

## PLAN COMMISSION MINUTES

The City Plan Commission held a regular Zoning Hearing on February 19, 2015, with the briefing starting at 10:40 a.m., in Room 5ES and the public hearing at 1:53 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, Betty Culbreath, Tony Shidid, Jed Anantasomboon, Ann Bagley, Myrtl Lavallaisaa, 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 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 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) **S145-079**

**Motion:** It was moved to **approve** an application to replat a 0.800-acre tract of land containing all of Lots 1 and 2 in City Block A/8081 into one lot on property located at 9835 Walnut Hill Lane, subject to compliance with the conditions listed in the docket.

Maker: Shellene  
Second: Culbreath  
Result: Carried: 15 to 0

For: 15 - Anglin, Emmons, Rodgers, Culbreath, Shidid,  
Anantasomboon, Bagley, Lavallaisaa, Tarpley,  
Shellene, Schultz, Peadon, Murphy, Ridley,  
Abtahi

Against: 0  
Absent: 0  
Vacancy: 0

**Speakers:** None

**(2) S145-081**

**Motion:** It was moved to **approve** an application to replat a 1.4053-acre tract of land containing all of Lots 1-3 and Lots 9-12 in City Block 1033 into one lot on property located at the southeast corner of Welborn Street and Cedar Springs Road, subject to compliance with the conditions listed in the docket.

Maker: Shellene  
Second: Culbreath  
Result: Carried: 15 to 0

For: 15 - Anglin, Emmons, Rodgers, Culbreath, Shidid,  
Anantasomboon, Bagley, Lavallaisaa, Tarpley,  
Shellene, Schultz, Peadon, Murphy, Ridley,  
Abtahi

Against: 0  
Absent: 0  
Vacancy: 0

**Speakers:** None

**(3) S145-082**

**Motion:** It was moved to **approve** an application to create one lot from a 4.0639-acre tract of land in City Block A/7019 on property located at 5327 Lyndon B. Johnson Freeway/ Interstate Highway No. 635, subject to compliance with the conditions listed in the docket.

Maker: Shellene  
Second: Culbreath  
Result: Carried: 15 to 0

For: 15 - Anglin, Emmons, Rodgers, Culbreath, Shidid,  
Anantasomboon, Bagley, Lavallaisaa, Tarpley,  
Shellene, Schultz, Peadon, Murphy, Ridley,  
Abtahi

Against: 0  
Absent: 0  
Vacancy: 0

**Speakers:** None

**(4) S145-083**

**Motion:** It was moved to **approve** an application to create one lot from an 11.864-acre tract of land in City Block 8605 on property located at 6400 Mountain Creek Parkway, subject to compliance with the conditions listed in the docket.

Maker: Shellene  
Second: Culbreath  
Result: Carried: 15 to 0

For: 15 - Anglin, Emmons, Rodgers, Culbreath, Shidid, Anantasomboon, Bagley, Lavallaisaa, Tarpley, Shellene, Schultz, Peadon, Murphy, Ridley, Abtahi

Against: 0  
Absent: 0  
Vacancy: 0

**Speakers:** None

**(5) S145-084**

**Motion:** It was moved to **approve** an application to replat a 0.770-acre tract of land containing all of Lots 52-55 and part of Lot 56 in City Block B/481 and all of Lots 14-15 and part of Lot 13 in City Block 1/481 into one lot on property located at the southwest corner of Elm Street and Malcolm X Boulevard, subject to compliance with the conditions listed in the docket.

Maker: Shellene  
Second: Culbreath  
Result: Carried: 15 to 0

For: 15 - Anglin, Emmons, Rodgers, Culbreath, Shidid, Anantasomboon, Bagley, Lavallaisaa, Tarpley, Shellene, Schultz, Peadon, Murphy, Ridley, Abtahi

Against: 0  
Absent: 0  
Vacancy: 0

**Speakers:** None

**(6) S145-085**

**Motion:** It was moved to **approve** an application to create six lots ranging in size from 0.567 acres to 1.552 acres from a 5.372-acre tract of land containing part of the abandoned portions of South Hawkins Street and a variable width alley in City Blocks 270½, 280 and G3/280 on property located at 2505 Elm Street, subject to compliance with the conditions listed in the docket.

Maker: Shellene  
Second: Culbreath  
Result: Carried: 15 to 0

For: 15 - Anglin, Emmons, Rodgers, Culbreath, Shidid, Anantasomboon, Bagley, Lavallaisaa, Tarpley, Shellene, Schultz, Peadon, Murphy, Ridley, Abtahi

Against: 0  
Absent: 0  
Vacancy: 0

**Speakers:** None

**(7) S145-087**

**Motion:** It was moved to **approve** an application to replat a 19.756-acre tract of land containing part of Cement City Addition and part of an unplatted tract of land in City Block 7257 into 5 lots on property located at the southeast corner of Borger Street and Singleton Boulevard, subject to compliance with the conditions listed in the docket.

Maker: Shellene  
Second: Culbreath  
Result: Carried: 15 to 0

For: 15 - Anglin, Emmons, Rodgers, Culbreath, Shidid, Anantasomboon, Bagley, Lavallaisaa, Tarpley, Shellene, Schultz, Peadon, Murphy, Ridley, Abtahi

Against: 0  
Absent: 0  
Vacancy: 0

**Speakers:** None

(8) **S145-090**

**Motion:** It was moved to **approve** an application to replat a 0.672-acre tract of land containing all of Lots 14 and 15 and part of Lot 16 in City Block 3428 into one lot on property located at 875 South R.L. Thornton Freeway (Interstate Highway 35E), subject to compliance with the conditions listed in the docket.

Maker: Shellene  
Second: Culbreath  
Result: Carried: 15 to 0

For: 15 - Anglin, Emmons, Rodgers, Culbreath, Shidid,  
Anantasomboon, Bagley, Lavallaisaa, Tarpley,  
Shellene, Schultz, Peadon, Murphy, Ridley,  
Abtahi

Against: 0  
Absent: 0  
Vacancy: 0

**Speakers:** None

Residential Replats:

(9) **S145-080**

**Motion:** It was moved to **approve** an application to replat a 4.258-acre tract of land containing all of Lots 5 and 6 in City Block A/5600 and a portion of City Block 10/5588 into one 1.935-acre lot and one 2.323-acre lot located on the northwest corner of Hollow Way Road and Northwest Highway, subject to compliance with the conditions listed in the docket.

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

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

Against: 0  
Absent: 0  
Vacancy: 0  
Conflict: 1 - Bagley

**Speakers:** None

Miscellaneous Items:

**D145-005**

Planner: Danielle Jimenez

**Motion:** It was moved to **approve** of a development plan for a multifamily development on property within Subdistrict S-2A of Planned Development District No. 521, south of LBJ Freeway and north of the terminus of Eagle Ford Drive, along the north line of West Camp Wisdom Road.

Maker: Rodgers  
Second: Murphy  
Result: Carried: 15 to 0

For: 15 - Anglin\*, Emmons, Rodgers, Culbreath, Shidid, Anantasomboon, Bagley\*, Lavallaisaa, Tarpley, Shellene, Schultz\*, Peadon, Murphy, Ridley, Abtahi

Against: 0  
Absent: 0  
Vacancy: 0

\*out of the room, shown voting in favor

**Speakers:** None

**W145-006**

Planner: Warren Ellis

**Motion:** It was moved to **approve** of a waiver of the two-year waiting period to submit a request for an amendment to Planned Development District No. 921 on property on the east line of Coit Road, north of Cullum Street.

Maker: Peadon  
Second: Shellene  
Result: Carried: 15 to 0

For: 15 - Anglin, Emmons, Rodgers, Culbreath, Shidid, Anantasomboon, Bagley\*, Lavallaisaa, Tarpley, Shellene, Schultz, Peadon, Murphy, Ridley, Abtahi

Against: 0  
Absent: 0  
Vacancy: 0

\*out of the room, shown voting in favor

**Speakers:** For: Dennis Chovan, 1201 N. Bowser Rd., Richardson, TX, 75081  
Against: None

Miscellaneous Items – Under Advisement:

**W145-004**

Planner: Charles Enchill

**Motion:** It was moved to **approve** a waiver of the two-year waiting period to submit a request to amend or remove the Shopfront Overlay on property on the west corner of Inwood Road and Denton Drive.

Maker: Emmons  
Second: Shellene  
Result: Carried: 15 to 0

For: 15 - Anglin, Emmons, Rodgers, Culbreath, Shidid,  
Anantasomboon, Bagley\*, Lavallaisaa,  
Tarpley, Shellene, Schultz, Peadon, Murphy,  
Ridley, Abtahi

Against: 0  
Absent: 0  
Vacancy: 0

\*out of the room, shown voting in favor

**Speakers:** For: Suzan Kedron, 901 Main St., Dallas, TX, 75202  
Against: None

Zoning Cases – Under Advisement:

**1. Z145-125(OTH)**

Planner: Olga Torres Holyoak

**Motion:** It was moved to recommend **approval** of the renewal of Specific Use Permit No. 1571 for a tower/antenna for cellular communication limited to a monopole cellular tower for a twenty-year period with eligibility for automatic renewals for additional twenty-year periods, subject to conditions on property zoned a CR Community Retail District northeast of the intersection of Lancaster Road and Kiest Boulevard.

Maker: Culbreath  
Second: Shellene  
Result: Carried: 15 to 0

For: 15 - Anglin, Emmons, Rodgers, Culbreath, Shidid,  
Anantasomboon, Bagley, Lavallaisaa, Tarpley,  
Shellene, Schultz, Peadon, Murphy, Ridley,  
Abtahi

Against: 0  
Absent: 0  
Vacancy: 0

**Notices:** Area: 200 Mailed: 6  
**Replies:** For: 0 Against: 0

**Speakers:** None

2. **Z145-130(OTH)**

Planner: Olga Torres Holyoak

**Motion:** It was moved to recommend **approval** of a Specific Use Permit for the sale of alcoholic beverages in conjunction with a general merchandise or food store 100,000 square feet or more for a two-year period, subject to a site plan and conditions on property zoned an RR Regional Retail District with a D-1 Liquor Control Overlay on the north line of Samuel Boulevard, west of South Buckner Boulevard.

Maker: Culbreath  
Second: Shellene  
Result: Carried: 15 to 0

For: 15 - Anglin, Emmons, Rodgers, Culbreath, Shidid, Anantasomboon, Bagley, Lavallaisaa, Tarpley, Shellene, Schultz, Peadon, Murphy, Ridley, Abtahi

Against: 0  
Absent: 0  
Vacancy: 0

**Notices:** Area: 400 Mailed: 27  
**Replies:** For: 0 Against: 0

**Speakers:** None

3. **Z145-144(AF)**

Planner: Aldo Fritz

**Motion:** In considering an application for an MU-3 Mixed Use District on property zoned an IR Industrial Research District on the southwest line of Valdina Street, west of Wycliff Avenue, it was moved to **hold** this case under advisement until March 5, 2015.

Maker: Culbreath  
Second: Shellene  
Result: Carried: 15 to 0

For: 15 - Anglin, Emmons, Rodgers, Culbreath, Shidid,  
Anantasomboon, Bagley, Lavallaisaa, Tarpley,  
Shellene, Schultz, Peadon, Murphy, Ridley,  
Abtahi

Against: 0  
Absent: 0  
Vacancy: 0

**Notices:** Area: 300 Mailed: 44  
**Replies:** For: 7 Against: 2

**Speakers:** None

4. Z145-145(AF)

Planner: Aldo Fritz

**Motion:** In considering an application for an MU-3 Mixed Use District on property zoned a GO(A) General Office District on the northeast corner of East Northwest Highway and North Central Expressway, it was moved to **hold** this case under advisement until March 19, 2015.

Maker: Culbreath  
Second: Shellene  
Result: Carried: 15 to 0

For: 15 - Anglin, Emmons, Rodgers, Culbreath, Shidid,  
Anantasomboon, Bagley, Lavallaisaa, Tarpley,  
Shellene, Schultz, Peadon, Murphy, Ridley,  
Abtahi

Against: 0  
Absent: 0  
Vacancy: 0

**Notices:** Area: 400 Mailed: 23  
**Replies:** For: 0 Against: 0

**Speakers:** None

5. Z145-151(CG)

Planner: Carrie Gordon

**Motion:** In considering an application for a Specific Use Permit for an alcoholic beverage establishment limited to a bar, lounge, or tavern on property zoned a RR Regional Retail District on the south line of Samuell Boulevard, east of Owenwood Avenue, it was moved to **hold** this case under advisement until March 5, 2015.

Maker: Emmons  
Second: Bagley  
Result: Carried: 15 to 0

For: 15 - Anglin, Emmons, Rodgers, Culbreath, Shidid,  
Anantasomboon, Bagley, Lavallaisaa, Tarpley,  
Shellene, Schultz, Peadon, Murphy, Ridley,  
Abtahi

Against: 0  
Absent: 0  
Vacancy: 0

**Notices:** Area: 200 Mailed: 12  
**Replies:** For: 1 Against: 0

**Speakers:** For: Valeria Mireles, 3238 Samuell Blvd., Dallas, TX, 75223  
Teresa Castaneda, 3238 Samuell Blvd., Dallas, TX, 75223  
Against: None

Zoning Cases – Under Advisement:

6. **Z112-316(LHS)**

Planner: Lashondra Holmes Stringfellow

**Motion:** It was moved to recommend **approval** of a Specific Use Permit for a child-care facility for a three-year period, subject to a revised site plan showing 8 parking spaces and removal of the 1185 sq. ft. of floor area and conditions on property zoned an R-7.5(A) Single Family District on the northwest corner of Cleveland Road and Bonnie View Road.

Maker: Lavallaissa  
Second: Abtahi  
Result: Carried: 15 to 0

For: 15 - Anglin, Emmons, Rodgers, Culbreath, Shidid,  
Anantasomboon, Bagley, Lavallaisaa, Tarpley,  
Shellene, Schultz, Peadon, Murphy, Ridley,  
Abtahi

Against: 0  
Absent: 0  
Vacancy: 0

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

**Speakers:** For: Yolanda Mitchell, 8831 Bonnie View Rd., Dallas, TX, 75241  
Against: None

**7. Z134-181(OTH)**

Planner: Olga Torres Holyoak

**Motion:** In considering 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 Regional Retail District with a D Liquor Control Overlay on the southwest corner of Jim Miller Road and Samuell Boulevard, it was moved to **hold** this case under advisement until April 16, 2015.

Maker: Bagley  
Second: Shellene  
Result: Carried: 15 to 0

For: 15 - Anglin, Emmons, Rodgers, Culbreath, Shidid,  
Anantasomboon, Bagley, Lavallaisaa, Tarpley,  
Shellene, Schultz, Peadon, Murphy, Ridley,  
Abtahi

Against: 0  
Absent: 0  
Vacancy: 0

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

**Speakers:** None

**8. Z145-108(OTH)**

Planner: Olga Torres Holyoak

**Motion:** In considering an application for a Planned Development District for CR Community Retail District uses on property zoned an MF-2(A) Multifamily District, southeast of Capitol Avenue, between Bennett Avenue and North Fitzhugh Avenue, it was moved to **hold** this case under advisement until March 19, 2015.

Maker: Emmons  
Second: Shellene  
Result: Carried: 15 to 0

For: 15 - Anglin, Emmons, Rodgers, Culbreath, Shidid,  
Anantasomboon, Bagley, Lavallaisaa, Tarpley,  
Shellene, Schultz, Peadon, Murphy, Ridley,  
Abtahi

Against: 0  
Absent: 0  
Vacancy: 0

**Reconsideration Motion:** In considering an application for a Planned Development District for CR Community Retail District uses on property zoned an MF-2(A) Multifamily District, southeast of Capitol Avenue, between Bennett Avenue and North Fitzhugh Avenue, it was moved to **hold** this case under advisement until March 19, 2015, and instruct staff to re-advertise to include the portion of the property located at the east corner of North Fitzhugh Avenue and Capitol Avenue, more specifically Lots 12 and 13 within City Block D/1990.

Maker: Emmons  
Second: Culbreath  
Result: Carried: 13 to 0

For: 13 - Anglin, Emmons, Rodgers, Culbreath, Shidid,  
Anantasomboon, Bagley, Tarpley, Shellene,  
Schultz, Murphy, Ridley, Abtahi

Against: 0  
Absent: 2 - Lavallaisaa, Peadon  
Vacancy: 0

**Notices:** Area: 500 Mailed: 95  
**Replies:** For: 2 Against: 0

**Speakers:** None

**Note:** The Commission returned to the regular order of the agenda and heard DCA123-004(VM) next.

9. Z134-323(RB)

Planner: Richard Brown

**Motion:** It was moved to recommend **approval** of an amendment to Planned Development District No. 183 for certain MU-3 Mixed Use District Uses, subject to a revised development plan and staff's revised conditions to include: 1) Revise Section 51P-183.106, as follows: "DEVELOPMENT PLAN., Use and development of the Property must comply with either of the following: (a) Tract 1/Tract 2 development plan A., (b) Tract 1/Tract 2 development plan B. If there is conflict between the text of this article and the development plan, the text of this article controls", 2) Delete extended stay hotel or motel as a permitted use, 3) Delete drive-in or drive-through restaurant use and add to the list of prohibited uses, 4) Change required parking spaces from 3200 to 3000, 5) Add a new subsection to include the number of compact spaces in required parking studies, 6) Require all at-grade and above-grade, required, replacement parking spaces must be full sized (minimum 8 feet wide by 22 feet long), and 7) Restore license for landscaping on property on the east line of North Central Expressway, south of North Haskell Avenue.

Maker: Ridley  
Second: Murphy  
Result: Carried: 15 to 0

For: 15 - Anglin, Emmons, Rodgers, Culbreath, Shidid, Anantasomboon, Bagley, Lavallaisaa, Tarpley, Shellene, Schultz, Peadon, Murphy, Ridley, Abtahi

Against: 0  
Absent: 0  
Vacancy: 0

**Notices:** Area: 500 Mailed: 22  
**Replies:** For: 2 Against: 1

**Speakers:** For: Robert Ratelle, 2711 N. Haskell Ave., Dallas, TX, 75204  
Suzan Kedron, 901 Main St., Dallas, TX, 75202  
Against: None

10. **Z134-291(CG)**

Planner: Carrie Gordon

It was moved to recommend **approval** of a Planned Development District for residential uses, subject to a revised conceptual plan, revised development plan and revised conditions to include: 1) Multifamily uses limited to 3 units per building and restricted to Phase I (B and C), 2) Add outside storage, day-home, general waste incinerator and private stables as non-permitted accessory uses, 3) Re-title Architectural Standards provision to Architectural purpose statement, 4) Delete shake singles and include natural or cast stone to the Architectural purpose statement and 5) 25-foot front yard setback (Hampton Road) on property zoned an R-7.5(A) Single Family District, generally on the west line of North Hampton Road, on the east and west sides of North Boulevard Terrace and north of West Davis Street.

Maker: Anglin  
Second: Culbreath  
Result: Carried: 14 to 1

For: 14 - Anglin, Rodgers, Culbreath, Shidid,  
Anantasomboon, Bagley, Lavallaisaa, Tarpley,  
Shellene\*, Schultz, Peadon, Murphy, Ridley,  
Abtahi

Against: 1 - Emmons  
Absent: 0  
Vacancy: 0

\*out of the room, shown voting in favor

**Notices:** Area: 500 Mailed: 54  
**Replies:** For: 12 Against: 15

**Speakers:** For: Peter Kavanagh, 1620 Handley Dr., Dallas, TX, 75208  
Cindy Morman, 827 N. Hampton Rd., Dallas, TX, 75208  
Manuel Valencia, 908 N. Edgefield Ave., Dallas, TX, 75208  
Jennifer Stolarski, 1619 Kings Hwy., Dallas, TX, 75208  
Bob Stimson, 707 Tenna Loma Ct., Dallas, TX, 75208  
Jacqueline Chen, 902 N. Edgefield Ave., Dallas, TX, 75208  
For (Did not speak): Kathy Hewitt, 1410 Yakimo Dr., Dallas, TX, 75208  
Tim Herfel, 940 Kessler Pkwy., Dallas, TX, 75208  
Katherine Homan, 1629 Handley Dr., Dallas, TX, 75208  
John Polk, 1055 N. Windomere Ave., Dallas, TX, 75219  
Greg Gannon, 1517 Junior Dr., Dallas, TX, 75208  
Julie B. Hardin, 937 N. Windomere Ave., Dallas, TX, 75208  
Paul Zubiate, 1427 Kings Hwy., Dallas, TX, 75208  
Amy Cowan, 821 N. Windomere Ave., Dallas, TX, 75208  
Sheri Mathis, 2029 W. Colorado Blvd., Dallas, TX, 75208  
Cooper Koch, 2126 Kessler Pkwy., Dallas, TX, 75208

Molly Rodriguez, 902 N. Edgefield Ave., Dallas, TX, 75208  
Armanda Rodriguez, 902 N. Edgefield Ave., Dallas, TX, 75208  
Jon Schwartz, 308 N. Montclair Ave., Dallas, TX, 75208  
Chris Faison, 206 N. Clinton Ave., Dallas, TX, 75208  
Sonya Hebert, 308 N. Montclair Ave., Dallas, TX, 75208  
Ben Magill, 907 N. Winnetka Ave., Dallas, TX, 75208  
Kenneth Leckle, 1407 Main St., Dallas, TX, 75202  
Luis Olvera, 432 Marshall Dell Ave., Dallas, TX, 75211  
Tim Hagen, 702 Tenna Loma Ct., Dallas, TX, 75208  
Against: Diann Warnock, 711 N. Hampton Rd., Dallas, TX, 75208  
Angela Mobley, 808 N. Hampton Rd., Dallas, TX, 75208  
Patricia Reynolds, 10608 Royal Springs Dr., Dallas, TX, 75229  
Beth Seal, 906 N. Clinton Ave., Dallas, TX, 75208  
Aimee Furness, 1950 W. Colorado Blvd., Dallas, TX, 75208  
Joseph Beckham, 808 N. Hampton Rd., Dallas, TX, 75208  
Laura Lockwood, 902 Stevens Woods Ct., Dallas, TX, 75208  
Mike Bates, 2552 Wedglea Dr., Dallas, TX, 75211  
Scott Corkery, 2530 Sunset Ave., Dallas, TX, 75211  
Robert Ikel, 820 N. Hampton Rd., Dallas, TX, 75211  
Tyler Adams, 100 N. Cottonwood Dr., Richardson, TX, 75080  
Against (Did not speak): Kirby Warnock, 711 N. Hampton Rd., Dallas, TX, 75208  
Patricia Oppelt, 738 N. Boulevard Terrace, Dallas, TX, 75211  
Doris Rankin, 803 N. Boulevard Terrace, Dallas, TX, 75211  
Jerry Rankin, 803 N. Boulevard Terrace, Dallas, TX, 75211  
William Reynolds, 10608 Royal Springs Dr., Dallas, TX, 75229  
Laura Corkery, 2530 Sunset Ave., Dallas, TX, 75211  
Daisy Caballero, 739 N. Boulevard Terrace, Dallas, TX, 75211  
Jose Castro, 739 N. Boulevard Terrace, Dallas, TX, 75211  
Rigoberto Caballero, 743 N. Boulevard Terrace, Dallas, TX, 75211  
Mariana Caballero, 624 N. Boulevard Terrace, Dallas, TX, 75211  
Nancy Smith, 722 N. Hampton Rd., Dallas, TX, 75208  
Frances Cox, 2534 Wedglea Dr., Dallas, TX, 75211  
Janis Evans, 405 S. Waverly Dr., Dallas, TX, 75208

Zoning Cases – Individual:

11. **Z134-116(CG)**

Planner: Carrie Gordon

**Motion:** It was moved to recommend **approval** of a Planned Development District for MF-1(A) Multifamily District uses, subject to a revised development plan and revised conditions to include: 1) Limit height to one-story construction and 2) Show on the revised development plan 13 acres dedicated to Conservation area on property zoned a TH-1(A) Townhouse District and a CR Community Retail District with deed restrictions along the south line of Clarkwood Drive, the east line of Clark Springs Drive, and north of West Camp Wisdom Road.

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

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

Against: 0  
Absent: 1 - Peadon  
Vacancy: 0

**Notices:** Area: 500 Mailed: 182  
**Replies:** For: 1 Against: 13

**Speakers:** For: Rodney Holloman, 1130 N. Westmoreland, DeSoto, TX, 75115  
Against: Rick Barrick, 6515 High Timber Dr., Dallas, TX, 75236

12. **Z145-119(AF)**

Planner: Aldo Fritz

**Motion:** It was moved to recommend **approval** of a new tract within Planned Development District No. 730, subject to a development plan and conditions on property zoned Subdistrict R-5(A) within Planned Development District No. 595, the South Dallas/Fair Park Special Purpose District and Planned Development District No. 730 on the northwest line of Hooper Street, west of Bexar Street.

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

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

Against: 0  
Absent: 1 - Peadon  
Vacancy: 0

**Notices:** Area: 500 Mailed: 135  
**Replies:** For: 8 Against: 0

**Speakers:** FOR (Did not speak): Rick Guerrero, 4210 Junius St., Dallas, TX, 75246  
Against: None

13. Z145-122(AF)

Planner: Aldo Fritz

**Motion:** It was moved to recommend **approval** of an amendment to Specific Use Permit No. 2003 for an industrial (outside) not potentially incompatible use limited to a concrete batch plant for a five-year period with eligibility for automatic renewals for additional five-year periods, subject to revised site plan and staff's recommended conditions on property zoned IR Industrial Research District on the northeast corner of Ryan Road and Luna Road.

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

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

Against: 0  
Absent: 1 - Peadon  
Vacancy: 0

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

**Speakers:** For (Did not speak): Sam Shmaisani, 5608 Normandy Dr., Colleyville, TX, 76034  
Against: None

14. Z145-137(WE)

Planner: Warren Ellis

**Motion:** It was moved to recommend **approval** of a new Planned Development Subdistrict for a medical clinic or ambulatory surgical center, subject to conditions on property zoned Tract 2, Subdistrict 1A of Planned Development District No. 830, the Davis Street Special Purpose District on the east side of North Bishop Avenue, north of Neches Street.

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

For: 14 - Anglin, Emmons, Rodgers, Culbreath, Shidid,  
Anantasomboon, Bagley\*, Lavallaisaa,  
Tarpley, Shellene, Schultz, Murphy\*, Ridley,  
Abtahi

Against: 0  
Absent: 1 - Peadon  
Vacancy: 0

\*out of the room, shown voting in favor

**Notices:** Area: 500 Mailed: 106  
**Replies:** For: 5 Against: 1

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

15. **Z145-149(WE)**

Planner: Warren Ellis

**Motion:** It was moved to recommend **approval** of a Planned Development District for R-7.5(A) Single Family District and open-enrollment charter school uses, subject to a revised development plan, traffic management plan and staff's recommended revised conditions on property zoned an R-7.5(A) Single Family District and a CR Community Retail District on the southwest corner of Korgan Street and South Ewing Avenue.

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

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

Against: 0  
Absent: 1 - Peadon  
Vacancy: 0

**Notices:** Area: 500 Mailed: 188  
**Replies:** For: 6 Against: 5

**Speakers:** For: Tommy Mann, 500 Winstead Bldg., Dallas, TX, 75201  
Against: None  
Neutral (Did not speak): Mary McDuff, 1603 S. Marsalis Ave., Dallas, TX, 75216  
Angela Rubles, 3427 Brahma Dr., Dallas, TX, 75241

16. **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 April 2, 2015.

Maker: Shidid  
Second: Murphy

Result: Carried: 11 to 0

For: 11 - Anglin, Emmons, Rodgers, Culbreath, Shidid,  
Anantasomboon, Tarpley, Shellene, Schultz,  
Murphy, Abtahi

Against: 0  
Absent: 2 - Lavallaisaa, Peadon  
Vacancy: 0  
Conflict: 2 - Bagley, Ridley

**Notices:** Area: 200 Mailed: 20  
**Replies:** For: 2 Against: 2

**Speakers:** For: Kathy Zibilich, 8150 N. Central Expwy., Dallas, TX, 75206  
Against: James Phillips, 5714 Goodwin Ave., Dallas, TX, 75206  
Mrs. Phillips, 5714 Goodwin Ave., Dallas, TX, 75206

**Note:** Commissioner Emmons moved to reconsideration Z145-108(OTH) an application for a Planned Development District for CR Community Retail District uses on property zoned an MF-2(A) Multifamily District and a CR Community Retail District located on the southeast corner Capitol Avenue, between Bennett Avenue and North Fitzhugh Avenue. Commissioner Culbreath seconded the motion. The Commission unanimously voted to reconsider Z145-108(OTH). Commissioners Lavallaisaa and Peadon were absent. The Commission heard Z145-108(OTH) next.

Development Code Amendment:

**DCA123-004(VM)**

Planner: Valerie Miller

**Motion:** It was moved to recommend **approval** of amending Chapters 51 and Chapter 51A of the Dallas Development Code, Section 51-4.215, "Animal Related Uses," to amend Farm or Ranch regulations and Section 51A-4.201, "Agricultural Uses," to amend regulations pertaining to Animal Production and Crop Production.

Maker: Shellene  
Second: Bagley  
Result: Carried: 13 to 0

For: 13 - Anglin, Emmons, Rodgers, Culbreath, Shidid,  
Anantasomboon, Bagley, Tarpley, Shellene,  
Schultz, Murphy, Ridley, Abtahi

Against: 0  
Absent: 2 - Lavallaisaa, Peadon  
Vacancy: 0

**Speakers:** For: Susie Marshall, 3866 Highgrove Dr., Dallas, TX, 75220  
Arthur Nickerson, 9408 Winding Ridge Dr., Dallas, TX, 75238  
For (Did not speak): Morgan Larson, 2609 Foxboro, Garland, TX, 75044  
Octavia Logan, 2813 Troy St., Dallas, TX, 75210  
Isaac Cohen, 416 S. Ervay St., Dallas, TX, 75201  
Lora Hinchcliff, 7211 Edgerton Dr., Dallas, TX, 75231  
Against: None

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Other Matters

**City Plan Commission FY2013-14 Annual Report**

**Motion:** It was moved to **approve** the FY2013-14 City Plan Commission Annual Report.

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

For: 13 - Anglin, Emmons, Rodgers, Culbreath, Shidid,  
Anantasomboon, Bagley, Tarpley, Shellene,  
Schultz, Murphy, Ridley, Abtahi

Against: 0  
Absent: 2 - Lavallaisaa, Peadon  
Vacancy: 0

Minutes

**Motion:** It was moved to **approve** the minutes of the February 5, 2015, City Plan Commission meeting, subject to corrections.

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

For: 13 - Anglin, Emmons, Rodgers, Culbreath, Shidid,  
Anantasomboon, Bagley, Tarpley, Shellene,  
Schultz, Murphy, Ridley, Abtahi

Against: 0  
Absent: 2 - Lavallaisaa, Peadon  
Vacancy: 0

Adjournment

**Motion:** It was moved to **adjourn** the February 19, 2015, City Plan Commission meeting at 5:49 p.m.

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

For: 13 - Anglin, Emmons, Rodgers, Culbreath, Shidid,  
Anantasomboon, Bagley, Tarpley, Shellene,  
Schultz, Murphy, Ridley, Abtahi

Against: 0  
Absent: 2 - Lavallaisaa, Peadon  
Vacancy: 0

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Gloria Tarpley, Chair