

PLAN COMMISSION MINUTES

The City Plan Commission held a regular Zoning Hearing on July 23, 2015, with the briefing starting at 11:10 a.m., in Room 5ES and the public hearing at 1:34 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, Ann Bagley, Myrtl Lavallaisaa, Jaynie Schultz, 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: Jed Anantasomboon and John Shellene. 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) **S145-221**

Motion: It was moved to **approve** an application to create one lot from a 0.6021-acre tract of land in City Block 533 on property located on Crockett Street between Cochran Street and Munger Avenue, subject to compliance with the conditions listed in the docket.

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

For: 12 - Anglin, Emmons, Rodgers, Shidid, Bagley,
Lavallaisaa, Tarpley, Schultz, Peadon, Murphy,
Ridley, Abtahi

Against: 0
Absent: 2 - Anantasomboon, Shellene
Vacancy: 1 - District 4

Speakers: None

(2) **S145-222**

Motion: It was moved to **approve** an application to replat an 18.101-acre tract of land containing all of Lot 1 in City Block 7/7558 into two lots on property located on Hampton Road, south of Lyndon B. Johnson Freeway (Interstate Highway 20), subject to compliance with the conditions listed in the docket.

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

For: 12 - Anglin, Emmons, Rodgers, Shidid, Bagley,
Lavallaisaa, Tarpley, Schultz, Peadon, Murphy,
Ridley, Abtahi

Against: 0
Absent: 2 - Anantasomboon, Shellene
Vacancy: 1 - District 4

Speakers: None

(3) **S145-223**

Motion: It was moved to **approve** an application to create one lot from a 35.582-acre tract of land in City Blocks 7207 and 7210 on property located between Chalk Hill Road and North Cockrell Hill Road, north of West Davis Street, subject to compliance with the conditions listed in the docket.

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

For: 12 - Anglin, Emmons, Rodgers, Shidid, Bagley,
Lavallaisaa, Tarpley, Schultz, Peadon, Murphy,
Ridley, Abtahi

Against: 0
Absent: 2 - Anantasomboon, Shellene
Vacancy: 1 - District 4

Speakers: None

(4) **S145-226**

Motion: It was moved to **approve** an application to replat a 0.200-acre tract of land containing all of Lot 8 and part of Lot 7 in City Block 1/3433 into one lot on property located on North Beckley Avenue, east of North Zang Boulevard, subject to compliance with the conditions listed in the docket.

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

For: 12 - Anglin, Emmons, Rodgers, Shidid, Bagley,
Lavallaisaa, Tarpley, Schultz, Peadon, Murphy,
Ridley, Abtahi

Against: 0
Absent: 2 - Anantasomboon, Shellene
Vacancy: 1 - District 4

Speakers: None

(5) **S145-227**

Motion: It was moved to **approve** an application to replat a 1.262-acre tract of land containing part of Lot 7 and all of Lots 8, 9, 61, 62, and 63 in City Block A/8378 into one lot on property located on Tantor Road, east of Luna Road, subject to compliance with the conditions listed in the docket.

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

For: 12 - Anglin, Emmons, Rodgers, Shidid, Bagley,
Lavallaisaa, Tarpley, Schultz, Peadon, Murphy,
Ridley, Abtahi

Against: 0
Absent: 2 - Anantasomboon, Shellene
Vacancy: 1 - District 4

Speakers: None

(6) **S145-236**

Note: The Commission considered this item individually.

Motion: In considering an application to replat a 53.176-acre tract of land containing part of an unplatted tract of land in City Block 7014; part of City Block 7409; and part of Lot 3 and all of Lots 1A, 7A and 8 in City Block A/7409, to create one lot with 16 phases on property generally bounded by Alpha Road on the north, Preston Road on the east, Montfort Drive on the west and Interstate Highway 635 (Lyndon B. Johnson Freeway) on the south, it was moved to **hold** this case under advisement until August 6, 2015.

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

For: 12 - Anglin, Emmons, Rodgers, Shidid, Bagley,
Lavallaisaa, Tarpley, Schultz, Peadon, Murphy,
Ridley, Abtahi

Against: 0
Absent: 2 - Anantasomboon, Shellene
Vacancy: 1 - District 4

Speakers: For: Steven Heilbrun, 8350 N. Central Expy., Dallas, TX, 75206
Scott Beck, 6622 Aberdeen Ave., Dallas, TX, 75230
Against: Raymond Kane, 1601 Elm St., Dallas, TX, 75201
Against (Did not speak): James Bry, 54 W. 40th St., New York, NY10018

Residential Replats:

(7) **S145-220**

Motion: It was moved to **approve** an application to replat a 5.095-acre tract of land containing all of City Blocks 22/3396, 23/3997, part of City Block 38/7263, part of abandoned Mabel Street, and part of Seale Street to be abandoned to create a Shared Access Development with 53 residential lots and 3 common areas on property located between North Willomet Avenue and Edgefield Avenue, north of Stafford Avenue, subject to compliance with the conditions listed in the docket.

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

For: 12 - Anglin, Emmons, Rodgers, Shidid, Bagley,
Lavallaisaa, Tarpley, Schultz, Peadon, Murphy,
Ridley, Abtahi

Against: 0
Absent: 2 - Anantasomboon, Shellene
Vacancy: 1 - District 4

Notices: Area: 200 Mailed: 28
Replies: For: 1 Against: 0

Speakers: For: Graylin Jackson, 933 Seale St., Dallas, TX, 75208
Against: None

(8) **S145-228**

Motion: It was moved to **deny** an application to replat a 0.441-acre tract of land containing all of Lots 22 and 23 in City Block B/6086 into one lot on property located at 2716 Illinois Avenue, west of Parrot Street, due to non-compliance with Section 51A-8.503 of the Dallas Development Code.

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

For: 12 - Anglin, Emmons, Rodgers, Shidid, Bagley,
Lavallaisaa, Tarpley, Schultz, Peadon, Murphy,
Ridley, Abtahi

Against: 0
Absent: 2 - Anantasomboon, Shellene
Vacancy: 1 - District 4

Notices: Area: 200 Mailed: 18
Replies: For: 1 Against: 0

Speakers: None

Building Line Removal:

(9) **S145-150R**

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 to remove the platted building lines along both sides of abandoned Treehouse Lane with the finding of fact that removal of the platted building lines 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: Abtahi
Result: Carried: 12 to 0
For: 12 - Anglin, Emmons, Rodgers, Shidid, Bagley,
Lavallaisaa, Tarpley, Schultz, Peadon, Murphy,
Ridley, Abtahi

Against: 0
Absent: 2 - Anantasomboon, Shellene
Vacancy: 1 - District 4

Motion: It was moved to **approve** an application to replat a 32.958-acre tract of land in City Blocks C/6138, E/6138, D/6138 and A/7518 and containing all of Phase 2 and Phase 4a of previously approved plat S145-150 to create 305 lots and 26 open space lots on property located on Meadow Road, east of Manderville Lane, subject to compliance with the conditions listed in the docket.

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

For: 12 - Anglin, Emmons, Rodgers, Shidid, Bagley,
Lavallaisaa, Tarpley, Schultz, Peadon, Murphy,
Ridley, Abtahi

Against: 0
Absent: 2 - Anantasomboon, Shellene
Vacancy: 1 - District 4

Speakers: None

Apportionment Determination Appeal:

Motion: In considering an appeal to the director's apportionment determination associated with Plat No. S145-070 to dedicate 10 feet of right-of-way along Mockingbird Lane on property at the northeast corner of East Mockingbird Lane and Skillman Street, it was moved to **hold** this case under advisement until August 6, 2015.

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

For: 11 - Anglin, Emmons, Rodgers, Shidid, Bagley,
Lavallaisaa, Tarpley, Schultz, Peadon, Murphy,
Abtahi

Against: 1 - Ridley
Absent: 2 - Anantasomboon, Shellene
Vacancy: 1 - District 4

Speakers: For: Brad Jackson, 3701 Turtle Creek Blvd., Dallas, TX, 75219
Against: None
Staff: Katherine Kasten, Assistant City Attorney, City of Dallas
Casey Burgess, Assistant City Attorney, City of Dallas

Zoning Docket

Miscellaneous Items:

M145-031

Planner: Richard Brown

Motion: It was moved to **approve** a minor amendment to the site plan to include provision for ingress and egress detail and onsite circulation for new identified fire lane for Specific Use Permit No. 2123 for a Child-care facility on property zoned an R-10(A) Single Family District on the east line of Webb Chapel Road, north of Timbeview Road.

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

For: 12 - Anglin, Emmons, Rodgers, Shidid, Bagley,
Lavallaisaa, Tarpley, Schultz, Peadon, Murphy,
Ridley, Abtahi

Against: 0
Absent: 2 - Anantasomboon, Shellene
Vacancy: 1 - District 4

Speakers: None

M145-046

Planner: Richard Brown

Motion: It was moved to **approve** a minor amendment to the site plan for Specific Use Permit No. 884 for a Concrete batch plant on property zoned an IM Industrial Manufacturing District on the west line of Bickham Road, south of West Northwest Highway.

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

For: 12 - Anglin, Emmons, Rodgers, Shidid, Bagley,
Lavallaisaa, Tarpley, Schultz, Peadon, Murphy,
Ridley, Abtahi

Against: 0
Absent: 2 - Anantasomboon, Shellene
Vacancy: 1 - District 4

Speakers: None

D145-014

Planner: Olga Torres Holyoak

Motion: It was moved to **approve** a development plan on property within Planned Development District No. 895, on the east side of North Central Expressway, south of Midtown Boulevard.

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

For: 12 - Anglin, Emmons, Rodgers, Shidid, Bagley,
Lavallaisaa, Tarpley, Schultz, Peadon, Murphy,
Ridley, Abtahi

Against: 0
Absent: 2 - Anantasomboon, Shellene
Vacancy: 1 - District 4

Speakers: None

D145-022

Planner: Olga Torres Holyoak

Motion: It was moved to **approve** a development plan for the south subdistrict within Planned Development District No. 582 on the west side of Victory Avenue, at the terminus of Museum Way.

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

For: 12 - Anglin, Emmons, Rodgers, Shidid, Bagley,
Lavallaisaa, Tarpley, Schultz, Peadon, Murphy,
Ridley, Abtahi

Against: 0
Absent: 2 - Anantasomboon, Shellene
Vacancy: 1 - District 4

Speakers: None

Zoning Cases – Consent:

1. **Z145-266(AF)**

Planner: Aldo Fritz

Note: The Commission considered this item individually.

Motion: In considering an application for a Specific Use Permit for a child-care facility on property zoned an R-5(A) Single Family District on the northeast corner of McBroom Street and North Winnetka Avenue, it was moved to **hold** this case under advisement until August 6, 2015.

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

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

Against: 0
Absent: 2 - Anantasomboon, Shellene
Vacancy: 1 - District 4

*out of the room, shown voting in favor

Notices: Area: 200 Mailed: 17
Replies: For: 1 Against: 0

Speakers: For (Did not speak): Chris Anderson, Address not given
Against: None

2. **Z145-251(WE)**

Planner: Warren Ellis

Note: The Commission considered this item individually.

Motion: It was moved to recommend **approval** of an amendment to Tract E of Planned Development Subdistrict No. 67, subject to a revised development plan and revised conditions within Planned Development District No. 193, the Oak Lawn Special Purpose District with deed restrictions in an area generally bounded by Browser Avenue, Cedar Plaza Lane, Holland Avenue and Wheeler Street.

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

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

Against: 0
Absent: 2 - Anantasomboon, Shellene
Vacancy: 1 - District 4

*out of the room, shown voting in favor

Notices: Area: 500 Mailed: 89
Replies: For: 3 Against: 1

Speakers: For (Did not speak): Myron Dornic, 901 Main St., Dallas, TX, 75202
Against: None

3. Z145-262(WE)

Planner: Warren Ellis

Note: The Commission considered this item individually.

Motion: It was moved to recommend **approval** of an amendment to Planned Development Subdistrict No. 81, subject to a revised conceptual plan, revised landscape plan and revised conditions to include the following revisions: 1) Revise Sec. S-81.112. LANDSCAPING, (b)(5) to read as follows: "In addition to the requirements of Part I of this ordinance, at least one existing tree must be retained in the hatched area shown on the conceptual plan. Structures are prohibited in the hatched area. If the existing tree dies it must be replaced with three minimum 8-inch caliper live oak trees within the hatched area." and 2) Require the other original hatched area shown on the conceptual plan to have a tree of at least 6-inch caliper in the general location of the removed/dead tree of a species agreed upon by the city arborist, prior to the issuance of a permanent certificate of occupancy within Planned Development District No. 193, the Oak Lawn Special Purpose District on the north corner of Cedar Springs Road and Douglas Avenue.

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

For: 12 - Anglin, Emmons, Rodgers, Shidid, Bagley,
Lavallaisaa, Tarpley, Schultz, Peadon, Murphy,
Ridley, Abtahi

Against: 0
Absent: 2 - Anantasomboon, Shellene
Vacancy: 1 - District 4

Notices: Area: 500 Mailed: 293
Replies: For: 5 Against: 3

Speakers: For: Jennifer Hiromoto, 3904 Elm St., Dallas, TX, 75206
Against: Paul Muraida, 4406 Vandelia St., Dallas, TX, 75219
Staff: Phil Erwin, Chief Arborist, City of Dallas

Zoning Cases – Under Advisement:

4. 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 August 20, 2015.

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

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

Against: 0
Absent: 2 - Anantasomboon, Shellene
Vacancy: 1 - District 4

*out of the room, shown voting in favor

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

Speakers: None

5. Z145-264(SM)

Planner: Sarah May

Motion: In considering an application for a Planned Development District for LO-1 uses and a mortuary, funeral home, or commercial wedding chapel use on property zoned an R-7.5(A) Single Family District and an LO-1 Limited Office District with a D Overlay, on the northeast line of Webb Chapel Road and on the west line of Larga Drive, east of Webb Chapel Extension, it was moved to **hold** this case under advisement until August 6, 2015.

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

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

Against: 0
Absent: 2 - Anantasomboon, Shellene
Vacancy: 1 - District 4

*out of the room, shown voting in favor

Notices: Area: 500 Mailed: 65
Replies: For: 2 Against: 1

Speakers: For: Maxwell Fisher, 900 Jackson St., Dallas, TX, 75202
Against: None
Against (Did not speak): Rhonda Montee, 9718 Webb Chapel Rd., Dallas, TX, 75220
Megan C. Wilson, 9718 Webb Chapel Rd., Dallas, TX, 75220

Zoning Cases – Individual:

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

Planner: Warren Ellis

Motion: It was moved to recommend **approval** of an amendment to Planned Development District No. 612, subject to a revised development plan, traffic management plan, traffic circulation plan and revised conditions (36 ft. height) and **approval** of the repeal of Specific Use Permit No. 1950 for an open-enrollment charter school on the east side of Spur 408, north of Grady Niblo Road.

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

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

Against: 0
Absent: 2 - Anantasomboon, Shellene
Vacancy: 1 - District 4

*out of the room, shown voting in favor

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

Speakers: For: Tony Callaway, 1207 Hampshire Ln., Richardson, TX, 75080
For (Did not speak): Michael Spurlock, 2051 Wanda Way, Arlington, TX, 76001
Against: None

7. Z145-234(AF)

Planner: Aldo Fritz

Note: Commissioner Bagley left the meeting at 4:02 p.m.

Motion: In considering an application for an amendment and expansion of Specific Use Permit No. 1007 for a public school on property zoned a TH-3(A) Townhouse District on the north side of Wheatland Road and west of Clark Road, it was moved to **hold** this case under advisement until August 20, 2015.

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

For: 11 - Anglin, Emmons, Rodgers, Shidid, Lavallaisaa,
Tarpley, Schultz, Peadon, Murphy, Ridley,
Abtahi

Against: 0
Absent: 3 - Anantasomboon, Bagley, Shellene
Vacancy: 1 - District 4

Notices: Area: 500 Mailed: 267
Replies: For: 4 Against: 9

Speakers: For: Karl Crawley, 900 Jackson St., Dallas, TX, 75202
Ronald Keillor, 905 Oak Crest Ct., Burleson, TX, 75028
Against: Susannah Kelly, 8645 Vista Grande Dr., Dallas, TX, 75249
Ronald Stinson, Address not given
Greg Malkowski, 7274 Summit Parc Dr., Dallas, TX, 75249

8. Z145-274(SM)

Planner: Sarah May

Motion: In considering an application for a Specific Use Permit for a tower/antenna for cellular communication limited to a monopole cellular tower on property zoned an MF-3(A) Multifamily District on the west line of Greenville Avenue, north of Belmont Avenue, it was moved to **hold** this case under advisement until September 17, 2015.

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

For: 10 - Anglin, Emmons, Rodgers, Shidid, Lavallaisaa,
Tarpley, Schultz, Peadon, Murphy, Abtahi

Against: 0
Absent: 3 - Anantasomboon, Bagley, Shellene
Vacancy: 1 - District 4
Conflict: 1 - Ridley

Notices: Area: 200 Mailed: 15
Replies: For: 0 Against: 10

Speakers: For: Kathy Zibilich, 8150 W. Central Expy., Dallas, TX, 75206
Against: Michael Northrup, 5703 Goliad Ave., Dallas, TX, 75206

9. Z145-225(SM)

Planner: Sarah May

Motion: It was moved to recommend **approval** of a Planned Development District for CR Community Retail District and D Duplex District uses, subject to a revised development plan, revised landscape plan and revised conditions on property zoned a CR Community Retail District and Tract III of Planned Development District No. 67 on the northwest corner of West Mockingbird Lane and Roper Street.

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

For: 11 - Anglin, Emmons, Rodgers, Shidid, Lavallaisaa, Tarpley*, Schultz, Peadon, Murphy, Ridley, Abtahi

Against: 0
Absent: 3 - Anantasomboon, Bagley, Shellene
Vacancy: 1 - District 4

*out of the room, shown voting in favor

Notices: Area: 500 Mailed: 95
Replies: For: 5 Against: 1

Speakers: For: Joyce Lockley, 4718 Wateka Dr., Dallas, TX, 75209
Pat White, 4714 Wildwood Rd., Dallas, TX, 75209
Against: None

10. Z145-271(SM)

Planner: Sarah May

Motion: It was moved to recommend **approval** of a Planned Development Subdistrict for an MF-2 Multiple-Family Subdistrict and surface parking uses, subject to a revised development plan and revised landscape plan with an additional condition that prohibits the use of the surface parking area to be used for required off-street parking on property zoned an MF-2 Multiple-Family Subdistrict within Planned Development District No. 193, the Oak Lawn Special Purpose District on the northwest line of Crestview Drive, southwest of Lemmon Avenue.

Maker: Emmons
Second: Ridley
Result: Carried: 11 to 0

For: 11 - Anglin, Emmons, Rodgers, Shidid, Lavallaisaa, Tarpley, Schultz, Peadon, Murphy, Ridley, Abtahi

Against: 0
Absent: 3 - Anantasomboon, Bagley, Shellene
Vacancy: 1 - District 4

Notices: Area: 500 Mailed: 45
Replies: For: 0 Against: 2

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

11. Z145-227(WE)

Planner: Warren Ellis

Motion: In considering an application for a CR Community Retail District on property zoned an R-5(A) Single Family District on the north line of Simpson Stuart Road, west of Tracy Road, it was moved to **hold** this case under advisement until August 6, 2015.

Maker: Lavallaisaa
Second: Anglin
Result: Carried: 11 to 0

For: 11 - Anglin, Emmons, Rodgers, Shidid, Lavallaisaa, Tarpley, Schultz, Peadon, Murphy*, Ridley, Abtahi

Against: 0
Absent: 3 - Anantasomboon, Bagley, Shellene
Vacancy: 1 - District 4

*out of the room, shown voting in favor

Notices: Area: 200 Mailed: 19
Replies: For: 4 Against: 0

Speakers: For: Peter Kavanagh, 1620 Handley Dr., Dallas, TX, 75208
Against: None

Authorization of Hearings:

Planner: Neva Dean

Motion: It was moved to **authorize** a public hearing to determine the proper zoning on property zoned an A(A) Agriculture District, a CA-1(A) Central Area District, a CA-2(A) Central Area District, a CR Community Retail District, GR General Retail District, an IM Industrial Manufacturing District, an IR Industrial Research District, an LO-3 Limited Office District, an MC-3 Multiple Commercial District, an MF-2 Multiple Family District, an MF-2(A) Multifamily District, an MF-3(A) Multifamily District, an MU-1 Mixed Use District, an MU-3 Mixed Use District, an NO(A) Neighborhood Office District, a P(A) Parking District, WMU-5 Walkable Mixed Use District, WR-5 Walkable Residential District; Planned Development District No. 9, Planned Development District No. 145, Planned Development District No. 153, a portion of Planned Development District No. 174, Planned Development District No. 183, Planned Development District No. 184, Planned Development District No. 190, Planned Development District No. 193 – CA-2 Central Area, GR General Retail, HC Heavy Commercial, I-2 Industrial, I-3 Industrial, LC Light Commercial, MF-2 Multiple Family, MF-3 Multiple Family, O-2 Office, P Parking Subdistricts and Planned Development Subdistricts No. 2, No. 6, No. 7, No. 8, No. 11, No. 13, No. 15, No. 16, No. 23, No. 24, No. 34, No. 35, No. 39, No. 45, No. 49, No. 50, No. 52, No. 53, No. 54, No. 58, No. 64, No. 66, No. 68, No. 74, No. 77, No. 79, No. 83, No. 85, No. 86, No. 87, No. 88, No. 93, No. 94, No. 95, No. 96, No. 98, No. 103, No. 108, No. 111, and No. 113; Planned Development District No. 201, Planned Development District No. 225, a portion of Planned Development District No. 269, a portion of Planned Development District No. 298, a portion of Planned Development District No. 305, Planned Development District No. 317, Planned Development District No. 330, Planned Development District No. 334, Planned Development District No. 339, Planned Development District No. 357, Planned Development District No. 358, Planned Development District No. 363, Planned Development District No. 372, Planned Development District No. 375, Planned Development District No. 442, Planned Development District No. 466, a portion of Planned Development District No. 468, Planned Development District No. 513, Planned Development District No. 582, Planned Development District No. 594, Planned Development District No. 595 [a CC Community Commercial, an FWMU-3 Form Walkable Mixed Use, an MF-1(A) Multifamily, an MF-2(A) Multifamily, an NC Neighborhood Commercial, an RS-C Regional Service-Commercial, an RS-I Regional Service-Industrial, an RS-I(E) Regional Service-Industrial Enhanced, an RS-MU Regional Service-Mixed Use, an RS-

MU(E) Regional Service-Mixed Use Enhanced, Subdistricts], Planned Development District No. 619, Planned Development District No. 621, Planned Development District No. 708, Planned Development District No. 715, Planned Development District No. 749, Planned Development District No. 747, Planned Development District No. 774, Planned Development District No. 784, Planned Development District No. 800, Planned Development District No. 857, Planned Development District No. 871, Planned Development District No. 877 in an area generally bound by Haskell Avenue, R.L. Thornton Freeway, 2nd Avenue, Al Lipscomb Way, Trinity River, Express Street, Stemmons Freeway, and Cole Avenue with consideration given to a zoning category that would allow for a historic building demolition delay.

Maker: Abtahi
Second: Ridley
Result: Carried: 11 to 0

For: 11 - Anglin, Emmons, Rodgers, Shidid*,
Lavallaisaa, Tarpley, Schultz, Peadon, Murphy,
Ridley, Abtahi

Against: 0
Absent: 3 - Anantasomboon, Bagley, Shellene
Vacancy: 1 - District 4

*out of the room, shown voting in favor

Speakers: None

Planner: Neva Dean

Motion: It was moved to **authorize** a public hearing to determine the proper zoning on property zoned a portion of Tract 1C within Planned Development District No. 160; portions of Subdistrict A, B, C, D, E, and J within Planned Development District No. 468; a portion of Subdistricts 3 and 6 within Planned Development District No. 830; and Conservation District No. 7 in an area generally bound by East Colorado Boulevard, Marsalis Avenue, East 8th Street, Davis Street, Zang Boulevard, both sides of West 8th Street, North Adams Avenue, properties on the south side of West 7th Street between North Adams Avenue and North Llewellyn Avenue, properties on the north side of West Davis Street between North Adams Avenue and North Madison Avenue, West Davis Street, Elsbeth Avenue, West 5th Street, and Zang Boulevard with consideration given to a zoning category that would allow for a historic building demolition delay.

Maker: Abtahi
Second: Ridley
Result: Carried: 10 to 0

For: 10 - Anglin, Emmons, Rodgers, Lavallaisaa,
Tarpley, Schultz, Peadon, Murphy, Ridley,
Abtahi

Against: 0
Absent: 3 - Anantasomboon, Bagley, Shellene
Vacancy: 1 - District 4
Conflict: 1 - Shidid

Speakers: None

Other Matters

Minutes

Motion: It was moved to **approve** the minutes of the July 9, 2015, City Plan Commission meeting, subject to corrections.

Maker: Ridley
Second: Abtahi
Result: Carried: 11 to 0

For: 11 - Anglin, Emmons, Rodgers, Shidid, Lavallaisaa,
Tarpley, Schultz, Peadon, Murphy, Ridley,
Abtahi

Against: 0
Absent: 3 - Anantasomboon, Bagley, Shellene
Vacancy: 1 - District 4

Adjournment

Motion: It was moved to **adjourn** the July 23, 2015, City Plan Commission meeting at 5:22 p.m.

Maker: Ridley
Second: Abtahi
Result: Carried: 11 to 0

For: 11 - Anglin, Emmons, Rodgers, Shidid, Lavallaisaa,
Tarpley, Schultz, Peadon, Murphy, Ridley,
Abtahi

Against: 0
Absent: 3 - Anantasomboon, Bagley, Shellene
Vacancy: 1 - District 4

Gloria Tarpley, Chair