

PLAN COMMISSION MINUTES

The City Plan Commission held a regular Zoning Hearing on March 5, 2015, with the briefing cancelled, and the public hearing starting at 1:33 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 and Margot Murphy. The following Commissioner was absent from this hearing as defined in the City Plan Commission rules: Paul E. Ridley. 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) **S123-276R**

Motion: It was moved to **approve** an application to revise a previously approved preliminary plat (S123-276) by increasing the acreage from 5.106 acres to 5.255 acres and to increase the number of lots from 2 to 3 by creating one 0.600-acre lot, and one 1.887-acre lot, and one 2.768-acre lot from a tract of land containing all of Lots 4, 5, and 6 in City Block C/1999; part of Lots 9, 10, 14, 15, 16 and all of Lots 1 through 8 in City Block B/1999; all of Lots 1 through 7 in City Block A/1999, part of Lot 4, and all of Lots 1, 2, and 3 in City Block F/1996 and part of Homer Street to be abandoned on property bounded by Manett Street between Bennett Avenue and Fitzhugh Avenue, subject to compliance with the conditions listed in the docket.

Maker: Emmons

Second: Anglin

Result: Carried: 13 to 0

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

Against: 0
Absent: 2 - Shellene, Ridley
Vacancy: 0

Speakers: None

(2) **S145-091**

Motion: It was moved to **approve** an application to create one 0.771-acre lot from a tract of land in City Block 8043 on property located at 11801 E. Northwest Highway, west of McCree Road, subject to compliance with the conditions listed in the docket.

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

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

Against: 0
Absent: 2 - Shellene, Ridley
Vacancy: 0

Speakers: None

(3) **S145-092**

Motion: It was moved to **approve** an application to create one 7.394-acre lot from a tract of land containing part of City Block 8031 on property located on property located at the northeast corner of S. Ledbetter Drive and Whispering Cedar Drive, subject to compliance with the conditions listed in the docket.

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

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

Against: 0
Absent: 2 - Shellene, Ridley
Vacancy: 0

Speakers: None

(4) S145-093

Motion: It was moved to **approve** an application to replat a 2.037-acre lot from a tract of land containing all of Lots 1 through 7 in City Block 847, part of Lots 1 and 10 and all of Lots 2 through 6 in City Block 847 into one 2.037-acre lot on property bounded by Main Street, Hall Street, Elm Street and North Trunk Avenue, subject to compliance with the conditions listed in the docket with Condition #14 revised to read: "On the final plat, dedicate a 15-foot by 15-foot corner clip at Elm Street and Hall Street and Main Street and Trunk Avenue; and at Trunk Avenue and Elm Street.", and add a Condition #14a, to read: "On the final plat, dedicate a 10-foot by 10-foot corner clip at Hall Street and Main Street."

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

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

Against: 0
Absent: 2 - Shellene, Ridley
Vacancy: 0

Speakers: None

(5) S145-094

Motion: It was moved to **approve** an application to replat a 19.643 acre tract of land containing part of Lots 1 and 2 in City Block G/8465 into one 13.806-acre lot, and one 5.837-acre lot on property located on Hackberry Road and Ranch Trail, between Belt Line Road and Moore Street, subject to compliance with the conditions listed in the docket.

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

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

Against: 0
Absent: 2 - Shellene, Ridley
Vacancy: 0

Speakers: None

(6) S145-095

Motion: It was moved to **approve** an application to create a 12 lot Shared Access Development with lot sizes ranging from 1,526 square feet to 2,464 square feet in size from a 0.558-acre tract of land containing part of City Block 446 on property located on Powhattan Street between S. Lamar Street and the DART Rail Line, subject to compliance with the conditions listed in the docket.

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

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

Against: 0
Absent: 2 - Shellene, Ridley
Vacancy: 0

Speakers: None

(7) S145-096

Motion: It was moved to **approve** an application to create a 21 lot (lot sizes ranging from 1,543 square feet to 1697 square feet in size) Shared Access Development from a 0.905-acre tract of land containing parts of City Block A/420 and part of City Block 446 on property located on Powhattan Street between S. Lamar Street and the DART Rail Line, subject to compliance with the conditions listed in the docket.

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

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

Against: 0
Absent: 2 - Shellene, Ridley
Vacancy: 0

Speakers: None

(8) S145-097

Motion: It was moved to **approve** an application to replat all of Lots 1 through 5 in City block 4/2475 and all of Lots 1 through 12 in City Block 2/2463 to create a 26 lot and one common area (lot sizes ranging from 1,460 square feet to 5,055 square feet in size) Shared Access Development on property located on Bowser Street, Dorothy Avenue, Holland Avenue, and Miles Street, subject to compliance with the conditions listed in the docket.

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

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

Against: 0
Absent: 2 - Shellene, Ridley
Vacancy: 0

Speakers: None

(9) S145-098

Motion: It was moved to **approve** an application to create an 8 lot (lot sizes ranging from 1,588 square feet to 1760 square feet in size) Shared Access Development from a 0.431-acre tract of land containing parts of City Block A/420 and part of City Block 446 on property located on Belleview Street between S. Lamar Street and the DART Rail Line, subject to compliance with the conditions listed in the docket.

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

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

Against: 0
Absent: 2 - Shellene, Ridley
Vacancy: 0

Speakers: None

(10) **S145-099**

Motion: It was moved to **approve** an application to replat a 67.994-acre tract of land containing Lot 1 in City Block G/5411, and Lot 1 in City Block J/5411 into one 7.926 acre lot, one 29.176 acre lot, and one 30.892 acre lot on property located on Southwestern Boulevard between Greenville Avenue and Skillman Street, subject to compliance with the conditions listed in the docket.

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

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

Against: 0
Absent: 2 - Shellene, Ridley
Vacancy: 0

Speakers: None

(11) **S145-100**

Motion: It was moved to **approve** an application to replat a 2.0376-acre tract of land containing part of Lots 1 through 5 and all of Lots 10 through 14, and part of a 20 foot wide private alley easement to be abandoned, all in City Block B/7091 into one 1.519-acre lot, and one 0.4443-acre lot on property located on Herbert Street between Singleton Boulevard and Toronto Street, subject to compliance with the conditions listed in the docket.

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

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

Against: 0
Absent: 2 - Shellene, Ridley
Vacancy: 0

Speakers: None

(12) **S145-102**

Motion: It was moved to **approve** an application to replat a 0.8723-acre tract of land containing all of Lots 4, 5, 6, and 7 in City Block 128/76 1/2 into one 0.9100-acre lot on property located on Stone Place between Main Street and Elm Street, subject to compliance with the conditions listed in the docket.

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

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

Against: 0
Absent: 2 - Shellene, Ridley
Vacancy: 0

Speakers: None

(13) **S145-103**

Motion: It was moved to **approve** an application to replat a 0.9100-acre tract of land containing all of Lots 4, 5, 6, and 7 in City Block 128/76 1/2 into one 0.9100-acre lot on property located on Stone Place between Main Street and Elm Street, subject to compliance with the conditions listed in the docket.

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

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

Against: 0
Absent: 2 - Shellene, Ridley
Vacancy: 0

Speakers: None

(14) **S145-104**

Motion: It was moved to **approve** an application to create a 0.613-acre lot from a tract of land containing part of City Block 2744 on property located on Garland Road between Gaston Avenue and Winsted Drive, subject to compliance with the conditions listed in the docket.

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

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

Against: 0
Absent: 2 - Shellene, Ridley
Vacancy: 0

Speakers: None

(15) **S145-106**

Motion: It was moved to **approve** an application to create one 86.321-acre lot from a tract of land containing part of City Block X/8710 on property located on Kiest Boulevard between Merrifield Road and Mountain Creek Parkway, subject to compliance with the conditions listed in the docket.

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

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

Against: 0
Absent: 2 - Shellene, Ridley
Vacancy: 0

Speakers: None

Residential Replat:

Note: Commissioner Shellene arrived shortly after the beginning of the Residential replat portion of the agenda.

(16) **S145-105**

Motion: It was moved to **approve** an application to create one 2.0189-acre lot from a tract of land containing all of Lots 8, 9A, and 13 in City Block 2/8205 on property located at 17701 Davenport Road, and 17351 Stedman Drive and 6408 Nutwood Circle at the northwest corner of Davenport Road and Stedman Drive, subject to compliance with the conditions listed in the docket.

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

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

Against: 0
Absent: 1 - Ridley
Vacancy: 0

Notices: Area: 200 Mailed: 25
Replies: For: 0 Against: 6

Speakers: For: Jim Dewey, 2500 Texas Dr., Irving, TX, 75062
Against: Steven Finkelstein, 17339 Stedman Dr., Dallas, TX, 75252
Bill Wright, 17347 Stedman Dr., Dallas, TX, 75252
Shelley Finkelstein, 17339 Stedman Dr., Dallas, TX, 75252

Miscellaneous Items:

D145-007

Planner: Danielle Jimenez

Motion: In considering an application for a development plan and conceptual landscape plan within Subareas 2a and 2b of Planned Development District No. 883, along the north and south lines of Great Trinity Forest Way, west of Jim Miller Road, it was moved to **hold** this case under advisement April 2, 2015.

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

For: 12 - Emmons, Rodgers, Culbreath, Shidid,
Anantasomboon, Bagley, Lavallaisaa, Tarpley,
Schultz, Peadon, Murphy, Abtahi

Against: 0
Absent: 2 - Anglin, Ridley
Vacancy: 0
Conflict: 1 - Shellene

Speakers: None

Thorough Plan Amendments:

Note: Commissioner Anglin left the meeting.

Myrtle Street from Hatcher to Bexar Street; and Bexar Street from Myrtle Street to Riverfront Extension Planner: Tanya Brooks

Motion: It was moved to **approve** of amendments to the City of Dallas Thoroughfare Plan to change the dimensional classification of (1) Myrtle Street from Hatcher to Bexar Street from a four lane undivided roadway (S-4-U) within 60 feet of right-of-way to a special two lane undivided (SPCL 2U) roadway with a bicycle facility within 50 feet of right-of-way and 36 feet of pavement; and (2) Bexar Street from Myrtle Street to Riverfront Extension from a four lane undivided roadway (S-4-U) within 60 feet of right-of-way to a special two lane undivided (SPCL 2U) roadway with a bicycle facility within 50 feet of right-of-way and 36 feet of pavement.

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

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

Against: 0
Absent: 2 - Anglin, Ridley
Vacancy: 0

Speakers: None

Note: Commissioner Abtahi moved to change the order of the agenda and hear Individual Item #9, Z145-103(AF) next. Commissioner Shidid seconded the motion. The motion failed. Commissioner Lavallaisaa was out of the room when vote was taken. The Commission heard the Zoning Consent agenda next.

Zoning Cases – Consent:

1. Z123-266(SM)

Planner: Sarah May

Motion: In considering an application for a Specific Use Permit for a community service center on property zoned an R-7.5(A) Single Family District on the southeast corner of Southerland Avenue and Bonnie View Road, it was moved to **hold** this case under advisement until April 2, 2015.

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

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

Against: 0
Absent: 2 - Anglin, Ridley
Vacancy: 0

Notices: Area: 300 Mailed: 17
Replies: For: 0 Against: 0

Speakers: None

2. **Z134-140(WE)**

Planner: Warren Ellis

Motion: It was moved to recommend **approval** of the renewal of Specific Use Permit No. 1822 for an attached non-premise sign for a three-year period, subject to a revised site plan and conditions; and **approval** of an amendment to Tract I, Planned Development Subdistrict No. 11, subject to a development plan and conditions within Planned Development District No. 193, the Oak Lawn Special Purpose District and **approval** of an amendment to Historic Overlay H/64, the Magnolia Station Historic District on the north corner of Lyte Street and North Houston Street.

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

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

Against: 0
Absent: 2 - Anglin, Ridley
Vacancy: 0

Notices: Area: 500 Mailed: 42
Replies: For: 1 Against: 0

Speakers: None

3. Z145-141(WE)

Planner: Warren Ellis

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 an RR Regional Retail District on the west corner of East Grand Avenue and Wayne Street, it was moved to **hold** this case under advisement until April 2, 2015.

Maker: Emmons
Second: Abtahi
Result: Carried: 12 to 1

For: 12 - Emmons, Rodgers, Shidid, Anantasomboon,
Bagley, Lavallaisaa, Tarpley, Shellene,
Schultz, Peadon, Murphy, Abtahi

Against: 1 - Culbreath
Absent: 2 - Anglin, Ridley
Vacancy: 0

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

Speakers: For: Juanita Currens, 6149 Vickery Blvd., Dallas, TX, 75214
David Barrientos, 1365 Boyd St., Cedar Hill, TX, 75104
Against: Victor Morales, 5519 East Grand Ave., Dallas, TX, 75223
Sayra Alcazar, 3214 Samuell Blvd., Dallas, TX, 75223
Juan Carlos Del Olmo, 3214 Samuell Blvd., Dallas, TX, 75223

Note: The Commission heard the Under Advisement items next.

4. Z145-154(AF)

Planner: Aldo Fritz

Motion: It was moved to recommend **approval** of an expansion of Specific Use Permit No. 1336 for an Adult day care facility 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 an R-10(A) Single Family District along the east side of Wadsworth Drive, north of East Ledbetter Drive.

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

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

Against: 0
Absent: 2 - Anglin, Ridley
Vacancy: 0

Notices: Area: 300 Mailed: 34
Replies: For: 0 Against: 0

Speakers: None

Note: Commissioner Emmons moved to change the order of the agenda and hear Individual Item #9, Z145-103(AF) next. Commissioner Abtahi seconded the motion. The Commission unanimously voted to hear Individual Item #9, Z045-103(AF) next.

Zoning Cases – Under Advisement:

5. Z134-341(RB)

Planner: Richard Brown

Motion: It was moved to recommend **approval** of a Specific Use Permit for a Pedestrian skybridge for a fifteen-year period, subject to a revised site plan clarifying certain locational criteria and conditions on property within the Tract 3 portion of Planned Development District No. 314, the Preston Center Special Purpose District, on both sides of Westchester Drive, south of Berkshire Lane.

Maker: Murphy
Second: Schultz
Result: Carried: 7 to 6

For: 7 - Culbreath, Shidid, Lavallaisaa, Tarpley,
Shellene, Schultz, Murphy
Against: 6 - Emmons, Rodgers, Anantasomboon, Bagley,
Peadon, Abtahi
Absent: 2 - Anglin, Ridley
Vacancy: 0

Notices: Area: 750 Mailed: 47
Replies: For: 21 Against: 8

Speakers: For: Suzan Kedron, 901 Main St., Dallas, TX, 75202
Dan Feeney, 3819 Maple Ave., Dallas, TX, 75219
Robert Dozier, 2000 McKinney Ave., Dallas, TX, 75201
David Culbertson, 5310 Harvest Hill Rd., Dallas, TX, 75230
Steve Stoner, 400 S. Houston St., Dallas, TX, 75202
For (Did not speak): Anna Graves, 7425 Caruth Blvd., Dallas, TX, 75225
Kristin Millington, 6332 Town Hill Ln., Dallas, TX, 75214
Jenny Wilkes, 5131 Willis Ave., Dallas, TX, 75206
Daniel Branch, 4209 Wycliff Ave., Dallas, TX, 75219
Against: Laura Miller, 5335 S. Dentwood Dr., Dallas, TX, 75220

Marguerite Lobello Archer, 6347 Deloache Ave., Dallas, TX, 75225
Lawrence Bock, 6019 Berkshire Ln., Dallas, TX, 75225
Walter Levy, 5315 Rock Cliff Pl., Dallas, TX, 75209
Rick Williamson, 8411 Preston Rd., Dallas, TX, 75225
Leland Burk, 1412 Main St., Dallas, TX, 75202

Against (Did not speak): Susan Cox, 6715 Desco Dr., Dallas, TX, 75225
Sharon Hayden, 6831 Desco Dr., Dallas, TX, 75225
Matt Hayden, 6831 Desco Dr., Dallas, TX, 75225
Finley Francis Burke, 4314 Merrell Rd., Dallas, TX, 75229
Alice Sutherland, 4314 Merrell Rd., Dallas, TX, 75229
Jane Hoffman, 6747 Lupton Dr., Dallas, TX, 75225
Van R. Lynch, 3109 Douglas Ave., Dallas, TX, 75219
Staff: Lloyd Denman, Sustainable Development and Construction
Chris Caso, Assistant City Attorney, City of Dallas

Note: Commissioner Shellene left the meeting.

6. Z134-352(CG)

Planner: Carrie Gordon

Motion: In considering an application for the renewal of Specific Use Permit No. 1907 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 with a D-1 Liquor Control Overlay on the southeast corner of Samuell Boulevard and North Jim Miller Road, it was moved to **hold** this case under advisement until April 16, 2015.

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

For: 12 - Emmons, Rodgers, Culbreath, Shidid,
Anantasomboon, Bagley, Lavallaisaa, Tarpley,
Schultz, Peadon, Murphy, Abtahi

Against: 0
Absent: 3 - Anglin, Shellene, Ridley
Vacancy: 0

Notices: Area: 200 Mailed: 13
Replies: For: 1 Against: 0

Speakers: None

7. 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 April 2, 2015.

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

For: 12 - Emmons, Rodgers, Culbreath, Shidid,
Anantasomboon, Bagley, Lavallaisaa, Tarpley,
Schultz, Peadon, Murphy, Abtahi

Against: 0
Absent: 3 - Anglin, Shellene, Ridley
Vacancy: 0

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

Speakers: None

8. Z145-144(AF)

Planner: Aldo Fritz

Motion: It was moved to recommend **approval** of 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.

Maker: Anantasomboon
Second: Schultz
Result: Carried: 11 to 1

For: 11 - Emmons, Rodgers, Culbreath, Shidid,
Anantasomboon, Lavallaisaa, Tarpley, Schultz,
Peadon, Murphy, Abtahi

Against: 1 - Bagley
Absent: 3 - Anglin, Shellene, Ridley
Vacancy: 0

Notices: Area: 300 Mailed: 44
Replies: For: 9 Against: 4

Speakers: For: Audra Buckley, 416 S. Ervay St., Dallas, TX, 75201

Against: John Martin, 2325 Valdina St., Dallas, TX, 75207
Against (Did not speak): Judith Martin, 2325 Valdina St., Dallas, TX, 75207
Charles Thornton, 4205 Stanhope St., Dallas, TX, 75205
Liesl Ludwig, 2332 Valdina St., Dallas, TX, 75207
Sloan Teleha, 2325 Valdina St., Dallas, TX, 75207
Michael Teleha, 2323 Valdina St., Dallas, TX, 75207

Note: The Commission heard Individual Item #10, Z145-128(WE) next.

Zoning Cases – Individual:

9. Z145-103(AF)

Planner: Aldo Fritz

Motion: It was moved to recommend **approval** to amend Planned Development District No. 368, subject to a revised development plan, revised traffic management plan and conditions to include: 1) Revise Section 51P-368.105(c) to read: “(c) Portable classroom buildings may be placed in the locations shown on the development and landscape plans. A portable classroom building may be used for a period not to exceed 18 months from the issuance of a certificate of occupancy for such a building provided such use of the portable classroom is limited to classroom, library, studio, instructor offices, study hall, and other accessory uses connected with classrooms, library facilities, studios, instructor offices, study hall facilities, and other accessory uses related to such use of such facilities (the “Displaced Facilities”) while displaced by construction of new structures. Upon expiration of the first (i) the end of such displacements so that the portable building is no longer required or (ii) the 18 months period, such portable classroom building location may not be used for another portable classroom building until the expiration of one year after the removal of the previous portable classroom building and only for then currently Displaced Facilities.” and 2) Revise Section 51P-3680114(b) to read: “Other than an emergency notification system a permanent exterior public address system is not permitted”, along the south side of Churchill Way, east of Preston Road.

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

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

Against: 0
Absent: 2 - Anglin, Ridley
Vacancy: 0

Notices: Area: 500 Mailed: 115
Replies: For: 16 Against: 29

Speakers:

For: Bill Dahlstrom, 901 Main St., Dallas, TX, 75202
Brian Rose, 6537 Turner Way, Dallas, TX, 75230
Bruce Wilke, 7227 North Janmar Dr., Dallas, TX, 75230
Carol Scott, 6410 Turner Way, Dallas, TX, 75230
John DeShazo, 12142 Elysian Ct., Dallas, TX, 75230
For (Did not speak): Codi Knight, 7305 Wild Valley, Dallas, TX, 75231
Naseem Amarasingham, 2527 Amelia St., Dallas, TX, 75235
Maria Cintron, 4060 Travis St., Dallas, TX, 75204
William Gammill, 4323 Williamsburg Rd., Dallas, TX, 75220
Brian Rodgers, 4648 Fairfax Ave., Dallas, TX, 75209
Todd Garner, 10615 Boedeker St., Dallas, TX, 75230
Patrick Carroll, 6131 Prestonshire Ln., Dallas, TX, 75225
Scott Haire, 3030 McKinney Ave., Dallas, TX, 75204
Walter Sorensen, 6144 Churchill Way, Dallas, TX, 75230
Katherine Lett, 6130 Prestonshire Ln., Dallas, TX, 75225
William Lett, 6130 Prestonshire Ln., Dallas, TX, 75225
Susan Sherman, 6219 Chruchill Way, Dallas, TX, 75230
Garrett Sherman, 6219 Chruchill Way, Dallas, TX, 75230
Melissa James, 608 Kirby Ln., Richardson, TX, 75080
Matthew Crummey, 10815 Yorkspring Dr., Dallas, TX, 75218
Laurie Carroll, 6131 Prestonshire Ln., Dallas, TX, 75225
Aliya Khatri Tabani, 9919 Avalon Creek Ct., Dallas, TX, 75230
Jennifer Hampton, 5964 Melshire Dr., Dallas, TX, 75230
John Hampton, 5964 Melshire Dr., Dallas, TX, 75230
John Cohn, 3533 Greenbrier Dr., Dallas, TX, 75225
Julie Saqueton, 5830 Meaders Ln., Dallas, TX, 75230
Christy Singhanian, 6225 Pemberton Dr., Dallas, TX, 75230
Brooke Cracken, 12214 Park Bend Dr., Dallas, TX, 75230
Linda Mann, 5849 Gramercy Pl., Dallas, TX, 75230
Mila Goldman Moore, 4608 Allencrest Ln., Dallas, TX, 75244
Priscilla Sebel, 7226 Brentfield Dr., Dallas, TX, 75248
Gloria Hoffman Snyder, 1233 Cheyenne Dr., Richardson, TX, 75080
Luanne Samuel, 5824 Steeplechase Dr., Plano, TX, 75093
Jana Haigood, 5724 Moss Creek Trl., Dallas, TX, 75252
Baron Ablon, 5511 Royal Ln., Dallas, TX, 75229
Arang Cistulli, 6610 Aberdeen Ave., Dallas, TX, 75230
Whitney Wilbur, 4131 Cochran Chapel Rd., Dallas, TX, 75209
Against: Jackson Wilson, 12307 Brittany Cir., Dallas, TX, 75230
Joel Maten, 12333 Brittany Cir., Dallas, TX, 75230
John Roach, 12328 Brittany Cir., Dallas, TX, 75230
Susan Roach, 12328 Brittany Cir., Dallas, TX, 75230
Sharon Wilson, 12307 Brittany Cir., Dallas, TX, 75230
Against (Did not speak): Barbara Emmett, 12339 Brittany Cir., Dallas, TX, 75230
Rosaleen Maten, 12333 Brittney Cir., Dallas, TX, 75230
Margaret Davis, 6144 Churchill Way, Dallas, TX, 75043
Staff: Lloyd Denman, Sustainable Development and Construction

Note: The Commission returned to the order of the agenda and heard Consent Item #3, Z145-141(WE) next.

10. Z145-128(WE)

Planner: Warren Ellis

Motion: It was moved to recommend **approval** a new Subdistrict for various residential and non-residential uses and parking reductions, subject to conditions within Planned Development District No. 357, the Farmers Market Special Purpose District along the north side of Canton Street, west of Interstate 45.

Maker: Emmons
Second: Bagley
Result: Carried: 10 to 2

For: 10 - Emmons, Rodgers, Culbreath, Shidid,
Anantasomboon, Bagley, Lavallaisaa, Tarpley,
Peadon, Abtahi

Against: 2 - Schultz, Murphy
Absent: 3 - Anglin, Shellene, Ridley
Vacancy: 0

Notices: Area: 500 Mailed: 119
Replies: For: 0 Against: 0

Speakers: For: Barry Knight, 2728 N. Harwood St., Dallas, TX, 75201
Against: None

11. Z145-164(RB)

Planner: Richard Brown

Motion: It was moved to recommend **approval** of an amendment to the Subarea D-3 portion, subject to a structure height plan and revised conditions within Subdistrict D, West Mixed Use Subzone, West Zone of Planned Development District No. 305, bounded by Blackburn Street, Oak Grove Avenue, Cityplace West Boulevard, and Noble Avenue.

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

For: 12 - Emmons, Rodgers, Culbreath, Shidid,
Anantasomboon, Bagley, Lavallaisaa, Tarpley,
Schultz, Peadon, Murphy, Abtahi

Against: 0
Absent: 3 - Anglin, Shellene, Ridley
Vacancy: 0

Notices: Area: 500 Mailed: 43
Replies: For: 1 Against: 0

Speakers: For: Jonathan Vinson, 901 Main St., Dallas, TX, 75202
Against: None

Other Matters

Minutes

Motion: It was moved to **approve** the minutes of the February 19, 2015, City Plan Commission meeting, subject to corrections.

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

For: 12 - Emmons, Rodgers, Culbreath, Shidid,
Anantasomboon, Bagley, Lavallaisaa, Tarpley,
Schultz, Peadon, Murphy, Abtahi

Against: 0
Absent: 3 - Anglin, Shellene, Ridley
Vacancy: 0

Adjournment

Motion: It was moved to **adjourn** the March 5, 2015, City Plan Commission meeting at 6:59 p.m.

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

For: 12 - Emmons, Rodgers, Culbreath, Shidid,
Anantasomboon, Bagley, Lavallaisaa, Tarpley,
Schultz, Peadon, Murphy, Abtahi

Against: 0
Absent: 3 - Anglin, Shellene, Ridley
Vacancy: 0