

## PLAN COMMISSION MINUTES

The City Plan Commission held a regular Zoning Hearing on May 21, 2015, with the briefing starting at 10:37 a.m., in Room 5ES and the public hearing at 1:46 p.m., in the City Council Chambers of City Hall. Presiding were Gloria Tarpley, Chair Jaynie Schultz, Acting Vice-Chair. The following Commissioners were present during the hearing: Mike Anglin, Neil Emmons, Emma Rodgers, Tony Shidid, Jed Anantasomboon, Ann Bagley, Myrtl Lavallaisaa, John Shellene, 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: Betty Culbreath and Robert Abtahi, Vice-Chair. 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) **S145-162**

**Motion:** It was moved to **approve** an application to application to create one lot from a 4.4536-acre tract of land in City Block 6821 on property located at 449 West Commerce Street, subject to compliance with the conditions listed in the docket.

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

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

Against: 0  
Absent: 2 - Culbreath, Abtahi  
Vacancy: 0

\*out of the room, shown voting in favor

**Speakers:** None

(2) **S145-163**

**Motion:** It was moved to **approve** an application to create a 12-lot Shared Access Development with lot sizes ranging from 1,344 square feet to 2,548 square feet in size from a 0.471-acre tract of land containing all of Lots 6 and 7 in City Block 3/674 on property located at 1717 and 1721 Bennett Avenue, subject to compliance with the conditions listed in the docket.

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

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

Against: 0  
Absent: 2 - Culbreath, Abtahi  
Vacancy: 0

\*out of the room, shown voting in favor

**Speakers:** None

(3) **S145-165**

**Motion:** It was moved to **approve** an application to replat a 1.914-acre tract of land containing all of Lots 1-3 and part of Lot 4, all in City Block 2341 and all of Lots 4-10 in City Block 2341½ on property located at the southeast corner of Cedar Plaza Lane and Cedar Springs Road, subject to compliance with the conditions listed in the docket.

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

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

Against: 0  
Absent: 2 - Culbreath, Abtahi  
Vacancy: 0

\*out of the room, shown voting in favor

**Speakers:** None

(4) **S145-166**

**Motion:** It was moved to **approve** an application to replat a 3.6883-acre tract of land containing all of Lots 3A and 4, along with a railroad spur tract, in City Block C/6213 into one lot on property located on the north side of Forney Road, west of Olson Drive, subject to compliance with the conditions listed in the docket.

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

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

Against: 0  
Absent: 2 - Culbreath, Abtahi  
Vacancy: 0

\*out of the room, shown voting in favor

**Speakers:** None

(5) **S145-167**

**Motion:** It was moved to **approve** an application to replat a 1.4613-acre tract of land containing all of 2 in City Block B/8413 and a 0.7216-acre unplatted tract of land into one lot on property located on the north side of Interstate Highway 635 (Lyndon B. Johnson Freeway) Service Road, west of Abrams Road, subject to compliance with the conditions listed in the docket.

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

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

Against: 0  
Absent: 2 - Culbreath, Abtahi  
Vacancy: 0

\*out of the room, shown voting in favor

**Speakers:** None

(6) **S145-168**

**Motion:** It was moved to **approve** an application to replat an 87.390-acre tract of land containing all of Lot 25 and part of Lot 24 in City Block 8033 and a 36.72-acre unplatted tract of land in City Blocks 8711 and 8033 into one lot on property located at West Ledbetter Drive and Whispering Cedar Drive, southwest corner, subject to compliance with the conditions listed in the docket.

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

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

Against: 0  
Absent: 2 - Culbreath, Abtahi  
Vacancy: 0

\*out of the room, shown voting in favor

**Speakers:** None

(7) **S145-169**

**Motion:** It was moved to **approve** an application to replat a 0.620-acre tract of land containing all of Lots 16-18 in City Block D/1990 into one lot on property located at 2216, 2222, and 2302 Fitzhugh Avenue, subject to compliance with the conditions listed in the docket.

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

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

Against: 0  
Absent: 2 - Culbreath, Abtahi  
Vacancy: 0

\*out of the room, shown voting in favor

**Speakers:** None

**(8) S145-172**

**Motion:** It was moved to **approve** an application to replat a 7.104-acre tract of land containing all of Lots 1-8 in City Block B; all of Lot 5 and part of Lot 6 in City Block A, and a portion of an abandoned 50-foot right-of-way (Straightway Drive) into two lots on property located at Community Drive and Overlake Drive, south corner, subject to compliance with the conditions listed in the docket.

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

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

Against: 0  
Absent: 2 - Culbreath, Abtahi  
Vacancy: 0

\*out of the room, shown voting in favor

**Speakers:** None

Residential Replats:

**(9) S145-161**

**Motion:** It was moved to **approve** an application to replat a 2.892-acre tract of land containing part of Lot 5 in City Block 5/7642 into 22 lots ranging between 3,659 and 6,472 square feet on property located on the north side of Fellows Lane at the terminus of Kiska Street.

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

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

Against: 0  
Absent: 2 - Culbreath, Abtahi  
Vacancy: 0

\*out of the room, shown voting in favor

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

**Speakers:** None

Miscellaneous Items:

**M145-024**

Planner: Richard Brown

**Motion:** It was moved to **approve** for a minor amendment to the site/landscape plan for Specific Use Permit No. 1374 for an Open-enrollment charter school on property zoned Conservation District No. 6, Tracts 1 and 2, at the east corner of Tenison Memorial Road and Lindsley Avenue.

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

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

Against: 0  
Absent: 2 - Culbreath, Abtahi  
Vacancy: 0

\*out of the room, shown voting in favor

**Speakers:** None

**M145-029**

Planner: Richard Brown

**Motion:** In considering an application for a minor amendment to the site plan for Specific Use Permit No. 2097 for a Fire station on property zoned an R-5(A) Single Family Subdistrict within Planned Development District No. 595, the South Dallas/Fair Park Special Purpose District, on property bounded by Pennsylvania Avenue, Edgewood Street, Peabody Avenue and Kimble Street, it was moved to **hold** this case under advisement until June 4, 2015.

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

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

Against: 0  
Absent: 2 - Culbreath, Abtahi  
Vacancy: 0

\*out of the room, shown voting in favor

**Speakers:** None

**D145-011**

Planner: Olga Torres Holyoak

**Motion:** It was moved to **approve** a development plan on property in Subarea A-2 within Planned Development District No. 741, on the north side of Hackberry Road, east of Belt Line Road.

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

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

Against: 0  
Absent: 2 - Culbreath, Abtahi  
Vacancy: 0

\*out of the room, shown voting in favor

**Speakers:** None

**Note:** Commissioner Schultz moved to change the order of the agenda and moved Zoning Case – Individual Item #21, Z145-188(SM) to follow Zoning Case – Under Advisement Item #12, Z145-196(AF), and moved the Midtown Thoroughfare Plan Amendment to follow Zoning Case – Individual Item #21, Z145-188(SM). Commissioner Anglin seconded the motion. The Commission unanimously voted to move Zoning Case – Individual Item #21, Z145-188(SM) to follow Zoning Case – Under Advisement Item #12, Z145-196(AF), and move the Midtown Thoroughfare Plan Amendment to follow Zoning Case – Individual Item #21, Z145-188(SM). Commissioner Shellene was out of the room when vote was taken. The Commission heard Thoroughfare Plan Amendment Item Pearl/Cesar Chavez Connection item next.

Thoroughfare Plan Amendments:

**Pearl/Cesar Chavez Connection from Cesar Chavez Boulevard to Canton/Taylor Street**

Planner: Tanya Brooks

**Motion:** It was moved to **approve** the amendment to the City of Dallas Central Business District Streets and Vehicular Circulation Plan to delete Pearl/Cesar Chavez Connection from Cesar Chavez to Canton/Taylor Street.

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

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

Against: 0  
Absent: 2 - Culbreath, Abtahi  
Vacancy: 0

\*out of the room, shown voting in favor

**Speakers:** For: None  
Against: None

Neutral (Did not speak): Darrell Andre Humphrey, 10010 Whitehurst Dr., Dallas, TX, 75243

**Note: The Commission heard Zoning - Consent agenda next.**

Thoroughfare Plan Amendments – Under Advisement:

**Midtown (Peterson Road) Amendments**

Planner: Tanya Brooks

**Note: The applicant's representatives and those opposing speaker present agreed to hear the Midtown Thoroughfare Plan Amendment Item and Zoning Case – Individual Item #21, Z145-188(SM) together.**

**Motion:** It was moved to **approve** the amendments to the Thoroughfare Plan to: (1) Change the dimensional classification of Peterson Lane from Preston Road to Unnamed FN6 from a special two lane undivided collector (SPCL 2U) roadway with parking within 69 feet of right-of-way and 44 feet of pavement to a special four lane divided collector (SPCL 4D) roadway within 70 feet of right-of-way and 45 feet of pavement; (2) Change the dimensional classification of Peterson Lane from Unnamed FN6 to a local street Road 1 (as shown in Zoning documents) from a special two lane undivided collector (SPCL 2U) roadway with parking within 69 feet of right-of-way and 44 feet of pavement to a special two lane undivided (SPCL 2U) roadway with parking within 65 feet of



right-of-way and 40 feet of pavement; and (3) Change the dimensional classification of Peterson Lane from Road 1 (as shown in attached Zoning Streets Plan document) to Unnamed FN5 from a special two lane undivided collector (SPCL 2U) roadway with parking within 69 feet of right-of-way and 44 feet of pavement to a special one lane couplet (SPCL 1 CPLT) Peterson East and Peterson West with one travel lane and one parking lane in each direction within 38.5 feet of right-of-way and 26 feet of pavement.

Maker: Schultz  
Second: Anglin  
Result: Carried: 11 to 2

For: 11 - Anglin, Emmons, Rodgers, Shidid,  
Anantasomboon, Bagley, Lavallaisaa, Tarpley,  
Shellene, Schultz, Murphy

Against: 2 - Peadon, Ridley  
Absent: 2 - Culbreath, Abtahi  
Vacancy: 0

**Speakers:** For: Scott Beck, 6622 Aberdeen Ave., Dallas, TX, 75230  
Tipton Housewright, 1845 Woodall Rodgers Fwy., Dallas, TX, 75201  
Vincent Hunter, 7529 Royal Pl., Dallas, TX, 75230  
Jeremy Windom, 1999 Bryan St., Dallas, TX, 75213  
Against: Raymond Kane, 1601 Elm St., Dallas, TX, 75201  
Barry Knight, 2728 N. Harwood Ave., Dallas, TX, 75201  
Against (Did not speak): Max Bulbin, 1601 Elm St., Dallas, TX, 75032  
Staff: Peer Chacko, Assistant Director, Strategic Planning Division

**Note: Commissioner Peadon moved to change the order of the agenda and hear Zoning Case – Individual Item #19, Z145-212(SM) next. Commissioner Emmons seconded the motion. The Commission unanimously voted to hear move Zoning Case – Individual Item #19, Z145-212(SM) next. Commissioner Murphy was absent when vote was taken. The Commission heard Zoning Case – Individual Item #19, Z145-212(SM) next.**

Zoning Cases – Consent:

**Note: Commissioner Anantasomboon moved to change the order of the agenda and include Zoning Cases – Individual Item #11, Z145-179(CG) as part of the Zoning Cases – Consent agenda. Commissioner Shidid seconded the motion. The Commission unanimously voted to include Zoning Case – Individual Item #11, Z145-179(CG) as part of the Zoning Cases – Consent agenda. Commissioner Shellene was out of the room when vote was taken. The Commission heard Zoning - Consent agenda next.**

1. Z145-228(DJ)

Planner: Danielle Jimenez

**Motion:** It was moved to recommend **approval** of an amendment to the development/landscape plan within Planned Development District No. 730, subject to a development/landscape plan on property fronting the southeast line of Macon Street and the northwest line of Starks Avenue, between Bexar Street and Slater Street.

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

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

Against: 0  
Absent: 2 - Culbreath, Abtahi  
Vacancy: 0

\*out of the room, shown voting in favor

**Notices:** Area: 500 Mailed: 138  
**Replies:** For: 8 Against: 0

**Speakers:** None

2. Z134-300(AF)

Planner: Aldo Fritz

**Motion:** It was moved to recommend **approval** of a CR Community Retail District on property zoned an R-7.5(A) Single Family District on the southeast line of East Ledbetter Drive, east of Corrigan Avenue.

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

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

Against: 0  
Absent: 2 - Culbreath, Abtahi  
Vacancy: 0

\*out of the room, shown voting in favor

**Notices:** Area: 300 Mailed: 33  
**Replies:** For: 3 Against: 0  
**Speakers:** None

3. Z145-218(AF)

Planner: Aldo Fritz

**Motion:** It was moved to recommend **approval** of an amendment to Specific Use Permit No. 1976 for a child-care facility and to add a private school for a five-year period with eligibility for automatic renewals for additional five-year periods, subject to a revised site plan, traffic circulation plan and conditions on property zoned Planned Development District No. 493 on the west side of Skillman Street, north of Woodcrest Lane.

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

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

Against: 0  
Absent: 2 - Culbreath, Abtahi  
Vacancy: 0

\*out of the room, shown voting in favor

**Notices:** Area: 300 Mailed: 49  
**Replies:** For: 1 Against: 4  
**Speakers:** None

4. Z145-222(AF)

Planner: Aldo Fritz

**Note: The Commission considered this item individually.**

**Motion:** In considering an application for a CS Commercial Service District on property zoned an IR Industrial Research District on the north line of Joe Field Road, west of North Stemmons Freeway, it was moved to **hold** this case under advisement until June 4, 2015.

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

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

Against: 0  
Absent: 2 - Culbreath, Abtahi  
Vacancy: 0  
\*out of the room, shown voting in favor

**Notices:** Area: 300 Mailed: 37  
**Replies:** For: 3 Against: 0

**Speakers:** For (Did not speak): Michael Coker, Address not given  
Against: None

**Note: The Commission heard agenda Item #8, Z145-223(WE) next.**

**5. Z145-224(AF)**

Planner: Aldo Fritz

**Motion:** It was moved to recommend **approval** of the renewal of Specific Use Permit No. 1945 for a child-care facility for a three-year period with eligibility for automatic renewals for additional three-year periods, subject to a revised site plan and conditions on property zoned an R-7.5(A) Single Family District, on the east side of North St. Augustine Road, north of Homeplace Drive.

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

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

Against: 0  
Absent: 2 - Culbreath, Abtahi  
Vacancy: 0

\*out of the room, shown voting in favor

**Notices:** Area: 200 Mailed: 26  
**Replies:** For: 4 Against: 0

**Speakers:** None

6. Z145-226(AF)

Planner: Aldo Fritz

**Motion:** In considering an application for a Specific Use Permit for a recycling buy-back center for the collection of household metals, industrial metals, and recyclable materials on property zoned an IM Industrial Manufacturing District, on the northwest side of Hickory Street, southwest of Jeffries Street, it was moved to **hold** this case under advisement until June 18, 2015.

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

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

Against: 0  
Absent: 2 - Culbreath, Abtahi  
Vacancy: 0

\*out of the room, shown voting in favor

**Notices:** Area: 200 Mailed: 17  
**Replies:** For: 1 Against: 1

**Speakers:** None

7. Z145-213(WE)

Planner: Warren Ellis

**Motion:** It was moved to recommend **approval** of an amendment to Planned Development District No. 921, subject a conceptual plan, revised development plan and conditions on the east line of Coit Road, north of West Campbell Road.

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

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

Against: 0  
Absent: 2 - Culbreath, Abtahi  
Vacancy: 0

\*out of the room, shown voting in favor

**Notices:** Area: 500 Mailed: 34  
**Replies:** For: 0 Against: 0  
**Speakers:** None

8. Z145-223(WE)

Planner: Warren Ellis

**Note: The Commission considered this item individually.**

**Motion:** It was moved to recommend **approval** of a Specific Use Permit for an alternative financial establishment for a three-year period with eligibility for automatic renewals for additional three-year periods, subject to a site plan and revised conditions with maximum floor area limited to 1,573 sq. ft. as shown on the site plan on property zoned an MU-3 Mixed Use District on the east side of North Stemmons Freeway (I-35), north of Empire Central Drive.

Maker: Emmons  
Second: Rodgers  
Result: Carried: 10 to 3

For: 10 - Anglin, Emmons, Rodgers, Anantasomboon,  
Bagley, Lavallaisaa, Tarpley, Shellene,  
Peadon, Murphy

Against: 3 - Shidid, Schultz, Ridley  
Absent: 2 - Culbreath, Abtahi  
Vacancy: 0

**Notices:** Area: 300 Mailed: 11  
**Replies:** For: 1 Against: 0

**Speakers:** For: Myron Dornik, 5026 Maple Springs Blvd., Dallas, TX, 75235  
Against: None

**Note: The Commission heard Zoning Cases – Under Advisement agenda next.**

9. Z145-210(CG)

Planner: Carrie Gordon

**Motion:** It was moved to recommend **approval** of the renewal of Specific Use Permit No. 2004 for the sale of alcoholic beverages in conjunction with a liquor store for a two-year period, subject to revised conditions with maximum floor area limited to 2250 sq. ft. as shown on the site plan on property zoned a CR Community Retail District with a D-1 Liquor Control Overlay on the southwest side of Peavy Road, northwest of Garland Road.

Maker: Bagley  
Second: Shidid

Result: Carried: 13 to 0

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

Against: 0  
Absent: 2 - Culbreath, Abtahi  
Vacancy: 0

\*out of the room, shown voting in favor

**Notices:** Area: 200 Mailed: 21  
**Replies:** For: 1 Against: 0

**Speakers:** None

**Note: The Commission heard agenda Item #4, Z145-222(AF) next.**

Zoning Cases – Under Advisement:

10. **Z145-153(RB)**

Planner: Richard Brown

**Motion:** It was moved to recommend **approval** of an amendment to the Subarea B portion of Planned Development District No. 745, subject to a new street section plan, private permeable area plan, and staff's recommended revised conditions with an additional subparagraph for Open space area No. 3 to read: "If this area is developed with a swimming pool and associated structures and improvements than 45 percent of the land area must be landscape area." on property within the northeast quadrant of Meadow Road and Manderville Lane.

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

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

Against: 0  
Absent: 2 - Culbreath, Abtahi  
Vacancy: 0

**Notices:** Area: 500 Mailed: 11  
**Replies:** For: 0 Against: 0

**Speakers:** For: Myron Dornik, 5026 Maple Springs Blvd., Dallas, TX, 75235  
Against: None

**Note: The Commission heard agenda Item #12, Z145-196(AF) next.**

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

Planner: Carrie Gordon

**Note: The Commission considered this item as part of the Zoning Consent agenda.**

**Motion:** It was moved to recommend **approval** of the renewal of Specific Use Permit No. 1750 for commercial motor vehicle parking for a two-year period with eligibility for automatic renewals for additional two-year periods, subject to a revised site plan/landscape plan and conditions on property zoned a CS Commercial Service District, on the northwest corner of Fitchburg Street and Chalk Hill Road.

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

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

Against: 0  
Absent: 2 - Culbreath, Abtahi  
Vacancy: 0

\*out of the room, shown voting in favor

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

**Speakers:** None

12. **Z145-196(AF)**

Planner: Aldo Fritz

**Motion:** In considering an application for a Specific Use Permit for vehicle display, sales, and service on property zoned Tract 3, Subdistrict 2 of Planned Development District No. 535, C.F. Hawn Special Purpose District No. 3 on the east line of Cade Road, south of C.F. Hawn Freeway, it was move to **hold** this case under advisement until June 4, 2015.

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



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

Against: 0  
Absent: 2 - Culbreath, Abtahi  
Vacancy: 0

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

**Speakers:** None

**Note: The Commission heard Zoning Case – Individual Item #21, Z145-188(SM) and the Midtown Thoroughfare Plan Amendment agenda items next.**

Zoning Cases – Individual:

13. **Z134-305(RB)**

Planner: Richard Brown

**Motion:** In considering an application for a Planned Development Subdistrict for I-2 Industrial Subdistrict uses on property zoned an I-2 Industrial Subdistrict within Planned Development District No. 193, the Oak Lawn Special Purpose District, on property bounded by North Akard Street, Cedar Springs Road, North Field Street, and Ashland Street, it was moved to **hold** this case under advisement until June 4, 2015.

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

For: 9 - Anglin, Rodgers, Shidid, Anantasomboon,  
Lavallaisaa, Shellene, Schultz, Peadon, Ridley

Against: 3 - Emmons, Bagley, Tarpley  
Absent: 3 - Culbreath, Murphy, Abtahi  
Vacancy: 0

**Notices:** Area: 500 Mailed: 143  
**Replies:** For: 2 Against: 5

**Speakers:** For: Dallas Cothrum, 900 Jackson St., Dallas, TX, 75202  
Against: Robert Clinesmith, 2414 Akard St., Dallas, TX, 75201  
Melody Paradise, 2501 N. Hardwood St., Dallas, TX, 75201

14. Z145-229(RB)

Planner: Richard Brown

**Motion:** It was moved to recommend **approval** of a new Subdistrict, subject to a development plan and revised conditions with: 1) Showers prohibited on property, 2) Commercial vehicles not remain on property for more than one hour, 3) Prior to the issuance of a certificate of occupancy either a cross access easement or a mutual access easement providing the ingress and egress from the northern property line must be filed with the building official on property zoned Subdistrict B, North Zone within Planned Development District No. 521 generally at the northeast corner of Interstate Highway 20 and Mountain Creek Parkway.

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

For: 11 - Anglin, Emmons, Rodgers, Shidid,  
Anantasomboon, Bagley, Lavallaisaa, Tarpley,  
Shellene, Schultz, Ridley

Against: 0  
Absent: 4 - Culbreath, Peadon, Murphy, Abtahi  
Vacancy: 0

**Notices:** Area: 500 Mailed: 7  
**Replies:** For: 0 Against: 0

**Speakers:** For: Santos Martinez, 900 Jackson St., Dallas, TX, 75202  
Jon Napper, 300 N. Akard St., Dallas, TX, 75201  
Against: Claudia Meyer, 6015 Fox Point Trail, Dallas, TX, 75249  
Wini Cannon, 7231 Summit Parc Dr., Dallas, TX, 75249

15. Z145-134(CG)

Planner: Carrie Gordon

**Motion:** It was moved to recommend **denial without prejudice** of a Specific Use Permit for a convenience store with drive-through on property zoned a CR Community Retail District, generally south of Oates Drive, east of Rustown Drive.

Maker: Bagley  
Second: Schultz  
Result: Carried: 10 to 0

For: 10 - Anglin, Emmons, Shidid, Anantasomboon,  
Bagley, Lavallaisaa, Tarpley, Shellene,  
Schultz, Ridley

Against: 0  
Absent: 5 - Rodgers, Culbreath, Peadon, Murphy, Abtahi  
Vacancy: 0

**Notices:** Area: 200 Mailed: 20  
**Replies:** For: 0 Against: 0

**Speakers:** For: Joe Aguirre, No address given  
Against: None

16. **Z145-194(WE)**

Planner: Warren Ellis

**Motion:** It was moved to recommend **approval** for a D(A) Duplex District with deed restrictions volunteered by the applicant on property zoned an R-7.5(A) Single Family District on the east corner of Capitol Avenue and North Carroll Avenue.

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

For: 10 - Anglin, Emmons, Shidid\*, Anantasomboon,  
Bagley, Lavallaisaa, Tarpley, Shellene,  
Schultz, Ridley

Against: 0  
Absent: 5 - Rodgers, Culbreath, Peadon, Murphy, Abtahi  
Vacancy: 0

\*out of the room, shown voting in favor

**Notices:** Area: 200 Mailed: 34  
**Replies:** For: 2 Against: 0

**Speakers:** For: Rob Baldwin, 3904 Elm St., Dallas, TX, 75226  
Jonas Parks, 2319 Rusk Ct., Dallas, TX, 75204  
Against: Christina Casas, 4419 Rusk Ave., Dallas, TX, 75204

17. **Z145-185(WE)**

Planner: Warren Ellis

**Motion:** In considering an application for a Planned Development District for single family uses on property zoned an IM Industrial Manufacturing District and an IR Industrial Research District south of the intersection of Duluth Street and Borger Street, it was moved to **hold** this case under advisement until June 4, 2015.

Maker: Anantasomboon  
Second: Shidid  
Result: Carried: 7 to 2

For: 7 - Anglin, Emmons, Shidid, Anantasomboon,  
Lavallaisaa, Tarpley, Ridley

Against: 2 - Bagley, Schultz  
Absent: 5 - Rodgers, Culbreath, Peadon, Murphy, Abtahi  
Vacancy: 0  
Conflict: 1 - Shellene

**Notices:** Area: 500 Mailed: 115  
**Replies:** For: 5 Against: 7

**Speakers:** For: Santos Martinez, 900 Jackson St., Dallas, TX, 75202  
Ronnie Mestas, 3215 Rutz St., Dallas, TX, 75212  
Julia Suarez Macias, 1318 Duluth St., Dallas, TX, 75212  
For (Did not speak): Jerry Hamilton, 1323 Amos St., Dallas, TX, 75212  
Against: Abe Hershman, 13330 Noel Rd., Dallas, TX, 75280

18. **Z145-205(SM)**

Planner: Sarah May

**Motion:** It was moved to recommend **approval** of the creation of a new subdistrict, subject to a site/landscape plan and conditions within the Cedars West Subdistrict of Planned Development District No. 784, the Trinity River Corridor Special Purpose District on property generally on the north line of South Riverfront Boulevard, west of Cadiz Street.

Maker: Anglin  
Second: Emmons  
Result: Carried: 8 to 0

For: 8 - Anglin, Emmons, Shidid, Anantasomboon,  
Lavallaisaa, Tarpley, Shellene, Schultz

Against: 0  
Absent: 5 - Rodgers, Culbreath, Peadon, Murphy, Abtahi  
Vacancy: 0  
Conflict: 2 - Bagley, Ridley

**Notices:** Area: 500 Mailed: 4  
**Replies:** For: 1 Against: 0

**Speakers:** For (Did not speak): Kathy Zibilich, 8150 N. Central Expy., Dallas, TX, 75206  
Against: None

**Note: The Commission heard agenda Item #20, Z145-216(SM) next.**

**19. Z145-212(SM)**

Planner: Sarah May

**Motion:** It was moved to recommend **approval** for a Planned Development District for CR Community Retail District uses, subject to a development/landscape plan and revised conditions with the following additional language: “(d) with approval of franchised utilities, evergreen shrubs must be planted in accordance in Section 51A-4.301(f)(5)(iii), in the area along the Rosemeade Parkway frontage, as shown on the attached development/landscape plan (Exhibit A). If approval of the planting of evergreen shrubs is denied by any franchised utilities, ground cover must be planted and maintained. Landscaping required under this subsection must be planted within six months of the passage of this ordinance.” on property zoned a CR Community Retail District with deed restrictions on the southeast corner of Rosemeade Parkway and Lina Street.

Maker: Peadon  
Second: Shellene  
Result: Carried: 12 to 3

For: 12 - Anglin, Emmons, Rodgers, Shidid,  
Anantasomboon, Bagley, Lavallaisaa\*,  
Tarpley, Shellene, Schultz\*, Peadon, Ridley

Against: 0  
Absent: 3 - Culbreath, Murphy, Abtahi  
Vacancy: 0

\*out of the room, shown voting in favor

**Notices:** Area: 500 Mailed: 12  
**Replies:** For: 1 Against: 0

**Speakers:** For: Dallas Cothrum, 900 Jackson St., Dallas, TX, 75202  
Against: None

**Note: The Commission returned to the regular order of the agenda and heard agenda Item #13, Z134-305(RB) next.**

**20. Z145-216(SM)**

Planner: Sarah May

**Motion:** In considering an application for a Planned Development District for CR Community Retail District and mini-warehouse uses on property zoned a CR Community Retail District on the southeast line of East Grand Avenue, south of the intersection of Gaston Avenue at East Grand Avenue, it was moved to **hold** this case under advisement until June 4, 2015.

Maker: Emmons  
Second: Shellene  
Result: Carried: 9 to 0

For: 9 - Anglin, Emmons, Shidid, Anantasomboon,  
Bagley, Lavallaisaa, Tarpley, Shellene, Schultz

Against: 0  
Absent: 6 - Rodgers, Culbreath, Peadon, Murphy, Ridley,  
Abtahi  
Vacancy: 0

**Notices:** Area: 500 Mailed: 86  
**Replies:** For: 0 Against: 3

**Speakers:** For (Did not speak): Dallas Cothrum, 900 Jackson St., Dallas, TX, 75202  
Against: None

**Note: The Commission heard agenda item DCA145-005 next.**

**21. Z145-188(SM)**

Planner: Sarah May

**Motion:** It was moved to recommend **approval** of amendments to Planned Development District No. 887, the Valley View-Galleria Area Special Purpose District, subject to a revised streets plan and staff's recommended conditions with a reduced area of Subdistrict 1B located generally north of the southern boundary of the area of request, east of FN5, south of 20 feet north of the proposed Peterson Lane, and west of FN6, to include 1) Revised Page C.1, titled "The Conceptual Street Network" with the label of Peterson Lane in the block between FN6 and Preston Road read "Type B" only and not "or Type B3", 2) Add Page C.10.1, titled "Typical Street Type B1 Peterson Lane (FN5 to Road 1)", and 3) Add Page C.10.2, titled "Typical Street Type B2 Peterson Lane (Road 1 to FN6)" on property generally south of Alpha Road, west of Preston Road, north of LBJ Freeway, and east of Montfort Drive.

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

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

Against: 0  
Absent: 2 - Culbreath, Abtahi  
Vacancy: 0

**Notices:** Area: 500 Mailed: 57  
**Replies:** For: 4 Against: 2

**Speakers:** For: Scott Beck, 6622 Aberdeen Ave., Dallas, TX, 75230  
Tipton Housewright, 1845 Woodall Rodgers Fwy., Dallas, TX, 75201  
Vincent Hunter, 7529 Royal Pl., Dallas, TX, 75230  
Jeremy Windom, 1999 Bryan St., Dallas, TX, 75213  
Against: Raymond Kane, 1601 Elm St., Dallas, TX, 75201  
Barry Knight, 2728 N. Harwood Ave., Dallas, TX, 75201  
Against (Did not speak): Max Bulbin, 1601 Elm St., Dallas, TX, 75032

**Note: The Commission voted on the Midtown Thoroughfare Plan Amendment agenda item next.**

Development Code Amendment:

**DCA145-005**

Planner: Sarah May

**Motion:** It was moved to recommend **approval** of amending Chapter 51 and Chapter 51A of the Dallas Development Code, Section 51-4.212, "Utility and Public Service Uses," Section 51A-4.408, "Maximum Building Height," and Section 51A-4.704, "Nonconforming Uses and Structures" to amend regulations pertaining to tower/antenna for cellular communication; and Section 51A-13.304(k)(5) to add a configuration provision for utilities on an open space development type with the following modifications: 1) A temporary cellular unit is not subject to a residential proximity slope and 2) Lightning rods on a temporary cellular unit are not included in height calculations.

Maker: Shidid  
Second: Emmons  
Result: Carried: 7 to 0

For: 7 - Anglin, Emmons, Shidid, Anantasomboon,  
Lavallaisaa, Tarpley, Schultz

Against: 0  
Absent: 6 - Rodgers, Culbreath, Peadon, Murphy, Ridley,  
Abtahi  
Vacancy: 0  
Conflict: 2 - Bagley, Shellene

**Speakers:** For: Kathy Zibilich, 8150 N. Central Expy., Dallas, TX, 75206  
Against: None

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Other Matters

Minutes

**Motion:** It was moved to **approve** the minutes of the May 7, 2015, City Plan Commission meeting, subject to corrections.

Maker: Anglin  
Second: Shidid  
Result: Carried: 9 to 0

For: 9 - Anglin, Emmons, Shidid, Anantasomboon,  
Bagley, Lavallaisaa, Tarpley, Shellene, Schultz

Against: 0  
Absent: 6 - Rodgers, Culbreath, Peadon, Murphy, Ridley,  
Abtahi  
Vacancy: 0

Adjournment

**Motion:** It was moved to **adjourn** the May 21, 2015, City Plan Commission meeting at 7:17 p.m.

Maker: Anglin  
Second: Shellene  
Result: Carried: 9 to 0

For: 9 - Anglin, Emmons, Shidid, Anantasomboon,  
Bagley, Lavallaisaa, Tarpley, Shellene, Schultz

Against: 0  
Absent: 6 - Rodgers, Culbreath, Peadon, Murphy, Ridley,  
Abtahi  
Vacancy: 0

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Gloria Tarpley, Chair