

## PLAN COMMISSION MINUTES

The City Plan Commission held a regular Zoning Hearing on July 9, 2015, with the briefing starting at 11:08 a.m., in Room 5ES and the public hearing at 1:37 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, 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, Ann Bagley 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) **S145-203**

**Motion:** It was moved to **approve** an application to create one 5.056-acre lot from a tract of land in City Block 7367 on property located on Chenault Street between Dilido Road and North Buckner Boulevard, subject to compliance with the conditions listed in the docket.

Maker: Abtahi  
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

**Speakers:** None

(2) **S145-204**

**Motion:** It was moved to **approve** an application to replat a 1.551-acre tract of land containing the remainder of Lot 1 and all of Lot 2 in City Block B/5213 ½ into one lot on property located at the southwesterly corner of Meadow Road and Greenville Avenue, subject to compliance with the conditions listed in the docket.

Maker: Abtahi  
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

**Speakers:** None

(3) **S145-206**

**Motion:** It was moved to **approve** 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, subject to compliance with the conditions listed in the docket.

**This case was withdrawn by the applicant.**

(4) **S145-208**

**Motion:** It was moved to **approve** an application to create one 4.289-acre lot and one 0.394-acre lot from a 4.683-acre tract of land in City Block 8742 on property located on Frankford Road, west of Vail Street, subject to compliance with the conditions listed in the docket.

Maker: Abtahi  
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

**Speakers:** None

(5) **S145-209**

**Motion:** It was moved to **approve** an application to replat a 1.0277-acre tract of land containing all of Lots 1, 2, 3, 4A, 5, and part of Lot 6 in City Block 2/650 to create one lot on property located on the north corner of Ross Avenue and North Peak Street, subject to compliance with the conditions listed in the docket.

Maker: Abtahi  
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

**Speakers:** None

(6) **S145-212**

**Motion:** It was moved to **approve** an application to create an 8-lot Shared Access Development with lot sizes ranging from 8,710 square feet to 10,885 square feet from a 1.718-acre tract of land in City Block 7404 on property located on the southeast corner of Peavy Road and Millmar Drive, subject to compliance with the conditions listed in the docket.

Maker: Abtahi  
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

**Speakers:** None

(7) **S145-213**

**Motion:** It was moved to **approve** an application to replat a 1.06-acre tract of land containing part of Lot 1, in City Block C/6508 into one lot on property located on Goodnight Lane, north of Manana Drive, subject to compliance with the conditions listed in the docket.

Maker: Abtahi  
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

**Speakers:** None

(8) **S145-214**

**Motion:** It was moved to **approve** an application to create a 2.9780-acre lot from a tract of land containing all of City Block 539 on property bounded by Olive Street, Colby Street, North Pearl Street, and Woodall Rodgers Freeway., subject to compliance with the conditions listed in the docket.

Maker: Abtahi  
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

**Speakers:** None

(9) **S145-217**

**Motion:** It was moved to **approve** an application to create one 12.476-acre lot, and one 38.491-acre lot from a 50.967-acre tract of land in City Block 7553 on property located on Old Hickory Trail, north of Autobahn Drive, subject to compliance with the conditions listed in the docket.

Maker: Abtahi  
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

**Speakers:** None

(10) **S145-218**

**Motion:** It was moved to **approve** an application to replat a 0.507-acre tract of land containing all of Lot 3 in City Block B/8413 into one 0.124-acre lot and one 0.383-acre lot on property located on the Interstate Highway 635 Service Road, northwest of Abrams Road, subject to compliance with the conditions listed in the docket.

Maker: Abtahi  
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

**Speakers:** None

(11) S145-219

**Motion:** It was moved to **approve** an application to create eight lots ranging in size from 0.034 acres to 0.059 acres from a 0.323-acre tract of land in City Block 801 ½ on property located on Cisco Street, between Main Place and East Side Avenue, subject to compliance with the conditions listed in the docket.

Maker: Abtahi  
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

**Speakers:** None

Zoning Docket

Miscellaneous Items:

**M145-041**

Planner: Richard Brown

**Motion:** It was moved to **approve** a minor amendment to the site plan for Specific Use Permit No. 2128 for an Auto auction on property zoned a CS Commercial Service District on the southwest line of John W. Carpenter Freeway, southeast of Metromedia Place.

Maker: Emmons  
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

**Speakers:** None

**D145-020**

Planner: Danielle Jimenez

**Motion:** It was moved to **approve** a development plan and a landscape plan for Subarea H of Subdistrict No. 79, the Harwood Special Purpose District, within Planned Development District No. 193, the Oak Lawn Special Purpose District, on the south corner of North Harwood Street and Payne Street.

Maker: Ridley  
Second: Murphy  
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

**Speakers:** None

**D145-024**

Planner: Danielle Jimenez

**Motion:** It was moved to **approve** a for a development plan and a landscape plan for Tract V within Planned Development District No. 614, on the southwest corner Prestonwood Town Center and Montfort Drive.

Maker: Schultz  
Second: Murphy  
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

**Speakers:** None

Certificates of Appropriateness for Signs:

**1505131018**

Planner: Carrie Gordon

**Motion:** It was moved to **deny without prejudice** a Certificate of Appropriateness by Marie Byrum of Byrum Sign & Lighting, Inc., for a 30-square-foot projecting attached premise sign at 333 S. Harwood Street (East elevation).

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

**Speakers:** None

**1503092005**

Planner: Carrie Gordon

**Motion:** It was moved to **approve** a Certificate of Appropriateness by Bobby Nichols of Chandler Signs, for a 16-square-foot projecting attached premise sign at 1600 Pacific Avenue (South elevation).

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

**Speakers:** For (Did not speak): Matt Wilson, 3201 Manor Way, Dallas, TX, 75235  
Against: None



1504271025

Planner: Carrie Gordon

**Motion:** It was moved to **approve** a Certificate of Appropriateness by Marie Byrum of Byrum Sign & Lighting, Inc., for a 100-square-foot attached premise sign at 2627 Live Oak Street (Southeast elevation).

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

**Speakers:** FOR (Did not speak): Trey Roaten, 1351 Regal Row, Dallas, TX, 75247  
Against: None

1504271026

Planner: Carrie Gordon

**Motion:** It was moved to **approve** a Certificate of Appropriateness by Marie Byrum of Byrum Sign & Lighting, Inc., for a 69-square-foot attached premise sign at 2627 Live Oak Street (Southwest elevation).

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

**Speakers:** FOR (Did not speak): Trey Roaten, 1351 Regal Row, Dallas, TX, 75247  
Against: None

1505211027

Planner: Carrie Gordon

**Motion:** It was moved to **approve** a Certificate of Appropriateness by Kuni Shimizu of Texas Pro Signs, for a 124-square-foot attached premise sign at 1900 Cedar Springs Road (West elevation).

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

**Speakers:** None

**1505211031**

Planner: Carrie Gordon

**Motion:** It was moved to **approve** a Certificate of Appropriateness by Kuni Shimizu of Texas Pro Signs, for an 11-square-foot projecting attached premise sign at 1900 Cedar Springs Road (Southwest elevation).

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

**Speakers:** None

Zoning Cases – Consent:

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

Planner: Carrie Gordon

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

**Motion:** It was moved to recommend **approval** of a Specific Use Permit (limited to suite 314 only) to for the sale or service of alcoholic beverages in conjunction with a restaurant without drive-in service for a two-year period, subject to a site plan and revised conditions to include removal of the hours of operation on property zoned Planned Development District No. 85 on the east corner of Greenville Avenue and Pineland Drive.

Maker: Murphy  
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: 300 Mailed: 15  
**Replies:** For: 0 Against: 0

**Speakers:** For: Haile Berhanu, 1863 W. Mockingbird Ln., Dallas, TX, 75235  
Eden Gilamichael, Address not given  
Against: None

**Note: The Commission heard Zoning Case Consent Item #2, Z145-256(CG) next.**

**2. Z145-256(CG)**

Planner: Carrie Gordon

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

**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 greater than 3,500 square feet for a two-year period with eligibility for automatic renewals for additional five-year periods, subject to a revised site plan and conditions on property zoned an RR Regional Retail District with a D Liquor Control Overlay on the northwest corner of South Walton Walker Boulevard and Duncanville Road.

Maker: Rodgers  
Second: Murphy  
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: 300 Mailed: 20  
**Replies:** For: 0 Against: 0

**Speakers:** For: Calli Turner, 1601 Elm St., Dallas, TX, 75214  
Kimberly Cavagnaro, 2821 S. Walton Walker, Dallas, TX, 75211  
Against: None

**Note:** Commissioner Ridley moved to change the order of the agenda and hear the Landmark Commission Appeal CA145-242(JKA) upon the Assistant City Attorney's return to the Council Chambers. Commissioner Emmons seconded the motion. The Commission unanimously voted to hear Landmark Commission Appeal CA145-242(JKA) upon Assistant City Attorney's return to the Council Chambers. The Commission heard Zoning Case Under Advisement Item #7, Z145-181(OTH) next.

3. Z145-257(CG)

Planner: Carrie Gordon

**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 greater than 3,500 square feet for a two-year period with eligibility for automatic renewals for additional five-year periods, subject to a revised site plan and conditions on property zoned an RR Regional Retail District with a D Liquor Control Overlay on the northwest corner of West Ledbetter Drive and South Hampton Road.

Maker: Rodgers  
Second: Shidid  
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: 300 Mailed: 18  
**Replies:** For: 0 Against: 0

**Speakers:** For (Did not speak): Calli Turner, 1601 Elm St., Dallas, TX, 75214  
Against: None

4. Z145-258(CG)

Planner: Carrie Gordon

**Motion:** It was moved to recommend **approval** of the renewal of Specific Use Permit No. 1975 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 with eligibility for automatic renewals for additional five-year periods, subject to conditions on property zoned an RR Regional Retail District with a D-1 Liquor Control Overlay on the northwest corner of Samuell Boulevard and South Buckner Boulevard.

Maker: Rodgers  
Second: Shidid  
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: 300 Mailed: 8  
**Replies:** For: 0 Against: 0

**Speakers:** For (Did not speak): Calli Turner, 1601 Elm St., Dallas, TX, 75214  
Against: None

5. Z145-255(SM)

Planner: Sarah May

**Motion:** It was moved to recommend **approval** of a WMU-5 Walkable Mixed Use District on property zoned an RR Regional Retail District on the south line of East Clarendon Drive, west of South Corinth Street Road.

Maker: Rodgers  
Second: Shidid  
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: 54  
**Replies:** For: 0 Against: 0  
**Speakers:** None

6. Z145-230(OTH)

Planner: Olga Torres Holyoak

**Motion:** It was moved to recommend **approval** of an amendment to the existing deed restrictions on property zoned a CR Community Retail District on the northwest corner of Elam Road and Southgate Lane.

Maker: Rodgers  
Second: Shidid  
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: 300 Mailed: 36  
**Replies:** For: 5 Against: 2  
**Speakers:** None

**Note: The Commission heard Zoning Case Consent Item #1, Z145-198(CG) next.**

Zoning Cases – Under Advisement:

7. Z145-181(OTH)

Planner: Olga Torres Holyoak

**Note: Mr. Bert Vandenberg, Assistant City Attorney had a conflict in regard to this item. Mr. Vandenberg left the room during the discussion of this item.**

**Motion:** In considering an application for the renewal of Specific Use Permit No. 1803 for an open-enrollment charter school on property zoned a CA-1(A) Central Area District on an area bounded by McKinney Avenue, Laws Street, Munger Avenue and North Lamar Street, it was moved to **hold** this case under advisement until September 3, 2015.

Maker: Ridley  
Second: Shidid  
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: 300 Mailed: 24  
**Replies:** For: 3 Against: 5

**Speakers:** None

**Note: The Commission heard Landmark Commission Appeal CA145-242(JKA) upon Assistant City Attorney Casey Burgess' return to the Council Chambers. The Commission heard Landmark Commission Appeal CA145-242(JKA) next.**

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

Planner: Richard Brown

**Motion:** It was moved to recommend **approval** of an amendment to Specific Use Permit No. 810 for a Private Utility Service Center and Microwave Tower, subject to a revised site plan and revised staff's recommended conditions with the following: 1) For any portion of the retaining wall greater than three feet above grade as located between Driveway A and Driveway B, the following must be provided prior to an amended certificate of occupancy: a) Evergreen shrubs, a minimum of five gallon each, and or vines must be provided so as to obtain a solid appearance within three years of planting, and b) The outer face of the retaining wall must include one of the following materials on the face of the retaining wall must include one of the following materials on the face of the wall: brick, stone, or decorative block on property zoned an A(A) Agricultural District on the north line of Frankford Road, east of Meandering Way.

Maker: Peadon  
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: 132  
**Replies:** For: 3 Against: 23

**Speakers:** For: Karl Crawley, 900 Jackson St., Dallas, TX, 75202  
Against: Duane Mitchell, 7154 Pecan Creek Ln., Dallas, TX, 75252  
Paul Glickler, 18128 Meandering Way, Dallas, TX, 75252

Zoning Cases – Individual:

9. **Z145-204(RB)**

Planner: Richard Brown

**Motion:** It was moved to recommend **approval** of an amendment to Subareas C and D within Planned Development District No. 745, subject to a revised conceptual plan, development plan, landscape plan, and revised conditions (reflective of new subareas E and F) on property bounded by the west line of Manderville Lane and the north line of Midtown Boulevard.

Maker: Murphy  
Second: Shidid  
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: 19  
**Replies:** For: 1 Against: 0

**Speakers:** For: Suzan Kedron, 901 Main St., Dallas, TX, 75202  
Against: None

10. **Z145-243(SM)**

Planner: Sarah May

**Motion:** It was moved to recommend **approval** of an amendment to Planned Development District No. 625, subject to a revised conceptual plan, a revised development plan and conditions; and **approval** of an amendment to Specific Use Permit No. 1633 to add a radio, television or microwave tower in conjunction with a police station for a permanent period, subject to a revised site plan and conditions on the northwest corner of East Camp Wisdom Road and Patrol Way.



Maker: Lavallaisaa  
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: 5  
**Replies:** For: 0 Against: 0

**Speakers:** For (Did not speak): Jonathan Holt, Address not given  
Against: None

11. 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 July 23, 2015.

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: 65  
**Replies:** For: 0 Against: 1

**Speakers:** For: Maxwell Fisher, 900 Jackson St., Dallas, TX, 75202  
Against: Rhonda Montee, 9718 Webb Chapel Rd., Dallas, TX, 75220  
Against (Did not speak): James Montee, 9718 Webb Chapel Rd., Dallas, TX, 75220  
Megan C. Wilson, 9718 Webb Chapel Rd., Dallas, TX, 75220  
Hector Alvarado, 3538 Bolivar Dr., Dallas, TX, 75220

Development Code Amendment:

**Note: Commissioner Lavallaisaa left at 5:01 p.m.**

**DCA145-006(CG)**

Planner: Carrie Gordon

**Motion I:** It was moved to recommend **no change** to the amendment to the “sunset” date of August 31, 2015.

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

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

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

**Motion II:** It was moved to **remand** an amendment to Section 51A-7.308, “Digital Display on Certain Attached and Detached Non-Premise Signs,” of Division 51A-7.300, “Provisions for Business Zoning Districts” and to create a new section, “Digital Display on Certain Premise Signs,” of Division 51A-7.200, “Provisions For All Zoning Districts” of Article VII, “Sign Regulations,” of Chapter 51A, Dallas Development Code to the Special Sign District Advisory Committee.

Maker: Peadon  
Second: Abtahi  
Result: Failed: 5 to 5

For: 5 - Emmons, Rodgers, Peadon, Murphy, Abtahi

Against: 5 - Anglin, Shidid, Tarpley, Schultz, Ridley  
Absent: 4 - Anantasomboon, Bagley, Lavallaisaa, Shellene  
Vacancy: 1 - District 4

**Motion III:** It was moved to recommend **approval** of an amendment to Section 51A-7.308, “Digital Display on Certain Attached and Detached Non-Premise Signs,” of Division 51A-7.300, “Provisions for Business Zoning Districts” and to create a new section, “Digital Display on Certain Premise Signs,” of Division 51A-7.200, “Provisions For All Zoning Districts” of Article VII, “Sign Regulations,” of Chapter 51A, Dallas Development Code.

Maker: Ridley  
Second: Schultz  
Result: Carried: 6 to 4

For: 6 - Anglin, Shidid, Tarpley, Schultz, Murphy, Ridley

Against: 4 - Emmons, Rodgers, Peadon, Abtahi  
Absent: 4 - Anantasomboon, Bagley, Lavallaisaa, Shellene  
Vacancy: 1 - District 4

**Speakers:** For: None

Against: Leona Stabler, 1200 Braircrest Dr., Bryan, TX, 77202  
Joel Heine, 736 W. 24<sup>th</sup> St., Houston, TX, 77008  
Kenneth Peskin, 1001 N. Fairfax St., Alexandria, VA, 22314  
Tommy Reynolds, 1336 S. Irving Heights Dr., Irving, TX, 75060  
James Ramsey, 5454 La Sierra Dr., Dallas, TX, 75231

Against (Did not speak): Ricky Brown, 3 Century Ct., Trophy Club, TX, 76262

**Note: The Commission heard Other Matters next.**

Landmark Commission Appeal:

**CA145-242(JKA)**

Planner: Jennifer Anderson

**Motion:** It was moved to **affirm** the Landmark Commission's decision to deny the Certificate of Appropriateness - CA145-242(JKA) at 2414 Routh Street within the State Thomas Historic District.

Maker: Ridley  
Second: Emmons  
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

**Speakers:** Appellants: Sarah Momary, 2414 Routh St., Dallas, TX, 75201  
Kristyn, 2414 Routh St., Dallas, TX, 75201

For (Did not speak): Robert Momary, 2414 Routh St., Dallas, TX, 75201  
Randy Bartley, 2414 Routh St., Dallas, TX, 75201

Against (Did not speak): Patricia B. Meadows, 2707 State St., Dallas, TX, 75204  
John Armstrong, 2315 Routh St., Dallas, TX, 75204  
Paula Neme, 2504 State St., Dallas, TX, 75204  
July Smith Hearst, 2512 Thomas Ave., Dallas, TX, 75201  
Jolie Caldwell, 2205-B Boll St., Dallas, TX, 75204

Staff: Jennifer Anderson, City of Dallas, Historic Preservation Planner  
Casey Burgess, City of Dallas, Assistant City Attorney

Bert Vandenberg, City of Dallas, Assistant City Attorney

**Note: The Commission heard Zoning Case Under Advisement Item #8, Z145-143(RB) next.**

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Other Matters

Minutes

**Motion:** It was moved to **approve** the minutes of the June 18, 2015, City Plan Commission meeting, subject to corrections.

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

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

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

Adjournment

**Motion:** It was moved to **adjourn** the July 9, 2015, City Plan Commission meeting at 5:35 p.m.

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

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

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

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Gloria Tarpley, Chair