

## PLAN COMMISSION MINUTES

The City Plan Commission held a regular Zoning Hearing on April 17, 2014, with the briefing starting at 10:33 a.m. in Room 5ES and the public hearing at 1:34 p.m. in the City Council Chambers of City Hall. Presiding were Gloria Tarpley, Chair and, Robert Abtahi, Vice Chair. The following Commissioners were present during the hearing: Mike Anglin, Gabe Soto, Emma Rodgers, Tony Shidid, Jed Anantasomboon, Betty Culbreath, Ann Bagley, Myrtl Lavallaisaa, John Shellene, Carolyn "Cookie" Peadon, Margot Murphy, Paul E. Ridley and Robert Abtahi. The following Commissioner was absent from this hearing as defined in the City Plan Commission rules: Jaynie Schultz. 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) **S134-109**

**Motion:** It was moved to **approve** an application to replat a 0.664-acre tract of land containing part of Lots 19, 20 and 21 in City Block 3/5687 and part Lot 1 in City Block 1/5695 into one lot on property located at 7602, 7606 and 7526 Eastern Avenue, south of Lovers Lane, subject to compliance with the conditions listed in the docket.

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

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

Against: 0  
Absent: 1 - Schultz  
Vacancy: 0

**Speakers:** None

(2) **S134-111**

**Motion:** It was moved to **approve** an application to replat a 3.217-acre tract of land containing all of Lot 1 in City Block A/7551 into one 1.452-acre lot and one 1.765-acre lot on property located at 3650 West Wheatland Road, southwest corner of Bolton Boone Drive at West Wheatland Road, subject to compliance with the conditions listed in the docket.

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

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

Against: 0  
Absent: 1 - Schultz  
Vacancy: 0

**Speakers:** None

(3) **S134-112**

**Motion:** It was moved to **approve** an application to replat a 4.514-acre tract of land containing all of Lots 1 through 4 and part lot 10 in City Block C/3369 and Lots 1 through 8 in City Block B/3368 into one lot on property located on the northeast corner of West Davis Street and North Zang Boulevard, subject to compliance with the conditions listed in the docket.

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

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

Against: 0  
Absent: 1 - Schultz  
Vacancy: 0

**Speakers:** None

**(4) S134-113**

**Motion:** It was moved to **approve** an application to create two, 0.917-acre lot from a 1.835-acre tract of land in City block A/8346 on property located on Merrifield Road south of Jefferson Boulevard, subject to compliance with the conditions listed in the docket.

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

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

Against: 0  
Absent: 1 - Schultz  
Vacancy: 0

**Speakers:** None

**(5) S134-115**

**Motion:** It was moved to **approve** an application to replat a 16.258-acre tract of land containing all of Lot 1 in City Block 8/7940 into one 8.524-acre lot and one 7.734-acre lot on property located at 7601 Ambassador Row southeast corner of Ambassador Row and Metromedia Place, subject to compliance with the conditions listed in the docket.

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

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

Against: 0  
Absent: 1 - Schultz  
Vacancy: 0

**Speakers:** None

(6) **S134-116**

**Motion:** It was moved to **approve** an application to create one 79.05-acre lot and one 17.52-acre lot from a 96.05-acre tract of land in City Block 8264 on property located on Lyndon B. Johnson Freeway/Interstate Highway No. 20 east of I45, subject to compliance with the conditions listed in the docket.

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

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

Against: 0  
Absent: 1 - Schultz  
Vacancy: 0

**Speakers:** None

(7) **S134-117**

**Motion:** It was moved to **approve** an application to replat a 1.4029-acre tract of land containing all of Lots 1 and 2 in City Block A/7080 into one lot on property located on southeast corner of East Northwest Highway and Solta Drive, subject to compliance with the conditions listed in the docket.

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

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

Against: 0  
Absent: 1 - Schultz  
Vacancy: 0

**Speakers:** None

(8) **S134-118**

**Motion:** It was moved to **approve** an application to replat a 23.195-acre tract of land containing all of Lot 6 in City Block A/8475 into one 0.622-acre lot and one 22.573-acre lot at 9100 East R.L. Thornton Freeway on southeast corner of St. Francis Avenue and East R.L. Thornton Freeway, subject to compliance with the conditions listed in the docket with the following added condition: "26. Prior to final plat provide parking analysis to Building Inspection room 105."

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

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

Against: 0  
Absent: 1 - Schultz  
Vacancy: 0

**Speakers:** None

(9) **S134-119**

**Motion:** It was moved to **approve** an application to replat an 11.724-acre tract of land containing all of Lots 4 and 5 in City Block W/8751 into one 10.580-acre lot and one 1.144-acre lot on property located on northwest corner of Frankford Road and President George Bush Turnpike/State Highway 190, subject to compliance with the conditions listed in the docket.

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

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

Against: 0  
Absent: 1 - Schultz  
Vacancy: 0

**Speakers:** None

(10) **S134-120**

**Motion:** It was moved to **approve** an application to replat a 0.32-acre tract of land containing all of Lot 1A and 2A in City Block and part of Lots 1, 2, and 3 in City Block 1493 into one lot on property located at 312, 314 and 316 N. Henderson Avenue, subject to compliance with the conditions listed in the docket.

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

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

Against: 0  
Absent: 1 - Schultz  
Vacancy: 0

**Speakers:** None

(11) **S134-121**

**Motion:** It was moved to **approve** an application to create an 11.207-acre lot from a tract of land in City Block 6375 on property located on northwest corner of Bruton Road and St. Augustine Road., subject to compliance with the conditions listed in the docket.

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

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

Against: 0  
Absent: 1 - Schultz  
Vacancy: 0

**Speakers:** None

(12) **S134-122**

**Motion:** It was moved to **approve** an application to create 4 lots ranging in size from 0.825-acre to 3.237-acres from a 7.191-acres tract of land in City Block 8042 on property located 11200 Kingsley Road west of South Jupiter Road, subject to compliance with the conditions listed in the docket.

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

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

Against: 0  
Absent: 1 - Schultz  
Vacancy: 0

**Speakers:** None

(13) **S134-123**

**Motion:** It was moved to **approve** an application to replat a 2.4755-acres tract of land containing part of Lot 2A and all of Lot 1A in City Block 25/5799 and an abandoned portion of Cullum Lane into one lot on property located at 9620 Harry Hines Boulevard, subject to compliance with the conditions listed in the docket.

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

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

Against: 0  
Absent: 1 - Schultz  
Vacancy: 0

**Speakers:** None

Residential Replat:

(14) **S134-124**

**Motion:** It was moved to **approve** an application to replat a 1.240-acre tract of land containing all of Lots 1 through 4 in City Block C/7533 into two 0.620-acre lots on property located on southeast corner of Dalview Avenue and Brock Street, subject to compliance with the conditions listed in the docket.

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

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

Against: 0  
Absent: 1 - Schultz  
Vacancy: 0

**Speakers:** None

(15) **S134-125**

**Motion:** It was moved to **approve** an application to replat a 0.6855-acre tract of land in part of City Block 2/2703 into a 6 lot Shared Access Development and 2 common areas ranging in sizes from 2,129 square feet to 5,949 square feet on the southeast corner of Lindsley Avenue and Shadyside Lane, subject to compliance with the conditions listed in the docket.

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

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

Against: 0  
Absent: 1 - Schultz  
Vacancy: 0

**Speakers:** None



(16) **S134-126**

**Motion:** It was moved to **approve** an application to replat a 1.7987-acre tract of land in part of City Block 2/2703 into a 17 lot Shared Access Development and 1 common area ranging in sizes from 3,080 square feet to 4,264 square feet from on property located on Shadyside Lane east of Lindsley Avenue, subject to compliance with the conditions listed in the docket.

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

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

Against: 0  
Absent: 1 - Schultz  
Vacancy: 0

**Speakers:** None

(17) **S134-127**

**Motion:** It was moved to **approve** an application to replat a 0.7436-acre tract of land in part of City Block 2/2703 into a 6 lot Shared Access Development and 1 common area ranging in sizes from 3,080 square foot to 4,701 square feet on property located on Shadyside Lane east of Lindsley Avenue, subject to compliance with the conditions listed in the docket.

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

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

Against: 0  
Absent: 1 - Schultz  
Vacancy: 0

\*out of the room, shown voting in favor

**Speakers:** None

Building Line Removal:

(18) **S134-114**

**Removal of Building Line Motion:** It was moved to **approve** an application to remove the existing 25 foot platted building line 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 along the south line of Stemmons Freeway (Interstate Highway No. 35 E) on property located at the south corner of Stemmons Freeway and Medical District Drive.

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

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

Against: 0  
Absent: 1 - Schultz  
Vacancy: 0

**Replat Motion:** It was moved to **approve** an application to replat a 10.169-acre tract of land containing all of Lot 2 in City Block 60/7905; part of Lot 1A in City Block 79/7905; part of Lot 2 in City Block 58/7905 into 1 lot, on property located at the south corner of Stemmons Freeway and Medical District Drive, subject to compliance with the conditions listed in the docket.

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

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

Against: 0  
Absent: 1 - Schultz  
Vacancy: 0

**Speakers:** None

Miscellaneous Items:

**M134-022**

Planner: Richard Brown

**Motion:** It was moved to **approve** a minor amendment to the site plan for Specific Use Permit No. 1359 for a Transit passenger station or transfer center and Tower/antenna for cellular communication on the northwest line of Northwest Highway, east of Walling Lane.

Maker: Abtahi  
Second: Shellene  
Result: Carried: 13 to 0

For: 13 - Anglin, Soto, Rodgers, Culbreath, Shidid,  
Anantasomboon, Lavallaisaa, Tarpley,  
Shellene, Peardon, Murphy, Ridley, Abtahi

Against: 0  
Absent: 1 - Schultz  
Vacancy: 0  
Conflict: 1 - Bagley

**Speakers:** None

Zoning Cases – Consent:

**1. Z112-267(WE)**

Planner: Warren Ellis

**Motion:** It was moved to recommend **approval** of the renewal of Specific Use Permit No. 1624 for an Industrial (outside) not potentially incompatible use limited to a concrete batch plant for a two-year period, subject to a revised site/landscape plan and conditions on property zoned an IR Industrial Research District on the northwest corner of Commerce Street and Manila Road.

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

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

Against: 0  
Absent: 1 - Schultz  
Vacancy: 0

**Notices:** Area: 300 Mailed: 14  
**Replies:** For: 1 Against: 0  
**Speakers:** None

2. **Z134-160(WE)**

Planner: Warren Ellis

**Motion:** It was moved to recommend **approval** of a Specific Use Permit for an accessory community center (private) limited to a community pool for a twenty-year period with eligibility for automatic renewals for additional twenty-year periods, subject to a site plan and conditions on property within Subdistrict 10 of Planned Development District No. 357, the Farmers Market Special Purpose District generally in an area southwest of South Cesar Chavez Boulevard and southeast of Helsminster Drive.

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

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

Against: 0  
Absent: 1 - Schultz  
Vacancy: 0

**Notices:** Area: 200 Mailed: 5  
**Replies:** For: 0 Against: 0  
**Speakers:** None

3. **Z134-133(MW)**

Planner: Megan Wimer

**Motion:** It was moved to recommend **approval** of a Specific Use Permit for an alcoholic beverage establishment limited to a private-club bar for a three-year period, subject to a site plan and conditions on property zoned Planned Development District No. 498, the Harry Hines Corridor Special Purpose on the east side of Harry Hines Boulevard, north of Royal Lane.

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

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

Against: 0  
Absent: 1 - Schultz  
Vacancy: 0

**Notices:** Area: 300 Mailed: 40  
**Replies:** For: 0 Against: 2  
**Speakers:** None

4. Z134-146(MW)

Planner: Megan Wimer

**Motion:** It was moved to recommend **approval** of the creation of a new tract, subject to a development plan and conditions within Planned Development District No. 498, the Harry Hines Corridor Special Purpose District on the west side of Denton Drive, north of Royal Lane.

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

For: 14 - Anglin, Soto, Rodgers, Culbreath,  
Anantasomboon, Bagley, Lavallaisaa, Tarpley,  
Shellene, Peardon, Murphy, Ridley, Abtahi

Against: 0  
Absent: 1 - Schultz  
Vacancy: 0

**Notices:** Area: 500 Mailed: 41  
**Replies:** For: 0 Against: 1  
**Speakers:** None

5. Z134-152(MW)

Planner: Megan Wimer

**Motion:** It was moved to recommend **approval** of for a Specific Use Permit for a mini-warehouse use for a ten-year period with eligibility for automatic renewals for additional ten-year periods, subject to a revised site plan that clearly delineates the open space area adjacent to the eastern property line and labels the southeast corner of the site as “permissible building area” and conditions on property zoned a CR Community Retail District on the north side of Frankford Road, west of Vail Street.

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

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

Against: 0  
Absent: 1 - Schultz  
Vacancy: 0

**Notices:** Area: 300 Mailed: 20  
**Replies:** For: 1 Against: 2

**Speakers:** None

**6. Z134-167(MW)**

Planner: Megan Wimer

**Motion:** It was moved to recommend **approval** of a Specific Permit for a business school use for a ten-year period with eligibility for automatic renewals for additional ten-year periods, subject to a site plan and conditions on property zoned an NO(A) Neighborhood Office District south of LBJ Freeway and east of Hillcrest Road

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

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

Against: 0  
Absent: 1 - Schultz  
Vacancy: 0

**Notices:** Area: 400 Mailed: 10  
**Replies:** For: 0 Against: 0

**Speakers:** None

**7. Z134-155(OTH)**

Planner: Olga Torres Holyoak

**Motion:** In considering an application for a Specific Use Permit for a vehicle or engine repair or maintenance use on property zoned Subdistrict 1A within Planned Development District No. 714, the West Commerce Street/Fort Worth Avenue Special Purpose District on the east line of Langford Street, north of Yorktown Street, it was moved to **hold** this case under advisement until May 8, 2014.

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

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

Against: 0  
Absent: 1 - Schultz  
Vacancy: 0

**Notices:** Area: 200 Mailed: 11  
**Replies:** For: 0 Against: 3

**Speakers:** None

**8. Z134-153(RB)**

Planner: Richard Brown

**Motion:** It was moved to recommend **approval** of for a Specific Use Permit for a Community service center for a five-year period with eligibility for automatic renewals for additional ten-year periods, subject to a revised site plan and revised conditions on property zoned an R-7.5(A) Single Family District, along the east line of La Prada Drive, north of Klondike Drive.

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

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

Against: 0  
Absent: 1 - Schultz  
Vacancy: 0

**Notices:** Area: 300 Mailed: 56  
**Replies:** For: 2 Against: 3

**Speakers:** None

Zoning Cases – Under Advisement:

9. **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 May 8, 2014.

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

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

Against: 0  
Absent: 1 - Schultz  
Vacancy: 0

\*out of the room, shown voting in favor

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

**Speakers:** None

10. **Z123-371(OTH)**

Planner: Olga Torres Holyoak

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

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

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



Against: 0  
Absent: 1 - Schultz  
Vacancy: 0

\*out of the room, shown voting in favor

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

**Speakers:** None

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

Planner: Megan Wimer

**Motion:** It was moved to recommend **approval** of a D-1 Liquor Control Overlay and **approval** of 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 for a two-year period, subject to a site plan and conditions 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.

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

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

Against: 0  
Absent: 1 - Schultz  
Vacancy: 0

**Notices:** Area: 200 Mailed: 9  
**Replies:** For: 3 Against: 1

**Speakers:** For: Parvez Malik, 1901 Central Dr., Bedford, TX, 76021  
Against: None

**12. Z134-163(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 East Belt Line Road and west of South Northlake Road.

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

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

Against: 0  
Absent: 1 - Schultz  
Vacancy: 0

**Notices:** Area: 400 Mailed: 14  
**Replies:** For: 0 Against: 3

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

13. **Z123-267(CG)**

Planner: Carrie Gordon

**Motion:** It was moved to recommend **approval** of amending certain use regulations and development standards, subject to applicant's conditions to include the following: 1) strike commercial parking lot specific use permit requirements, unconditionally; 2) remove alternate landscape plan requirements for small parking lots; 3) strike the private license granted requirements and use current requirements 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.

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

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

Against: 0  
Absent: 1 - Schultz  
Vacancy: 0

**Notices:** Area: 200 Mailed: 394  
**Replies:** For: 42 Against: 1

**Speakers:** For: Roger Albright, 3301 Elm St., Dallas, TX, 75226  
Jonathan Hetzel, 2622 Commerce St., Dallas, TX, 75226  
For (Did not speak): Benton Payne, 5219 McCommas Blvd., Dallas, TX, 75206  
Against: None

Zoning Cases – Individual:

14. **Z134-156(RB)**

Planner: Richard Brown

**Motion:** It was moved to recommend **approval** of the removal of the D Liquor Control Overlay on property zoned a GR General Retail Subdistrict in Planned Development District No. 193, the Oak Lawn Special Purpose District, on the west corner of Oak Lawn Avenue and Dickason Avenue.

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

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

Against: 0  
Absent: 1 - Schultz  
Vacancy: 0

**Notices:** Area: 500 Mailed: 176  
**Replies:** For: 3 Against: 1

**Speakers:** For: Tommy Mann, 500 Winstead Bldg., Dallas, TX, 75201  
Against: Neil Emmons, 2525 Turtle Creek Blvd., Dallas, TX, 75219

15. **Z123-343(MD)**

Planner: Mark Doty

**Motion:** It was moved to recommend **approval** of an Historic Overlay for Sunset High School; subject to preservation criteria on property zoned Planned Development District No. 409 south of West Jefferson Boulevard, between North Tennant Street and North Oak Cliff Boulevard.

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

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

Against: 0  
Absent: 1 - Schultz  
Vacancy: 0

\*out of the room, shown voting in favor

**Notices:** Area: 200 Mailed: 75  
**Replies:** For: 3 Against: 0  
**Speakers:** None

Authorization of Hearings:

**SPSD123-001 (CG)**

Planner: Carrie Gordon

**Motion:** It was moved to recommend **approval** of a City Plan Commission authorized hearing to amend the boundary to establish the Southwestern Medical District Special Provision Sign District (SPSD) to include all four corners of the intersections of N. Stemmons Freeway at Medical District Drive, N. Stemmons Freeway at Inwood Road, Harry Hines Boulevard at Mockingbird Lane, Forest Park Road at W. Mockingbird Lane, Maple Avenue at W. Mockingbird Lane, Bomar Avenue at Maple Avenue, Stutz Drive at Maple Avenue, Inwood Road at Maple Avenue, Butler Street at Maple Avenue, New Orleans Place at Maple Avenue, and Medical District Drive at Amelia Street.

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

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

Against: 0  
Absent: 1 - Schultz  
Vacancy: 0

**Speakers:** None

Development Code Amendment

**DCA134-001**

Planner: Diana Lowrance

Public hearing on amendments to Section 51A-4.505 the Conservation District regulations in Chapter 51A of the Dallas Development Code.

**Speakers:** David Lehde, 5816 W. Plano Pkwy., Plano, TX, 75093  
Phil Crone, 5816 W. Plano Pkwy., Plano, TX, 75093  
Armando Cobo, 5005 Whitestone Ln., Plano, TX, 75024  
Melissa Kingston, 5901 Palo Pinto Ave., Dallas, TX, 75206  
Neil Emmons, 2525 Turtle Creek Blvd., Dallas, TX, 75219  
Mark Rieves, 5530 Goodwin Ave., Dallas, TX, 75206  
Santos Martinez, 1111 Cordova St., Dallas, TX, 75223  
Patricia Carr, 5843 Vanderbilt Ave., Dallas, TX, 75206

Davis Preziosi, 2922 Swiss Ave., Dallas, TX, 75204  
Terri Raith, 1518 Abrams Rd., Dallas, TX, 75214  
Lisa Benskin, 639 Turner Ave., Dallas, TX, 75208  
Selena Urquhart, 5514 Vickery Blvd., Dallas, TX, 75206  
Lanay Hartmann, 5318 Drane Dr., Dallas, TX, 75209  
Angela Hunt, 5306 Mercedes Ave., Dallas, TX, 75206  
Did not speak: Gay Hopkins, 6030 Monticello Ave., Dallas, TX, 75206  
Elizabeth Timpson-Clark, 5330 Goodwin Ave., Dallas, TX, 75206  
Rick Bentley, 5551 Vickery Blvd., Dallas, TX, 75206  
Kenneth R. Lampton, 6014 Llano Ave., Dallas, TX, 75206  
John Dailey, 5839 Kenwood Ave., Dallas, TX, 75206  
Mark Brinkerhoff, 6833 Prosper St., Dallas, TX, 75209  
Alun Urquhart, 5514 Vickery Blvd., Dallas, TX, 75206

Landmark Commission Appeal

**CA134-110(CH)**

Planner: Mark Doty

**Motion I:** It was moved to **affirm** the decision of the Landmark Commission decision to deny Certificate of Appropriateness CA134-110(CH) at 2601 Hibernia Street within the State Thomas Historic District.

Maker: Ridley  
Second: Murphy  
Result: Carried: 11 to 1

For: 11 - Soto, Rodgers, Shidid, Anantasomboon,  
Bagley, Lavallaisaa, Tarpley, Peadon, Murphy,  
Ridley, Abtahi

Against: 1 - Anglin  
Absent: 3 - Culbreath, Shellene, Schultz  
Vacancy: 0

**Speakers:** Appellant: Vicky Garza, 2601 Hibernia St., Dallas, TX, 75204  
City Attorney: Casey Burgess, City of Dallas, Assistant City Attorney  
Staff: Mark Doty, City of Dallas, Historic Preservation Planner

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Other Matters

Minutes

**Motion:** It was moved to **approve** the minutes of the April 3, 2014, City Plan Commission meeting, subject to correction(s).

Maker: Ridley  
Second: Soto  
Result: Carried: 12 to 0

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

Against: 0  
Absent: 3 - Culbreath, Shellene, Schultz  
Vacancy: 0

Adjournment

**Motion:** It was moved to **adjourn** the April 17, 2014, City Plan Commission meeting at 5:57 p.m.

Maker: Ridley  
Second: Shidid  
Result: Carried: 12 to 0

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

Against: 0  
Absent: 3 - Culbreath, Shellene, Schultz  
Vacancy: 0

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Gloria Tarpley, Chair