

PLAN COMMISSION MINUTES

The City Plan Commission held a regular Zoning Hearing on March 6, 2014, with the briefing starting at 11:31 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, Jed Anantasomboon, 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) **S134-051R**

Motion: It was moved to **approve** an application to revise a previously approved preliminary plat (S134-051) to create one 1.296-acre lot and one 0.363-acre lot on land in City Block 4/1518 located at the northwest corner of Elizabeth Street and North Central Expressway (U.S. Highway 75), subject to compliance with the conditions listed in the docket.

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

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

Against: 0
Absent: 0
Vacancy: 0

Speakers: None

(2) S134-076

Motion: It was moved to **approve** an application to replat a tract of land containing all of Lots 46, 47 and 48 in City Block D/6364 into one 0.434-acre lot and all of Lots 1, 2, 3, 4, and 5 in City Block D/6364 into one 0.672-acre lot on property located on Doug Drive between Norma Street and Don Drive, subject to compliance with the conditions listed in the docket.

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

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

Against: 0
Absent: 0
Vacancy: 0

Speakers: None

(3) S134-078

Motion: It was moved to **approve** an application to replat a 10.75-acre tract of land containing all of Lots 3, 6, 7 and 8 in City Block 7242, and a tract of land in City Blocks 7244 and 7245 along with a portion of Pollard Street and Darien Street to be abandoned into one lot on property located at 1926 West Commerce Street west of Hearne Street, subject to compliance with the conditions listed in the docket.

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

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

Against: 0
Absent: 0
Vacancy: 0

Speakers: None

Residential Replats:

(4) S134-075

Motion: It was moved to **approve** an application to replat existing City Block B/5464 into one 2.52-acre lot on property at the southwest and southeast corners of Bandera Avenue and Northwest Plaza Drive, subject to compliance with the conditions listed in the docket.

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

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

Against: 0
Absent: 0
Vacancy: 0

Speakers: None

(5) S134-077

Motion: It was moved to **approve** an application to replat a 0.863-acre tract of land containing all of Lots 2 and 3 in City Block A/5474 into one 0.417-acre lot and one 0.446-acre lot on property located at 6531 Desco Drive, west of Thackery Street, subject to compliance with the conditions listed in the docket to include the following additional condition to read: "15. Prior to final plat Lot 3A may require a City of Dallas vehicular access easement with Lot 2A".

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

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

Against: 0
Absent: 0
Vacancy: 0

Speakers: None

Miscellaneous Items:

M134-012

Planner: Richard Brown

Motion: It was moved to **approve** a minor amendment to the development plan and landscape plan for a Public school on property zoned Planned Development District No. 503 on the north line of Winedale Drive between Abrams Road and Kingsley Road.

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

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

Against: 0
Absent: 0
Vacancy: 0

Speakers: For: Michael Longanecker, 400 S. Greenville Ave., Richardson, TX, 75081
Against: None

M134-014

Planner: Richard Brown

Motion: It was moved to **approve** a minor amendment to the site plan for Specific Use Permit No. 2046 for a Mini-warehouse on property zoned MU-2 Mixed Use District 2, along the south line of LBJ Freeway, east of Spurling Drive.

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

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

Against: 0
Absent: 0
Vacancy: 0

Speakers: None

M134-016

Planner: Richard Brown

Motion: It was moved to **approve** a minor amendment to the development plan for Planned Development District No. 870 for a Public school other than an open-enrollment charter school on the west corner of Easton Road and Northcliff Drive.

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

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

Against: 0
Absent: 0
Vacancy: 0

Speakers: None

Certificates of Appropriateness for Signs:

Jefferson Boulevard:

1401151034

Planner: Carrie Gordon

Motion: It was moved to **approve** a Certificate of Appropriateness submitted by Hee Kang (0404) of Giant Sign for a 143.75 square foot attached premise sign on the east elevation at 817 W. Jefferson.

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

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

Against: 0
Absent: 0
Vacancy: 0

Speakers: None

1401151036

Planner: Carrie Gordon

Motion: It was moved to **approve** a Certificate of Appropriateness submitted by Hee Kang (0404) of Giant Sign for a 143.75 square foot attached premise sign on the south elevation at 817 W. Jefferson.

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

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

Against: 0
Absent: 0
Vacancy: 0

Speakers: None

Downtown:

1401171050

Planner: Carrie Gordon

Motion: It was moved to **approve** a Certificate of Appropriateness submitted by Maxwell Fisher of MasterPlan for a 77-square-foot detached premise sign on the south elevation at 901 Main Street.

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

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

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

Speakers: None

1401171055

Planner: Carrie Gordon

Motion: It was moved to **approve** a Certificate of Appropriateness submitted by Maxwell Fisher of MasterPlan for 1 of 3 permitted 43-square-foot detached premise signs on the south elevation at 901 Main Street.

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

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

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

Speakers: None

1401171056

Planner: Carrie Gordon

Motion: It was moved to **approve** a Certificate of Appropriateness submitted by Maxwell Fisher of MasterPlan for 2 of 3 permitted 43-square-foot detached premise signs on the south elevation at 901 Main Street.

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

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

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

Speakers: None

1401171058

Planner: Carrie Gordon

Motion: It was moved to **approve** a Certificate of Appropriateness submitted by Maxwell Fisher of MasterPlan for 3 of 3 permitted 43-square-foot detached premise signs on the south elevation at 901 Main Street.

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

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

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

Speakers: None

1401231024

Planner: Carrie Gordon

Motion: It was moved to **approve** a Certificate of Appropriateness submitted by Maxwell Fisher of MasterPlan for 1 of 4 permitted 38-square-foot detached premise signs on the west elevation along Lamar Street at 901 Main Street.

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

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

Against: 0
Absent: 0
Vacancy: 0

Speakers: None

1401231026

Planner: Carrie Gordon

Motion: It was moved to **approve** a Certificate of Appropriateness submitted by Maxwell Fisher of MasterPlan for 2 of 4 permitted 38-square-foot detached premise signs on the north elevation along Elm Street at 901 Main Street.

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

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

Against: 0
Absent: 0
Vacancy: 0

Speakers: None

1401231028

Planner: Carrie Gordon

Motion: It was moved to **approve** a Certificate of Appropriateness a Certificate of Appropriateness submitted by Maxwell Fisher of MasterPlan for 3 of 4 permitted 38-square-foot detached premise signs on the south elevation along Main Street at 901 Main Street.

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

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

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

Speakers: None

1401231029

Planner: Carrie Gordon

Motion: It was moved to **approve** a Certificate of Appropriateness submitted by Maxwell Fisher of MasterPlan for 4 of 4 permitted 38-square-foot detached premise signs on the east elevation along Griffin Street at 901 Main Street.

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

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

Against: 0
Absent: 0
Vacancy: 0

Speakers: None

1401271058

Planner: Carrie Gordon

Motion: It was moved to **approve** a Certificate of Appropriateness submitted by Bobby Nichols of Chandler Signs for a 92.5-square-foot detached premise sign on the west elevation at 300 Reunion Boulevard.

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

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

Against: 0
Absent: 0
Vacancy: 0

Speakers: None

Zoning Cases – Consent:

1. Z134-154(CG)

Planner: Carrie Gordon

Motion: It was moved to recommend **approval** of the renewal of Specific Use Permit No. 1334 for continued operation of a Child-care facility for a five-year period with automatic renewals for additional five-year periods, subject to conditions on property zoned an R-7.5(A) Single Family District, on the west side of North St. Augustine Drive, north of Elam Road.

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

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

Against: 0
Absent: 0
Vacancy: 0

Notices: Area: 200 Mailed: 16
Replies: For: 1 Against: 0

Speakers: None

2. Z123-108(OTH)

Planner: Olga Torres Holyoak

Motion: It was moved to recommend **approval** of the renewal of and an amendment to Specific Use Permit No. 370 for a child-care facility and to add a community service center use for a ten-year period with eligibility for automatic renewals of additional ten-year periods, subject to a revised site/landscape plan and conditions on property zoned an R-5(A) Subdistrict within Planned Development District No. 595, the South Dallas/Fair Park Special Purpose District on the north corner of Leland Avenue and Marburg Street.

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

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

Against: 0
Absent: 0
Vacancy: 0

Notices: Area: 300 Mailed: 78
Replies: For: 5 Against: 0

Speakers: For: Fran Lobpries, 4410 Leland Ave., Dallas, TX, 75215
Against: None

Zoning Cases – Under Advisement:

3. **Z123-269(MW)**

Planner: Megan Wimer

Motion: It was moved to recommend **denial without prejudice** of 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.

Maker: Bagley

Second: Tarpley

Substitute 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 20, 2014.

Maker: Tarpley

Second: Shellene

Result: Carried: 12 to 3

For: 12 - Anglin, Soto, Rodgers, Shidid,
Anantasomboon, Bagley, Lavallaisaa, Tarpley,
Shellene, Peadon, Murphy, Ridley

Against: 3 - Culbreath, Schultz, Alcantar

Absent: 0

Vacancy: 0

Notices: Area: 200 Mailed: 12

Replies: For: 0 Against: 0

Speakers: For: Pamela Craig, 2410 Taylor St., Dallas, TX, 75201

For (Did not speak): Amirali Vidhani, 4864 S. Buckner Blvd., Dallas, TX, 75227

Against: None

4. Z134-107(MW)

Planner: Megan Wimer

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 renewals for additional five-year periods, subject to a revised site plan (as briefed), revised traffic management plan to include a condition that requires Reconciliation Academy to initiate a parent's education program requiring all vehicles to exit onto Christler Avenue and turn right on East Grand Avenue, and conditions on property zoned Subarea A in Planned Development District No. 134 on the north corner of East Grand Avenue and South Glasgow Drive.

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

For: 15 - Anglin, Soto, Rodgers, Culbreath, Shidid, Anantasomboon, 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: Robert Reeves, 900 Jackson St., Dallas, TX, 75202
Dominic Bonsignore, 3131 Kingbridge St., Dallas, TX, 75212
Deja Jackson, 4301 Bryan St., Dallas, TX, 75204
Kevin Romero, 4301 Bryan St., Dallas, TX, 75204
Salvador Quiroz, 4301 Bryan St., Dallas, TX, 75204
Leonard Brannon, 4305 Sycamore St., Dallas, TX, 75204
Against: None

Zoning Cases – Individual:

5. Z123-267(CG)

Planner: Carrie Gordon

Motion: In considering a City Council authorized hearing to determine proper zoning with consideration given to amending certain use regulations and development standards on property zoned Planned Development District No. 269, the Deep Ellum/Near East Side District, in an area generally bounded by the T. & P. Railroad right-of-way on the north, Parry Avenue on the east, R.L. Thornton Freeway on the south, and North Central Expressway on the west, it was moved to **hold** this case under advisement until April 3, 2014.

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

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

Against: 0
Absent: 0
Vacancy: 0

Notices: Area: 200 Mailed: 394
Replies: For: 35 Against: 1

Speakers: None

Development Code Amendment:

DCA 123-001

Planner: Donna Moorman

Motion: It was moved to recommend **denial** of an amendment to the Dallas Development Code, Chapter 51A of the Dallas City Code, to amend the Handicapped Group Dwelling Unit regulations to increase the number of handicapped persons living in a handicapped group dwelling unit.

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

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

Against: 1 - Culbreath
Absent: 0
Vacancy: 0

Speakers: For: Richard Seib, 1625 N. Stemmons Frwy., Dallas, TX, 75207
Against: None

Other Matters

Minutes

Motion: It was moved to **approve** the minutes of the February 20, 2014, City Plan Commission meeting, subject to correction(s).

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

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

Against: 0
Absent: 0
Vacancy: 0

Adjournment

Motion: It was moved to **adjourn** the March 6, 2014, City Plan Commission meeting at 3:09 p.m.

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

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

Against: 0
Absent: 0
Vacancy: 0

Joe Alcantar, Chair