Development District No. 582, Planned Development District No. 594, a portion of Planned Development District No. 595 [a CC Community Commercial, an FWMU-3 Form Walkable Mixed Use, an MF-1(A) Multifamily, an MF-2(A) Multifamily, an NC Neighborhood Commercial, a P Parking, an RS-C Regional Service-Commercial, an RS-I Regional Service-Industrial, an RS-I(E) Regional Service-Industrial Enhanced, an RS-MU Regional Service-Mixed Use, an RS-MU(E) Regional Service-Mixed Use Enhanced Subdistricts], Planned Development District No. 619, Planned Development District No. 621, Planned Development District No. 708, Planned Development District No. 715, Planned Development District No. 749, Planned Development District No. 747, Planned Development District No. 774, Planned Development District No. 784, Planned Development District No. 800, Planned Development District No. 841, Planned Development District No. 857, Planned Development District No. 871, Planned

Development District No. 877 in an area generally bound by Haskell Avenue, R.L. Thornton Freeway, 2nd Avenue, Al Lipscomb Way, Trinity River, Express Street, Stemmons Freeway, and Cole Avenue with consideration given to a zoning category that would allow for a historic building demolition delay.

Maker: Emmons
Second: Ridley
Result: Carried: 10 to 0

For: 10 - Emmons, Rodgers, Shidid, Anantasomboon, Lavallaisaa, Shellene, Peadon, Murphy, Ridley, Tarpley

Against: 0
Absent: 2 - Anglin, Schultz
Vacancy: 1 - District 4
Conflict: 2 - Abtahi, Jung

Notices: Area: 200 Mailed: 8186
Replies: For: 71 Against: 92

Speakers: For: Katherine Seale, 5500 Chatham Hill Rd., Dallas, TX, 75220
David Preziosi, 2922 Swiss Ave., Dallas, TX, 75204
Lisa Ricci Rofsky, 616 S. Harwood St., Dallas, TX, 75201
Judy Smith Hearst, 2512 Thomas Ave., Dallas, TX, 75201
Alicia Quintans, 227 N. Shore Dr., Dallas, TX, 75216
Melody Paradise, 2501 N. Harwood St., Dallas, TX, 75201
Against (Did not speak): Tiffany Solis, 436 W. 8th St., Dallas, TX, 75208

14. **Z145-238(WE)**

Planner: Warren Ellis

Motion: It was moved to recommend **approval** of an MF-2(A) Multifamily District and **approval** of a Planned Development District for multifamily residential uses, subject to a revised development plan, and applicant's recommended revised conditions with the following changes: 1) Revised development plan, 2) Prohibit grills in the amenity area in Tract B, 3) Prohibit detached signs, and 4) Prohibit ornamental cupolas or domes as projections on property zoned an MF-2(A) Multifamily District and Planned Development District No. 914 in an area generally bounded by North Fitzhugh Avenue, Chambers Street, North Garrett Avenue, Moser Avenue and Monarch Street.

Note: The following Purpose statement was read into the record: "The purpose of this article is to facilitate thoughtful redevelopment of the property by modifying the existing zoning regulations to lower the allowed height and density to be compatible with the single family environment. This article reduces the overall density allowed on the portion of the property that was previously part of Planned Development District No. 914. There is no intention for this article to establish a precedent for future development and redevelopment in the area".

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

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

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

Notices: Area: 500 Mailed: 250
Replies: For: 10 Against: 4

Speakers: For: Rob Baldwin, 3904 Elm St., Dallas, TX, 75226
Matt Enzler, 3889 Maple Ave., Dallas, TX, 75219
Fonya Mondell, 1918 Moser Ave., Dallas, TX, 75206
Mark Rieves, 5530 Goodwin Ave., Dallas, TX, 75206
Against: None

15. **Z145-313(WE)**

Planner: Warren Ellis

Motion: It was moved to recommend **denial** of a CS Commercial Service District with deed restrictions volunteered by the applicant on property zoned a CR Community Retail District, on the east corner of Forney Road and Lawnview Avenue.

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

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

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

Notices: Area: 200 Mailed: 32
Replies: For: 3 Against: 0

Speakers: For: Audra Buckley, 416 S. Ervay St., Dallas, TX, 75201
Against: John Myers, 4440 Lawnview Ave., Dallas, TX, 75227

16. Z145-263(AF)

Planner: Aldo Fritz

Motion: It was moved to recommend **approval** of a Planned Development District for MF-1(A) Multifamily District uses, subject to a development plan, amenity plan and conditions on property zoned a CR Community Retail District at the south corner of Piedmont Drive and Hillburn Drive.

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

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

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

*out of the room, shown voting in favor

Notices: Area: 500 Mailed: 149
Replies: For: 1 Against: 4

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

17. Z145-269(AF)

Planner: Aldo Fritz

Motion: In considering an application for a Specific Use Permit for an Open-enrollment charter school on property zoned an RR Regional Retail District, north of West Camp Wisdom Road and west of Interstate 35E Freeway, it was move to **hold** this case under advisement until November 19, 2015.

Maker: Rodgers
Second: Lavallaisaa
Result: Carried: 11 to 0

For: 11 - Emmons, Rodgers, Shidid, Anantasomboon, Abtahi*, Lavallaisaa, Jung, Peadon, Murphy, Ridley, Tarpley

Against: 0
Absent: 2 - Anglin, Schultz
Vacancy: 1 - District 4
Conflict: 1 - Shellene

*out of the room, shown voting in favor

Notices: Area: 400 Mailed: 145
Replies: For: 7 Against: 4

Speakers: For: Kory Mack, 5730 Logancraft Dr., Dallas, TX, 75227
Brian Nelson, 3206 Waldrop Dr., Dallas, TX, 75229
For (Did not speak): A. Magee INV, Inc., 6802 S. R.L. Thornton Frwy., Dallas, TX, 75232
Against: Isaac Steen, 234 W. Cherry Point Dr., Dallas, TX, 75232

18. **Z145-308(SM)**

Planner: Sarah May

Motion: In considering an application for a new Planned Development Subdistrict on property zoned Center Core Area, Subdistrict E-F within Planned Development District No. 281, the Lakewood Special Purpose District, on the southeast corner of Prospect Avenue and Kidwell Street, it was move to **hold** this case under advisement until November 5, 2015.

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

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

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

*out of the room, shown voting in favor

Notices: Area: 500 Mailed: 158
Replies: For: 3 Against: 0

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

19. **Z145-264(SM)**

Planner: Sarah May

Motion: It was moved to recommend **approval** of a Planned Development District for LO-1 uses and a mortuary, funeral home, or commercial wedding chapel use, subject to a development plan, landscape plan and conditions on property zoned an R-7.5(A) Single Family District and an LO-1 Limited Office District with a D Overlay, on the northeast line of Webb Chapel Road and on the west line of Larga Drive, east of Webb Chapel Extension.

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

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

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

*out of the room, shown voting in favor

Notices: Area: 500 Mailed: 65
Replies: For: 2 Against: 2

Speakers: For: Santos Martinez, 900 Jackson St., Dallas, TX, 75202
For (Did not speak): Maxwell Fisher, 900 Jackson St., Dallas, TX, 75202
Against: None

20. **Z145-325(OTH)**

Planner: Olga Torres Holyoak

Motion I: It was moved to recommend **approval** of the removal of the D-1 Liquor Control Overlay on property zoned an RR Regional Retail District on the northeast corner of Samuell Boulevard and South Buckner Boulevard.

Maker: Abtahi
Second: Rodgers
Result: Carried: 9 to 3

For: 9 - Emmons*, Rodgers, Shidid, Anantasomboon,
Abtahi, Lavallaisaa, Shellene, Murphy, Tarpley

Against: 3 - Jung, Peadon, Ridley
Absent: 2 - Anglin, Schultz
Vacancy: 1 - District 4

*out of the room, shown voting in favor

Motion II: It was moved to recommend **denial** of a Specific Use Permit for the sale of alcoholic beverages in conjunction with a general merchandise or food store greater than 3,500 square feet on property zoned an RR Regional Retail District on the northeast corner of Samuell Boulevard and South Buckner Boulevard.

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

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

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

*out of the room, shown voting in favor

Notices: Area: 300 Mailed: 8
Replies: For: 0 Against: 0

Speakers: For: J. D. Dudley, 1120 N. Industrial Blvd., Euless, TX, 76039
For (Did Not speak): Prabha Cinclair, 1800 Valley View Ln., Farmers Branch, TX 75234
Against: None

21. **Z145-306(RB)**

Planner: Richard Brown

Motion: In considering an application for an amendment to Planned Development Subdistrict No. 96 within Planned Development District No. 193, the Oak Lawn Special Purpose District, on the west line of Harry Hines Boulevard and the east line of the Houston Street Extension, it was move to **hold** this case under advisement until November 5, 2015.

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

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

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

*out of the room, shown voting in favor

Notices: Area: 500 Mailed: 17
Replies: For: 0 Against: 0

Speakers: None

Other Matters

Minutes

Motion: It was moved to **approve** the minutes of the October 1, 2015, City Plan Commission meeting, subject to corrections.

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

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

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

Adjournment

Motion: It was moved to **adjourn** the October 15, 2015, City Plan Commission meeting at 4:17 p.m.

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

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

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

Gloria Tarpley, Chair