

PLAN COMMISSION MINUTES

The City Plan Commission held a regular Zoning Hearing on February 20, 2014, with the briefing starting at 11:33 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, 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: 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) **S134-069**

Motion: It was moved to **approve** an application to replat a 2.367-acre lot from a tract of land in City Block 1/5627 and a portion of abandoned Westchester Drive on property located at 8117 Westchester Drive on the northeast corner of Douglas Avenue and Weldon Howell Parkway, subject to compliance with the conditions listed in the docket to include removal of Condition #21 and Condition #13 should read as: "13. On the final plat dedicate in simple fee or by easement a 10 foot by 10 foot corner clip at Douglas Avenue and Weldon Howell Parkway".

Maker: Murphy
Second: Soto
Result: Carried: 15 to 0

For: 15 - Anglin, Soto, Rodgers, Culbreath, Shidid,
Hinojosa, Bagley, Lavallaisaa, Tarpley,
Shellene, Schultz, Peadon, Murphy, Ridley,
Alcantar

Against: 0
Absent: 0
Vacancy: 0

Speakers: None

(2) S134-073

Motion: It was moved to **approve** an application to replat a 9.729-acre lot into one 8.931-acre lot and one 0.798-acre lot containing all of Lot 1 in City Block 1/5696 on property located at the southeast corner of Lemmon Avenue and Haggar Way, subject to compliance with the conditions listed in the docket.

Maker: Murphy
Second: Soto
Result: Carried: 15 to 0

For: 15 - Anglin, Soto, Rodgers, Culbreath, Shidid,
Hinojosa, Bagley, Lavallaisaa, Tarpley,
Shellene, Schultz, Peadon, Murphy, Ridley,
Alcantar

Against: 0
Absent: 0
Vacancy: 0

Speakers: None

Residential Replats:

(3) S134-068

Motion: It was moved to **approve** an application to replat a 7.852-acre tract of land containing all of Lot 12 and Lot 14 in City Block 4/7641 and Lot 5 and tracts of land in City Block 5/7642 of the Hines Subdivision and a portion of unplatted tracts of land in City Blocks 7643 and 7652 on property located at 4753 Fellow Lane, subject to compliance with the conditions listed in the docket.

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

For: 15 - Anglin, Soto, Rodgers, Culbreath, Shidid,
Hinojosa, Bagley, Lavallaisaa, Tarpley,
Shellene, Schultz, Peadon, Murphy, Ridley,
Alcantar

Against: 0
Absent: 0
Vacancy: 0

Speakers: None

Note: Commissioner Ridley moved to change the order of the agenda and hear SPSD134-002(CG) next. Commissioner Murphy seconded the motion. The Commission unanimously voted to hear SPSD134-002(CG) next.

Miscellaneous Items:

D134-005

Planner: Olga Torres Holyoak

Motion: It was moved to **approve** a development plan for Planned Development District No. 781, on the east line of Emerald Isle Drive, northwest of Garland Road.

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

For: 15 - Anglin, Soto, Rodgers, Culbreath, Shidid,
Hinojosa, Bagley, Lavallaisaa, Tarpley,
Shellene, Schultz, Peadon, Murphy, Ridley,
Alcantar

Against: 0
Absent: 0
Vacancy: 0

Speakers: None

W134-005

Planner: Megan Wimer

Motion: It was moved to **approve** a waiver of the two-year waiting period in order to submit an application to amend Planned Development District No. 305 on the northeast corner of North Central Expressway and North Haskell Avenue.

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

For: 15 - Anglin, Soto, Rodgers, Culbreath, Shidid,
Hinojosa, Bagley, Lavallaisaa, Tarpley,
Shellene, Schultz, Peadon, Murphy, Ridley,
Alcantar

Against: 0
Absent: 0
Vacancy: 0

Speakers: For: Barry Knight, 2728 N. Harwood St., Dallas, TX, 75201
Against: None

W134-006

Planner: Richard Brown

Motion: It was moved to **approve** a waiver of the two-year waiting period in order to submit an application to amend Specific Use Permit No. 2028 for an open-enrollment charter school on property bounded by Walton Walker Boulevard, Kiest Boulevard, and Morse Drive.

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

For: 15 - Anglin, Soto, Rodgers, Culbreath, Shidid,
Hinojosa, Bagley, Lavallaisaa, Tarpley,
Shellene, Schultz, Peadon, Murphy, Ridley,
Alcantar

Against: 0
Absent: 0
Vacancy: 0

Speakers: None

W134-007

Planner: Jennifer Hiromoto

Motion: It was moved to **approve** a waiver of the two-year waiting period in order to submit an application to amend Specific Use Permit No. 1995 for an open-enrollment charter school on the north side of West Camp Wisdom Road, west side of Del Rey Drive.

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

For: 15 - Anglin, Soto, Rodgers, Culbreath, Shidid,
Hinojosa, Bagley, Lavallaisaa, Tarpley,
Shellene, Schultz, Peadon, Murphy, Ridley,
Alcantar

Against: 0
Absent: 0
Vacancy: 0

Speakers: None

Zoning Cases – Consent:

1. Z123-269(MW)

Planner: Megan Wimer

Motion: Motion: In considering an application for 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 on property zoned an LI-D-1 Light Industrial District with a D-1 Liquor Control Overlay on the southeast corner of Moberly Lane and South Buckner Boulevard, it was moved to **hold** this case under advisement until March 6, 2014.

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

For: 15 - Anglin, Soto, Rodgers, Culbreath, Shidid,
Hinojosa, Bagley, Lavallaisaa, Tarpley,
Shellene, Schultz, Peadon, Murphy, Ridley,
Alcantar

Against: 0
Absent: 0
Vacancy: 0

Notices: Area: 200 Mailed: 12
Replies: For: 0 Against: 0

Speakers: None

2. Z134-134(RB)

Planner: Richard Brown

Motion: It was moved to recommend **approval** of an MU-3 Mixed Use District, subject to deed restriction volunteered by the applicant on property zoned an IR Industrial Research District at the east corner of Fort Worth Avenue and Yorktown Street.

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

For: 15 - Anglin, Soto, Rodgers, Culbreath, Shidid,
Hinojosa, Bagley, Lavallaisaa, Tarpley,
Shellene, Schultz, Peadon, Murphy, Ridley,
Alcantar

Against: 0
Absent: 0
Vacancy: 0

Notices: Area: 400 Mailed: 24
Replies: For: 4 Against: 1

Speakers: For: Brent Jackson, 1910 Kessler Pkwy., Dallas, TX, 75208
Against: Suzan Gandy, 5217 Shadywood Ln., Dallas, TX, 75209

3. Z134-135(MW)

Planner: Megan Wimer

Motion: It was moved to recommend **approval** of a Specific Use Permit for a child-care facility for a five-year period with eligibility for automatic renewals for additional five-year periods, subject to a site plan and conditions on property zoned Tract 2B in Planned Development District No. 160 on the west side of North Zang Boulevard, north of West Canty Street.

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

For: 15 - Anglin, Soto, Rodgers, Culbreath, Shidid,
Hinojosa, Bagley, Lavallaisaa, Tarpley,
Shellene, Schultz, Peadon, Murphy, Ridley,
Alcantar

Against: 0
Absent: 0
Vacancy: 0

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

Speakers: For: Pam Conley, 901 N. Madison Ave., Dallas, TX, 75208
Anne Campbell, 710 Haines Ave., Dallas, TX, 75208
For (Did not speak): Carolyn Armour, 919 Haines Ave., Dallas, TX, 75208
Beatrice Gonzalez, 1002 Woodlawn Ave., Dallas, TX, 75208
Against: None

4. Z134-148(WE)

Planner: Warren Ellis

Motion: It was moved to recommend **approval** of the renewal of Specific Use Permit No. 1946 for the sale of alcoholic beverages in conjunction with a general merchandise or food store greater than 3,500 square feet for a five-year period with eligibility for automatic renewals for additional five-year periods, subject to a revised site plan and conditions on property within Subarea 2, Tract 3 of Planned Development District No. 366, the Buckner Boulevard Special Purpose District with a D-1 Liquor Control Overlay on the southwest corner of Lake June Road and South Buckner Boulevard.

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

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

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

Notices: Area: 300 Mailed: 49
Replies: For: 2 Against: 1

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

5. Z134-151(JH)

Planner: Jennifer Hiromoto

Motion: It was moved to recommend **approval** of the amendment to Planned Development Subdistrict No. 98 within Planned Development District No. 193, the Oak Lawn Special Purpose District, subject to a development plan and conditions on the south corner of Carlisle Street and Routh Street.

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

For: 15 - Anglin, Soto, Rodgers, Culbreath, Shidid,
Hinojosa, Bagley, Lavallaisaa, Tarpley,
Shellene, Schultz, Peadon, Murphy, Ridley,
Alcantar

Against: 0
Absent: 0
Vacancy: 0

Notices: Area: 500 Mailed: 56
Replies: For: 1 Against: 0

Speakers: None

Zoning Cases – Under Advisement:

6. Z112-264(MBD)

Planner: Matthew Donnell

Motion: In considering a City Council authorized hearing to consider appropriate zoning including land use, development standards, parking, landscaping, signage, and other appropriate regulations on property zoned MF-1(A) Multifamily District on the northeast corner of Grady Niblo Road and Spur 408, it was moved to **hold** this case under advisement to a date to be determined.

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

For: 15 - Anglin, Soto, Rodgers, Culbreath, Shidid,
Hinojosa, Bagley, Lavallaisaa, Tarpley,
Shellene, Schultz, Peadon, Murphy, Ridley,
Alcantar

Against: 0
Absent: 0
Vacancy: 0

Notices: Area: 200 Mailed: 10
Replies: For: 1 Against: 2

Speakers: None

7. Z134-107(MW)

Planner: Megan Wimer

Motion: In considering an application for a Specific Use Permit for an open-enrollment charter school on property zoned Subarea A in Planned Development District No. 134 on the north corner of East Grand Avenue and South Glasgow Drive, it was moved to **hold** this case under advisement until March 6, 2014.

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

For: 15 - Anglin, Soto, Rodgers, Culbreath, Shidid, Hinojosa, Bagley, Lavallaisaa, Tarpley, Shellene, Schultz, Peadon, Murphy, Ridley, Alcantar

Against: 0
Absent: 0
Vacancy: 0

Notices: Area: 300 Mailed: 61
Replies: For: 5 Against: 2

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

8. Z134-128(CG)

Planner: Carrie Gordon

Motion: It was moved to recommend **denial without prejudice** of an IM Industrial Manufacturing District on property zoned an IR Industrial Research District south of Burgess Boulevard and east of Iberia Avenue.

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

For: 15 - Anglin, Soto, Rodgers, Culbreath, Shidid, Hinojosa, Bagley, Lavallaisaa, Tarpley, Shellene, Schultz, Peadon, Murphy, Ridley, Alcantar

Against: 0
Absent: 0
Vacancy: 0

Notices: Area: 200 Mailed: 11
Replies: For: 2 Against: 0
Speakers: None

Special Provision Sign District: Amendment:

SPSD134-002(CG)

Planner: Carrie Gordon

Motion: It was moved to **remand** an application for an amendment to Subdistrict A of the Arts District Special Provision Sign District, Section 51A-7.1214.1 of the Dallas City Code, in an area generally bounded by Flora Street, Leonard Street, Ross Avenue, and Crockett Street to the Art District Sign Advisory Committee.

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

For: 15 - Anglin, Soto, Rodgers, Culbreath, Shidid, Hinojosa, Bagley, Lavallaisaa, Tarpley, Shellene, Schultz, Peadon, Murphy, Ridley, Alcantar

Against: 0
Absent: 0
Vacancy: 0

Notices: Area: 200 Mailed: 8
Replies: For: 2 Against: 0

Speakers: For: Robert Miklos, 1909 Woodall Rodgers, Dallas, TX, 75201
Against: None

Other Matters

Reconsideration

Z123-298(RB)

Planner: Richard Brown

Motion I: It was moved to approve the reconsideration of the action taken on February 6, 2014, which was to move 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: Bagley
Second: Culbreath
Result: Carried: 15 to 0

For: 15 - Anglin, Soto, Rodgers, Culbreath, Shidid,
Hinojosa, Bagley, Lavallaisaa, Tarpley,
Shellene, Schultz, Peadon, Murphy, Ridley,
Alcantar

Against: 0
Absent: 0
Vacancy: 0

Motion II: In considering an application for 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, it was moved to instruct staff to advertise for a Planned Development District for a future City Plan Commission date.

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

For: 15 - Anglin, Soto, Rodgers, Culbreath, Shidid,
Hinojosa, Bagley, Lavallaisaa, Tarpley,
Shellene, Schultz, Peadon, Murphy, Ridley,
Alcantar

Against: 0
Absent: 0
Vacancy: 0

City Plan Commission FY2012-13 Annual Report

Motion: It was moved to **approve** the City Plan Commission's FY2012-13 Annual Report.

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

For: 15 - Anglin, Soto, Rodgers, Culbreath, Shidid,
Hinojosa, Bagley, Lavallaisaa, Tarpley,
Shellene, Schultz, Peadon, Murphy, Ridley,
Alcantar

Against: 0
Absent: 0
Vacancy: 0

Minutes

Motion: It was moved to **approve** the minutes of the February 6, 2014, City Plan Commission meeting, subject to correction(s).

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

For: 15 - Anglin, Soto, Rodgers, Culbreath, Shidid, Hinojosa, Bagley, Lavallaisaa, Tarpley, Shellene, Schultz, Peadon, Murphy, Ridley, Alcantar

Against: 0
Absent: 0
Vacancy: 0

Adjournment

Motion: It was moved to **adjourn** the February 20, 2014, City Plan Commission meeting at 2:12 p.m.

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

For: 15 - Anglin, Soto, Rodgers, Culbreath, Shidid, Hinojosa, Bagley, Lavallaisaa, Tarpley, Shellene, Schultz, Peadon, Murphy, Ridley, Alcantar

Against: 0
Absent: 0
Vacancy: 0

Joe Alcantar, Chair