

PLAN COMMISSION MINUTES

The City Plan Commission held a regular Zoning Hearing on April 3, 2014, with the briefing starting at 11:01 a.m. in Room 5ES and the public hearing at 1:42 p.m. in the City Council Chambers of City Hall. Presiding were Gloria Tarpley, Chair and, Tony Shidid, Acting Vice Chair. The following Commissioners were present during the hearing: Mike Anglin, Gabe Soto, Emma Rodgers, Jed Anantasomboon, Betty Culbreath, Ann Bagley, Myrtl Lavallaisaa, John Shellene, Jaynie Schultz, Carolyn "Cookie" Peadon, Margot Murphy, Paul E. Ridley and Robert Abtahi. 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) **S134-097**

Motion: It was moved to **approve** an application to replat a 0.9662-acre from a tract of land containing all of Lot 1 and Lot 2 in City Block A/6472 into one lot on property located at Freewood Drive and Shady Trail, southwest corner, subject to compliance with the conditions listed in the docket.

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

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

Against: 0
Absent: 0
Vacancy: 0

Speakers: None

(2) S134-099

Motion: It was moved to **approve** an application to replat a 0.3673-acre tract of land containing all of Lot 17 and Lot 18 in City Block F/1569 into 8 shared access area development lots ranging in size from 1,600 square feet to 2,607 square feet on property located on Gilbert Avenue, west of Throckmorton Street, subject to compliance with the conditions listed in the docket.

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

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

Against: 0
Absent: 0
Vacancy: 0

Speakers: None

(3) S134-100

Motion: It was moved to **approve** an application to replat a 10.1817-acre tract of land containing all of Lot 5 in City Block A/7558 into one 3.330-acre lot and one 6.8517-acre lot on property located at the southeast corner of Lyndon B. Johnson Freeway / Interstate Highway No. 20 and Penn Farm Road, subject to compliance with the conditions listed in the docket.

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

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

Against: 0
Absent: 0
Vacancy: 0

Speakers: None

(4) S134-104

Motion: It was moved to **approve** an application to create 13 lots ranging in sizes from 6,951 square feet to 6,958 square feet from a 2.108-acre tract of land in City block 5833 on property located on Stag Road at Haas Drive, northeast corner, subject to compliance with the conditions listed in the docket.

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

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

Against: 0
Absent: 0
Vacancy: 0

Speakers: None

(5) S134-105

Motion: It was moved to **approve** an application to replat a 27.574-acre tract of land containing Lot 1B in City Block 10A/2656, Lots 12 and 13 in City Block B/2208, remainder of Lot 1 and all of Lots 2 through 12 in City Block D/2659 and abandonment of Hobbs Avenue into one lot on property located on the northwest corner of S. Haskell Avenue and Dolphin Road, subject to compliance with the conditions listed in the docket.

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

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

Against: 0
Absent: 0
Vacancy: 0

Speakers: None

(6) S134-106

Motion: It was moved to **approve** an application to create a 0.921-acre lot in City Block 7894 on property located on Market Center Boulevard west of Turtle Creek, subject to compliance with the conditions listed in the docket.

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

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

Against: 0
Absent: 0
Vacancy: 0

Speakers: None

Residential Replat:

(7) S134-101

Motion: It was moved to **approve** an application to replat a 5.088-acre tract of land containing part of Lots 11 and 12 and all of Lots 13 and 14 in City Block A/4475, Part of Lots 1 through 10 , 16 and 17 , all of Lots 18 through 26 in City Block B/4476, all of Lots 1 through 4, part of Lots 5 through 7 in City Block D/4478 and all of the abandoned portion of Montie Street, all of the abandoned portion of Imperial Street, Part of abandoned 15 feet of the alley across City Block A/4475 and all of abandoned 15 foot alley across from City Blocks B/4476 & D/4478 into one lot on property located the northwest corner of Scyene Road and Hatcher Street, 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,
Anantasomboon, Bagley, Lavallaisaa, Tarpley,
Shellene, Schultz, Peadon, Murphy, Ridley,
Abtahi

Against: 0
Absent: 0
Vacancy: 0

Speakers: None

(8) S134-107

An application to replat a 2.237-acre tract of land containing all of Lots 14 and 15 in City Block G/5518 into 1 lot on property located at Royal Lane and Inwood Road, southwest corner.

This case was withdrawn by the applicant.

Building Line Removal:

(9) S134-102

Building Line Removal Motion: It was moved to **approve** an application to remove the 25 foot building line along the west line of Mary Cliff Road and the 25 foot platted building line along the south line of Stevens Forest Drive 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 on property located at the southwest corner of Stevens Forest Drive and Mary Cliff Road.

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,
Abtahi

Against: 0
Absent: 0
Vacancy: 0

Replat Motion: It was moved to **approve** an application to replat a 2.445-acre tract of land containing all of Lot 1 and part of lot 2 in City Block A/5127 into a 31 lot Shared Access Development with two common areas on property located at the southwest corner of Stevens Forest Drive and Mary Cliff Road, subject to compliance with the conditions listed in the docket.

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,
Abtahi

Against: 0
Absent: 0
Vacancy: 0

Speakers: None

(10) **S134-103**

Building Line Removal Motion: It was moved to **approve** an application to remove the 25 foot building line along Steven Forest Drive 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 on property located on Stevens Forest Drive between Kessler Woods Trail and Mary Cliff Road.

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,
Abtahi

Against: 0
Absent: 0
Vacancy: 0

Replat Motion: It was moved to **approve** an application to replat a 1.929-acre tract of land containing part of Lot 2 and all of Lot 3 in City Block A/5127 into a 22 Shared Access Development with 3 common areas on property located on Stevens Forest Drive between Kessler Woods Trail and Mary Cliff Road, subject to compliance with the conditions listed in the docket.

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,
Abtahi

Against: 0
Absent: 0
Vacancy: 0

Speakers: None

(11) **S134-108**

Building Line Removal Motion: It was moved to **approve** an application to remove the 25 foot platted building line along the northwest line of Wheeler Street 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 on property located on Bowser Street between Cedar Plaza and Wheeler Street.

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,
Abtahi

Against: 0
Absent: 0
Vacancy: 0

Replat Motion: It was moved to **approve** an application to replat a 2.1591-acre tract of land containing all of Lots 1 through 24 in City Block 8/2469 into 1 lot; also replat a 2.1130-acre tract of land containing all of Lots 1 through 12, 15 through 24, 13A and 14A in City Block 9/2470 into 1 lot on property located on Bowser Street between Cedar Plaza and Wheeler Street, 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,
Abtahi

Against: 0
Absent: 0
Vacancy: 0

Speakers: None

Miscellaneous Items:

M134-015

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 Subdistrict No. 28 within Planned Development District No. 193, the Oak Lawn Special Purpose District, on the northwest line of Lucas Drive, southwest of Afton Street.

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

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

Against: 0
Absent: 0
Vacancy: 0

Speakers: None

M134-021

Planner: Richard Brown

Motion: It was moved to **approve** a minor amendment to the site plan for Specific Use Permit No. 1382 for a Processing use on property within Planned Development District No. 540, on the south line of River Oaks Road, east of South Central Expressway.

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

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

Against: 0
Absent: 0
Vacancy: 0

Speakers: None

D134-009

Planner: Olga Torres Holyoak

Motion: It was moved to **approve** a development plan for Planned Development District No. 796, on the southwest corner of Stevens Forest Drive and Mary Cliff Road.

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

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

Against: 0
Absent: 0
Vacancy: 0

Speakers: None

Certificates of Appropriateness for Signs:

1402101079

Planner: Carrie Gordon

Motion: It was moved to **approve** a Certificate of Appropriateness submitted by David Tobias of Suntec Signs, Inc. for a 190 sq. ft. attached premise sign, on the west elevation at 3131 McKinney Avenue.

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,
Abtahi

Against: 0
Absent: 0
Vacancy: 0

Speakers: For: Brad Pilkington, 8541 La Plaza Dr., White Settlement, TX, 76108
Against: None

Zoning Cases – Consent:

1. **Z134-141(MW)**

Planner: Megan Wimer

Motion: In considering an application for a D-1 Liquor Control Overlay and 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 on property zoned a CS Commercial Service District with a D Liquor Control Overlay on the south side of Bruton Road, east of Jim Miller Road, it was moved to **hold** this case under advisement until April 17, 2014.

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

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

Against: 0
Absent: 0
Vacancy: 0

Notices: Area: 200 Mailed: 9

Replies: For: 3 Against: 1

Speakers: None

2. **Z134-142(MW)**

Planner: Megan Wimer

Motion: It was moved to recommend **approval** of the termination of Specific Use Permit No. 351 on property zoned an MF-2(A) Multifamily District and a D(A) Duplex District and **approval** of the rezoning of the D(A) Duplex District to an MF-2(A) Multifamily District on the southeast corner of Abrams Road and Reiger Avenue.

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

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

Against: 0
Absent: 0
Vacancy: 0

Notices: Area: 400 Mailed: 182
Replies: For: 6 Against: 3

Speakers: None

Zoning Cases – Under Advisement:

3. 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 17, 2014.

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,
Abtahi

Against: 0
Absent: 0
Vacancy: 0

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

Speakers: For: Roger Albright, 3301 Elm St., Dallas, TX, 75226
Barry Annino, 2630 Commerce St., Dallas, TX, 75226
Jonathan Hetzel, 7002 Vivian Ave., Dallas, TX, 75223
For (Did not speak): Benton Payne, 5219 McCommas Ave., Dallas, TX, 75206
Against: None

4. Z123-365(MW)

Planner: Megan Wimer

Motion I: 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 17, 2014.

Maker: Soto
Second: Anantasomboon
Result: Failed: 3 to 12

For: 3 - Soto, Anantasomboon, Lavallaisaa

Against: 12 - Anglin, Rodgers, Culbreath, Shidid, Bagley,
Tarpley, Shellene, Schultz, Peadon, Murphy,
Ridley, Abtahi
Absent: 0
Vacancy: 0

Motion II: It was moved to recommend **approval** of a Planned Development District for MF-2(A) Multifamily District uses, subject to a revised conceptual plan and revised conditions 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.

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

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

Against: 1 - Soto
Absent: 0
Vacancy: 0

Notices: Area: 500 Mailed: 89
Replies: For: 13 Against: 6

Speakers: For: Rob Baldwin, 3904 Elm St., Dallas, TX, 75226
Evan Beattie, 5318 Willis Ave., Dallas, TX, 75206
Hudson Henley, 2121, 2201, 2205, 2209 N. Henderson Ave., Dallas, TX, 75206
FOR (Did not speak): Melody Parra, 1921 Moser Ave., Dallas, TX, 75206
Violet Vilchis, 1925 Moser Ave., Dallas, TX, 75206
Dana Lafargue, 1902 Moser Ave., Dallas, TX, 75206

David McQuaid, 1916 N. Garrett Ave., Dallas, TX, 75206
Todd White, 2012 Garrett Ave., Dallas, TX, 75206
Pamela Garcia, 2000 Garrett Ave., Dallas, TX, 75206
W. T. McQuaid, 1918 Garrett Ave., Dallas, TX, 75206
Ben Beard, 5121 McKinney Ave., Dallas, TX, 75205
Dan Beard, 5121 McKinney Ave., Dallas, TX, 75205
Karl Hirschey, 8111 Preston Rd., Dallas, TX, 75225
Chad Jackson, 8111 Preston Rd., Dallas, TX, 75225
Lisa Jackson Jones, 3811 Sage Dr., McKinney, TX, 75070
Lane Kommer, 1920 N. Fitzhugh St., Dallas, TX, 75206
Zachary Farrell, 10142 Lingo Ln., Dallas, TX, 75228

Against: None

5. Z134-130(RB)

Planner: Richard Brown

Motion: It was moved to recommend **approval** of an amendment to Planned Development District No. 291 for MF-2(A) Multifamily District Uses and RR Regional Retail District Uses, subject to a revised conceptual plan and staff's revised conditions on property on the northeast corner of Verde Valley Lane and the Dallas North Tollway.

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

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

Against: 0
Absent: 0
Vacancy: 0

Notices: Area: 500 Mailed: 147
Replies: For: 136 Against: 1

Speakers: None

6. Z134-122(LHS)

Planner: Lashondra Holmes Stringfellow

Motion: It was moved to recommend **approval** of 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.

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

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

Against: 0
Absent: 0
Vacancy: 0

Notices: Area: 400 Mailed: 13
Replies: For: 0 Against: 0

Speakers: For (Did not speak): Rob Baldwin, 3904 Elm St., Dallas, TX, 75226
Against: None

Zoning Cases – Individual:

7. Z134-163(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 East Belt Line Road and west of South Northlake Road, it was moved to **hold** this case under advisement until April 17, 2014.

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,
Abtahi

Against: 0
Absent: 0
Vacancy: 0

Notices: Area: 400 Mailed: 14
Replies: For: 0 Against: 2

Speakers: None

8. Z123-355(WE)

Planner: Warren Ellis

Motion: It was moved to recommend **denial** of a CR Community Retail District on property zoned an R-7.5(A) Single Family District on the southwest corner of Scyene Road and Lewiston 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,
Abtahi

Against: 0
Absent: 0
Vacancy: 0

Notices: Area: 200 Mailed: 13
Replies: For: 81 Against: 2

Speakers: For: Hisham Awadelkariem, 401 Hawthorne Dr., Bedford, TX, 75094
James Leaks, Sr., 1958 Yucca Dr., Dallas, TX, 75217
Against: Jonathan Hriz, 390 E. Oakenwald St., Dallas, TX, 75203
Michael Stuart, 9922 Scyene Rd., Dallas, TX, 75227

9. Z134-123(WE)

Planner: Warren Ellis

Motion: It was moved to recommend **approval** of a Planned Development District for CS Commercial Service District uses, subject to a development plan and applicant's revised condition to include 1) Exclude the following land uses: Cemetery or mausoleum, Hotel or motel, alcoholic beverage establishments, auto service center, car wash, liquor store, personal service uses: tattoo parlors and massage parlors, vehicle display, sales and service, and office showroom/warehouse, 2) Amend the parking setback from 30 feet to 15 feet, and 3) Amend sign regulations to allow business zoning district sign standards on property zoned a CC Community Commercial Subdistrict, Tract 10 within Planned Development District No. 595, the South Dallas/Fair Park Special Purpose District on the south corner of Robert B. Cullum Boulevard and Borich Street.

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

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

Against: 0
Absent: 0
Vacancy: 0

Notices: Area: 500 Mailed: 110
Replies: For: 1 Against: 3

Speakers: For: Robert Reeves, 900 Jackson St., Dallas, TX, 75202
Against: None

10. Z134-158(MW)

Planner: Megan Wimer

Motion: It was moved to recommend **approval** of a Specific Use Permit for a motor vehicle fueling station 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 Subdistrict 1 in Planned Development District No. 621, the Old Trinity and Design District Special Purpose District on the east corner of Oak Lawn Avenue and Market Center Boulevard.

Maker: Anantasomboon
Second: Abtahi
Result: Carried: 11 to 4

For: 11 - Anglin, Soto, Rodgers, Culbreath, Shidid,
Anantasomboon, Lavallaisaa, Tarpley,
Shellene, Peardon, Abtahi

Against: 4 - Bagley, Schultz, Murphy, Ridley,
Absent: 0
Vacancy: 0

Notices: Area: 200 Mailed: 22
Replies: For: 5 Against: 3

Speakers: For: Audra Buckley, 416 S. Ervay St., Dallas, TX, 75201
Bob Darrouzet, 5335 Anita St., Dallas, TX, 75206
Philip Mala, 1209 Slocum St., Dallas, TX, 75207
For (Did not speak): Gerald McAdams, 1211 Levee St., Dallas, TX, 75207
Raymond McShane, 1022 Dragon St., Dallas, TX, 75207
Randy Marx, 127 Howell St., Dallas, TX, 75207
Anthony Borino, 107 Pittsburg St., Dallas, TX, 75207
Against: Charles Kendrick, 120 Oak Lawn Ave., Dallas, TX, 75207
Susan Kendrick, 120 Oak Lawn Ave., Dallas, TX, 75207
Payman Pahlavan, 107 Oak Lawn Ave., Dallas, TX, 75207

Special Provision Sign District Amendments:

SPSD134-002(CG)

Planner: Carrie Gordon

Motion: It was moved to recommend **approval** of the amendments to the amended application to increase the effective area from 20 to 30 square feet and **approval** to amend tenant and building identification signage, and **approval** to prohibit signage on Leonard Street 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.

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

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

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
Susan Kedron, 901 Main St., Dallas, TX, 75202
Against: None

Other Matters

Minutes

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

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

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

Against: 0
Absent: 1 - Ridley
Vacancy: 0

Adjournment

Motion: It was moved to **adjourn** the April 3, 2014, City Plan Commission meeting at 4:26 p.m.

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

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

Against: 0
Absent: 1 - Ridley
Vacancy: 0

Gloria Tarpley, Chair