

PLAN COMMISSION MINUTES

The City Plan Commission held a regular Zoning Hearing on February 6, 2014, with the briefing starting at 11:05 a.m. in Room 5ES and the public hearing at 1:30 p.m. in the City Council Chambers of City Hall. Presiding were Joe Alcantar, Chair and, Gloria Tarpley, Vice Chair. The following Commissioners were present during the hearing: Mike Anglin, Gabe Soto, Emma Rodgers, Tony Hinojosa, Betty Culbreath, Tony Shidid, Ann Bagley, John Shellene, Jaynie Schultz, Carolyn "Cookie" Peadon, Margot Murphy and Paul E. Ridley. The following Commissioner was absent from this hearing as defined in the City Plan Commission rules: Myrtl Lavallaisaa. 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: 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) **S134-060**

Motion: It was moved to **approve** an application to create a 2.603-acre lot from a tract of land in City Block 8032 on property located at the northwest corner of Ledbetter Drive and Duncanville Road, subject to compliance with the conditions listed in the docket.

Maker: Rodgers
Second: Murphy
Result: Carried: 14 to 0

For: 14 - Anglin, Soto, Rodgers, Culbreath, Shidid, Hinojosa, Bagley, Tarpley, Shellene, Schultz, Peadon, Murphy, Ridley, Alcantar

Against: 0
Absent: 1 - Lavallaisaa
Vacancy: 0

Speakers: None

(2) S134-064

Motion: It was moved to **approve** an application to create one 2.221-acre lot and one 1.249-acre lot from a 3.470-acre tract of land in City Block 7292 located at 10310 North Central Expressway at Meadow Road, southeast corner, subject to compliance with the conditions listed in the docket.

Maker: Rodgers
Second: Murphy
Result: Carried: 14 to 0

For: 14 - Anglin, Soto, Rodgers, Culbreath, Shidid,
Hinojosa, Bagley, Tarpley, Shellene, Schultz,
Peadon, Murphy, Ridley, Alcantar

Against: 0
Absent: 1 - Lavallaisaa
Vacancy: 0

Speakers: None

(3) S134-066

Motion: It was moved to **approve** an application to replat a 386.822-acre tract of land containing all of Lots 1H through 1R, abandoned Shelley Boulevard into one 0.811-acre lot, one 0.624-acre lot, and one 385.378-acre lot in City Block A/6107 located at 1515 Knoxville Street on Keeneland Parkway, subject to compliance with the conditions listed in the docket.

Maker: Rodgers
Second: Murphy
Result: Carried: 14 to 0

For: 14 - Anglin, Soto, Rodgers, Culbreath, Shidid,
Hinojosa, Bagley, Tarpley, Shellene, Schultz,
Peadon, Murphy, Ridley, Alcantar

Against: 0
Absent: 1 - Lavallaisaa
Vacancy: 0

Speakers: None

(4) **S134-067**

Motion: It was moved to **approve** an application to create a 30 lot Shared Access Area Development from a 2.029-acre tract of land in City Block 4413 with lots ranging in size from 0.037-acre to 0.115-acre on property located at 1000 Emerald Isle Drive, subject to compliance with the conditions listed in the docket.

Maker: Rodgers
Second: Murphy
Result: Carried: 14 to 0

For: 14 - Anglin, Soto, Rodgers, Culbreath, Shidid, Hinojosa, Bagley, Tarpley, Shellene, Schultz, Peadon, Murphy, Ridley, Alcantar

Against: 0
Absent: 1 - Lavallaisaa
Vacancy: 0

Speakers: None

Residential Replats:

(5) **S134-063**

Motion: It was moved to **approve** an application to replat a 66.324-acre tract of land containing all of Lots 1, 1A, 2A and 3A in City Block A/7505, Block B/7505, Lot 1A in City Block A/7501 and a portion of City Block 7504 into one 57.079-acre lot, one 7.804-acre lot and one 1.445-acre lot on property located at 8600 Skyline Drive, subject to compliance with the conditions listed in the docket.

Maker: Shellene
Second: Tarpley
Result: Carried: 14 to 0

For: 14 - Anglin, Soto, Rodgers, Culbreath, Shidid, Hinojosa, Bagley, Tarpley, Shellene, Schultz, Peadon, Murphy, Ridley, Alcantar

Against: 0
Absent: 1 - Lavallaisaa
Vacancy: 0

Speakers: For: Tom Barone, 4144 N. Central Expressway, Dallas, TX, 75204
Against: None

Building Line Removal/Reduction:

(6) **S134-065**

Building Line Removal Motion: It was moved to **approve** an application to remove the existing 75 foot building line along Dorset Road with the finding of fact that removal will not be contrary to the public interest; will not adversely affect the neighboring properties; and does not adversely affect the plan for the orderly development of the neighborhood, subject to compliance with the conditions listed in the docket; and to **deny** the removal of the existing platted 75 foot building line parallel to Strait Lane, except for that portion of the structure as shown on the plat that exist as of February 6, 2014, in front of the 75 foot front building line (“the existing structure”) with the finding of fact that removal of the building line would adversely affect the plan for the orderly development of the subdivision for the existing structure the building line follows a footprint of the existing structure a person may renovate, remodel, repair or rebuild the existing structure except that the right to rebuild the existing structure ceases if the existing structure is destroyed by the intentional act of the owner on property located at 10255 Strait Lane at the southwest corner of Strait Lane and Dorset Road.

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

For: 14 - Anglin, Soto, Rodgers, Culbreath, Shidid,
Hinojosa, Bagley, Tarpley, Shellene, Schultz,
Peadon, Murphy, Ridley, Alcantar

Against: 0
Absent: 1 - Lavallaisaa
Vacancy: 0

Replat Motion: It was moved to **approve** an application to replat a 0.99-acre tract of land containing all of Lot 4A Block E/5532 on property located at 10255 Strait Lane at the southwest corner of Strait Lane and Dorset Road, subject to compliance with the conditions listed in the docket with an added condition to reflect the alteration to the Strait Lane building line.

Maker: Murphy
Second: Shidid
Result: Carried: 14 to 0

For: 14 - Anglin, Soto, Rodgers, Culbreath, Shidid,
Hinojosa, Bagley, Tarpley, Shellene, Schultz,
Peadon, Murphy, Ridley, Alcantar

Against: 0
Absent: 1 - Lavallaisaa
Vacancy: 0

Speakers: For: Misty Ventura, 9406 Biscayne Blvd., Dallas, TX, 75218
Against: None

Miscellaneous Items:

M134-010

Planner: Richard Brown

Motion: It was moved to **approve** a minor amendment to the site plan for Specific Use Permit No. 928 for a Community or health center on property along the west line of Whispering Cedar Drive, west of Ledbetter Drive.

Maker: Rodgers
Second: Hinojosa
Result: Carried: 14 to 0

For: 14 - Anglin, Soto, Rodgers, Culbreath, Shidid,
Hinojosa, Bagley, Tarpley, Shellene, Schultz,
Peadon, Murphy, Ridley, Alcantar

Against: 0
Absent: 1 - Lavallaisaa
Vacancy: 0

Speakers: None

D134-004

Planner: Olga Torres Holyoak

Motion: It was moved to **approve** of a development plan for Planned Development Subdistrict No. 64 within Planned Development District No. 193, the Oak Lawn Special Purpose District in an area bounded by Maple-Routh Connection, McKinney Avenue, Pearl Street and Thomas Avenue.

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

For: 14 - Anglin, Soto, Rodgers, Culbreath, Shidid,
Hinojosa, Bagley, Tarpley, Shellene, Schultz,
Peadon, Murphy, Ridley, Alcantar

Against: 0
Absent: 1 - Lavallaisaa
Vacancy: 0

Speakers: None

Certificates of Appropriateness for Signs:

1311211015

Planner: Carrie Gordon

Motion: It was moved to **approve** of a Certificate of Appropriateness for Gary McMillen for a 124 square foot detached premise sign at 1717 McKinney Avenue (Northwest elevation).

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

For: 14 - Anglin, Soto, Rodgers, Culbreath, Shidid, Hinojosa, Bagley, Tarpley, Shellene, Schultz, Peadon, Murphy, Ridley, Alcantar

Against: 0
Absent: 1 - Lavallaisaa
Vacancy: 0

1312301016

Planner: Carrie Gordon

Motion: It was moved to **approve** of a Certificate of Appropriateness for Warren Casteel for a 45 square foot detached premise sign at 2828 Routh Street (Northeast elevation).

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

For: 14 - Anglin, Soto, Rodgers, Culbreath, Shidid, Hinojosa, Bagley, Tarpley, Shellene, Schultz, Peadon, Murphy, Ridley, Alcantar

Against: 0
Absent: 1 - Lavallaisaa
Vacancy: 0

Speakers: None

Zoning Cases – Consent:

1. **Z123-298(RB)**

Planner: Richard Brown

Motion: It was moved to recommend **approval** of a WMU-3 Walkable Mixed Urban Use District and a Shopfront (-SH) Overlay on property zoned a CC Community Commercial Subdistrict and an RS-C Regional Service-Commercial Subdistrict within Planned Development District No. 595, the South Dallas/Fair Park Special Purpose District, on the east corner of Hatcher Street and Racell Street.

Maker: Rodgers
Second: Bagley
Result: Carried: 14 to 0

For: 14 - Anglin, Soto, Rodgers, Culbreath, Shidid, Hinojosa, Bagley, Tarpley, Shellene, Schultz, Peadon, Murphy, Ridley, Alcantar

Against: 0
Absent: 1 - Lavallaisaa
Vacancy: 0

Notices: Area: 200 Mailed: 23
Replies: For: 5 Against: 0

Speakers: None

2. **Z134-117(RB)**

Planner: Richard Brown

Motion: It was moved to recommend **approval** of a Specific Use Permit for a Pedestrian skybridge for a forty-year period, subject to a site plan and conditions on property zoned an IR Industrial Research District and an MU-3 Mixed Use District, on both sides of Harry Hines Boulevard, northwest of Medical District Drive.

Maker: Rodgers
Second: Bagley
Result: Carried: 14 to 0

For: 14 - Anglin, Soto, Rodgers, Culbreath, Shidid, Hinojosa, Bagley, Tarpley, Shellene, Schultz, Peadon, Murphy, Ridley, Alcantar

Against: 0
Absent: 1 - Lavallaisaa
Vacancy: 0

Notices: Area: 750 Mailed: 9
Replies: For: 0 Against: 0
Speakers: None

3. Z134-131(MW)

Planner: Megan Wimer

Motion: It was moved to recommend **approval** of the renewal of Specific Use Permit No. 1993 for an industrial (outside) use limited to a concrete batch plant for a five-year period with eligibility for automatic renewals for additional five-year periods, subject to conditions on property zoned an IR Industrial Research District on the south side of Crystal Lake Boulevard, west of Dan Morton Drive.

Maker: Rodgers
Second: Bagley
Result: Carried: 14 to 0

For: 14 - Anglin, Soto, Rodgers, Culbreath, Shidid,
Hinojosa, Bagley, Tarpley, Shellene, Schultz,
Peadon, Murphy, Ridley, Alcantar

Against: 0
Absent: 1 - Lavallaisaa
Vacancy: 0

Notices: Area: 300 Mailed: 15
Replies: For: 0 Against: 0
Speakers: None

4. Z134-132(MW)

Planner: Megan Wimer

Motion: It was moved to recommend **approval** of an amendment to the site plan for Specific Use Permit No. 1868 for a government installation other than listed limited to a youth residential facility and treatment and rehabilitation center for a permanent period, subject to a site plan and conditions on property zoned an IM Industrial Manufacturing District on the northwest corner of Lombardy Lane and Denton Drive.

Maker: Rodgers
Second: Bagley
Result: Carried: 14 to 0

For: 14 - Anglin, Soto, Rodgers, Culbreath, Shidid,
Hinojosa, Bagley, Tarpley, Shellene, Schultz,
Peadon, Murphy, Ridley, Alcantar

Against: 0
Absent: 1 - Lavallaisaa
Vacancy: 0

Notices: Area: 300 Mailed: 24
Replies: For: 0 Against: 1

Speakers: None

Zoning Cases – Under Advisement:

5. **Z123-210(WE)**

Planner: Warren Ellis

Motion: It was moved to recommend **approval** of an IM Industrial Manufacturing District and **approval** of a Specific Use Permit for a potentially incompatible industrial (outside) use for concrete crushing for a five-year period, subject to a revised site plan and revised conditions to include wheel washing provisions on property zoned an IR Industrial Research District on the east line of Luna Road, north of Ryan Road.

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

For: 14 - Anglin, Soto, Rodgers, Culbreath, Shidid, Hinojosa, Bagley*, Tarpley, Shellene, Schultz, Peadon, Murphy, Ridley, Alcantar

Against: 0
Absent: 1 - Lavallaisaa
Vacancy: 0

*out of the room, shown voting in favor

Notices: Area: 500 Mailed: 11
Replies: For: 0 Against: 3

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

6. **Z123-274(WE)**

Planner: Warren Ellis

Motion: In considering an application for an RR Regional Retail District on property zoned an R-7.5(A) Single Family District on the east line of North Walton Walker Freeway, south of West Jefferson Boulevard, it was moved to **hold** this case under advisement until March 20, 2014.

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

For: 14 - Anglin, Soto, Rodgers, Culbreath, Shidid,
Hinojosa, Bagley*, Tarpley, Shellene, Schultz,
Peadon, Murphy, Ridley, Alcantar

Against: 0
Absent: 1 - Lavallaisaa
Vacancy: 0

*out of the room, shown voting in favor

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

Speakers: None

7. Z123-346(WE)

Planner: Warren Ellis

Motion: In considering an application for an amendment to Specific Use Permit No. 1241 for a utility or government installation other than listed on property zoned an IR Industrial Research District on the west line of Irving Boulevard, north of Quaker Street, it was moved to **hold** this case under advisement until March 20, 2014.

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

For: 14 - Anglin, Soto, Rodgers, Culbreath, Shidid,
Hinojosa, Bagley*, Tarpley, Shellene, Schultz,
Peadon, Murphy, Ridley, Alcantar

Against: 0
Absent: 1 - Lavallaisaa
Vacancy: 0

*out of the room, shown voting in favor

Notices: Area: 400 Mailed: 60
Replies: For: 3 Against: 1

Speakers: None

Zoning Cases – Individual:

8. Z123-326(RB)

Planner: Richard Brown

Motion: It was moved to recommend **approval** of a Planned Development Subdistrict for MF-1 Multiple Family Uses, subject to a development plan and revised conditions to restrict access to the Kings Road entrance for emergency and pedestrian use only, subject to approval by the Dallas Fire Department and the Engineering Department of Public Works on property zoned an MF-1 Multiple Family Subdistrict within Planned Development District No. 193, the Oak Lawn Special Purpose District, on property at the west corner of Hartford Street and Hawthorne Avenue.

Maker: Soto
Second: Shellene
Result: Carried: 14 to 0

For: 14 - Anglin, Soto, Rodgers, Culbreath, Shidid, Hinojosa, Bagley, Tarpley, Shellene, Schultz, Peadon, Murphy, Ridley, Alcantar

Against: 0
Absent: 1 - Lavallaisaa
Vacancy: 0

Notices: Area: 500 Mailed: 354
Replies: For: 1 Against: 126

Speakers: For: Karl Crawley, 900 Jackson St., Dallas, TX, 75202
Troy Broussard, 4114 Robin Dr., Grand Prairie, TX, 75052
Against: Michael Harper, 4608 Lester Dr., Dallas, TX, 75219
Steven May, 2727 Kings Rd., Dallas, TX, 75219
Lesley Maturin, 4777 Cedar Springs Rd., Dallas, TX, 75219
Michael Paulus, 4605 Cedar Springs Rd., Dallas, TX, 75219
Jon Harper, 1309 Main St., Dallas, TX, 75202
Don Brunnert, 2787 Kings Rd., Dallas, TX, 75219

9. Z123-339(AB)

Planner: Jennifer Hiromoto

Motion: It was moved to recommend **approval** of a Planned Development District for MF-2(A) Multifamily District uses, subject to a development plan and conditions on property zoned an IR Industrial Research District, on the northwest side of Kimsey Drive, northeast of Maple Avenue.

Maker: Soto
Second: Shellene
Result: Carried: 14 to 0

For: 14 - Anglin, Soto, Rodgers, Culbreath, Shidid,
Hinojosa, Bagley, Tarpley, Shellene, Schultz,
Peadon, Murphy, Ridley, Alcantar

Against: 0
Absent: 1 - Lavallaisaa
Vacancy: 0

Notices: Area: 500 Mailed: 40
Replies: For: 5 Against: 1

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

10. Z134-127(JH)

Planner: Jennifer Hiromoto

Motion: It was moved to recommend **approval** of Subdistrict 1A on property zoned Subdistrict 1 within Planned Development District No. 830, the Davis Street Special Purpose District, on the east side of North Bishop Avenue, north of Neches Street.

Maker: Anglin
Second: Tarpley
Result: Carried: 14 to 0

For: 14 - Anglin, Soto, Rodgers, Culbreath, Shidid,
Hinojosa, Bagley, Tarpley, Shellene, Schultz,
Peadon, Murphy, Ridley, Alcantar

Against: 0
Absent: 1 - Lavallaisaa
Vacancy: 0

Notices: Area: 500 Mailed: 106
Replies: For: 6 Against: 7

Speakers: For: Audra Buckley, 416 S. Ervay St., Dallas, TX, 75201
Pam Conley, 901 N. Madison Ave., Dallas, TX, 75208
Against: None

Other Matters

Minutes

Motion: It was moved to **approve** the minutes of the January 23, 2014, City Plan Commission meeting, subject to correction(s).

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

For: 14 - Anglin, Soto, Rodgers, Culbreath, Shidid,
Hinojosa, Bagley, Tarpley, Shellene, Schultz,
Peadon, Murphy, Ridley, Alcantar

Against: 0
Absent: 1 - Lavallaisaa
Vacancy: 0

Adjournment

Motion: It was moved to **adjourn** the February 6, 2014, City Plan Commission meeting at 2:29 p.m.

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

For: 14 - Anglin, Soto, Rodgers, Culbreath, Shidid,
Hinojosa, Bagley, Tarpley, Shellene, Schultz,
Peadon, Murphy, Ridley, Alcantar

Against: 0
Absent: 1 - Lavallaisaa
Vacancy: 0

Joe Alcantar, Chair