

## PLAN COMMISSION MINUTES

The City Plan Commission held a regular Zoning Hearing on March 20, 2014, with the briefing starting at 10:35 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) **S134-081**

**Motion:** It was moved to **approve** an application to replat a 0.20-acre tract of land containing all of Lot 2 in City Block 29/4228 into two 0.10-acre lots on property located on 1214 Illinois Avenue at 2306 Britton Avenue, southeast corner, subject to compliance with the conditions listed in the docket.

Maker: Culbreath  
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) **S134-082**

**Motion:** It was moved to **approve** an application to replat all of Lots 28, 29, 30 and part of Lot 63 all in City Block 6/6836 into one 0.6045-acre lot on property located on Oak Lawn Avenue at Market Center Boulevard, east corner, subject to compliance with the conditions listed in the docket with a revision to Condition #14 to read as follows: "On the final plat dedicate 53 feet of right-of-way from the established centerline of Market Center Boulevard".

Maker: Culbreath  
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) **S134-084**

**Motion:** It was moved to **approve** an application to replat a 6.956-acre tract of land containing part of City Block 5745 to create one lot on property located on Harry Hines Boulevard at Medical District Drive, southeast corner, subject to compliance with the conditions listed in the docket.

Maker: Culbreath  
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

**(4) S134-088**

**Motion:** It was moved to **approve** an application to replat a 2.4318-acre tract of land containing part of Lot 4 in City Block 5213 ½ into one 0.5678-acre lot, and one 1.8640-acre lot on property located on Rambler Road at Walnut Hill Lane, northwest corner, subject to compliance with the conditions listed in the docket.

Maker: Culbreath  
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

**(5) S134-089**

**Motion:** It was moved to **approve** an application to replat a 9.603-acre tract of land containing all of Lot 1 in City Block A/3533; part of Lots 1 through 7 and all of Lots 8 through 10, and part of abandoned Windomere Avenue into one lot on property located on S. Edgefield Street between W. Brooklyn Avenue and W. 12<sup>th</sup> Street, subject to compliance with the conditions listed in the docket.

Maker: Culbreath  
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

**(6) S134-092**

**Motion:** It was moved to **approve** an application to replat a 0.2930-acre lot from a tract of land containing part of Lot 14 in City Block 7861 of Sunnyside Acres Addition, an unrecorded Addition, into one lot on property located on Murdock Road south Fairport Road, subject to compliance with the conditions listed in the docket.

Maker: Culbreath  
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

**(7) S134-093**

**Motion:** It was moved to **approve** an application to replat a 1.592-acre lot from a tract of land containing part of Lot 2 and all of Lots 3, 4, 5, 6, and 7 in City Block 8/827 into one lot on property located on Simpson Street at Hill Avenue, south corner, subject to compliance with the conditions listed in the docket.

Maker: Culbreath  
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

**(8) S134-095**

**Motion:** It was moved to **approve** an application to create one 2.974-acre lot from a tract of land in City Block A/5361 on property located on State Highway 78 (Garland Road) at Barnes Bridge Road, south corner, subject to compliance with the conditions listed in the docket.

Maker: Culbreath  
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

**(9) S134-096**

**Motion:** It was moved to **approve** an application to replat a 3.229-acre tract of land containing all of Lots 1 and 2 in City Block F/10, all of Lot 8 in City Block 110, a tract of land in City Block 110, and a tract of land in City Block 100; Evergreen Street to be abandoned and bounded all bounded by Ervay Street, Young Street, St. Paul Street and Marilla Street, subject to compliance with the conditions listed in the docket.

Maker: Culbreath  
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

Building Line Removal:

(10) **S134-080**

**Building Line Removal Motion:** It was moved to **approve** an application to remove the existing platted 19 foot building line along the southeast line of Cole Avenue and to remove the platted 9 foot building line along the northwest line of N. Fitzhugh Avenue from a 1.807 acre tract of land located on N. Fitzhugh Avenue between Cole Avenue and McKinney Avenue 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.

Maker: Ridley  
Second: Murphy  
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

**Replat Motion:** It was moved to **approve** an application to replat all of Lot 1A in City Block B/1524 to create one 1.744 acre lot, one 0.063 acre common area on N. Fitzhugh Avenue between Cole Avenue and McKinney Avenue, subject to compliance with the conditions listed in the docket with Condition #10 to read as follows: "The maximum number of lots permitted by this plat is 2".

Maker: Ridley  
Second: Murphy  
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

(11) **S134-083**

**Building Line Removal Motion:** It was moved to **approve** an application to reduce a portion of the existing 60 foot platted building line by 16.20 feet along the west line of South Buckner Boulevard; on South Buckner Boulevard at Jennie Lee Lane, southwest corner, 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, southwest corner.

Maker: Shidid  
Second: Schultz  
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

**Replat Motion:** It was moved to **approve** an application to replat all of Lots 1, 2, 3, 4, and 5 in City Block 2/6182 into one 1.464-acre lot and one 0.372-acre lot on property on South Buckner Boulevard at Jennie Lee Lane, southwest corner, subject to compliance with the conditions listed in the docket to include Condition #20 to read as follows: On the final plat add the note, "for the existing structure, the building line follows footprint of the existing structure. A person may renovate, repair, remodel or rebuild the structure, except that the right to rebuild the existing structure ceases if the exciting structure is destroyed by the intentional act of the owner".

Maker: Shidid  
Second: Schultz  
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:

(12) **S134-086**

**Motion:** It was moved to **approve** an application to replat a 1.047-acre lot from a tract of land containing part of Lot 23 in City Block 39/7180 and part of City Block 7179 into one lot on property located on Bernal Drive northeast of S. Walton Walker Boulevard, subject to compliance with the conditions listed in the docket.

Maker: Anantasomboon  
Second: Murphy  
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

(13) **S134-090**

**Motion:** It was moved to **approve** an application to replat a 7.015-acre tract of land containing all of Lots 6, 7, and 8 in City Block 43/7460 and all of Block 43-A/7460, and part of abandoned Crestway Drive right-of-way into one lot on property located on Forest Lane, west of Wooded Gate Drive, subject to compliance with the conditions listed in the docket.

Maker: Schultz  
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

(14) **S134-091**

**Motion:** It was moved to **approve** an application to replat a 4.42-acre tract of land containing all of Lots 1, 2 and 3 in City Block 42A/7460 and all of Lots 5, 6, 7, and 8 in City Block 42/7460 and an abandoned 15 foot alley right-of-way in City Block 42A/7460 into a 19 lot Shared Access Development on property located on Forest Lane at Creekway Drive, subject to compliance with the conditions listed in the docket.

Maker: Schultz  
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

(15) **S134-094**

**Motion:** It was moved to **approve** an application to replat a 0.357 acre tract of land containing all of Lots 16A and 16B in City Block 8/2023 into one lot on property located at 16A Turtle Creek Bend, subject to compliance with the conditions listed in the docket.

Maker: Soto  
Second: Culbreath  
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:

**M134-019**

Planner: Richard Brown

**Motion:** It was moved to **approve** a minor amendment to the site plan for Specific Use Permit No. 651 for a College in the southeast quadrant of Walnut Street and Abrams Road.

Maker: Shellene  
Second: Peadon  
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:**

**D123-026**

Planner: Olga Torres Holyoak

**Motion:** It was moved to **approve** a development plan for Planned Development District No. 874, on the south line of Bandera Avenue, west of Hillcrest Road.

Maker: Murphy  
Second: Anglin  
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

**D134-003**

Planner: Olga Torres Holyoak

**Motion:** It was moved to **approve** a development plan for Planned Development District No. 894, on the southeast corner of South Zang Boulevard and West Louisiana Avenue.

Maker: Murphy  
Second: Anglin  
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

**W134-008**

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 the development plan and conditions for Planned Development District No. 884, on the northeast corner of Gross Road and Peavy Road.

Maker: Bagley  
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

Zoning Cases – Consent:

1. **Z123-350(RB)**

Planner: Richard Brown

**Motion:** It was moved to recommend **approval** of an amendment to and expansion of Planned Development District No. 849, subject to a conceptual plan, Tract 1 development plan, Tract 1 landscape plan, and conditions with the expansion area zoned Tracts 1 and 3 of Planned Development District No. 716 and an R-5(A) Single Family Subdistrict of Planned Development District No. 595, the South Dallas/Fair Park Special Purpose District, on property generally bounded by Bertrand Avenue, Imperial Street, Montie Street, Lagow Street, Hatcher Street, and Scyene Road.

Maker: Bagley  
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: 500                      Mailed: 233  
**Replies:** For: 24                      Against: 2

**Speakers:**                      None

2. **Z134-111(RB)**

Planner: Richard Brown

**Motion:** It was moved to recommend **approval** of a Planned Development District for MF-1(A) Multifamily District Uses, subject to a revised development plan and revised conditions to include a provision for fencing along the west property line on property zoned an MF-1(A) Multifamily District, on property at the southwest corner of Milton Street and Amesbury Drive.

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

**Notices:** Area: 500 Mailed: 449  
**Replies:** For: 59 Against: 0

**Speakers:** For: Karl Crawley, 900 Jackson St., Dallas, TX, 75202  
Debra Barrios, 5072 Matilda St., Dallas, TX, 75206  
Against: None

**3. Z134-112(RB)**

Planner: Richard Brown

**Motion:** It was moved to recommend **approval** of a Planned Development District for MF-1(A) Multifamily District Uses, subject to a development plan and conditions on property zoned an MF-1(A) Multifamily District, on property bounded by Milton Street, Birchbrook Drive, and Amesbury Drive.

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

**Notices:** Area: 500 Mailed: 501  
**Replies:** For: 1 Against: 2

**Speakers:** None

**4. Z134-130(RB)**

Planner: Richard Brown

**Motion:** In considering an application for an amendment to Planned Development District No. 291 for MF-2(A) Multifamily District Uses and RR Regional Retail District Uses on property on the northeast corner of Verde Valley Lane and the Dallas North Tollway, it was moved to **hold** this case under advisement until April 3, 2014.

Maker: Bagley  
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: 500 Mailed: 147  
**Replies:** For: 1 Against: 0

**Speakers:** None

5. Z123-359(WE)

Planner: Warren Ellis

**Motion:** It was moved to recommend **approval** of the renewal of Specific Use Permit No. 1931 for the sale of alcoholic beverages in conjunction with a general merchandise or food store 3,500 square feet or less for a five-year period with eligibility for automatic renewals for additional five-year periods, subject to conditions on property zoned a CR Community Retail District with a D-1 Liquor Control Overlay on the north side of Ann Arbor Avenue, east of South Marsalis Avenue.

Maker: Bagley  
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: 200 Mailed: 16  
**Replies:** For: 0 Against: 0

**Speakers:** None

6. Z134-159(WE)

Planner: Warren Ellis

**Motion:** It was moved to recommend **approval** of the renewal of Specific Use Permit No. 1966 for the sale of alcoholic beverages in conjunction with a general merchandise or food store 3,500 square feet or less for a five-year period with eligibility for automatic renewals for additional five-year periods, subject to conditions on property zoned an RR Regional Retail District with a D-1 Liquor Control Overlay south of Great Trinity Forest Way (Loop 12), east of Oklaumon Drive.

Maker: Bagley  
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: 200                      Mailed: 10  
**Replies:** For: 1                              Against: 1

**Speakers:**                      None

7. Z134-161(WE)

Planner: Warren Ellis

**Motion:** It was moved to recommend **approval** of a Planned Development District for R-1ac(A) Single Family District uses, subject to conditions on property zoned an R-1ac(A) Single Family District on the north side of Park Lane, west of Preston Road.

Maker: Bagley  
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: 500 Mailed: 45  
**Replies:** For: 4 Against: 8  
**Speakers:** None

8. Z123-365(MW)

Planner: Megan Wimer

**Motion:** In considering an application for a Planned Development District for MF-2(A) Multifamily District uses on property zoned an MF-2(A) Multifamily District on the southeast line of Fuqua Street, southwest line of Moser Avenue, northwest line of Monarch Street and northeast line of North Garrett Avenue, it was moved to **hold** this case under advisement until April 3, 2014.

Maker: Soto  
Second: Culbreath  
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: 500 Mailed: 89  
**Replies:** For: 12 Against: 6

**Speakers:** For: Rob Baldwin, 3904 Elm St., Dallas, TX, 75226  
Melody Parra, 1925 Moser Ave., Dallas, TX, 75206  
Ian Blair, 1830 Moser Ave., Dallas, TX, 75206  
George Goodenow, 2002 Moser Ave., Dallas, TX, 75206  
Jillian Lund, 1906 Moser Ave., Dallas, TX, 75206  
Mary Pacheco, 2819 N. Fitzhugh Ave., Dallas, TX, 75204  
Evan Beattie, 2020 N. Garrett Ave., Dallas, TX, 75206  
Karl Hirschey, 8111 Preston Rd., Dallas, TX, 75225  
FOR (Did not speak): David McQuaid, 4008 Windsor Ave., Dallas, TX, 75205  
W. T. McQuaid, 1 Glenncreek Crossing, Dallas, TX, 75230  
Todd White, 3225 Turtle Creek Blvd., Dallas, TX, 75219  
Pamela Garcia, 10116 Clearmeadow Dr., Dallas, TX, 75238  
Tim Hampton, 9753 Shoreview Rd., Dallas, TX, 75238  
Ben Beaird, 6714 Stefani Dr., Dallas, TX, 75205  
Violet Vilchis, 2025 Moser Ave., Dallas, TX, 75206  
Against: Judith Tichansky, 1912 Moser Ave., Dallas, TX, 75206  
David McCullough, 1914 Moser Ave., Dallas, TX, 75206  
Jonathan Escarcega, 2022 Moser Ave., Dallas, TX, 75206

Carlos Escarcega, 2022 Moser Ave., Dallas, TX, 75206  
Fonya Mondell, 1918 Moser Ave., Dallas, TX, 75206  
Patricia Ribeiro, 2018 Moser Ave., Dallas, TX, 75206  
Robert Lybrand, 580 S. Denton Tap Rd., Coppell, TX, 75019  
Rosann Valdez, 2414 Moser Ave., Dallas, TX, 75206

Against (Did not speak): Allen Mondell, 1922 Moser Ave., Dallas, TX, 75206

9. Z123-371(OTH)

Planner: Olga Torres Holyoak

**Motion:** In considering an application for the renewal of and an amendment to Specific Use Permit No. 1899 for the sale of alcoholic beverages in conjunction with a general merchandise or food store 3,500 square feet or less on property zoned a CR Community Retail District with a D-1 Liquor Control Overlay on the north corner of South Belt Line Road and Seagoville Road, it was moved to **hold** this case under Advisement until April 17, 2014.

Maker: Bagley  
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: 200 Mailed: 12  
**Replies:** For: 0 Against: 0

**Speakers:** None

10. Z123-330(LHS)

Planner: Lashondra Holmes Stringfellow

**Motion:** It was moved to recommend **approval** of a Planned Development District for MU-2 Mixed Use District uses, subject to a conceptual plan and conditions on property zoned an IM Industrial Manufacturing District on the east corner of Forest Park Road and Bomar Avenue.

Maker: Bagley  
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: 500 Mailed: 38  
**Replies:** For: 0 Against: 0

**Speakers:** None

11. Z134-122(LHS)

Planner: Lashondra Holmes Stringfellow

**Motion:** In considering an application for an R-5(A) Single Family District on property zoned an A(A) Agricultural District south of the terminus of South Northlake Road, south of Belt Line Road, it was moved to **hold** this case under advisement until April 3, 2014.

Maker: Bagley  
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: 400 Mailed: 13  
**Replies:** For: 0 Against: 0

**Speakers:** None

Zoning Cases – Under Advisement:

12. **Z123-193(WE)**

Planner: Warren Ellis

**Motion:** In considering an application for a Planned Development Subdistrict for multiple family uses on property zoned an MF-2 Multiple Family Subdistrict within Planned Development District No. 193, the Oak Lawn Special Purpose District on the west line of Cole Avenue, north of Hester Avenue; it was moved to **hold** this case under advisement until May 8, 2014.

Maker: Ridley  
Second: Shidid  
Result: Carried: 13 to 0

For: 13 - Anglin, Soto\*, Rodgers, Shidid,  
Anantasomboon, Bagley, Lavallaisaa, Tarpley,  
Schultz, Peadon, Murphy, Ridley, Alcantar

Against: 0  
Absent: 2 - Culbreath, Shellene  
Vacancy: 0

\*out of the room, shown voting in favor

**Notices:** Area: 500 Mailed: 166  
**Replies:** For: 2 Against: 21

**Speakers:** For: None  
Against: P. Michael Jung, 4400 Bank of America Plaza, Dallas, TX, 75202

13. **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 April 17, 2014.

Maker: Anantasomboon  
Second: Shidid  
Result: Carried: 13 to 0

For: 13 - Anglin, Soto, Rodgers, Shidid,  
Anantasomboon, Bagley, Lavallaisaa, Tarpley,  
Schultz, Peadon, Murphy\*, Ridley, Alcantar

Against: 0  
Absent: 2 - Culbreath, Shellene  
Vacancy: 0

\*out of the room, shown voting in favor

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

**Speakers:** None

14. **Z123-346(WE)**

Planner: Warren Ellis

**Motion:** It was moved to recommend **approval** of an amendment to Specific Use Permit No. 1241 for a utility or government installation other than listed, subject to a revised site/landscape plan and revised conditions on property zoned an IR Industrial Research District on the west line of Irving Boulevard, north of Quaker Street.

Maker: Anantasomboon  
Second: Murphy  
Result: Carried: 13 to 0

For: 13 - Anglin, Soto, Rodgers, Shidid,  
Anantasomboon, Bagley, Lavallaisaa, Tarpley,  
Schultz, Peadon, Murphy, Ridley, Alcantar

Against: 0  
Absent: 2 - Culbreath, Shellene  
Vacancy: 0

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

**Speakers:** None

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

Planner: Megan Wimer

**Motion:** It was moved to recommend **approval** 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 for a two-year period, subject to a site plan and conditions 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: Rodgers  
Result: Carried: 13 to 0

For: 13 - Anglin, Soto, Rodgers, Shidid,  
Anantasomboon, Bagley, Lavallaisaa, Tarpley,  
Schultz, Peadon, Murphy, Ridley, Alcantar

Against: 0  
Absent: 2 - Culbreath, Shellene  
Vacancy: 0

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

**Speakers:** For: Pamela Craig, 2410 Taylor St., Dallas, TX, 75201  
Against: None

Zoning Cases – Individual:

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

Planner: Richard Brown

**Motion:** It was moved to recommend **approval** of a Planned Development District for Mixed Uses, subject to a development plan and revised conditions to include the following: 1) Under SEC. 51P-\_\_\_.106., MAIN USES PERMITTED., (i) Residential uses, Live-work unit., delete “[Only one dwelling unit per lot.]”, and 2) Adopt the definition for tobacco shop and prohibit the tobacco shop use in the new Planned Development District, within Planned Development District No. 595, the South Dallas/Fair Park Special Purpose District on property zoned as 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 property at the east corner of Hatcher Street and Racell Street.

Maker: Bagley  
Second: Rodgers  
Result: Carried: 13 to 0

For: 13 - Anglin, Soto, Rodgers, Shidid,  
Anantasomboon, Bagley, Lavallaisaa, Tarpley,  
Schultz, Peadon, Murphy, Ridley, Alcantar

Against: 0  
Absent: 2 - Culbreath, Shellene  
Vacancy: 0

**Notices:** Area: 500 Mailed: 78  
**Replies:** For: 7 Against: 0

**Speakers:** None

Road Hump Appeal:

**Lavendale Avenue, between Camelia Road and Royalton Drive** Planner: Kerry Elder

**Motion:** It was moved to **approve** an appeal regarding the eligibility of Lavendale Avenue, between Camelia Road and Royalton Drive for the City's Road Hump Program.

Maker: Schultz  
Second: Murphy  
Result: Carried: 12 to 1

For: 12 - Anglin, Soto, Rodgers, Shidid,  
Anantasomboon, Bagley, Tarpley, Schultz,  
Peadon, Murphy, Ridley, Alcantar

Against: 1 - Lavallaisaa  
Absent: 2 - Culbreath, Shellene  
Vacancy: 0

**Speakers:** For: Marianne Chapman, 6130 Lavendale Ave., Dallas, TX, 75230  
Elizabeth Deal, 6207 Lavendale Ave., Dallas, TX, 75230  
Ryan Long, 6214 Lavendale Ave., Dallas, TX, 75230  
Stephanie Sakayan, 6131 Lavendale Ave., Dallas, TX, 75230  
For (Did not speak): Thad Chapman, 6130 Lavendale Ave., Dallas, TX, 75230  
Against: Roger Gault, 6444 Lavendale Ave., Dallas, TX, 75230

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Other Matters

Minutes

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

Maker: Ridley  
Second: Shidid  
Result: Carried: 13 to 0

For: 13 - Anglin, Soto, Rodgers, Shidid,  
Anantasomboon, Bagley, Lavallaisaa, Tarpley,  
Schultz, Peadon, Murphy, Ridley, Alcantar

Against: 0  
Absent: 2 - Culbreath, Shellene  
Vacancy: 0

Adjournment

**Motion:** It was moved to **adjourn** the March 20, 2014, City Plan Commission meeting at 3:36 p.m.

Maker: Ridley  
Second: Shidid  
Result: Carried: 13 to 0

For: 13 - Anglin, Soto, Rodgers, Shidid,  
Anantasomboon, Bagley, Lavallaisaa, Tarpley,  
Schultz, Peadon, Murphy, Ridley, Alcantar

Against: 0  
Absent: 2 - Culbreath, Shellene  
Vacancy: 0

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Joe Alcantar, Chair