

PLAN COMMISSION MINUTES

The City Plan Commission held a regular Zoning Hearing on September 17, 2015, with the briefing starting at 11:10 a.m., in Room 5ES and the public hearing at 1:31 p.m., in the City Council Chambers of City Hall. Presiding were Gloria Tarpley, Chair and Robert Abtahi, Vice-Chair. The following Commissioners were present during the hearing: Mike Anglin, Neil Emmons, Emma Rodgers, Tony Shidid, Jed Anantasomboon, Myrtl Lavallaisaa, John Shellene, Jaynie Schultz and Carolyn "Cookie" Peadon. The following Commissioners were absent from this hearing as defined in the City Plan Commission rules: Margot Murphy and Paul E. Ridley. There are two vacancies, District 4 and District 7.

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) **S145-021R**

Motion: It was moved to **approve** an application to revise a previously approved plat (S145-021) in order to expand the development from 307 single family lots with 12 common areas, to 337 single family lots with 13 common areas, from an 86.231-acre tract of land on property located in City of Dallas ETJ in Kaufman County, Texas, north of F.M. 548 and south of Ranch Road, subject to compliance with the conditions listed in the docket.

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

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

Against: 0
Absent: 2 - Murphy, Ridley
Vacancy: 2 - District 4, District 7

Speakers: None

(2) **S145-261**

Motion: It was moved to **approve** an application to create one lot from a 7.652-acre tract of land in City Block A/7021 on property located at 7203 Ferguson Road and 6900 Valley Glen Drive, subject to compliance with the conditions listed in the docket.

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

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

Against: 0
Absent: 2 - Murphy, Ridley
Vacancy: 2 - District 4, District 7

Speakers: None

(3) **S145-262**

Motion: It was moved to **approve** an application to create a Shared Access Development with 229 single family lots and 28 common areas from a 15.342-acre tract of land in City Block 7259 and a portion of abandoned Borger Street on property located on Borger Street between Duluth Street and Andy Street, subject to compliance with the conditions listed in the docket.

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

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

Against: 0
Absent: 2 - Murphy, Ridley
Vacancy: 2 - District 4, District 7

Speakers: None

(4) S145-263

Motion: It was moved to **approve** an application to create a Shared Access Development with 12 single family lots and one common area from a 1.903-acre tract of land in City Block 6431 on property located between Webb Chapel Road and Chapel Downs Road, north of Timberview Road, subject to compliance with the conditions listed in the docket.

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

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

Against: 0
Absent: 2 - Murphy, Ridley
Vacancy: 2 - District 4, District 7

Speakers: None

(5) S145-264

Motion: It was moved to **approve** an application to replat a 6.260-acre tract of land containing all of Lot 1 in City Block A/540 and part of City Block 539 into one 3.00-acre lot and one 3.26-acre lot on property located on McKinney Avenue, between North Pearl Street and Olive Street, subject to compliance with the conditions listed in the docket.

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

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

Against: 0
Absent: 2 - Murphy, Ridley
Vacancy: 2 - District 4, District 7

Speakers: None

Residential Replats:

(6) **S134-033R**

Motion: It was moved to **approve** an application to replat a 0.861-acre tract of land containing part of Lots 2-4; all of Lots 35-39, 1A-1H, and 1J-1L; and an unplatted tract of land, all within City Block 2/594, in order to expand an existing Shared Access Development by increasing the number of single family lots from 16 to 20 on property located at Watkins Avenue and Flora Street, west corner, subject to compliance with the conditions listed in the docket.

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

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

Against: 0
Absent: 2 - Murphy, Ridley
Vacancy: 2 - District 4, District 7

Speakers: None

(7) **S145-258**

Motion: It was moved to **deny** an application to replat a 2.291-acre tract of land containing the remainder of Lot 1, all of Lots 2-14, and part of a 15-foot alley to be abandoned, all within City Block 1/4187, into one lot, on property located at the southeast corner of South Beckley Avenue and Illinois Avenue, due to non-compliance with Section 51A-8.503 of the Dallas Development Code.

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

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

Against: 0
Absent: 2 - Murphy, Ridley
Vacancy: 2 - District 4, District 7

Notices: Area: 200 Mailed: 41
Replies: For: 0 Against: 4

Speakers: For: Rob Baldwin, 3904 Elm St., Dallas, TX, 75226
Veronica Barroso, 2311 Seevers Ave., Dallas, TX, 75216
Against: Alicia Quintans, 227 N. Shore Dr., Dallas, TX, 75216
Stan Aten, 3165 Obannon Dr., Dallas, TX, 75224

(8) **S145-259**

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

Maker: Schultz
Second: Shidid
Result: Carried: 11 to 0

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

Against: 0
Absent: 2 - Murphy, Ridley
Vacancy: 2 - District 4, District 7

Notices: Area: 200 Mailed: 21
Replies: For: 5 Against: 0

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

(9) **S145-260**

Motion: It was moved to **approve** an application to replat a 1.290-acre tract of land containing part of Lots 2-4 and all of Lots 5-34, all within City Block 2/594, in order to expand an existing Shared Access Development by increasing the number of single family lots from 33 to 34 on property located at North Central Expressway (US Highway No. 75) and Flora Street, north corner, subject to compliance with the conditions listed in the docket.

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

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

Against: 0
Absent: 2 - Murphy, Ridley
Vacancy: 2 - District 4, District 7

* out of the room, shown voting in favor

Speakers: None

Miscellaneous Docket

M145-055

Planner: Danielle Lerma

Motion: It was moved to **approve** a minor amendment to the site plan for Specific Use Permit No. 2037 for the sale of alcoholic beverages in conjunction with a general merchandise or food store greater than 3,500 square feet on property zoned a CR Community Retail District with a D-1 Liquor Control Overlay, on the north line of Lake June Road, west of North Jim Miller Road.

Maker: Shidid
Second: Schultz
Result: Carried: 11 to 0

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

Against: 0
Absent: 2 - Murphy, Ridley
Vacancy: 2 - District 4, District 7

* out of the room, shown voting in favor

Speakers: For (Did not speak): Rhonda Davis, 7007 Lake June Rd., Dallas, TX, 75217
Against: None

D145-029

Planner: Laura Evans

Motion: It was moved to **approve** a development plan on property within Planned Development District No. 944, at the southwest corner of Borger Street and Duluth Street.

Maker: Anantasomboon
Second: Shidid
Result: Carried: 11 to 0

For: 11 - Anglin, Emmons*, Rodgers, Shidid,
Anantasomboon, Lavallaisaa, Tarpley,
Shellene, Schultz, Peadon, Abtahi
Against: 0
Absent: 2 - Murphy, Ridley
Vacancy: 2 - District 4, District 7

* out of the room, shown voting in favor

Speakers: None

D145-030

Planner: Laura Evans

Motion: It was moved to **approve** a development plan on property within Planned Development District No. 885, Subarea B, on the west side of Midway Road, south of Lyndon B. Johnson Freeway.

Maker: Anantasomboon
Second: Shidid
Result: Carried: 11 to 0

For: 11 - Anglin, Emmons*, Rodgers, Shidid,
Anantasomboon, Lavallaisaa, Tarpley,
Shellene, Schultz, Peadon, Abtahi
Against: 0
Absent: 2 - Murphy, Ridley
Vacancy: 2 - District 4, District 7

* out of the room, shown voting in favor

Speakers: None

Thoroughfare Plan Amendments:

Hawkins Street from Canton Street to Commerce Street Amendment

Planner: Tanya Brooks

Motion: It was moved to **approve** an amendment to the City of Dallas Central Business District Streets and Vehicular Circulation Plan to delete Hawkins Street from Canton Street to Commerce Street.

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

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

Against: 0
Absent: 2 - Murphy, Ridley
Vacancy: 2 - District 4, District 7

* out of the room, shown voting in favor

Speakers: For: Audrey Buckley, 416 S. Ervay St., Dallas, TX, 75201
Against: None

Zoning Cases – Consent:

1. **Z145-172(AF)**

Planner: Aldo Fritz

Motion: It was moved to recommend **approval** of an MF-2(A) Multifamily District with deed restrictions volunteered by the applicant on property zoned an IR Industrial Research District, on the southeast line of Kimsey Drive, northeast of Maple Avenue.

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

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

Against: 0
Absent: 2 - Murphy, Ridley
Vacancy: 2 - District 4, District 7

Notices: Area: 200 Mailed: 16
Replies: For: 0 Against: 0

Speakers: None

2. Z145-303(AF)

Planner: Aldo Fritz

Motion: It was moved to recommend **approval** of the a Specific Use Permit for a Lodging or boarding house for a two-year period, subject to a site plan and conditions on property zoned a CR Community Retail District, on the east corner of Belmont Avenue and North Carroll Avenue.

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

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

Against: 0
Absent: 2 - Murphy, Ridley
Vacancy: 2 - District 4, District 7

* out of the room, shown voting in favor

Notices: Area: 200 Mailed: 30
Replies: For: 0 Against: 6

Speakers: For: Luis A. Boy, 6156 Canvas Back Dr., Frisco, TX, 75034
Against: Carl Smith, 4517 Weldon St., Dallas, TX, 75204

3. Z145-304(AF)

Planner: Aldo Fritz

Motion: It was moved to recommend **approval** of the renewal of Specific Use Permit No. 1771 for a vehicle display, sales and service use for a three-year period with eligibility for automatic renewals for additional three-year periods, subject to conditions on property within Subdistrict 3 of Planned Development District No. 533, the C.F. Hawn Special Purpose District No. 1, on the northeast side of C.F. Hawn Freeway, west of North Jim Miller Road.

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

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

Against: 0
Absent: 2 - Murphy, Ridley
Vacancy: 2 - District 4, District 7

Notices: Area: 200 Mailed: 18
Replies: For: 0 Against: 0
Speakers: None

4. Z145-106(RB)

Planner: Richard Brown

Motion: It was moved to recommend **approval** of a Specific Use Permit for an Open-enrollment charter school for a five-year period with eligibility for automatic renewal for additional five-year periods, subject to a site plan, traffic management plan, and conditions on property zoned an R-7.5(A) Single Family District at the southeast corner of Ludlow Drive and South Vernon Avenue.

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

For: 11 - Anglin, Emmons, Rodgers, Shidid,
Anantasomboon, Lavallaisaa, Tarpley,
Shellene, Schultz, Peadon, Abtahi
Against: 0
Absent: 2 - Murphy, Ridley
Vacancy: 2 - District 4, District 7

Notices: Area: 300 Mailed: 33
Replies: For: 1 Against: 1
Speakers: None

Zoning Cases – Under Advisement:

5. Z145-274(SM)

Planner: Sarah May

Motion: It was moved to recommend **denial without prejudice** of 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, as a result of neighborhood opposition.

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

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

Against: 0
Absent: 2 - Murphy, Ridley
Vacancy: 2 - District 4, District 7
Conflict: 1 - Shellene

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

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

Zoning Cases – Individual:

6. **Z145-214(RB)**

Planner: Richard Brown

Motion: In considering an application for a Planned Development District for a Country club with private membership maintenance facility and R-16(A) Single Family District Uses on property zoned an R-16(A) Single Family District on the north line of Alpha Road east of Hughes Lane, it was moved to **hold** this case under advisement until October 1, 2015.

Maker: Schultz
Second: Anantasomboon
Result: Carried: 11 to 0

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

Against: 0
Absent: 2 - Murphy, Ridley
Vacancy: 2 - District 4, District 7

Notices: Area: 500 Mailed: 36
Replies: For: 4 Against: 0

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

7. **Z145-279(RB)**

Planner: Richard Brown

Motion: In considering an application for Planned Development Subdistrict for MF-2 Multiple-family Subdistrict Uses on property zoned an MF-2 Multiple-family Subdistrict within Planned Development District No. 193, the Oak Lawn Special Purpose District, on the southwest line of Cedar Springs Road between Lucas Drive and Hawthorne Avenue; it was moved to **hold** this case under advisement until October 1, 2015.

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

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

Against: 0
Absent: 2 - Murphy, Ridley
Vacancy: 2 - District 4, District 7

Notices: Area: 500 Mailed: 203
Replies: For: 1 Against: 0

Speakers: For (Did not speak): William Cothrum, Address not given
Against: None

8. Z145-288(RB)

Planner: Richard Brown

Motion: It was moved to recommend **approval** of an amendment to Planned Development District No. 847, subject to a revised Subarea 1 development plan, Subarea 2 development plan and revised conditions with the following modification: 1) Monument sign height increase from 7 ft. to 9 ft.6 inches in the southeast quadrant of SMU Boulevard and North Central Expressway.

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

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

Against: 0
Absent: 2 - Murphy, Ridley
Vacancy: 2 - District 4, District 7

Notices: Area: 500 Mailed: 70
Replies: For: 9 Against: 0

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

Other Matters

Minutes

Motion: It was moved to **approve** the minutes of the September 3, 2015, City Plan Commission meeting, subject to corrections.

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

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

Against: 0
Absent: 2 - Murphy, Ridley
Vacancy: 2 - District 4, District 7

Adjournment

Motion: It was moved to **adjourn** the September 17, 2015, City Plan Commission meeting at 2:47 p.m.

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

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

Against: 0
Absent: 2 - Murphy, Ridley
Vacancy: 2 - District 4, District 7

Gloria Tarpley, Chair