

PLAN COMMISSION MINUTES

The City Plan Commission held a regular Zoning Hearing on May 7, 2015, with the briefing starting at 11:16 a.m., in Room 5ES and the public hearing at 1:54 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: 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 Commissioner was absent from this hearing as defined in the City Plan Commission rules: Mike Anglin. 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: Paul Nelson

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) **S145-134**

Motion: It was moved to **approve** an application to create one 0.618-acre lot from a tract of land in City Block 2699 on property located at 7446 East Grand Avenue southwest of Gaston Avenue, subject to compliance with the conditions listed in the docket.

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

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

Against: 0
Absent: 1 - Anglin
Vacancy: 0

Speakers: None

(2) **S145-135**

Motion: It was moved to **approve** an application to create one 1.850-acre lot from a tract of land in City Block 7042 on property located at Ferguson Road and Lakeland Drive, west corner, subject to compliance with the conditions listed in the docket.

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

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

Against: 0
Absent: 1 - Anglin
Vacancy: 0

Speakers: None

(3) **S145-137**

An application to replat a 5.474-acre tract of land containing all of Lots 1 through 10 in City Block 2/692 and a 20-foot alley to be abandoned into one 2.486-acre lot; all of Lots 4 and 5 in City Block 3/693 into one 0.431-acre lot; and all of Lots 6, 7, 8, 9, 9A, and 10A in City Block 3/693 into one 1.142-acre lot; and all of Lots 15 through 21 in City Block D/1491 into one 1.415-acre lot on property generally bounded by Fitzhugh Avenue, Chambers Street, Garrett Avenue and Monarch Street.

This case was withdrawn by the applicant.

(4) **S145-138**

Motion: It was moved to **approve** an application to create a 1.086-acre lot from a tract of land in City Block 6631 into one lot on property located on East Camp Wisdom Road, east of I-35E, subject to compliance with the conditions listed in the docket.

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

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

Against: 0
Absent: 1 - Anglin
Vacancy: 0

Speakers: None

(5) **S145-139**

Motion: It was moved to **approve** an application to replat a 5.8364-acre tract of land containing an abandoned portion of Brown Street, an abandoned 10 foot wide alley right-of-way, an abandoned 12.5 foot wide alley right-of-way, and an abandoned 15 foot alley right-of-way, and all of Lots 5A, 17, 18, 19, 20, 21, and 22A in City Block A/5709 into one 2.8654-acre lot on property located between Sadler Circle and Inwood Road southwest of Denton Drive; and to replat a tract of land containing part of abandoned Brown Street, all of Lots 12, 13, 14, 15, 16, 17, and 18 in City Block B/5710, and all of Lot 19A in City Block C/5710 into one 2.9710-acre lot on property located on Sadler Circle, south of Denton Drive, subject to compliance with the conditions listed in the docket.

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

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

Against: 0
Absent: 1 - Anglin
Vacancy: 0

Speakers: None

(6) S145-140

Motion: It was moved to **approve** an application to replat a 9.28-acre tract of land in City Block 6100 into one lot on property located northeast of the terminus of Linfield Road, east of State Highway 310, subject to compliance with the conditions listed in the docket. Tract II: It was moved to **approve** an application to replat a 74.74 acre tract of land containing part of City Blocks 6/6100, 6B/6100, 7/6100, 7A/6100, 8/6100, and City Block 8A/6100 and an abandoned portion of Slagle Street, all of abandoned Jaffee Street, all of abandoned Lackey Street, part of abandoned Everman Street, all of abandoned Belden Avenue, all of abandoned Will Hope Street, a 20-foot alley abandonment, and a 10-foot alley easement to be abandoned into one lot on property located at the northeast corner of Linfield Road and State Highway 310, subject to compliance with the conditions listed in the docket.

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

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

Against: 0
Absent: 1 - Anglin
Vacancy: 0

Speakers: None

(7) S145-141

Motion: It was moved to **approve** an application to replat a 5.556-acre tract of land containing all of "Tract I" in City Block B/2796 and an unplatted tract of land in City Block 7926 into one 1.963-acre lot, and one 3.593-acre lot on property located on Hinton Street at Riverside Drive, southwest corner, subject to compliance with the conditions listed in the docket.

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

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

Against: 0
Absent: 1 - Anglin
Vacancy: 0

Speakers: None

(8) S145-143

Motion: It was moved to **approve** an application to replat a 1.030-acre tract of land containing all of Lots 1, 2, 3, 4, 13 and 14 in City Block A/5709 into one lot on property located on Sadler Circle at Inwood Road, north corner, subject to compliance with the conditions listed in the docket.

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

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

Against: 0
Absent: 1 - Anglin
Vacancy: 0

Speakers: None

(9) S145-144

Motion: It was moved to **approve** an application to create a 3.904-acre lot from a tract of land containing all of City Block M/720 of the "Subdivision of Block G & M of the Good Homestead"; and part of City Block M/271 excluding a portion of Lots 1 and 2, all in "Good's Homestead Addition, an unrecorded plat" and a portion of Florence Street to be abandoned to create three lots on property bounded by Good-Latimer Expressway, Live Oak Street, Cantegral Street, and Lodge Street, subject to compliance with the conditions listed in the docket.

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

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

Against: 0
Absent: 1 - Anglin
Vacancy: 0

Speakers: None

(10) **S145-145**

Motion: It was moved to **approve** an application to create one 3.507-acre lot from a tract of land located in part of City Blocks 6113 and 8724 on property located on Mountain Creek Parkway and Interstate Highway 20, northeast corner, subject to compliance with the conditions listed in the docket.

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

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

Against: 0
Absent: 1 - Anglin
Vacancy: 0

Speakers: None

(11) **S145-146**

Motion: It was moved to **approve** an application to create one 0.9894-acre lot from a tract of land located in City Block 5414 on property located on 6451 Eastridge Drive, southeast of Skillman Street, subject to compliance with the conditions listed in the docket.

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

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

Against: 0
Absent: 1 - Anglin
Vacancy: 0

Speakers: None

(12) **S145-147**

Motion: It was moved to **approve** an application to replat a 4.722 acre tract of land containing all of Lot 2 in City Block 8707 into one 2.645-acre lot fronting on the Dallas North Tollway, and one 2.077-acre lot fronting on the west line of Knoll Trail Drive north of Arapaho Road, subject to compliance with the conditions listed in the docket.

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

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

Against: 0
Absent: 1 - Anglin
Vacancy: 0

Speakers: None

(13) **S145-148**

Motion: It was moved to **approve** an application to create one 0.053-acre lot, and one 0.779-acre lot from a 0.832-acre tract of land on property located on Plowman Avenue between Julian Avenue and Morgan Street, subject to compliance with the conditions listed in the docket.

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

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

Against: 0
Absent: 1 - Anglin
Vacancy: 0

Speakers: None

(14) **S145-151**

Motion: It was moved to **approve** an application to replat an 8.306-acre tract of land containing all of Lots 1 and 2 in City Block 2/2066 and all of Lot 9 in City Block 1/2065, all of abandoned Bonita Avenue, and all of the abandoned alley between Lots 1 and 2 in City Block 2/2066 into one lot on property located on Belmont Avenue between Summit Avenue and Greenville Avenue, subject to compliance with the conditions listed in the docket with the Condition #12 revised to read: "On the final plat dedicate 28 feet of right-of-way from the established centerline of Summit Avenue." and Condition #13 revised to read: "On the final plat revise the map to show the alley as having 15 feet of right-of-way."

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

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

Against: 0
Absent: 1 - Anglin
Vacancy: 0

Speakers: None

(15) **S145-152**

Motion: It was moved to **approve** an application to create one 10.08-acre lot from a tract of land in City Block 7553 on property located on Old Hickory Trail south of Interstate Highway 20, subject to compliance with the conditions listed in the docket.

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

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

Against: 0
Absent: 1 - Anglin
Vacancy: 0

Speakers: None

(16) **S145-153**

Motion: It was moved to **approve** an application to create one 2.437-acre lot from a tract of land in City Block 7569 on property located at the terminus of Forest Meadow Trail, south of Oak Glen Trail, subject to compliance with the conditions listed in the docket.

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

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

Against: 0
Absent: 1 - Anglin
Vacancy: 0

Speakers: None

(17) **S145-155**

Motion: It was moved to **approve** an application to replat a 4.67-acre tract of land located in City Block 1/7926 into one lot on property located on River Bend Drive, east of IH-35E, subject to compliance with the conditions listed in the docket.

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

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

Against: 0
Absent: 1 - Anglin
Vacancy: 0

Speakers: None

(18) **S145-156**

Motion: It was moved to **approve** an application to replat a 1.347-acre tract of land containing part of Lots 13, 15, and 16 and all of Lot 14 in City Block 59/7905 to create one lot on Medical District Drive, west of IH-35E (Stemmons Freeway), subject to compliance with the conditions listed in the docket.

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

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

Against: 0
Absent: 1 - Anglin
Vacancy: 0

Speakers: None

(19) **S145-157**

Motion: It was moved to **approve** an application to replat a 0.741-acre tract of land containing all of Lots 1 and 2 in City Block 1022 to create a 6-lot Shared Access Area Development with lot sizes ranging from 0.102-acre to 0.148-acre in size on property located on Hood Street at Brown Street, north corner, subject to compliance with the conditions listed in the docket.

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

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

Against: 0
Absent: 1 - Anglin
Vacancy: 0

Speakers: None

(20) **S145-158**

Motion: It was moved to **approve** an application to replat a 2.65-acre tract of land containing all of Lot 2 and a 1.56-acre tract of land in City Block F/4414 into one 1.37-acre lot and one 1.28-acre lot on property located on Garland Road, southwest of Knob Oak Drive, subject to compliance with the conditions listed in the docket with the following condition added, to read: "20. A tree survey must be submitted to and approved by the City Arborist prior to submittal of an Early Release Building Permit, or a Building Permit, or submittal of the final plat for the Chairman's signature, whichever occurs first."

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

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

Against: 0
Absent: 1 - Anglin
Vacancy: 0

Speakers: None

(21) **S145-159**

Motion: It was moved to **approve** an application to replat a 2.361-acre tract of land containing part of Lots 4, 5, 6, 7, and 8 in City Block 8/152; part of Lots 1, 2, 3, and 4, in City Block 9/151; and part of City Blocks 151 and 152 and abandoned Hawkins Street, and an abandoned portion of Young Street into one lot on property located on Canton Street at Farmers Market Way, subject to compliance with the conditions listed in the docket.

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

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

Against: 0
Absent: 1 - Anglin
Vacancy: 0

Speakers: None

Building Line Removal:

(22) **S145-150**

Building Line Removal Motion: It was moved to **approve** an application to remove the existing 25 foot platted building lines along the northerly line of Meadow Road, and remove the platted building lines along both sides of abandoned Treehouse Lane 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 located on Meadow Road, east of Manderville Lane, subject to compliance with the conditions listed in the docket.

Maker: Murphy

Second: Shidid

Result: Carried: 14 to 0

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

Against: 0

Absent: 1 - Anglin

Vacancy: 0

Replat Motion: It was moved to **approve** an application to replat a 30.829-acre tract of land containing all of City Blocks A/7518, C/6138, D/6138, and E/6138 into one 0.269-acre lot, one 9.265-acre lot, one 9.899-acre lot, and one 11.396-acre lot, on property located on Meadow Road, east of Manderville Lane, subject to compliance with the conditions listed in the docket with the following changes: 1) Deleted Condition #12 and 2) Add a new Condition 12a to read as follows: "12a On the final plat dedicate 37 feet of right-of-way, and provide a 12.33 foot wide sidewalk and utility easement along each side of the new Treehouse Lane alignment resulting in an overall width of 56 feet of roadway zone."

Maker: Murphy

Second: Shidid

Result: Carried: 14 to 0

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

Against: 0
Absent: 1 - Anglin
Vacancy: 0

Speakers: None

Miscellaneous Items:

D145-013

Planner: Olga Torres Holyoak

Motion: It was moved to **approve** a development plan in Subdistrict 1, Planned Development District No. 759 on the north corner of West Mockingbird Lane and Forest Park Road.

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

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

Against: 0
Absent: 1 - Anglin
Vacancy: 0

*out of the room, shown voting in favor

Speakers: None

Miscellaneous Items – Under Advisement:

D145-010

Planner: Olga Torres Holyoak

Motion: It was moved to **approve** a development plan and landscape plan on Tract C within Planned Development District No. 745 on the south line of Midtown Boulevard, between Central Expressway and Manderville Lane.

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

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

Against: 0
Absent: 1 - Anglin
Vacancy: 0

*out of the room, shown voting in favor

Speakers: None

Certificates of Appropriateness for Signs:

1502195017

Planner: Carrie Gordon

Motion: It was moved to **approve** a Certificate of Appropriateness by Andreea Ros of National Signs, LLC, for a 20 square-foot detached premise sign on property at 2200 Ross Avenue (North elevation).

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

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

Against: 0
Absent: 1 - Anglin
Vacancy: 0

Speakers: None

1503271077

Planner: Carrie Gordon

Motion: It was moved to **approve** a Certificate of Appropriateness by Patrick Noonan of Technology Media Group (TMG) for a 118.64 square-foot attached premise sign on the north elevation of property at 400 N. Lamar Street (North elevation).

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

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

Against: 0
Absent: 1 - Anglin
Vacancy: 0

Speakers: None

1503271040

Planner: Carrie Gordon

Motion: It was moved to **approve** a Certificate of Appropriateness by Melanie Hancock of Hancock Sign Company for one 70 square-foot detached premise on the north elevation of property at 400 Crescent Court (Maple Avenue).

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

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

Against: 0
Absent: 1 - Anglin
Vacancy: 0

Speakers: None

1503271044

Planner: Carrie Gordon

Motion: It was moved to **approve** a Certificate of Appropriateness by Melanie Hancock of Hancock Sign Company for one 70 square-foot detached premise sign on the west elevation of property at 400 Crescent Court (Cedar Springs Road).

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

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

Against: 0
Absent: 1 - Anglin
Vacancy: 0

Speakers: None

1503101029

Planner: Carrie Gordon

Motion: It was moved to **approve** a Certificate of Appropriateness by Marie Byrum of Byrum Sign & Lighting, Inc., for a 162 square-foot attached premise sign on the northwest elevation of property at 1601 McKinney Avenue (Alamo Street).

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

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

Against: 0
Absent: 1 - Anglin
Vacancy: 0

Speakers: For (Did not speak): Dan Holzschuh, 2094 Vista Dr., Lewisville, TX, 75067
Against: None

1503251048

Planner: Carrie Gordon

Motion: It was moved to **approve** a Certificate of Appropriateness by Taylor Tompkins of Willow Creek Signs for a 243 square-foot attached premise sign on the west elevation of property at 2510 McKinney Avenue (McKinney Avenue).

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

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

Against: 0
Absent: 1 - Anglin
Vacancy: 0

Speakers: None

1503251051

Planner: Carrie Gordon

Motion: It was moved to **approve** a Certificate of Appropriateness by Taylor Tompkins of Willow Creek Signs for a 71.33 square-foot attached premise sign on the south elevation of property at 2510 McKinney Avenue (Fairmount Street).

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

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

Against: 0
Absent: 1 - Anglin
Vacancy: 0

Speakers: None

Note: Commissioner Emmons moved to change the order of the agenda and include Zoning Cases – Individual Item #14, Z145-208(WE) as part of the Zoning Cases – Consent docket. Commissioner Shellene seconded the motion. The Commission unanimously voted to include Zoning Cases – Individual Item #14, Z145-208(WE) part of the Zoning Cases – Consent docket.

Zoning Cases – Consent:

1. **Z145-166(WE)**

Planner: Warren Ellis

Motion: It was moved to recommend **approval** of an amendment to Planned Development District No. 456, subject a conceptual plan, development plan for Subareas A and B, development plan for Subarea C, Phase I and conditions along the south line of Forest Lane, the north line of Stults Road, west of Shepherd Road.

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

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

Against: 0
Absent: 1 - Anglin
Vacancy: 0

Notices: Area: 500 Mailed: 249
Replies: For: 4 Against: 9
Speakers: None

2. **Z145-177(SM)**

Planner: Sarah May

Motion: It was moved to recommend **approval** of a CS Commercial Service District with revised deed restrictions volunteered by the applicant on property zoned a CR Community Retail District, southeast of Cayuga Drive, northeast of Naylor Street and north of Peavy Road.

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

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

Against: 0
Absent: 1 - Anglin
Vacancy: 0

Notices: Area: 200 Mailed: 21
Replies: For: 2 Against: 2
Speakers: None

3. **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 May 21, 2015.

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

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

Against: 0
Absent: 1 - Anglin
Vacancy: 0

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

Speakers: None

4. **Z145-197(AF)**

Planner: Aldo Fritz

Motion: It was moved to recommend **approval** of an NO(A) Neighborhood Office District on property zoned an R-7.5(A) Single Family District at the southeast corner of West 10th Street and South Marlborough Avenue.

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

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

Against: 0
Absent: 1 - Anglin
Vacancy: 0

Notices: Area: 200 Mailed: 32
Replies: For: 1 Against: 0

Speakers: None

5. **Z145-198(CG)**

Planner: Carrie Gordon

Motion: It was moved to recommend **approval** of the renewal of Specific Use Permit No. 1785 for an alcoholic beverage establishment limited to a bar, lounge, or tavern for a three-year period with eligibility for automatic renewal for one additional three-year period, subject to conditions on property zoned Planned Development District No. 85, on the east corner of Greenville Avenue and Pineland Drive.

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

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

Against: 0
Absent: 1 - Anglin
Vacancy: 0

Notices: Area: 300 Mailed: 15
Replies: For: 0 Against: 0

Speakers: None

6. Z145-200(AF)

Planner: Aldo Fritz

Motion: It was moved to recommend **approval** of a D-1 Liquor Control Overlay and **approval** of 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 for a two-year period, subject to a site plan and conditions on property zoned an RR Regional Retail District with a D Liquor Control Overlay on the north side of West Camp Wisdom Road, east of Marvin D. Love Freeway.

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

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

Against: 0
Absent: 1 - Anglin
Vacancy: 0

Notices: Area: 200 Mailed: 8
Replies: For: 0 Against: 1

Speakers: None

7. Z145-201(SM)

Planner: Sarah May

Motion: It was moved to recommend **approval** of a CR Community Retail District on property zoned an R-7.5(A) Single Family District, south of Lake June Road, east of North Jim Miller Road.

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

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

Against: 0
Absent: 1 - Anglin
Vacancy: 0

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

Speakers: None

8. Z145-207(CG)

Planner: Carrie Gordon

Motion: It was moved to recommend **approval** of a Specific Use Permit for an alcoholic beverage establishment limited to a bar, lounge, or tavern for a two-year period, subject to a site plan and conditions on property zoned Tract A of Planned Development District No. 269, the Deep Ellum/Near East Side District on the northeast corner of Elm Street and North Good Latimer Expressway.

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

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

Against: 0
Absent: 1 - Anglin
Vacancy: 0

Notices: Area: 200 Mailed: 20
Replies: For: 12 Against: 0

Speakers: None

Zoning Cases – Under Advisement:

9. **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 June 4, 2015.

Maker: Ridley
Second: Schultz
Result: Carried: 10 to 4

For: 10 - Emmons, Rodgers, Shidid, Anantasomboon,
Bagley, Tarpley, Schultz, Peardon, Murphy,
Ridley,

Against: 4 - Culbreath, Lavallaisaa, Shellene, Abtahi
Absent: 1 - Anglin
Vacancy: 0

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

Speakers: For: Jonathan Vinson, 901 Main St., Dallas, TX, 75202
Chip Trageser, 711 Louisiana St., Houston, TX 77002
Angela Hunt, 1700 Pacific Ave., Dallas, TX, 75201
Anthony Page, 3210 Carlisle St., Dallas, TX, 75204
Kevin Curley, 3818 Travis St., Dallas, TX, 75204
Patrick Fox, 2555 N. Pearl St., Dallas, TX, 75201
Manny Ybarra, 7920 Beltline Rd., Dallas, TX, 75254
Judy Smith Hearst, 2512 Thomas Avenue, Dallas, TX, 75201
Micah Byrnes, 3699 McKinney Ave., Dallas, TX, 75204
Jason Crist, 350 N. St. Paul St., Dallas, TX, 75201
Joel Behrens, 2100 McKinney Ave., Dallas, TX, 75201
For (Did not speak): Amy Tharp, 3600 McKinney Ave., Dallas, TX, 75204
Against: None

10. 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 21, 2015.

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

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

Against: 0
Absent: 1 - Anglin
Vacancy: 0

*out of the room, shown voting in favor

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

Speakers: None

11. Z145-189(AF)

Planner: Aldo Fritz

Motion: It was moved to recommend **approval** the renewal of Specific Use Permit No. 1881 for a late-hours establishment limited to a restaurant without drive-in or drive-through service for a four-year period, subject to conditions on property zoned Planned Development District No. 842, on the northwest corner of Bell Avenue and Greenville Avenue.

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

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

Against: 0
Absent: 1 - Anglin
Vacancy: 0

*out of the room, shown voting in favor

Notices: Area: 200 Mailed: 16
Replies: For: 5 Against: 0
Speakers: None

Zoning Cases – Individual:

12. **Z134-319(RB)**

Planner: Richard Brown

Motion: It was moved to recommend **approval** of a Planned Development District for certain CS Commercial Service District Uses and a Mini-warehouse use, subject to a development plan and conditions with the following modifications: 1) Section 51P-__109, Increase parking spaces to 12, and 2) Section 51P-__113, Strike (b)(3) “Sales of packing and moving materials is prohibited”, and **approval** of the termination of deed restrictions on property zoned a CS Commercial Service District on the north line of East University Boulevard, east of North Central Expressway.

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

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

Against: 1 - Schultz
Absent: 1 - Anglin
Vacancy: 0

Notices: Area: 500 Mailed: 28
Replies: For: 1 Against: 2

Speakers: For: Rob Baldwin, 3904 Elm St., Dallas, TX, 75226
Matthew Vrnngink, 5422 Monticello Ave., Dallas, TX, 75206
Against: None

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

Planner: Richard Brown

Motion: In considering an application for an amendment to Subarea B portion of Planned Development District No. 745, on property within the northeast quadrant of Meadow Road and Manderville Lane, it was moved to **hold** this case under advisement until May 21, 2015.

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

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

Against: 0
Absent: 1 - Anglin
Vacancy: 0

*out of the room, shown voting in favor

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

Speakers: For: Myron Dornik, 901 Main St., Dallas, TX, 75202
Ben Brewer, 2200 Ross Ave., Dallas, TX, 75201
Against: None

14. **Z145-208(WE)**

Planner: Warren Ellis

Motion: It was moved to recommend **approval** of a Planned Form District and to repeal Shopfront Overlay No. 2; subject a revised regulating plan on property zoned a WMU-8 Walkable Mixed Use District on the west corner of Inwood Road and Brown Street.

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

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

Against: 0
Absent: 1 - Anglin
Vacancy: 0

Notices: Area: 300 Mailed: 37
Replies: For: 15 Against: 0

Speakers: None

Note: Commissioner Emmons moved to change the order of the agenda and hear the Authorization of a hearing item next. Commissioner Shellene seconded the motion. The Commission unanimously voted to hear the Authorization of a hearing item next. Commissioner Rodgers was out of the room when vote was taken. The Commission heard the Authorization of a hearing next.

Landmark Commission Appeal:

CD145-006(MD)

Planner: Mark Doty

Motion: It was moved to **reverse** the Landmark Commission's decision to deny the Certificate of Demolition CD145-006(MD) and **approve** the applicant's request for demolition at 2835 Tanner Street within the Wheatley Place Historic District.

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

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

Against: 0
Absent: 1 - Anglin
Vacancy: 0

Speakers: Appellant: Andrew Gilbert, City of Dallas, Assistant City Attorney
Staff: Bert Vandenberg, City of Dallas, Assistant City Attorney
Staff (Did not speak): Mark Doty, City of Dallas, Historic Preservation Planner

Note: The Commission heard Other Matter next.

Authorization of a Hearing:

Planner: Donna Moorman

Motion: It was moved to **authorize** a public hearing to decide whether to authorize a public hearing to determine proper zoning on property zoned an IM Industrial Manufacturing District and Planned Development District No. 473 for mixed uses in an area bounded by Main Street, Haskell Avenue, the Santa Fe ROW and DART's Green Line with consideration given to appropriate zoning for the area including use, development standards, and other appropriated regulations.

Maker: Emmons
Second: Abtahi

Result: Carried: 14 to 0

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

Against: 0
Absent: 1 - Anglin
Vacancy: 0

*out of the room, shown voting in favor

Speakers: For: Roger Albright, 3301 Elm St., Dallas, TX, 75226
Against: None

Note: The Commission heard the Landmark Appeal next.

Other Matters

Minutes

Motion: It was moved to **approve** the minutes of the April 16, 2015, City Plan Commission meeting, subject to corrections.

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

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

Against: 0
Absent: 1 - Anglin
Vacancy: 0

Adjournment

Motion: It was moved to **adjourn** the May 7, 2015, City Plan Commission meeting at 5:00 p.m.

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

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

Against: 0
Absent: 1 - Anglin
Vacancy: 0

Gloria Tarpley, Chair