

PLAN COMMISSION MINUTES

The City Plan Commission held a regular Zoning Hearing on April 2, 2015, with the briefing starting at 11:08 a.m., in Room 5ES and the public hearing at 1:48 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, 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 Commissioner was absent from this hearing as defined in the City Plan Commission rules: Emma Rodgers. 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) **S134-168R**

Motion: It was moved to **approve** an application to revise a previously approved preliminary plat (S134-168) to create one 47.8453-acre lot, and one 38.9243-acre lot from an 86. 7696-acre tract of land in City Block 8720 on property located on Grady Niblo Road east of Mountain Creek Parkway, subject to compliance with the conditions listed in the docket.

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

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

Against: 0
Absent: 1 - Rodgers
Vacancy: 0

*out of the room, shown voting in favor

Speakers: None

(2) **S145-116**

Motion: It was moved to **approve** an application to create one 0.9836-acre lot from a tract of land in City Block 6114 on property located at 4012 W. Illinois Avenue, west of Coombs Creek Drive, subject to compliance with the conditions listed in the docket.

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

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

Against: 0
Absent: 1 - Rodgers
Vacancy: 0

*out of the room, shown voting in favor

Speakers: None

(3) **S145-118**

Motion: It was moved to **approve** an application to create one 5.534-acre lot from a tract of land containing part of Tracts 12, 13 and 14 of "Old Indiana Plantations", an Unrecorded Addition in City Block 6240 on property located at the northwest corner of Lake June Road and C.F. Hawn Freeway (U.S. Highway 175), subject to compliance with the conditions listed in the docket.

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

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

Against: 0
Absent: 1 - Rodgers
Vacancy: 0

*out of the room, shown voting in favor

Speakers: None

(4) **S145-119**

Motion: It was moved to **approve** an application to replat a 5.674-acre tract of land containing all of Lot 2 in City Block 6658 into one 2.752-acre lot and one 2.922-acre lot on property located on Lake June Road at Oak Hill Drive, southwest corner, subject to compliance with the conditions listed in the docket.

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

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

Against: 0
Absent: 1 - Rodgers
Vacancy: 0

*out of the room, shown voting in favor

Speakers: None

(5) **S145-121**

Motion: It was moved to **approve** an application to create one 0.440-acre lot and one 0.476-acre lot from a 0.916 acre tract of land in City Block 6043 on property located at Ledbetter Drive and Westmoreland Road, southwest corner, subject to compliance with the conditions listed in the docket.

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

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

Against: 0
Absent: 1 - Rodgers
Vacancy: 0

*out of the room, shown voting in favor

Speakers: None

(6) S145-122

Motion: It was moved to **approve** an application to replat all of Lots 10, 11, 12, and 13 in City Block 1/4624 to create one 0.789-acre lot on property located on Inwood Road between Denton Drive and Cedar Springs Road, subject to compliance with the conditions listed in the docket.

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

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

Against: 0
Absent: 1 - Rodgers
Vacancy: 0

*out of the room, shown voting in favor

Speakers: None

Building Line Removal:

(7) **S145-117**

Building Line Motion: It was moved to **approve** an application to remove the 10-foot platted building lines along Oak Grove Avenue and Bowen Street and to remove the 15-foot platted building line along McKinney Avenue on a 1.322-acre tract of land containing all of Lot 2C in City Block 1/638 with the finding of fact that removal of the platted building line will not require a minimum front, side, or rear yard setback line less than required by the zoning regulation; be contrary to the public interest; adversely affect neighboring properties; or adversely affect the plan for the orderly development of the subdivision on property bounded by Oak Grove Avenue, Bowen Street and McKinney Avenue, subject to compliance with the conditions listed in the docket.

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

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

Against: 0
Absent: 1 - Rodgers
Vacancy: 0
Conflict: 1 - Emmons

*out of the room, shown voting in favor

Replat Motion: It was moved to **approve** an application to replat a 1.322-acre tract of land containing all of Lot 2C in City Block 1/638 on property bounded by Oak Grove Avenue, Bowen Street and McKinney Avenue, subject to compliance with the conditions listed in the docket.

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

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

Against: 0
Absent: 1 - Rodgers
Vacancy: 0
Conflict: 1 - Emmons

*out of the room, shown voting in favor

Speakers: None

Miscellaneous Items:

W145-006

Planner: Olga Torres Holyoak

Motion: It was moved to **deny** a waiver of the two-year waiting period to submit a request to amend Planned Development District No. 269, the Deep Ellum/Near East Side District generally bound by T. & P. Railroad right-of-way on the north, Parry Avenue on the east, R.L. Thornton Freeway on the south, and North Central Expressway on the west.

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

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

Against: 0
Absent: 1 - Rodgers
Vacancy: 0

*out of the room, shown voting in favor

Speakers: None

W145-008

Planner: Olga Torres Holyoak

Motion: It was moved to **deny** a waiver of the two-year waiting period to submit a request to amend Planned Development District 883 along the north and south sides of Great Trinity Forest Way.

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

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

Against: 0
Absent: 1 - Rodgers
Vacancy: 0

*out of the room, shown voting in favor

Speakers: None

Miscellaneous Items – Under Advisement:

D134-016

Planner: Danielle Jimenez

Motion: It was moved to **approve** a development plan and landscape plan within Tract A of Planned Developed Subdistrict 67 of Planned Development District No. 193, at the north corner of Miles Street and Bowser Avenue.

Maker: Emmons
Second: Shellene
Result: Carried: 12 to 2

For: 12 - Anglin, Emmons, Culbreath*, Shidid,
Anantasomboon, Bagley, Lavallaisaa, Tarpley,
Shellene, Peadon, Murphy, Abtahi

Against: 2 - Schultz, Ridley
Absent: 1 - Rodgers
Vacancy: 0

*out of the room, shown voting in favor

Speakers: None

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 until April 16, 2015.

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

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

Against: 0
Absent: 1 - Rodgers
Vacancy: 0
Conflict: 1 - Shellene

Speakers: None

Zoning Cases – Consent:

1. **Z145-118(WE)**

Planner: Warren Ellis

Motion: It was moved to recommend **denial** of an amendment and expansion of Specific Use Permit No. 918 for an open-enrollment charter school and child-care facility on property zoned Subarea A of Planned Development District No. 134 on the northeast line of Wayne Street and the southwest line of Parkview Avenue at the terminus of Gurley Avenue.

Maker: Emmons
Second: Anantasomboon
Result: Carried: 10 to 4

For: 10 - Anglin, Emmons, Shidid, Anantasomboon,
Bagley, Lavallaisaa, Tarpley, Schultz, Peadon,
Murphy

Against: 4 - Culbreath, Shellene, Ridley, Abtahi
Absent: 1 - Rodgers
Vacancy: 0

Notices: Area: 300 Mailed: 88
Replies: For: 1 Against: 2

Speakers: For: Michael Coker, 3111 Canton St., Dallas, TX, 75226
Against: Lisa Lopez, 1003 Wayne St., Dallas, TX, 75223
Against (Did not speak): Salvador Lopez, 1003 Wayne St., Dallas, TX, 75223

Note: Commissioner Ridley moved to change the order of the agenda and hear Individual items #12, Z145-101(RB) and #13, Z145-147(RB) next. Commissioner Shidid seconded the motion. The Commission unanimously voted to hear Individual items #12, Z145-101(RB) and #13, Z145-147(RB) next. The Commission heard the Individual Item #12, Z145-101(RB) next.

2. Z145-175(AF)

Planner: Aldo Fritz

Motion: It was moved to recommend **approval** of an amendment to Planned Development District No. 556, subject to a revised development plan and conditions along the east line of North Central Expressway, between Lee Street and Normah Street.

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

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

Against: 0
Absent: 1 - Rodgers
Vacancy: 0

*out of the room, shown voting in favor

Notices: Area: 500 Mailed: 140
Replies: For: 2 Against: 2

Speakers: None

3. Z145-176(CG)

Planner: Carrie Gordon

Motion: It was moved to recommend **approval** of the renewal of Specific Use Permit No. 1696 for an alcoholic beverage establishment limited to a bar, lounge, or tavern for a three-year period, subject to revised conditions on property zoned Tract A of Planned Development District No. 269, the Deep Ellum/Near East Side District, on the south side of Elm Street, east of North Crowdus Street.

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

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

Against: 0
Absent: 1 - Rodgers
Vacancy: 0

*out of the room, shown voting in favor

Notices: Area: 200 Mailed: 17
Replies: For: 6 Against: 0

Speakers: None

4. **Z145-179(CG)**

Planner: Carrie Gordon

Motion: In considering an application for the renewal of Specific Use Permit No. 1750 for commercial motor vehicle parking on property zoned a CS Commercial Service District, on the northwest corner of Fitchburg Street and Chalk Hill Road, it was moved to **hold** this case under advisement until May 7, 2015.

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

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

Against: 0
Absent: 1 - Rodgers
Vacancy: 0

*out of the room, shown voting in favor

Notices: Area: 200 Mailed: 19
Replies: For: 5 Against: 0

Speakers: None

Zoning Cases – Under Advisement:

5. **Z145-105(CG)**

Planner: Carrie Gordon

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 greater than 3,500 square feet for a two-year period, subject to a site plan and conditions on property zoned a CR Community Retail District with a D-1 Liquor Control Overlay along the east line of Kleberg Road, the north line of Carleta Street and the south line of Parkcliff Drive.

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

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

Against: 0
Absent: 1 - Rodgers
Vacancy: 0

*out of the room, shown voting in favor

Notices: Area: 200 Mailed: 22
Replies: For: 1 Against: 1

Speakers: None

6. Z145-151(CG)

Planner: Carrie Gordon

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

Maker: Emmons
Second: Ridley
Result: Carried: 13 to 1

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

Against: 1 - Culbreath
Absent: 1 - Rodgers
Vacancy: 0

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

Speakers: For: Valeria Mireles, 822 Horseshoe Trl., Universal City, TX, 78148
For (Did not speak): Teresa Castaneda, 822 Horseshoe Trl., Universal City, TX, 78148
Against: Sayra Alcazar, 3214 Samuell Blvd., Dallas, TX, 75223
Philip Cascavilla, 920 Tenison Memorial Rd., Dallas, TX, 75223
Asa Cascavilla, 920 Tenison Memorial Rd., Dallas, TX, 75223

Jesse Moreno, 4809 Victor St., Dallas, TX, 75246
Against (Did not speak): Juan Carlos Del Olmo, 3214 Samuell Blvd., Dallas, TX, 75223

7. Z123-266(SM)

Planner: Sarah May

Motion: It was moved to recommend **approval** of a Specific Use Permit for a community service center for a ten-year period with eligibility for automatic renewals for additional ten-year periods, subject to a revised site plan and staff's recommended conditions on property zoned an R-7.5(A) Single Family District on the southeast corner of Southerland Avenue and Bonnie View Road.

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

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

Against: 0
Absent: 1 - Rodgers
Vacancy: 0

Notices: Area: 300 Mailed: 17
Replies: For: 1 Against: 0

Speakers: None

8. 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 June 4, 2015.

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

For: 12 - Anglin, Emmons, Culbreath, Shidid,
Anantasomboon, Lavallaisaa, Tarpley,
Shellene, Schultz, Peadon, Murphy, Abtahi*

Against: 0
Absent: 1 - Rodgers
Vacancy: 0
Conflict: 2 - Bagley, Ridley

*out of the room, shown voting in favor

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

Speakers: None

9. Z145-141(WE)

Planner: Warren Ellis

Motion: It was moved to recommend **denial without prejudice** of 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.

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

For: 12 - Anglin, Emmons, Shidid, Anantasomboon,
Bagley, Lavallaisaa, Tarpley, Shellene,
Peadon, Murphy, Ridley, Abtahi

Against: 1 - Culbreath
Absent: 2 - Rodgers, Schultz
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: Philip Cascavilla, 920 Tenison Memorial Rd., Dallas, TX, 75223
Asa Cascavilla, 920 Tenison Memorial Rd., Dallas, TX, 75223
Juan Carlos Del Olmo, 3214 Samuell Blvd., Dallas, TX, 75223
Against (Did not speak): Sayra Alcazar, 3214 Samuell Blvd., Dallas, TX, 75223
Lisa Lopez, 1003 Wayne St., Dallas, TX, 75223

Zoning Cases – Individual:

10. **Z145-186(WE)**

Planner: Warren Ellis

Motion: It was moved to recommend **approval** of an amendment to Planned Development District No. 612 school, subject to a revised development plan, revised traffic management plan and revised conditions and **approval** of the repeal of Specific Use Permit No. 1950 for an open-enrollment charter on the east side of Spur 408, north of Grady Niblo Road.

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

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

Against: 0
Absent: 3 - Rodgers, Culbreath, Schultz
Vacancy: 0

*out of the room, shown voting in favor

Notices: Area: 500 Mailed: 13
Replies: For: 0 Against: 3

Speakers: For: Tony Callaway, 1207 Hampshire Ln., Richardson, TX, 75080
Against: None

11. **Z145-182(CG)**

Planner: Carrie Gordon

Motion: It was moved to recommend **denial** of a Specific Use Permit for an alcoholic beverage establishment limited to a bar, lounge, or tavern and a commercial amusement inside limited to a dance hall on property zoned Tract 9, Community Commercial Subdistrict within Planned Development District No. 595 on the west side of the Julius Schepps Freeway and the northeast side of Holmes Street at the terminus of Hamburg Street.

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

For: 12 - Anglin, Emmons, Shidid, Anantasomboon,
Bagley, Lavallaisaa, Tarpley, Shellene,
Peadon, Murphy, Ridley, Abtahi

Against: 0
Absent: 3 - Rodgers, Culbreath, Schultz
Vacancy: 0

Notices: Area: 200 Mailed: 34
Replies: For: 2 Against: 3

Speakers: For: Isaac Nyachwaya, 3612 Holmes St, Dallas, TX, 75215
Against: None

Note: The Commission heard Individual Item #14, Z145-152(OTH) next.

12. Z145-101(RB)

Planner: Richard Brown

Motion: In considering an application for a Planned Development Subdistrict for HC Heavy Commercial Subdistrict uses on property zoned an HC Heavy Commercial Subdistrict within Planned Development District No. 193, the Oak Lawn Special Purpose District, on the northwest line of Woodall Rodgers Freeway, between North Pearl Street and Olive Street, it was moved to **hold** this case under advisement until May 7, 2015.

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

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

Against: 0
Absent: 1 - Rodgers
Vacancy: 0

Notices: Area: 500 Mailed: 179
Replies: For: 2 Against: 2

Speakers: For: Jonathan Vinson, 901 Main St., Dallas, TX, 75202
David Williamson, 350 N. St. Paul St., Dallas, TX, 75201
Tyler Journey, 3313 D'Amico Ave., Houston, TX, 77019
Joel Behrens, 2100 McKinney Ave., Dallas, TX, 75201
Angela Hunt, 2000 McKinney Ave., Dallas, TX, 75201
Anthony Page, 3210 Carlisle St., Dallas, TX, 75204
David Barrientos, 1365 Boyd St., Cedar Hill, TX, 75104
Jason Crist, 350 N. St. Paul St., Dallas, TX, 75201
Against: Angela Hunt, 2100 Pacific Ave., Dallas, TX, 75201
Richard Brink, 1999 McKinney Ave., Dallas, TX, 75201

Anthony Page, 3210 Carlisle St., Dallas, TX, 75204
Manny Ibarra, 7920 Belt Line Rd., Dallas, TX, 75254

13. **Z145-147(RB)**

Planner: Richard Brown

Motion: It was moved to recommend **approval** of a Planned Development Subdistrict for O-2 Office Subdistrict and MF-2 Multiple-family Subdistrict uses, subject to a Tract 1 development plan, Tract 1 landscape plan, Tract 2 development/landscape plan and conditions on property zoned an O-2 Office Subdistrict and an MF-2 Multiple-family Subdistrict within Planned Development District No. 193, the Oak Lawn Special Purpose District, on the west corner of North Central Expressway and Oliver Street, and the southeast line of McKinney Avenue, south of Oliver Street.

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

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

Against: 0
Absent: 1 - Schultz
Vacancy: 0

*out of the room, shown voting in favor

Notices: Area: 500 Mailed: 285
Replies: For: 2 Against: 2

Speakers: For: Dallas Cothrum, 900 Jackson St., Dallas, TX, 75202
Anthony Page, 3210 Carlisle St., Dallas, TX, 75204
Charles West, 4312 McKinney Ave., Dallas, TX, 75205
Against: None

Note: The Commission returned to the regular order of the agenda and heard zoning cases under advisement. The Commission heard Item #5, Z145-105(CG) next.

14. **Z145-152(OTH)**

Planner: Olga Torres Holyoak

Motion: It was moved to recommend **approval** of a Specific Use Permit for a mini-warehouse use for a ten-year period, subject a site plan, landscape plan, elevations plan and staff's recommended conditions (as briefed) to allow the project to be reviewed in the future in light of the rapid changes in the area on property zoned an MU-3(SAH) Mixed Use Affordable District with deed restrictions on the northwest corner of Southern Boulevard and Noel Road.

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

For: 12 - Anglin, Emmons, Shidid, Anantasomboon,
Bagley, Lavallaisaa, Tarpley, Shellene,
Peadon, Murphy, Ridley, Abtahi

Against: 0
Absent: 3 - Rodgers, Culbreath, Schultz
Vacancy: 0

Notices: Area: 300 Mailed: 32
Replies: For: 0 Against: 1

Speakers: None

Landmark Commission Appeal:

CA145-097(JKA)

Planner: Jennifer Anderson

Motion: It was moved to **deny** consideration of new evidence submitted by the applicant with the finding that the new evidence was in existence and available for Landmark Commission's consideration, but was not submitted at the time of the hearing.

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

For: 12 - Anglin, Emmons, Shidid, Anantasomboon,
Bagley, Lavallaisaa, Tarpley, Shellene,
Peadon, Murphy, Ridley, Abtahi

Against: 0
Absent: 3 - Rodgers, Culbreath, Schultz
Vacancy: 0

Motion: It was moved to **affirm** the Landmark Commission's decision to deny without prejudice Certificate of Appropriateness CA145-097(JKA) at 4323 Worth Street within the Peak's Suburban Historic District.

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

For: 12 - Anglin, Emmons, Shidid, Anantasomboon,
Bagley, Lavallaisaa, Tarpley, Shellene,
Peadon, Murphy, Ridley, Abtahi

Against: 0
Absent: 3 - Rodgers, Culbreath, Schultz
Vacancy: 0

Speakers: Appellant: Hector Venture, 4323 Worth St., Dallas, TX, 75246
Elizabeth Nelson, 4403 Worth St., Dallas, TX, 75246
City Attorney: Casey Burgess, City of Dallas, Assistant City Attorney
Staff (Did not speak): 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 March 5, 2015 and March 19, 2015, City Plan Commission meetings, subject to corrections.

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

For: 12 - Anglin, Emmons, Shidid, Anantasomboon,
Bagley, Lavallaisaa, Tarpley, Shellene,
Peadon, Murphy, Ridley, Abtahi

Against: 0
Absent: 3 - Rodgers, Culbreath, Schultz
Vacancy: 0

Adjournment

Motion: It was moved to **adjourn** the April 2, 2015, City Plan Commission meeting at 6:04 p.m.

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

For: 12 - Anglin, Emmons, Shidid, Anantasomboon,
Bagley, Lavallaisaa, Tarpley, Shellene,
Peadon, Murphy, Ridley, Abtahi

Against: 0
Absent: 3 - Rodgers, Culbreath, Schultz
Vacancy: 0

Gloria Tarpley, Chair