

## PLAN COMMISSION MINUTES

The City Plan Commission held a regular Zoning Hearing on June 18, 2015, with the briefing starting at 11:07 a.m., in Room 5ES and the public hearing at 1:30 p.m., in the City Council Chambers of City Hall. Presiding were Gloria Tarpley, Robert Abtahi, Vice-Chair. The following Commissioners were present during the hearing: Mike Anglin, Neil Emmons, Emma Rodgers, Tony Shidid, Jed Anantasomboon, Ann Bagley, Myrtil Lavallaisaa, John Shellene, Carolyn "Cookie" Peadon and Margot Murphy. The following Commissioners were absent from this hearing as defined in the City Plan Commission rules: Jaynie Schultz and Paul E. Ridley. There was one vacancy, District 4.

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) **S145-195**

**Motion:** It was moved to **approve** an application to replat a 1.796-acre tract of land containing all of Lot 1 in City Block A/4019 into one 1.125-acre lot and one 0.671-acre lot on property located on Fort Worth Avenue at Sylvan Avenue, southwest corner, subject to compliance with the conditions listed in the docket.

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

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

Against: 0  
Absent: 2 - Schultz, Ridley  
Vacancy: 1 - District 4

\*out of the room, shown voting in favor

**Speakers:** None

(2) **S145-197**

**Motion:** It was moved to **approve** an application to replat a 0.1745-acre tract of land containing part of Lot 9, part of Lot 10, and all of Lot 10-A, all in City Block D/1428, into one lot on property located on Elm Street, between North Collett Avenue and North Barry Avenue, subject to compliance with the conditions listed in the docket.

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

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

Against: 0  
Absent: 2 - Schultz, Ridley  
Vacancy: 1 - District 4

\*out of the room, shown voting in favor

**Speakers:** None

(3) **S145-198**

**Motion:** It was moved to **approve** an application to create one lot from an 18.882-acre tract of land in City Block A/6636 on property located north of Camp Wisdom Road and west of South R.L. Thornton Freeway (IH 35E), subject to compliance with the conditions listed in the docket.

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

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

Against: 0  
Absent: 2 - Schultz, Ridley  
Vacancy: 1 - District 4

\*out of the room, shown voting in favor

**Speakers:** None

**(4) S145-199**

**Motion:** It was moved to **approve** an application to create one 1.55-acre lot and one 0.98-acre lot from a 2.53-acre tract of land in City Block 8825 on property located on the north side of Edd Road, west of Spicewood Drive., subject to compliance with the conditions listed in the docket.

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

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

Against: 0  
Absent: 2 - Schultz, Ridley  
Vacancy: 1 - District 4

\*out of the room, shown voting in favor

**Speakers:** None

**(5) S145-201**

**Motion:** It was moved to **approve** an application to replat a 0.975-acre tract of land containing all of Lots 1-5 in City Block E/1491 into one lot on Moser Avenue at Fuqua Street, north corner, subject to compliance with the conditions listed in the docket.

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

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

Against: 0  
Absent: 2 - Schultz, Ridley  
Vacancy: 1 - District 4

\*out of the room, shown voting in favor

**Speakers:** None

Residential Replats:

(6) **S145-196**

**Motion:** It was moved to **deny** an application to replat a 1.030-acre tract of land containing all of Lots 5 and 6 in City Block 8/6392 into one lot on property located at 11460 and 11468 Strait Lane, due to non-compliance with Section 51A-8.503 of the Dallas Development Code.

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

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

Against: 0  
Absent: 2 - Schultz, Ridley  
Vacancy: 1 - District 4

\*out of the room, shown voting in favor

**Notices:** Area: 200 Mailed: 22

**Replies:** For: 2 Against: 0

**Speakers:** None

(7) **S145-202**

**Motion:** It was moved to **approve** an application to replat a 5.039-acre tract of land containing all of Lots 5A and 6C in City Block 1/6028 into one lot on property located at 2602 West Illinois Avenue, subject to compliance with the conditions listed in the docket.

Maker: Abtahi  
Second: Anglin  
Result: Carried: 11 to 1

For: 11 - Anglin, Rodgers\*, Shidid, Anantasomboon,  
Bagley, Lavallaisaa\*, Tarpley, Shellene,  
Peadon, Murphy, Abtahi

Against: 1 - Emmons  
Absent: 2 - Schultz, Ridley  
Vacancy: 1 - District 4

\*out of the room, shown voting in favor

**Notices:** Area: 200 Mailed: 51  
**Replies:** For: 3 Against: 1

**Speakers:** None

Residential Replat, Building Line Removal:

(8) **S145-200**

**Note: Commissioner Abtahi moved to change the order of the agenda and hear Subdivision Item #8 S145-200 after the Miscellaneous docket. Commissioner Anglin seconded the motion. The Commission unanimously voted to hear Subdivision Item #8 S145-200 after the Miscellaneous docket. Commissioners Rodgers and Lavallaisaa were out of the room when the vote was taken. The Commission heard the Miscellaneous docket next.**

**Building Removal Motion:** It was moved to **approve** an application to remove the existing 10-foot platted building line 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 along a portion of the eastern lot line of Lot 3A, on property located at 7101 West Wheatland Road, subject to compliance with the conditions listed in the docket.

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

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

Against: 0  
Absent: 2 - Schultz, Ridley  
Vacancy: 1 - District 4

\*out of the room, shown voting in favor

**Replat Motion:** It was moved to **approve** an application to replat a 47.779-acre tract of land containing all of Lot 3A and an unplatted tract of land in City Block 8721 into one lot, on property located at 7101 West Wheatland Road, subject to compliance with the conditions listed in the docket.

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

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

Against: 0  
Absent: 2 - Schultz, Ridley  
Vacancy: 1 - District 4

\*out of the room, shown voting in favor

**Notices:** Area: 200 Mailed: 110  
**Replies:** For: 1 Against: 2

**Speakers:** For: Karl Crawley, 900 Jackson St., Dallas, TX, 75202  
Against: Hilda Alarcon, 7201 Boisenberry Ln., Dallas, TX, 75249  
Greg Malkowski, 7274 Summit Parc Dr., Dallas, TX, 75249

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

Miscellaneous Items:

**D145-021**

Planner: Danielle Jimenez

**Motion:** It was moved to **approve** a development plan and a landscape plan for Subarea B (Highway Retail) within Planned Development District No. 811, on the northeast corner of Colorado Boulevard and Canyon Bluff Boulevard.

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

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

Against: 0  
Absent: 2 - Schultz, Ridley  
Vacancy: 1 - District 4

**Speakers:** None

**D145-019**

Planner: Danielle Jimenez

**Motion:** It was moved to **approve** a development plan for the north subdistrict within Planned Development District No. 582 on the northwest corner of Victory Avenue and North Houston Street.

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

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

Against: 0  
Absent: 2 - Schultz, Ridley  
Vacancy: 1 - District 4

**Speakers:** None

**D145-023**

Planner: Richard Brown

**Motion:** It was moved to **approve** a development plan on property within Planned Development District No. 794 for a Community service center and certain CR Community Retail District Uses on the northeast line of Cedar Springs Road, west of Inwood Road.

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

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

Against: 0  
Absent: 2 - Schultz, Ridley  
Vacancy: 1 - District 4

**Speakers:** For (Did not speak): Cece Cox, 2701 Ragan St., Dallas, TX, 75219  
Against: None

**M145-032**

Planner: Richard Brown

**Motion:** It was moved to **approve** a minor amendment to the site plan for Specific Use Permit No. 1884 for the Sale of alcoholic beverages in conjunction with a general merchandise food store 3,500 square feet or less on property zoned a CR Community Retail District with a D-1 Liquor Control Overlay on the southeast corner of East Ledbetter Drive and South Lancaster Road.

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

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

Against: 0  
Absent: 2 - Schultz, Ridley  
Vacancy: 1 - District 4

**Speakers:** For (Did not speak): Parvez Malik, Address not given  
Against: None

**M145-038**

Planner: Richard Brown

**Motion:** It was moved to **approve** a minor amendment to the site plan for Specific Use Permit No. 1714 for a Community service center on property within Planned Development District No. 794, on the northeast line of Cedar Springs Road, west of Inwood Road.

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

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

Against: 0  
Absent: 2 - Schultz, Ridley  
Vacancy: 1 - District 4

**Speakers:** For (Did not speak): Rob Baldwin, Address not given  
Cece Cox, 2701 Ragan St., Dallas, TX, 75219  
Against: None



**Note: The Commission returned to the regular order of the agenda and heard Subdivision Item # 8 S145-200 next.**

Zoning Cases – Consent:

**1. Z145-143(RB)**

Planner: Richard Brown

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

**Motion:** In considering an application for an amendment to Specific Use Permit No. 810 for a Private Utility Service Center and Microwave Tower on property zoned an A(A) Agricultural District on the north line of Frankford Road, east of Meandering Way, it was moved to **hold** this case under advisement until July 9, 2015.

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

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

Against: 0  
Absent: 2 - Schultz, Ridley  
Vacancy: 1 - District 4

**Notices:** Area: 500 Mailed: 132  
**Replies:** For: 3 Against: 18

**Speakers:** For: Mark Housewright, 900 Jackson St., Dallas, TX, 75202  
Karl Crawley, 900 Jackson St., Dallas, TX, 75202  
Dwane Mitchell, 7154 Pecan Creek Ln., Dallas, TX, 75252  
Against (Did not speak): Marcia Glick, 6930 Aspen Creek Ln., Dallas, TX, 75252

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

**2. Z145-244(SM)**

Planner: Sarah May

**Motion:** It was moved to recommend **approval** of an amendment to Specific Use Permit No. 913 for a police station to add a radio, television or microwave tower for a permanent period, subject to a revised site plan and revised conditions to add the radio, television or microwave tower use in conjunction with the police station on property zoned an R-7.5(A) Single Family District on the north line of East Northwest Highway, east of Audelia Road.

Maker: Shellene  
Second: Anglin

Result: Carried: 12 to 0

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

Against: 0  
Absent: 2 - Schultz, Ridley  
Vacancy: 1 - District 4

\*out of the room, shown voting in favor

**Notices:** Area: 400 Mailed: 48  
**Replies:** For: 4 Against: 3

**Speakers:** None

### 3. Z145-110(AF)

Planner: Aldo Fritz

**Motion:** It was moved to recommend **approval** of a renewal of Specific Use Permit No. 1813 for a recycling collection center for the collection of household metals, industrial metals, and recyclable materials for a two-year period, subject to a revised site/landscape plan and conditions on property zoned an IR Industrial Research District on the northeast corner of Fabrication Street and Sylvan Avenue.

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

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

Against: 0  
Absent: 2 - Schultz, Ridley  
Vacancy: 1 - District 4

\*out of the room, shown voting in favor

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

**Speakers:** None

4. Z145-253(AF)

Planner: Aldo Fritz

**Motion:** It was moved to recommend **approval** of a Specific Use Permit for a microbrewery, microdistillery, or winery for a five-year period with eligibility for automatic renewals for additional five-year periods, subject to a site plan and conditions on property zoned Tract A within Planned Development District No. 269, the Deep Ellum/Near East Side District on the northwest corner of St. Louis Street and South Malcolm X Boulevard.

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

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

Against: 0  
Absent: 2 - Schultz, Ridley  
Vacancy: 1 - District 4

\*out of the room, shown voting in favor

**Notices:** Area: 200 Mailed: 9  
**Replies:** For: 2 Against: 0

**Speakers:** None

**Note: The Commission heard agenda Item #1, Z145-143(RB) next.**

Zoning Cases – Under Advisement:

5. Z145-196(AF)

Planner: Aldo Fritz

**Motion:** It was moved to recommend **approval** of a Specific Use Permit for vehicle display, sales, and service for a two-year period, subject to a site/landscape plan and conditions 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.

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

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

Against: 0  
Absent: 2 - Schultz, Ridley  
Vacancy: 1 - District 4

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

**Speakers:** None

**6. Z145-226(AF)**

Planner: Aldo Fritz

**Motion:** It was moved to recommend **approval** of a Specific Use Permit for a recycling buy-back center for the collection of household metals, industrial metals, and recyclable materials for a two-year period, subject to a site plan and conditions on property zoned an IM Industrial Manufacturing District, on the northwest side of Hickory Street, southwest of Jeffries Street.

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

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

Against: 0  
Absent: 2 - Schultz, Ridley  
Vacancy: 1 - District 4

\*out of the room, shown voting in favor

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

**Speakers:** None

Zoning Cases – Individual:

**7. Z145-199(WE)**

Planner: Warren Ellis

**Motion:** It was moved to recommend **approval** of an RS-C Regional Service Commercial Subdistrict on property zoned Tract 3, CC Community Commercial Subdistrict of Planned Development No. 595, the South Dallas/Fair Park Special Purpose District on the west line of South Good Latimer Expressway, north of Al Lipscomb Way (Grand Avenue).

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

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

Against: 0  
Absent: 0  
Vacancy: 1 - District 4

\*out of the room, shown voting in favor

**Notices:** Area: 300 Mailed: 19  
**Replies:** For: 1 Against: 0

**Speakers:** For: Carl Armor, 6600 Shady Ln., Scurry, TX, 75158  
Mike Flynn, 2111 Taylor St., Dallas, TX, 75201  
Against: None

8. **Z145-206(WE)**

Planner: Warren Ellis

**Motion:** In considering an application for a Specific Use Permit for a mini-warehouse use on property zoned an MU-3 Mixed Use District on the north side of Banner Drive, between Park Central Drive and Merit Drive, it was moved to **hold** this case under advisement until July 23, 2015.

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

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

Against: 0  
Absent: 0  
Vacancy: 1 - District 4

\*out of the room, shown voting in favor

**Notices:** Area: 300 Mailed: 5  
**Replies:** For: 0 Against: 0

**Speakers:** For (Did not speak): Rob Baldwin, Address not given  
Against: None

9. Z145-236(DJ)

Planner: Danielle Jimenez

**Motion:** It was moved to recommend **approval** of an IM Industrial Manufacturing District with deed restrictions volunteered by the applicant; and **approval** of a specific use permit for a metal salvage facility for a five-year period, subject to a revised site plan (loading spaced on north) and conditions on property zoned an IR Industrial Research District along the south line of Ryan Road, east of Luna Road.

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

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

Against: 0  
Absent: 0  
Vacancy: 1 - District 4

\*out of the room, shown voting in favor

**Notices:** Area: 400 Mailed: 20  
**Replies:** For: 0 Against: 0

**Speakers:** For: Rob Baldwin, 3904 Elm St., Dallas, TX, 75206  
Against: None

Authorization of a Hearing:

Planner: Donna Moorman

**Motion:** It was moved to **authorize** a hearing to determine proper zoning on property zoned Planned Development District No. 463 for mixed uses, in an area bounded by Northwest Highway, Central Expressway, and Caruth Haven Lane with consideration given to increasing the floor area for lodging and similar uses.

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

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

Against: 0  
Absent: 0  
Vacancy: 1 - District 4

\*out of the room, shown voting in favor

**Speakers:** For (Did not speak): Kirk Williams, Address not given  
Against: None

---

### Other Matters

Consider taking an amendment to Division 51A-4.500, historic building demolition delay, from the zoning ordinance committee for consideration by the commission pursuant to Section 13(d)(4) of the city plan commission rules of procedure.

**Motion:** It was moved to take an amendment to Division 51A-4.500, historic building demolition delay, from the zoning ordinance committee pursuant to Section 13(d)(4) of the city plan commission rules of procedure.

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

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

Against: 0  
Absent: 0  
Vacancy: 1 - District 4

\*out of the room, shown voting in favor

### Minutes

**Motion:** It was moved to **approve** the minutes of the June 4, 2015, City Plan Commission meeting, subject to corrections.

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

For: 14 - Anglin, Emmons, Rodgers, Shidid,  
Anantasomboon, Bagley, Lavallaisaa, Tarpley,  
Shellene, Schultz, Peadon\*, Murphy, Ridley,  
Abtahi  
Against: 0  
Absent: 0  
Vacancy: 1 - District 4

\*out of the room, shown voting in favor

Adjournment

**Motion:** It was moved to **adjourn** the June 18, 2015, City Plan Commission meeting at 3:03 p.m.

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

For: 14 - Anglin, Emmons, Rodgers, Shidid,  
Anantasomboon, Bagley, Lavallaisaa, Tarpley,  
Shellene, Schultz, Peadon\*, Murphy, Ridley,  
Abtahi  
Against: 0  
Absent: 0  
Vacancy: 1 - District 4

\*out of the room, shown voting in favor

---

Gloria Tarpley, Chair