

PLAN COMMISSION MINUTES

The City Plan Commission held a regular Zoning Hearing on August 20, 2015, with the briefing starting at 10:43 a.m., in Room 5ES and the public hearing at 1:38 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, Jed Anantasomboon, Ann Bagley, Myrtl Lavallaisaa, John Shellene, 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: Tony Shidid. 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: 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) **S145-237**

Motion: It was moved to **approve** an application to create one 0.85-acre lot from a tract of land in City Block 7554 on property located at Hampton Road and Cliff Creek Crossing Drive, northwest corner, subject to compliance with the conditions listed in the docket.

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

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

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

*out of the room, shown voting in favor

Speakers: None

(2) **S145-238**

Motion: It was moved to **approve** an application to create one 2.911-acre lot from a tract of land in City Block 5800 on property located at 5212 Military Parkway and Parkdale Drive, southwest corner, subject to compliance with the conditions listed in the docket.

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

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

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

*out of the room, shown voting in favor

Speakers: None

(3) **S145-239**

Motion: It was moved to **approve** an application to replat a 0.726-acre tract of land containing all of Lots 2, 3, and 4 in City Block 36/3156 to create a Shared Access Development with 17 single family lots and 1 common area on property located at 427 West 10th Street, between North Adams Avenue and North Bishop Avenue, subject to compliance with the conditions listed in the docket to include redesign of Lots 5, 6, 12, and 13.

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

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

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

*out of the room, shown voting in favor

Speakers: None

(4) **S145-241**

Motion: It was moved to **approve** an application to replat a 2.22-acre tract of land containing all of Lot 21 in City Block 5755 and part of City Block 2372 into one lot on property located at 5505 Maple Avenue, between Butler Street and Inwood Road, subject to compliance with the conditions listed in the docket.

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

For: 13 - Anglin, Emmons*, Rodgers*, Anantasomboon,
Bagley, Lavallaisaa, Tarpley, Shellene,
Schultz, Peardon, Murphy, Ridley, Abtahi

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

*out of the room, shown voting in favor

Speakers: None

(5) **S145-245**

Motion: It was moved to **approve** an application to replat a 0.658-acre tract of land containing all of Lot 2 and part of Lot 8 in City Block 20/1877 into one 0.209-acre lot, one 0.214-acre lot; and to create a Shared Access Development with 6 single family lots ranging in size from 0.036 acres to 0.069 acres, on property located at 5930 Ross Avenue between Ross Avenue and Hudson Street, east of Hubert Street, subject to compliance with the conditions listed in the docket.

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

For: 13 - Anglin, Emmons*, Rodgers*, Anantasomboon,
Bagley, Lavallaisaa, Tarpley, Shellene,
Schultz, Peardon, Murphy, Ridley, Abtahi

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

*out of the room, shown voting in favor

Speakers: None

(6) S145-247

Motion: It was moved to **approve** an application to create one lot from a 5.447-acre tract of land in City Block 6235 on property located at 1400 Guard Drive, north of Lake June Road and east of Guard Drive, subject to compliance with the conditions listed in the docket.

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

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

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

*out of the room, shown voting in favor

Speakers: None

(7) S145-248

Motion: It was moved to **approve** an application to replat a 1.872-acre tract of land containing part of Lot 9, all of Lots 7, 8, 17, 18, 19, and Lot 20A in City Block 4/2017 on property located on Webb Avenue, between Tracy Street and McKinney Avenue, subject to compliance with the conditions listed in the docket.

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

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

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

*out of the room, shown voting in favor

Speakers: None

Residential Replats:

(8) **S145-243**

Motion: It was moved to **approve** an application to replat a tract of land containing all of Lot 14 and the northeast 10 feet of Lot 13 beginning at a point 34.19 feet southeast of the southwest line of the existing alley and 10 feet southwest of and parallel to the southwest line of Lot 14 to a point 10 feet southwest of the southwest corner of Lot 14 at the right-of-way-line of Eugene Street, all within City Block E/1735, into one lot on property located at 2323 Eugene Street, between Waldron Avenue and Diamond Avenue, subject to compliance with the conditions listed in the docket.

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

For: 13 - Anglin, Emmons*, Rodgers*, Anantasomboon,
Bagley, Lavallaisaa, Tarpley, Shellene,
Schultz, Peardon, Murphy, Ridley, Abtahi

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

*out of the room, shown voting in favor

Notices: Area: 200 Mailed: 33

Replies: For: 0 Against: 0

Speakers: For: Renee Johnson, 2323 Eugene St., Dallas, TX, 75215

For (Did not speak): Mariam Tatum, 2323 Eugene St., Dallas, TX, 75215

Against: None

(9) **S145-246**

Motion: It was moved to **approve** an application to replat a 46.266-acre tract of land containing all of Lots 1 and 2 in City Block 2/3442; all of Lots 1, 2, 7 and 8 and part of Lots 3, 4, and 6 in City Block 3/3442; all of Lot 5 and part of Lot 4 in City Block 1/3442; unplatted tracts of land in City Block 3753; and portions of Black Street, Nabors Street, Fifteenth Street, Marsalis Avenue, Seventeenth Street, Thomas Hill Place, and an unnamed street, all closed and vacated, into one lot on property located south of East Clarendon Drive and South Marsalis Avenue, subject to compliance with the conditions listed in the docket.

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

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

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

*out of the room, shown voting in favor

Notices: Area: 200 Mailed: 64
Replies: For: 0 Against: 0

Speakers: For: None
Against: Faye Moore, 1221 Arizona Ave., Dallas, TX, 75216

Building Line Removal:

(10) **S145-244**

Removal of Building Line Motion: It was moved to **approve** an application to remove the existing 30-foot platted building line along the southwest portion of the lot line adjacent to Goforth Circle 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 at the southeast corner of Goforth Road and Goforth Circle, subject to compliance with the conditions listed in the docket.

Maker: Shellene
Second: Peadon
Result: Carried: 12 to 1

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

Against: 1 - Ridley
Absent: 1 - Shidid
Vacancy: 1 - District 4

*out of the room, shown voting in favor

Replat Motion: It was moved to **approve** an application to replat a 0.251-acre tract of land containing all of Lot 1 in City Block A/5446 on property located at the southeast corner of Goforth Road and Goforth Circle, subject to compliance with the conditions listed in the docket.

Maker: Shellene
Second: Anglin
Result: Carried: 12 to 1

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

Against: 1 - Ridley
Absent: 1 - Shidid
Vacancy: 1 - District 4

*out of the room, shown voting in favor

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

Speakers: For: Rob Baldwin, 3904 Elm St., Dallas, TX, 75226
Against: None

Zoning Docket

Zoning Cases – Consent:

1. **Z145-221(WE)**

Planner: Warren Ellis

Motion: It was moved to recommend **denial without prejudice** of a Planned Development District for R-10(A) Single Family District and assisted living facility uses on property zoned an R-10(A) Single Family District on the south line of West Northwest Highway, west of Midway Road.

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

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

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

Notices: Area: 500 Mailed: 793
Replies: For: 2 Against: 43

Speakers: None

2. Z145-272(WE)

Planner: Warren Ellis

Motion: It was moved to recommend **approval** of a WR-5 Walkable Urban Residential District, subject to a revised height map overlay on property zoned Planned Development District No. 466 and an MF-2(A) Multifamily District on the east corner of Hall Street and Munger Avenue.

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

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

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

*out of the room, shown voting in favor

Notices: Area: 300 Mailed: 42
Replies: For: 1 Against: 0

Speakers: None

3. Z145-275(WE)

Planner: Warren Ellis

Motion: It was moved to recommend **approval** of an amendment to Specific Permit No. 2048 for the sale of alcoholic beverages in conjunction with a general merchandise or food store 100,000 square feet or more for a three-year period, subject to a site plan and conditions on property zoned an RR Regional Retail District with a D-1 Liquor Control Overlay on the south line of East R.L. Thornton Freeway and west of South Buckner Boulevard.

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

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

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

*out of the room, shown voting in favor

Notices: Area: 400 Mailed: 67
Replies: For: 0 Against: 6

Speakers: None

4. Z145-284(WE)

Planner: Warren Ellis

Motion: In considering an application for the renewal of Specific Use Permit No. 2052 for the sale of alcoholic beverages in conjunction with a general merchandise or food store 3,500 square feet or less on property zoned an LI Light Industrial District with a D-1 Liquor Control Overlay on the southwest corner of Forney Road and South Buckner Boulevard, it was moved to **hold** this case under advisement until September 3, 2015.

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

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

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

*out of the room, shown voting in favor

Notices: Area: 200 Mailed: 11
Replies: For: 0 Against: 1

Speakers: None

5. **Z145-286(OTH)**

Planner: Olga Torres Holyoak

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

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

For: 13 - Anglin, Emmons, Rodgers*, Anantasomboon,
Bagley, Lavallaisaa, Tarpley, Shellene,
Schultz, Peardon, Murphy, Ridley, Abtahi

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

*out of the room, shown voting in favor

Notices: Area: 200 Mailed: 19
Replies: For: 1 Against: 0

Speakers: None

6. **Z145-293(OTH)**

Planner: Olga Torres Holyoak

Motion: It was moved to recommend **approval** a Specific Use Permit for a vehicle display, sales and service for a five-year period, subject to a site plan and conditions on property zoned Planned Development District No. 629, on the northeast corner of Bonner Drive and North Central Expressway.

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

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

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

*out of the room, shown voting in favor

Notices: Area: 200 Mailed: 9
Replies: For: 1 Against: 0

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

7. Z145-298(OTH)

Planner: Olga Torres Holyoak

Motion: It was moved to recommend **approval** of a Specific Use Permit for a tattoo studio for a three-year period, subject to a site plan and conditions on property zoned Tract A in Planned Development District No. 269, on the south line of Elm Street, east of North Good Latimer Expressway.

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

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

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

*out of the room, shown voting in favor

Notices: Area: 200 Mailed: 20
Replies: For: 0 Against: 7

Speakers: None

Note: Commissioner Murphy moved to change the order of the agenda and hear Agenda Item #15, Z134-250(RB) next. Commissioner Schultz seconded the motion. The Commission unanimously voted to hear Agenda Item #15, Z134-250(RB) next. Commissioner Rodgers was out of the room when the vote was taken. The Commission heard Agenda Item #15, Z134-250(RB) next.

Zoning Cases – Under Advisement:

8. **Z145-140(OTH)**

Planner: Olga Torres Holyoak

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 a CR Community Retail District south of Goodwin Avenue, east of Greenville Avenue, it was moved to **hold** this case under advisement until October 15, 2015.

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

For: 11 - Anglin*, Emmons, Rodgers, Anantasomboon,
Lavallaisaa, Tarpley, Shellene, Schultz,
Peadon, Murphy, Abtahi

Against: 0
Absent: 1 - Shidid
Vacancy: 1 - District 4
Conflict: 2 - Bagley, Ridley

*out of the room, shown voting in favor

Notices: Area: 200 Mailed: 27
Replies: For: 4 Against: 3

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

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

Planner: Warren Ellis

Motion I: It was moved to recommend **denial** of 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.

Maker: Schultz
Second: Ridley
Result: Failed: 6 to 7

For: 6 - Emmons, Rodgers, Bagley, Schultz, Murphy,
Ridley

Against: 7 - Anglin, Anantasomboon, Lavallaisaa, Tarpley,
Shellene, Peadon, Abtahi
Absent: 1 - Shidid
Vacancy: 1 - District 4

Motion II: It was moved to recommend **approval** of a Specific Use Permit for a mini-warehouse use for a ten-year period, subject to a site plan, landscape plan and conditions on property zoned an MU-3 Mixed Use District on the north side of Banner Drive, between Park Central Drive and Merit Drive.

Maker: Anantasomboon
Second: Shellene
Result: Carried: 11 to 2

For: 11 - Anglin, Emmons, Rodgers, Anantasomboon,
Lavallaisaa, Tarpley, Shellene, Schultz,
Peadon, Murphy, Abtahi

Against: 2 - Bagley, Ridley
Absent: 1 - Shidid
Vacancy: 1 - District 4

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

Speakers: For: Rob Baldwin, 3908 Elm St., Dallas, TX, 75226
Gary Delaney, Northbrook, IL
Against: None

10. **Z145-227(WE)**

Planner: Warren Ellis

Motion: It was moved to recommend **approval** of a CR Community Retail District with deed restrictions volunteered by the applicant on property zoned an R-5(A) Single Family District on the north line of Simpson Stuart Road, west of Tracy Road.

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

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

Against: 0
Absent: 1 - Shidid
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

11. **Z145-195(AF)**

Planner: Aldo Fritz

Motion: In considering an application for an NS(A) Neighborhood Service District on property zoned an R-7.5(A) Single Family District on the southwest corner of Royal Lane and Brockbank Drive, it was moved to **hold** this case under advisement until September 3, 2015.

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

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

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

Notices: Area: 200 Mailed: 19
Replies: For: 1 Against: 1

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

12. **Z145-234(AF)**

Planner: Aldo Fritz

Motion: It was moved to recommend **approval** of an amendment to and an expansion of Specific Use Permit No. 1007 for a public school for a permanent period, subject to a revised site plan, revised landscape plan, traffic management plan and conditions on property zoned a TH-3(A) Townhouse District on the north side of Wheatland Road and west of Clark Road.

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

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

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

*out of the room, shown voting in favor

Notices: Area: 500 Mailed: 267
Replies: For: 4 Against: 15

Speakers: For: Karl Crawley, 900 Jackson St., Dallas, TX, 75202
Alfred Ray, 106 S. Capri Dr., Duncanville, TX, 75116
Against: Susannah Kelly, 8645 Vista Grande Dr., Dallas, TX, 75249
Greg Malkowski, 7274 Summit Parc Dr., Dallas, TX, 75249

Zoning Cases – Individual:

13. **Z145-289(AF)**

Planner: Aldo Fritz

Motion: It was moved to recommend **approval** of a Planned Development District for IR Industrial Research District and general merchandise or food store greater than 3,500 square feet uses, subject to a development plan, landscape plan and conditions on property zoned an IR Industrial Research District at the south corner of Regal Row and John W. Carpenter Service Road.

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

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

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

*out of the room, shown voting in favor

Notices: Area: 500 Mailed: 21
Replies: For: 1 Against: 1

Speakers: For: Robert Miklos, 1800 Valley View Ln., Farmers Branch, TX, 75234
Against: None

14. **Z134-105(SM)**

Planner: Sarah May

Motion: In considering an application for a new subarea and 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 within Tract 2A, Subarea 1 of Planned Development District No. 366, the Buckner Boulevard Special Purpose District with a D-1 Liquor Control Overlay on the northwest corner of Scyene Road and South Buckner Boulevard, it was moved to **hold** this case under advisement until September 3, 2015.

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

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

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

*out of the room, shown voting in favor

Notices: Area: 500 Mailed: 24
Replies: For: 3 Against: 2

Speakers: For: Raihan Chowdhury, 3003 S. Buckner Blvd., Dallas, TX, 75227
For (Did not speak): Mohammed Sultan, 3003 S. Buckner Blvd., Dallas, TX, 75227
Mohammed Hossain, 3003 S. Buckner Blvd., Dallas, TX, 75227
Against: None

15. **Z134-250(RB)**

Planner: Richard Brown

Motion: In considering an application for a Planned Development District for MF-1(A) Multifamily District Uses on property zoned an MF-1(A) Multifamily District in the southeast quadrant of Averill Way and Preston Road, it was moved to **hold** this case under advisement until September 3, 2015.

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

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

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

*out of the room, shown voting in favor

Notices: Area: 500 Mailed: 242
Replies: For: 136 Against: 6

Speakers: For: Bill Dahlstrom, 901 Main St., Dallas, TX, 75202
Michael Derrick, 6123 Bandera Ave., Dallas, TX, 75225
Patti Niles, 6535 Bandera Ave., Dallas, TX, 75231
Marc Hall, 6060 Averill Way, Dallas, TX, 75225
Jon Anderson, 6335 W. Northwest Hwy., Dallas, TX, 75225
Pete Livingston, Address not given
Niki McCuiston, 6150 Averill Way, Dallas, TX, 75225
Robert Weiss, 6127 Bandera Ave., Dallas, TX, 75225
John Pritchett, 6211 W. Northwest Hwy., Dallas, TX, 75225
Against: J. Steve Dawson, 8440 Tulane St., Dallas, TX, 75225

Note: The Commission returned to the regular order of the agenda and heard Agenda Item #8, Z145-140(OTH) next.

Development Code Amendments:

DCA145-007(ND)

Planner: Neva Dean

Motion: It was moved to recommend **approval** of an amendment to Chapters 51 and 51A, Dallas Development Code, Divisions 51-4.500 and 51A-4.500 to create a historic building demolition delay overlay with the following change: 1) In Sec.51A-4.504(c)(1) add subsection "D" to read: "If the Historic Preservation officer determines the building meets any of the criteria in subsection (b) the building shall be posted with signage stating the property is being considered for demolition".

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

For: 13 - Anglin, Emmons, Rodgers*, Anantasomboon,
Bagley, Lavallaisaa, Tarpley, Shellene*,
Schultz, Peardon, Murphy, Ridley, Abtahi

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

*out of the room, shown voting in favor

Speakers: For: David Preziosi, 2922 Swiss Ave., Dallas, TX, 75204
Against: None

Other Matters

Minutes

Motion: It was moved to **approve** the minutes of the August 6, 2015, City Plan Commission meeting, subject to corrections.

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

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

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

*out of the room, shown voting in favor

Adjournment

Motion: It was moved to **adjourn** the August 20, 2015, City Plan Commission meeting at 4:41 p.m.

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

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

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

*out of the room, shown voting in favor