

## PLAN COMMISSION MINUTES

The City Plan Commission held a regular Zoning Hearing on January 22, 2015, with the briefing starting at 10:37 a.m., in Room 5ES and the public hearing at 1:48 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, Betty Culbreath, Tony Shidid, 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: None. There are no vacancies.

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) **S145-063**

**Motion:** It was moved to **approve** an application to create five lots from a 1.016-acre tract of land in City Block 6133 on property located at 746 Harter Road, subject to compliance with the conditions listed in the docket to include an amendment to Condition #14 to read as follows: "Dedicate sufficient right-of-way to provide a total right-of-way width of 50 ft. along Harter Road for the length of the property's frontage".

Maker: Abtahi  
Second: Shellene  
Result: Carried: 15 to 0

For: 15 - Anglin, Emmons, Rodgers, Culbreath, Shidid,  
Anantasomboon, Bagley, Lavallaisaa\*,  
Tarpley, Shellene, Schultz, Peadon, Murphy,  
Ridley, Abtahi

Against: 0  
Absent: 0  
Vacancy: 0

\*out of the room, shown voting in favor

**Speakers:** None

**(2) S145-065**

**Motion:** It was moved to **approve** an application to replat a 4.689-acre tract of land containing all of Lot 2 in City Block S/8201 into one 0.836-acre lot and one 3.853-acre lot on property located at 7104 Campbell Road, subject to compliance with the conditions listed in the docket with removal of Condition #19.

Maker: Abtahi  
Second: Shellene  
Result: Carried: 15 to 0

For: 15 - Anglin, Emmons, Rodgers, Culbreath, Shidid,  
Anantasomboon, Bagley, Lavallaisaa\*,  
Tarpley, Shellene, Schultz, Peadon, Murphy,  
Ridley, Abtahi

Against: 0  
Absent: 0  
Vacancy: 0

\*out of the room, shown voting in favor

**Speakers:** For (Did not speak): Roger Wheeler, 5840 Harmony Ranch Rd., Aubrey, TX, 76227  
Against: None

**(3) S145-066**

**Motion:** It was moved to **approve** an application to replat a 4.9139-acre tract of land containing the remainder of Lot 2 in City Block A/8420 into one lot on property located at 9400 Lyndon B. Johnson Freeway (Interstate Highway 635)., subject to compliance with the conditions listed in the docket with deletion of Condition #13.

Maker: Abtahi  
Second: Shellene

Result: Carried: 15 to 0

For: 15 - Anglin, Emmons, Rodgers, Culbreath, Shidid,  
Anantasomboon, Bagley, Lavallaisaa\*,  
Tarpley, Shellene, Schultz, Peadon, Murphy,  
Ridley, Abtahi

Against: 0  
Absent: 0  
Vacancy: 0

\*out of the room, shown voting in favor

**Speakers:** None

(4) **S145-067**

**Motion:** It was moved to **approve** an application to replat a 6.208-acre tract of land containing all of Lots 1B and 6 in City Block 10/5993 and a portion of abandoned right-of-way (Short Boulevard) into one 1.798-acre lot and one 4.410-acre lot on property located on Vista Wood Boulevard, south of West Ledbetter Drive, subject to compliance with the conditions listed in the docket with removal of Condition #22.

Maker: Abtahi  
Second: Shellene  
Result: Carried: 15 to 0

For: 15 - Anglin, Emmons, Rodgers, Culbreath, Shidid,  
Anantasomboon, Bagley, Lavallaisaa\*,  
Tarpley, Shellene, Schultz, Peadon, Murphy,  
Ridley, Abtahi

Against: 0  
Absent: 0  
Vacancy: 0

\*out of the room, shown voting in favor

**Speakers:** None

(5) **S145-068**

**Motion:** It was moved to **approve** an application to create one lot from a 1.275-acre tract of land in City Block 5072 on property located at 8533 Midway Road, subject to compliance with the conditions listed in the docket.

Maker: Abtahi  
Second: Shellene  
Result: Carried: 15 to 0

For: 15 - Anglin, Emmons, Rodgers, Culbreath, Shidid,  
Anantasomboon, Bagley, Lavallaisaa\*,  
Tarpley, Shellene, Schultz, Peadon, Murphy,  
Ridley, Abtahi

Against: 0  
Absent: 0  
Vacancy: 0

\*out of the room, shown voting in favor

**Speakers:** None

**(6) S145-069**

**Motion:** It was moved to **approve** an application to replat a 16.434-acre tract of land containing all of Lot 1B in City Block G/8064 into one 10.807-acre lot and one 5.627-acre lot on property located at 10900 Rockwall Road, subject to compliance with the conditions listed in the docket with removal of Condition #23.

Maker: Abtahi  
Second: Shellene  
Result: Carried: 15 to 0

For: 15 - Anglin, Emmons, Rodgers, Culbreath, Shidid,  
Anantasomboon, Bagley, Lavallaisaa\*,  
Tarpley, Shellene, Schultz, Peadon, Murphy,  
Ridley, Abtahi

Against: 0  
Absent: 0  
Vacancy: 0

\*out of the room, shown voting in favor

**Speakers:** None

Residential Replats:

(7) **S145-064**

**Motion:** It was moved to **approve** an application to replat a 0.309-acre tract of land containing all of Lot 18 and the western one-half portion of Lot 17 in City Block 5/5289 into one lot on property located at 8809 Diceman Drive, subject to compliance with the conditions listed in the docket.

Maker: Abtahi  
Second: Shellene  
Result: Carried: 15 to 0

For: 15 - Anglin, Emmons, Rodgers, Culbreath, Shidid,  
Anantasomboon, Bagley, Lavallaisaa\*,  
Tarpley, Shellene, Schultz, Peadon, Murphy,  
Ridley, Abtahi

Against: 0  
Absent: 0  
Vacancy: 0

\*out of the room, shown voting in favor

**Notices:** Area: 200 Mailed: 25  
**Replies:** For: 0 Against: 1

**Speakers:** None

**Note:** Commissioner Abtahi moved to change the order of the agenda and hear DCA 145-001(AM), the Bottom Urban Structure and Guidelines and the Wynnewood Urban Design Strategy before the Miscellaneous items. Commissioner Shellene seconded the motion. The Commission unanimously voted to change the order of the agenda and hear items DCA 145-001(AM), the Bottom Urban Structure and Guidelines and the Wynnewood Urban Design Strategy next. Commissioner Lavallaisaa was out of the room when the vote was taken, shown voting in favor. The Commission heard items DCA 145-001(AM), the Bottom Urban Structure and Guidelines and the Wynnewood Urban Design Strategy next (in order).

Miscellaneous Items:

**D145-004**

Planner: Charles Enchill

**Motion:** It was moved to **approve** of a development plan for Subarea J within Planned Development District No. 193, Subdistrict 79 on the south corner of North Field Street and Harry Hines Boulevard.

Maker: Ridley  
Second: Shidid  
Result: Carried: 15 to 0

For: 15 - Anglin, Emmons, Rodgers, Culbreath, Shidid,  
Anantasomboon, Bagley, Lavallaisaa\*,  
Tarpley, Shellene, Schultz, Peadon, Murphy,  
Ridley, Abtahi

Against: 0  
Absent: 0  
Vacancy: 0

\*out of the room, shown voting in favor

**Speakers:** None

**Note: Commissioner Emmons moved to change the order of the agenda and add item #15 Z145-107(OTH) to the Consent agenda. Commissioner Abtahi seconded the motion. The Commission unanimously voted to add item #15 Z145-107(OTH) to the Consent agenda. Commissioner Lavallaisaa was out of the room when the vote was taken, shown voting in favor. The Commission heard Consent items next.**

Zoning Cases – Consent:

**1. Z112-316(CE)**

Planner: Charles Enchill

**Motion:** In considering an application for a Specific Use Permit for a child-care facility on property zoned an R-7.5(A) Single Family District on the northwest corner of Cleveland Road and Bonnie View Road, it was moved to **hold** this case under advisement until February 5, 2015.

Maker: Lavallaisaa  
Second: Anglin  
Result: Carried: 15 to 0

For: 15 - Anglin, Emmons, Rodgers, Culbreath, Shidid,  
Anantasomboon, Bagley, Lavallaisaa, Tarpley,  
Shellene, Schultz, Peadon, Murphy, Ridley,  
Abtahi

Against: 0  
Absent: 0  
Vacancy: 0

**Notices:** Area: 300                      Mailed: 13  
**Replies:** For: 0                              Against: 0

**Speakers:** None

**2. Z134-232(WE)**

Planner: Warren Ellis

**Motion:** It was moved to recommend **approval** of the renewal of Specific Use Permit No. 1467 for an open-enrollment charter school for a five-year period with eligibility for automatic renewals for additional five-year periods, subject to a traffic management plan and conditions on property zoned a CA-1(A) Central Area District with an SP Secondary Pedestrian Precinct Overlay on the south corner of North Akard Street and Ross Avenue.

Maker: Lavallaisaa  
Second: Anglin  
Result: Carried: 15 to 0

For: 15 - Anglin, Emmons, Rodgers, Culbreath, Shidid, Anantasomboon, Bagley, Lavallaisaa, Tarpley, Shellene, Schultz, Peadon, Murphy, Ridley, Abtahi

Against: 0  
Absent: 0  
Vacancy: 0

**Notices:** Area: 200 Mailed: 22  
**Replies:** For: 0 Against: 0

**Speakers:** None

**3. Z134-333(RB)**

Planner: Richard Brown

**Motion:** In considering an application for a Planned Development Subdistrict for LC Light Commercial Subdistrict Uses on property zoned an LC Light Commercial Subdistrict within Planned Development District No. 193, the Oak Lawn Special Purpose District, on the northeast line of Bowen Street, between McKinney Avenue and Oak Grove Avenue, it was moved to **hold** this case under advisement until February 5, 2015.

Maker: Lavallaisaa  
Second: Anglin  
Result: Carried: 15 to 0

For: 15 - Anglin, Emmons, Rodgers, Culbreath, Shidid, Anantasomboon, Bagley, Lavallaisaa, Tarpley, Shellene, Schultz, Peadon, Murphy, Ridley, Abtahi

Against: 0  
Absent: 0  
Vacancy: 0

**Notices:** Area: 500 Mailed: 361  
**Replies:** For: 1 Against: 1  
**Speakers:** None

4. **Z134-334(DJ)**

Planner: Danielle Jimenez

**Motion:** It was moved to recommend **approval** of the renewal of Specific Use Permit No. 1970 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 of additional five-year periods, subject to a revised site plan and conditions on property zoned a CR Community Retail District with a D-1 Liquor Control Overlay, on the west corner of Seagoville Road and South Belt Line Road.

Maker: Lavallaisaa  
Second: Anglin  
Result: Carried: 15 to 0

For: 15 - Anglin, Emmons, Rodgers, Culbreath, Shidid, Anantasomboon, Bagley, Lavallaisaa, Tarpley, Shellene, Schultz, Peadon, Murphy, Ridley, Abtahi

Against: 0  
Absent: 0  
Vacancy: 0

**Notices:** Area: 200 Mailed: 11  
**Replies:** For: 1 Against: 1  
**Speakers:** None

5. **Z145-108(OTH)**

Planner: Olga Torres Holyoak

**Motion:** In considering an application for a CR Community Retail District on property zoned an MF-2(A) Multifamily District southeast of Capitol Avenue, between Bennett Avenue and North Fitzhugh Avenue, it was moved to **hold** this case under advisement until February 19, 2015, and instruct staff to re-advertise and notified as a planned development district.

Maker: Emmons  
Second: Shellene



Result: Carried: 15 to 0

For: 15 - Anglin, Emmons, Rodgers, Culbreath, Shidid,  
Anantasomboon, Bagley, Lavallaisaa, Tarpley,  
Shellene, Schultz, Peadon, Murphy, Ridley,  
Abtahi

Against: 0  
Absent: 0  
Vacancy: 0

**Notices:** Area: 300 Mailed: 44  
**Replies:** For: 0 Against: 0

**Speakers:** For: Fonya Mondell, 1918 Moser Ave., Dallas, TX, 75206  
Rob Baldwin, 3904 Elm St., Dallas, TX, 75226  
Against: None

6. Z145-111(OTH)

Planner: Olga Torres Holyoak

**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 3,500 square feet or less for a two-year period, subject to a site plan and conditions on property zoned a CR Community Retail District with a D Liquor Control Overlay on the south side of Military Parkway, between Scottsdale Drive and McNeil Street.

Maker: Lavallaisaa  
Second: Anglin  
Result: Carried: 15 to 0

For: 15 - Anglin, Emmons, Rodgers, Culbreath, Shidid,  
Anantasomboon, Bagley, Lavallaisaa, Tarpley,  
Shellene, Schultz, Peadon, Murphy, Ridley,  
Abtahi

Against: 0  
Absent: 0  
Vacancy: 0

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

**Speakers:** None

Zoning Cases – Under Advisement:

7. **Z134-188(MW)**

Planner: Megan Wimer

**Motion:** In considering an application for a Specific Use Permit for a vehicle display, sales, and service use on property zoned Tract 1, Subdistrict 2 in Planned Development District No. 535, the C.F. Hawn Special Purpose District No. 3, on the southwest corner of C.F. Hawn Freeway and Thelma Street, it was moved to **hold** this case under advisement until February 5, 2015.

Maker: Lavallaisaa  
Second: Shellene  
Result: Carried: 15 to 0

For: 15 - Anglin, Emmons\*, Rodgers, Culbreath, Shidid, Anantasomboon, Bagley, Lavallaisaa, Tarpley, Shellene, Schultz, Peadon, Murphy, Ridley, Abtahi

Against: 0  
Absent: 0  
Vacancy: 0

\*out of the room, shown voting in favor

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

**Speakers:** None

8. **Z134-291(CG)**

Planner: Carrie Gordon

**Motion:** In considering an application for a Planned Development District for residential uses on property zoned an R-7.5(A) Single Family District, generally on the west line of North Hampton Road, on the east and west sides of North Boulevard Terrace and north of West Davis Street, it was moved to **hold** this case under advisement until February 19, 2015.

Maker: Anglin  
Second: Shellene  
Result: Carried: 15 to 0

For: 15 - Anglin, Emmons\*, Rodgers, Culbreath, Shidid, Anantasomboon, Bagley, Lavallaisaa, Tarpley, Shellene, Schultz, Peadon, Murphy, Ridley, Abtahi

Against: 0  
Absent: 0  
Vacancy: 0

\*out of the room, shown voting in favor

**Notices:** Area: 500 Mailed: 54  
**Replies:** For: 9 Against: 14

**Speakers:** None

9. Z134-314(WE)

Planner: Warren Ellis

**Motion:** It was moved to recommend **approval** of an amendment to Planned Development Subdistrict No. 16 for O-2 Office Subdistrict uses, subject to revised conditions to include: 1) Maximum effective area on the north and south facades are 205 sq. ft., 2) Maximum effective area on the west facade is 50 sq. ft., 3) Add following language: "On the north and south facades, the luminance of a sign shall not directly project at an angle greater than 150 degrees measured from the location of the facade of the building at which the sign is placed.", and 4) Add the following language: "Before the issuance of a sign permit for attached premise sign(s), an exhibit showing the angle of luminance of a sign shall be provided to the Building Official" within Planned Development District No. 193, the Oak Lawn Special Purpose District on the south corner of McKinnon Street and Wolf Street.

Maker: Emmons  
Second: Abtahi  
Result: Carried: 15 to 0

For: 15 - Anglin, Emmons, Rodgers, Culbreath, Shidid, Anantasomboon, Bagley, Lavallaisaa, Tarpley, Shellene, Schultz, Peadon, Murphy, Ridley, Abtahi

Against: 0  
Absent: 0  
Vacancy: 0

**Notices:** Area: 500 Mailed: 310  
**Replies:** For: 12 Against: 0

**Speakers:** For: Melody Paradise, 2501 N. Harwood St., Dallas, TX 75201  
Ed Stead, 2900 McKinnon St., Dallas, TX, 75201  
Matt Wilson, 3201 Manor Way, Dallas, TX, 75235  
For (Did not speak): Steve Harris, 2900 McKinnon St., Dallas, TX, 75201  
Against: None

10. **Z134-286(RB)**

Planner: Richard Brown

**Motion:** It was moved to recommend **approval** of a Planned Development District for certain Residential and Utility and public service uses, subject to a revised development plan to address screening of guest parking area adjacent to Willomet Avenue and conditions on property zoned an IR Industrial Research District and an R-7.5(A) Single Family District on property bound by North Edgefield Avenue and North Willomet Avenue, north of Stafford Avenue.

Maker: Anantasomboon  
Second: Abtahi  
Result: Carried: 15 to 0

For: 15 - Anglin\*, Emmons, Rodgers, Culbreath, Shidid\*,  
Anantasomboon, Bagley, Lavallaisaa, Tarpley,  
Shellene\*, Schultz, Peadon, Murphy, Ridley,  
Abtahi

Against: 0  
Absent: 0  
Vacancy: 0

\*out of the room, shown voting in favor

**Notices:** Area: 500 Mailed: 78  
**Replies:** For: 1 Against: 4

**Speakers:** For: Karl Crawley, 900 Jackson St., Dallas, TX, 75202  
Kyle Ward, 410 N. Montclair Ave., Dallas, TX, 75208  
Adam Stetson, 512 W. Davis Blvd., Dallas, TX, 75208  
Against (Did not speak): Maria Sanchez, 1219 Stafford Ave., Dallas, TX, 75208  
Isidro Gomez, 1219 Stafford Ave., Dallas, TX, 75208

11. **Z134-323(RB)**

Planner: Richard Brown

**Motion:** In considering an application for an amendment to Planned Development District No. 183 for certain MU-3 Mixed Use District Uses on property on the east line of North Central Expressway, south of North Haskell Avenue, it was moved to **hold** this case under advisement until February 5, 2015.

Maker: Ridley  
Second: Schultz  
Result: Carried: 15 to 0

For: 15 - Anglin, Emmons, Rodgers, Culbreath, Shidid\*,  
Anantasomboon, Bagley, Lavallaisaa, Tarpley,  
Shellene\*, Schultz, Peadon, Murphy, Ridley,  
Abtahi

Against: 0  
Absent: 0  
Vacancy: 0

\*out of the room, shown voting in favor

**Notices:** Area: 500 Mailed: 22  
**Replies:** For: 2 Against: 1

**Speakers:** None

12. Z134-341(RB)

Planner: Richard Brown

**Motion:** In considering an application for a Specific Use Permit for a Pedestrian skybridge on property within the Tract 3 portion of Planned Development District No. 314, the Preston Center Special Purpose District, on both sides of Westchester Drive, south of Berkshire Lane, it was moved to **hold** this case under advisement until March 5, 2015.

Maker: Murphy  
Second: Shidid  
Result: Carried: 10 to 5

For: 10 - Culbreath, Shidid, Anantasomboon,  
Lavallaisaa, Tarpley, Shellene, Schultz,  
Peadon, Murphy, Abtahi

Against: 5 - Anglin, Emmons, Rodgers, Bagley, Ridley  
Absent: 0  
Vacancy: 0

**Notices:** Area: 750 Mailed: 47  
**Replies:** For: 8 Against: 8

**Speakers:** For: Suzan Kedron, 901 Main St., Dallas, TX, 75202  
Against: Laura Miller, 5335 S. Dentwood Dr., Dallas, TX, 75220  
Leland Burk, 5311 Park Ln., Dallas, TX, 75220  
Rick Williamson, 8411 Preston Rd., Dallas, TX, 75225

Zoning Cases – Individual:

**13. Z145-120(RB)**

Planner: Richard Brown

**Motion:** It was moved to recommend **approval** of the creation of a subdistrict from a portion of Subdistrict 2B<sub>2</sub>, subject to revised conditions to include: 1) Allow for 5 ft. setback, 2) Add a provision to indicate the right-of-way on Chapel can be utilized for maneuvering for off-street parking, subject to approval from the Street Department, and 3) Follow PDD No. 714 regarding parking structures to include the following language: "Parking must be concealed in the structure with a façade similar in appears the main surface façade at least 12 percent of the parking structure façade including opening must be covered with the same material predominately used on the first 24 ft. in height. The main structure opening an above ground structure may not exceed 52 percent of the total façade." within Planned Development District No. 714, the West Commerce Street/Fort Worth Avenue Special Purpose District on the southwest corner of Fort Worth Avenue and Sylvan Avenue.

Maker: Anantasomboon  
Second: Abtahi  
Result: Carried: 15 to 0

For: 15 - Anglin, Emmons, Rodgers, Culbreath, Shidid, Anantasomboon, Bagley, Lavallaisaa, Tarpley, Shellene, Schultz, Peadon, Murphy, Ridley, Abtahi

Against: 0  
Absent: 0  
Vacancy: 0

**Notices:** Area: 500 Mailed: 41  
**Replies:** For: 1 Against: 6

**Speakers:** For: Brent Jackson, 1910 Kessler Parkway, Dallas, TX, 75208  
Against: None

**14. Z145-132(WE)**

Planner: Warren Ellis

**Motion:** It was moved to recommend **approval** of a GR General Retail Subdistrict on property zoned an O-2 Office Subdistrict with a D Liquor Control Overlay within Planned Development District No. 193, the Oak Lawn Special Purpose District on the southeast line of Inwood Road, between Denton Drive and Cedar Springs Road.

Maker: Emmons  
Second: Shellene  
Result: Carried: 14 to 1

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

Against: 1 - Schultz  
Absent: 0  
Vacancy: 0

**Notices:** Area: 200 Mailed: 31  
**Replies:** For: 0 Against: 0

**Speakers:** None

**15. Z145-107(OTH)**

Planner: Olga Torres Holyoak

**Motion:** It was moved to recommend **approval** of a Planned Development Subdistrict for MF-2 Multiple-family Subdistrict uses, subject to revised conditions and **approval** to repeal Specific Use Permit No. 1191 for a Child-care facility, Foster home, and Nursing home on property zoned an MF-2 Multiple-family Subdistrict within Planned Development District No. 193, the Oak Lawn Special Purpose District on the north corner of Knight Street and Brown Street.

Maker: Lavallaisaa  
Second: Anglin  
Result: Carried: 15 to 0

For: 15 - Anglin, Emmons, Rodgers, Culbreath, Shidid,  
Anantasomboon, Bagley, Lavallaisaa, Tarpley,  
Shellene, Schultz, Peadon, Murphy, Ridley,  
Abtahi

Against: 0  
Absent: 0  
Vacancy: 0

**Notices:** Area: 500 Mailed: 256  
**Replies:** For: 3 Against: 0

**Speakers:** None

Reconsideration:

**Z145-109(AF)**

Planner: Aldo Fritz

1. Suspension of the CPC Rules of Procedure to allow reconsideration of Z145-109(AF).

**Motion:** It was moved to **approve** suspension of the CPC Rules of Procedure to allow reconsideration of Z145-109(AF).

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

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

Against: 0  
Absent: 0  
Vacancy: 0  
Conflict: 1 - Abtahi

**Speakers:** None

If #1 is approved then consideration of #2.

2. Reconsideration of action taken on January 8, 2015, which was to move to recommend **approval** of a Specific Use Permit for alcoholic beverage manufacturing for a seven-year period with eligibility for automatic renewals for additional five-year periods, subject to a site plan and conditions on property zoned a CA-1 Central Area District with an H/2 West End Historic District Overlay on the northeast corner of North Market Street and Corbin Street.

**Motion:** It was moved to **approve** reconsideration of the action taken on June 19, 2014, which was to move to recommend approval of a Specific Use Permit for alcoholic beverage manufacturing for a seven-year period with eligibility for automatic renewals for additional five-year periods, subject to a site plan and conditions on property zoned a CA-1 Central Area District with an H/2 West End Historic District Overlay on the northeast corner of North Market Street and Corbin Street.

Maker: Ridley  
Second: Culbreath  
Result: Carried: 14 to 0



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

Against: 0  
Absent: 0  
Vacancy: 0  
Conflict: 1 - Abtahi

If #2 is approved then consideration of #3.

3. An application for a Specific Use Permit for alcoholic beverage manufacturing on property zoned a CA-1 Central Area District with an H/2 West End Historic District Overlay on the northeast corner of North Market Street and Corbin Street.  
Staff Recommendation: **Approval** for a three-year period with eligibility for automatic renewals for additional five-year periods, subject to a site plan and conditions.

Representative: Santos Martinez, Masterplan

Applicant: TLC Schools Ltd.

**Motion:** In considering an application for a Specific Use Permit for an open-enrollment charter school on property zoned an R-7.5(A) Single Family District on the east side of Tufts Road, north of Rylie Road, it was moved to instruct staff to reconfigure the boundaries of the zoning district and re-notice and re-advertise for a future date.

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

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

Against: 0  
Absent: 0  
Vacancy: 0  
Conflict: 1 - Abtahi

**Notices:** Area: 200                      Mailed: 13  
**Replies:** For: 1                              Against: 0

**Speakers:**                      None

Development Code Amendment - Under Advisement:

**DCA 145-001(AM)**

Planner: Aurobindo Majumdar

**Motion:** It was moved to recommend **no change** to Section 51A-9.401 of the Dallas Development Code, amending the application requirements for four-way/all-way stop controls at residential intersections.

Maker: Abtahi  
Second: Bagley  
Result: Carried: 15 to 0

For: 15 - Anglin, Emmons, Rodgers, Culbreath, Shidid, Anantasomboon, Bagley, Lavallaisaa, Tarpley, Shellene, Schultz, Peadon, Murphy, Ridley, Abtahi

Against: 0  
Absent: 0  
Vacancy: 0

**Speakers:** None

**Note:** The Commission heard the Bottom Urban Structure and Guidelines item next.

Area Plan – Under Advisement:

**The Bottom Urban Structure and Guidelines**

Planner: Arturo Del Castillo

**Motion:** It was moved to recommend **approval** of the adoption of The Bottom Urban Structure and Guidelines on property bound by Interstate 35 to the west, the Trinity River to the north, Corinth Street to the east and 8<sup>th</sup> Street to the south, to include staff's updates as briefed (dated 1-14-15) and the following modifications: 1) In Section B, add "Golden Gate Ministries", and 2) Revise driveways width to allow for 16 ft. width at curb and sidewalk instead of 12'.

Maker: Culbreath  
Second: Rodgers  
Result: Carried: 15 to 0

For: 15 - Anglin, Emmons, Rodgers, Culbreath, Shidid, Anantasomboon, Bagley, Lavallaisaa, Tarpley, Shellene, Schultz, Peadon, Murphy, Ridley, Abtahi

Against: 0  
Absent: 0  
Vacancy: 0

**Speakers:** For: Vincent T. Parker, 1101 Revered C.B.T. Smith St., Dallas, TX, 75203  
Libbie Lee, 1128 Revered C.B.T. Smith St., Dallas, TX, 75203  
For (Did not speak): Stephen James, 721 Havencrest Dr., DeSoto, TX, 75115  
Against: Michael Davis, 2807 Allen St., Dallas, TX, 75204

**Note: The Commission heard the Wynnewood Urban Design Strategy item next.**

Area Plan:

**The Wynnewood Urban Design Strategy**

Planner: Arturo Del Castillo

**Motion:** It was moved to recommend **approval** of the adoption of the Wynnewood Urban Design Strategy on property bound by South Vernon Avenue to the west, Bancroft Drive, the alleyway south of Bizerie Avenue, Heyser Drive and Pratt Street to the north, Brookhaven Drive to the east and West Illinois Avenue to the south.

Maker: Anglin  
Second: Rodgers  
Result: Carried: 15 to 0

For: 15 - Anglin, Emmons, Rodgers, Culbreath, Shidid, Anantasomboon, Bagley, Lavallaisaa\*, Tarpley, Shellene, Schultz, Peadon, Murphy, Ridley, Abtahi

Against: 0  
Absent: 0  
Vacancy: 0

\*out of the room, shown voting in favor

**Speakers:** For: Lynn Sulander, 707 Mayrant Dr., Dallas, TX, 75224  
Michael Axelrod, Address not given  
Kim Sabin, 1206 Wilbur St., Dallas, TX, 75324  
Against: None

**Note: The Commission returned to the regular order of the agenda and heard Miscellaneous items next.**

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Other Matters

**Letter to the Mayor and Council regarding honorary street name program**

**Motion:** It was moved to **approve** the letter to the Mayor and Council regarding honorary street name program.

Maker: Tarpley  
Second: Ridley  
Result: Carried: 13 to 1

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

Against: 1 - Lavallaisaa  
Absent: 1 - Culbreath  
Vacancy: 0

**Speakers:** None

Minutes

**Motion:** It was moved to **approve** the minutes of the December 18, 2014, and the January 8, 2015, City Plan Commission meetings, subject to corrections.

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

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

Against: 0  
Absent: 1 - Culbreath  
Vacancy: 0

Adjournment

**Motion:** It was moved to **adjourn** the January 22, 2015, City Plan Commission meeting at 4:35 p.m.

Maker: Abtahi  
Second: Anantasomboon

Result: Carried: 14 to 0

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

Against: 0

Absent: 1 - Culbreath

Vacancy: 0

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Gloria Tarpley, Chair