

PLAN COMMISSION MINUTES

The City Plan Commission held a regular Zoning Hearing on May 8, 2014, with the briefing starting at 11:25 a.m. in Room 5ES and the public hearing at 1:30 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: Gabe Soto, Emma Rodgers, Tony Shidid, Jed Anantasomboon, Betty Culbreath, Ann Bagley, 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: Mike Anglin and Myrtl Lavallaisaa. 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: LaShawn Green

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) **S134-128**

Motion: It was moved to **approve** an application to replat a 1.1986-acre tract of land containing all of Lot 17 in City Block 1376, all of Lot 19A in City Block 1377 and a portion of abandoned Trezevant Street into one lot on property located at 1326 & 1401 Robert B Cullum Boulevard, subject to compliance with the conditions listed in the docket.

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

For: 13 - Soto, Rodgers, Culbreath, Shidid,
Anantasomboon, Bagley, Tarpley, Shellene*,
Schultz, Peadon, Murphy, Ridley, Abtahi

Against: 0
Absent: 2 - Anglin, Lavallaisaa
Vacancy: 0

*out of the room, shown voting in favor

Speakers: None

(2) S134-129

Motion: It was moved to **approve** an application to replat a 5.382-acre tract of land containing part of Lots 3, 4, 5 and 5A in City Block 15/5206; abandoned portion of Hemlock Avenue into one lot on property located at Northwest Highway and Shady Brook Land, northeast corner, subject to compliance with the conditions listed in the docket.

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

For: 13 - Soto, Rodgers, Culbreath, Shidid,
Anantasomboon, Bagley, Tarpley, Shellene*,
Schultz, Peadon, Murphy, Ridley, Abtahi

Against: 0
Absent: 2 - Anglin, Lavallaisaa
Vacancy: 0

*out of the room, shown voting in favor

Speakers: None

(3) S134-130

Motion: It was moved to **approve** an application to replat a 0.238-acre tract of land containing part of Lots 6 through 9 in City Block 308 into 8 lots ranging in sizes 1,227 square feet to 1,546 square feet on property located at 3003 & 3009 Live Oak Street, subject to compliance with the conditions listed in the docket.

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

For: 13 - Soto, Rodgers, Culbreath, Shidid,
Anantasomboon, Bagley, Tarpley, Shellene*,
Schultz, Peadon, Murphy, Ridley, Abtahi

Against: 0
Absent: 2 - Anglin, Lavallaisaa
Vacancy: 0

*out of the room, shown voting in favor

Speakers: None

(4) S134-131

Motion: It was moved to **approve** an application to replat a 0.680-acre tract of land containing part of Lots 6 through 9 in City Block 308 into a 18 lot Shared Access Development and 1 common area ranging in sizes 1,322 square feet to 1,679 square feet on property located at 3003 & 3009 Live Oak Street, subject to compliance with the conditions listed in the docket.

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

For: 13 - Soto, Rodgers, Culbreath, Shidid,
Anantasomboon, Bagley, Tarpley, Shellene*,
Schultz, Peadon, Murphy, Ridley, Abtahi

Against: 0
Absent: 2 - Anglin, Lavallaisaa
Vacancy: 0

*out of the room, shown voting in favor

Speakers: None

(5) S134-132

Motion: It was moved to **approve** an application to create 244 lots and 8 common areas from a 65.550-acre tract of land on property located at FM 548 and Devonshire Boulevard, Dallas ETJ, Kaufman, Texas, subject to compliance with the conditions listed in the docket.

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

For: 13 - Soto, Rodgers, Culbreath, Shidid,
Anantasomboon, Bagley, Tarpley, Shellene*,
Schultz, Peadon, Murphy, Ridley, Abtahi

Against: 0
Absent: 2 - Anglin, Lavallaisaa
Vacancy: 0

*out of the room, shown voting in favor

Speakers: None

(6) S134-133

Motion: It was moved to **approve** an application to replat a 1.313-acre tract of land containing Lots 7 through 14 in City Block C/1620 into one lot on property located at McKinney Avenue and Hester Avenue, southeast corner, subject to compliance with the conditions listed in the docket.

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

For: 13 - Soto, Rodgers, Culbreath, Shidid,
Anantasomboon, Bagley, Tarpley, Shellene*,
Schultz, Peadon, Murphy, Ridley, Abtahi

Against: 0
Absent: 2 - Anglin, Lavallaisaa
Vacancy: 0

*out of the room, shown voting in favor

Speakers: None

(7) S134-134

Motion: It was moved to **approve** an application to replat a 1.911-acre tract of land containing all of Lots 6 through 15 and part of Lot 45 in City Block 21/7890 into one lot and one on property located on Riveredge Drive between Irving Boulevard and Levee Street, subject to compliance with the conditions listed in the docket.

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

For: 13 - Soto, Rodgers, Culbreath, Shidid,
Anantasomboon, Bagley, Tarpley, Shellene*,
Schultz, Peadon, Murphy, Ridley, Abtahi

Against: 0
Absent: 2 - Anglin, Lavallaisaa
Vacancy: 0

*out of the room, shown voting in favor

Speakers: None

(8) S134-135

Motion: It was moved to **approve** an application to replat 3.039-acre tract of land containing all of Lots 1 through 12 in City Block 296; part of Lots 19-21 in City Block 296; all of Lots 1-9, part of Lots 10 through 18 in City Block 3/296 and portions of abandoned N. Akard Street and Cedar Springs Road, Abandoned 15 foot Alley, a portion of Caroline Street and an abandoned 15 foot Alley into one lot on property located at the southeast corner of Cedar Springs Road and N. Akard Street, subject to compliance with the conditions listed in the docket.

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

For: 13 - Soto, Rodgers, Culbreath, Shidid,
Anantasomboon, Bagley, Tarpley, Shellene*,
Schultz, Peadon, Murphy, Ridley, Abtahi

Against: 0
Absent: 2 - Anglin, Lavallaisaa
Vacancy: 0

*out of the room, shown voting in favor

Speakers: None

(9) S134-136

Motion: It was moved to **approve** an application to replat a 1.4039-acre tract of land containing all of Lots 1 through 12, 15 through 21 in City Block D/1491 and a 0.161 acre Alley Abandonment into one lot on property located on N. Garrett Avenue between Fuqua Street and Monarch Street, subject to compliance with the conditions listed in the docket.

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

For: 13 - Soto, Rodgers, Culbreath, Shidid,
Anantasomboon, Bagley, Tarpley, Shellene*,
Schultz, Peadon, Murphy, Ridley, Abtahi

Against: 0
Absent: 2 - Anglin, Lavallaisaa
Vacancy: 0

*out of the room, shown voting in favor

Speakers: None

(10) **S134-137**

Motion: It was moved to **approve** an application to create one 0.349-acre lot from a tract of land containing in City Block 2/1025 on property located at 2700 Oak Lawn Avenue, subject to compliance with the conditions listed in the docket.

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

For: 13 - Soto, Rodgers, Culbreath, Shidid,
Anantasomboon, Bagley, Tarpley, Shellene*,
Schultz, Peadon, Murphy, Ridley, Abtahi

Against: 0
Absent: 2 - Anglin, Lavallaisaa
Vacancy: 0

*out of the room, shown voting in favor

Speakers: None

(11) **S134-139**

Motion: It was moved to **approve** an application to create a 0.999-acre lot in City Block 6051 on property located at 4373 Hampton Road, subject to compliance with the conditions listed in the docket to include the deletion of Condition 13.

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

For: 13 - Soto, Rodgers, Culbreath, Shidid,
Anantasomboon, Bagley, Tarpley, Shellene*,
Schultz, Peadon, Murphy, Ridley, Abtahi

Against: 0
Absent: 2 - Anglin, Lavallaisaa
Vacancy: 0

*out of the room, shown voting in favor

Speakers: None

(12) **S134-140**

An application to replat a 4.02-acre tract of land containing part of Lots 23, 24 and 27A in City Block 5/5197 into one lot on property located at 8255 Park Lane.

This case was withdrawn by the applicant.

Residential Replat:

(13) **S134-138**

Motion: It was moved to **approve** an application to replat a 0.8330-acre tract of land containing part of Lot 11 in City Block E/5517 into one lot on property located at 10227 Gaywood Road, subject to compliance with the conditions listed in the docket.

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

For: 13 - Soto, Rodgers, Culbreath, Shidid,
Anantasomboon, Bagley, Tarpley, Shellene*,
Schultz, Peadon, Murphy, Ridley, Abtahi

Against: 0
Absent: 2 - Anglin, Lavallaisaa
Vacancy: 0

*out of the room, shown voting in favor

Speakers: For: Randy Hughes, 17608 Cedar Creek Canyon, Dallas, TX,
Against: Albert Hrubetz, 5330 Meaders Ln., Dallas, TX, 75229

Street Name Change:

NC134-001

Motion: It was moved to **approve** to consider changing the name of Ables Lane to James Parker Way between Walnut Hill Lane and Electronic Lane.

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

For: 13 - Soto, Rodgers, Culbreath, Shidid,
Anantasomboon, Bagley, Tarpley, Shellene,
Schultz, Peadon, Murphy, Ridley, Abtahi

Against: 0
Absent: 2 - Anglin, Lavallaisaa
Vacancy: 0

Speakers: For: David Neumann, 6120 Velasco Ave., Dallas, TX, 75214
Against: None

Miscellaneous Items:

D134-007

Planner: Charles Enchill

Motion: It was moved to **approve** a development plan and landscape plan in Tract 7 of Planned Development District No. 508 on the southwest corner of Hampton Road and Calypso Street.

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

For: 13 - Soto, Rodgers, Culbreath, Shidid,
Anantasomboon, Bagley, Tarpley, Shellene,
Schultz, Peadon, Murphy, Ridley, Abtahi

Against: 0
Absent: 2 - Anglin, Lavallaisaa
Vacancy: 0

Speakers: None

D134-008

Planner: Charles Enchill

Motion: It was moved to **approve** a development plan and landscape plan for Planned Development District No. 900 on the southeast corner of Northwest Highway and Mixon Drive.

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

For: 13 - Soto, Rodgers, Culbreath, Shidid,
Anantasomboon, Bagley, Tarpley, Shellene,
Schultz, Peadon, Murphy, Ridley, Abtahi

Against: 0
Absent: 2 - Anglin, Lavallaisaa
Vacancy: 0

Speakers: None

D134-012

Planner: Charles Enchill

Motion: It was moved to **approve** a development plan and landscape plan for Planned Development District No. 759 on the northeast side of Heartsill Drive, southeast of Empire Central.

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

For: 13 - Soto, Rodgers, Culbreath, Shidid,
Anantasomboon, Bagley, Tarpley, Shellene,
Schultz, Peadon, Murphy, Ridley, Abtahi

Against: 0
Absent: 2 - Anglin, Lavallaisaa
Vacancy: 0

Speakers: None

M134-024

Planner: Richard Brown

Motion: In considering an application for a minor amendment to the development plan and landscape plan for Planned Development District No. 563 for a Private school, Child-care facility, and R-7.5(A) Single Family District Uses on the northeast corner of Audelia Road and McCree Road, it was moved to **hold** this case under advisement until May 22, 2013.

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

For: 13 - Soto, Rodgers, Culbreath, Shidid,
Anantasomboon, Bagley, Tarpley, Shellene,
Schultz, Peadon, Murphy, Ridley, Abtahi

Against: 0
Absent: 2 - Anglin, Lavallaisaa
Vacancy: 0

Speakers: None

M134-026

Planner: Richard Brown

Motion: It was moved to **approve** a minor amendment to the site plan for Specific Use Permit No. 697 for a Metal processing facility on the northwest line of Good-Latimer Expressway, southeast of Ferris Street.

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

For: 13 - Soto, Rodgers, Culbreath, Shidid,
Anantasomboon, Bagley, Tarpley, Shellene,
Schultz, Peadon, Murphy, Ridley, Abtahi

Against: 0
Absent: 2 - Anglin, Lavallaisaa
Vacancy: 0

Speakers: None

Zoning Cases – Consent:

1. Z134-165(RB)

Planner: Richard Brown

Motion: It was moved to recommend **approval** a Planned Development District for an Open-enrollment charter school and R-7.5(A) Single Family District Uses, subject to a development plan, landscape plan, traffic management plan, and conditions, on property zoned an R-7.5(A) Single Family District, and **approval** of the termination of Specific Use Permit No. 1742 for an Open-enrollment charter school, on the north line of Bohannon Drive, east of Pleasant Drive.

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

For: 13 - Soto, Rodgers, Culbreath, Shidid,
Anantasomboon, Bagley, Tarpley, Shellene,
Schultz, Peadon, Murphy, Ridley, Abtahi

Against: 0
Absent: 2 - Anglin, Lavallaisaa
Vacancy: 0

Notices: Area: 500 Mailed: 189
Replies: For: 0 Against: 1

Speakers: For: Audra Buckley, 416 S. Ervay St., Dallas, TX, 75201
Against: Alma Pride, 8416 Stonehurst St., Dallas, TX, 75217

2. Z134-157(WE)

Planner: Warren Ellis

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 3,500 square feet or less for a two-year period, subject to a site plan and conditions on property zoned within Subdistrict 2 of Planned Development District No. 535, the C. F. Hawn Special Purpose District No. 3 with a D-1 Liquor Control Overlay on the northwest corner of C.F. Hawn Freeway and St. Augustine Road.

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

For: 13 - Soto, Rodgers, Culbreath*, Shidid,
Anantasomboon, Bagley, Tarpley, Shellene,
Schultz, Peadon, Murphy, Ridley, Abtahi

Against: 0
Absent: 2 - Anglin, Lavallaisaa
Vacancy: 0

*out of the room, shown voting in favor

Notices: Area: 300 Mailed: 20
Replies: For: 1 Against: 0

Speakers: For: Santos Martinez, 900 Jackson St., Dallas, TX, 75202
Against: None

3. Z134-179(WE)

Planner: Warren Ellis

Motion: It was moved to recommend **approval** of for the renewal of Specific Use Permit No. 1726 for a vehicle display, sales and services for a five-year period with eligibility for automatic renewals for additional five-year periods, subject to a revised site plan and conditions on property within Subdistrict 2 of Planned Development District No 534, the C.F. Hawn Special Purpose District No. 2 on the southeast corner of C.F. Hawn Freeway and Dowdy Ferry Road.

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

For: 13 - Soto, Rodgers, Culbreath, Shidid,
Anantasomboon, Bagley, Tarpley, Shellene,
Schultz, Peadon, Murphy, Ridley, Abtahi

Against: 0
Absent: 2 - Anglin, Lavallaisaa
Vacancy: 0

Notices: Area: 300 Mailed: 27
Replies: For: 2 Against: 1

Speakers: None

4. Z134-177(CE)

Planner: Charles Enchill

Motion: It was moved to recommend **approval** of new Specific Use Permit No. 1879 for a late-hours establishment limited to a bar, lounge or tavern for a three-year period with eligibility for automatic renewal for one additional two-year periods, subject to conditions on property zoned Planned Development District No. 842 on the east side of Greenville Avenue, south of Oram Street.

Maker: Ridley
Second: Abtahi
Result: Carried: 12 to 1

For: 12 - Soto, Rodgers, Shidid, Anantasomboon,
Bagley, Tarpley, Shellene, Schultz, Peadon,
Murphy, Ridley, Abtahi

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

Notices: Area: 200 Mailed: 52
Replies: For: 3 Against: 3

Speakers: For: Cary Ray, 5911 Marquita Ave., Dallas, TX, 75206
Against: Patricia Carr, 5843 Vanderbilt Ave., Dallas, TX, 75206

5. Z134-183(MW)

Planner: Megan Wimer

Motion: It was moved to recommend **approval** of a CS Commercial Service District on property zoned an IR Industrial Research District on the southwest line of John W. Carpenter Freeway, southeast of Metromedia Place.

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

For: 13 - Soto, Rodgers, Culbreath, Shidid,
Anantasomboon, Bagley, Tarpley, Shellene,
Schultz, Peadon, Murphy, Ridley, Abtahi

Against: 0
Absent: 2 - Anglin, Lavallaisaa
Vacancy: 0

Notices: Area: 300 Mailed: 12
Replies: For: 0 Against: 0

Speakers: None

6. Z134-174(OTH)

Planner: Olga Torres Holyoak

Motion: It was moved to recommend **approval** of the amendment of Specific Use Permit No. 2028 for an open-enrollment charter school, subject to a revised site plan on property zoned an RR Regional Retail District generally bounded by Kiest Boulevard, Morse Drive and Walton Walker Boulevard.

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

For: 13 - Soto, Rodgers, Culbreath, Shidid,
Anantasomboon, Bagley, Tarpley, Shellene,
Schultz, Peadon, Murphy, Ridley, Abtahi

Against: 0
Absent: 2 - Anglin, Lavallaisaa
Vacancy: 0

Notices: Area: 400 Mailed: 34
Replies: For: 0 Against: 0
Speakers: None

7. Z134-189(OTH)

Planner: Olga Torres Holyoak

Motion: It was moved to recommend **approval** of the renewal of Specific Use Permit No. 1692 for an alcoholic beverage establishment limited to a bar, lounge, or tavern, for a three-year period, subject to conditions on property zoned Planned Development District No. 269, the Deep Ellum/Near East Side Special Purpose District, on the south side of Exposition Avenue, west of Parry Avenue.

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

For: 13 - Soto, Rodgers, Culbreath, Shidid,
Anantasomboon, Bagley, Tarpley, Shellene,
Schultz, Peadon, Murphy, Ridley, Abtahi

Against: 0
Absent: 2 - Anglin, Lavallaisaa
Vacancy: 0

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

Zoning Cases – Under Advisement:

8. Z134-155(OTH)

Planner: Olga Torres Holyoak

Motion: It was moved to recommend **approval** of a Specific Use Permit for a vehicle or engine repair or maintenance use for a three-year period, subject to a site/landscape plan and conditions 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.

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

For: 13 - Soto, Rodgers, Culbreath, Shidid,
Anantasomboon, Bagley, Tarpley, Shellene,
Schultz, Peadon, Murphy, Ridley, Abtahi

Against: 0
Absent: 2 - Anglin, Lavallaisaa
Vacancy: 0

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

Speakers: For: Baldemar, 718 Melba St., Dallas, TX, 75208
Against: David Lyles, 2318 Beatrice St., Dallas, TX, 75208

9. Z123-193(WE)

Planner: Warren Ellis

Motion: It was moved to recommend **approval** of a Planned Development Subdistrict for multiple family uses, subject to a development plan and staff's conditions 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.

Maker: Ridley
Second: Shidid
Result: Carried: 12 to 1

For: 12 - Soto, Rodgers, Culbreath, Shidid,
Anantasomboon, Bagley, Tarpley, Shellene,
Peadon, Murphy, Ridley, Abtahi

Against: 1 - Schultz
Absent: 2 - Anglin, Lavallaisaa
Vacancy: 0

Notices: Area: 500 Mailed: 166
Replies: For: 38 Against: 21

Speakers: For: Jerry Jackson, 5510 Merrimac Ave., Dallas, TX, 75206
Michael Monsalve, 4608 Abbott Ave., Highland Park, TX, 75205
Robert Harrell, 4805 McKinney Ave., Dallas, TX, 75205
Jennifer Scripps, 5615 Merrimac Ave., Dallas, TX, 75206
Frank Stich, 4228 N. Hall St., Dallas, TX, 75219
Brenda Marks, 3925 Gilbert Ave., Dallas, TX, 75219
Ronald Weisfeld, 3409 St. Johns Dr., Highland Park TX, 75205
For (Did not speak): Suzan Kedron, 901 Main St., Dallas, TX, 75202
Taylor Boyd, 4043 Travis St., Dallas, TX, 75204
Against: Ewing Moseley, 4719 Cole Ave., Dallas, TX, 75205

Ken Elmgren, 4806 Abbott Ave., Dallas, TX, 75205
Joe Williams, 2700 Fairmount St., Dallas, TX, 75201
Wayne Smith, 927 Liberty St., Dallas, TX, 75204
Lori Watkins, 5016 Abbott Ave., Dallas, TX, 75205
Michael Jung, 4400 Bank of America Plaza, Dallas, TX, 75214
Joel Williams, 4323 Lorraine Ave., Dallas, TX, 75205
Christopher McGuire, 4807 Abbott Ave., Dallas, TX, 75205

10. **Z123-274(WE)**

Planner: Warren Ellis

Motion: In considering an application for 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 22, 2014.

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

For: 13 - Soto, Rodgers, Culbreath, Shidid,
Anantasomboon, Bagley, Tarpley, Shellene,
Schultz, Peadon, Murphy, Ridley, Abtahi
Against: 0
Absent: 2 - Anglin, Lavallaisaa
Vacancy: 0

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

Speakers: None

Zoning Cases – Individual:

11. **Z134-176(WE)**

Planner: Warren Ellis

Motion: It was moved to recommend **approval** of an amendment to Subdistrict E-2, subject to staff's revised recommended conditions within Planned Development District No. 305 for mixed uses on the northeast corner of North Central Expressway and North Haskell Avenue.

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

For: 13 - Soto, Rodgers, Culbreath, Shidid,
Anantasomboon, Bagley, Tarpley, Shellene,
Schultz, Peadon, Murphy, Ridley, Abtahi

Against: 0
Absent: 2 - Anglin, Lavallaisaa
Vacancy: 0

Notices: Area: 500 Mailed: 21
Replies: For: 0 Against: 0

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

12. **Z123-332(RB)**

Planner: Richard Brown

Motion: In considering an application for an application for an amendment to Planned Development District No. 820 on property generally bounded by Fitzhugh Avenue, Bennett Avenue, and Manett Street, it was moved to **hold** this case under advisement until May 22, 2014.

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

For: 13 - Soto, Rodgers, Culbreath, Shidid,
Anantasomboon, Bagley, Tarpley, Shellene,
Schultz, Peadon, Murphy, Ridley, Abtahi

Against: 0
Absent: 2 - Anglin, Lavallaisaa
Vacancy: 0

Notices: Area: 500 Mailed: 178
Replies: For: 0 Against: 9

Speakers: For: Rob Baldwin, 3904 Elm St., Dallas, TX, 75226
Steve May, 3001 Knox St., Dallas, TX, 75205
For (Did not speak): Grant Guest, 2517 Thomas St., Dallas, TX, 75201
Luis Martinez, 2722 N. Fitzhugh Ave., Dallas, TX, 75204
Steve Gottsacher, 3824 Colgate Ave., Dallas, TX, 75225
Jules Palmer, 4904-4906 Manett St., Dallas, TX, 75206
Against: Kent Cobb, 4931 Alcott St., Dallas, TX, 75206
Esther Cerda, 4807 Manett St., Dallas, TX, 75204
Maria Esther Vasquez, 4807 Manett St., Dallas, TX, 75204
Kyle Tapply, 5002 Mission St., Dallas, TX, 75206
Gerarado Miranda, 4803 Belmont Ave., Dallas, TX, 75204
Allen Mondell, 5215 Homer St, Dallas, TX, 75206

13. Z134-173(DJ)

Planner: Danielle Jimenez

Motion: It was moved to recommend **approval** of an NS(A) Neighborhood Service District in lieu of the requested CR Community Retail District on property zoned an MF-2(A) Multifamily District on the southwest side of Highland Road, east of Ferguson Road.

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

For: 13 - Soto, Rodgers, Culbreath*, Shidid,
Anantasomboon, Bagley, Tarpley, Shellene,
Schultz, Peadon, Murphy, Ridley, Abtahi

Against: 0
Absent: 2 - Anglin, Lavallaisaa
Vacancy: 0

*out of the room, shown voting in favor

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

Speakers: For: Gabriela Ortiz, 2318 Highland Rd., Dallas, TX, 75228
Minerva Gomez, 2318 Highland Rd., Dallas, TX, 75228
Against: None

Development Code Amendment

DCA134-001

Planner: Diana Lowrance

Motion: It was moved to **remand** back to the Zoning Ordinance Committee consideration of amendments to Section 51A-4.505 the Conservation District regulations in Chapter 51A of the Dallas Development Code.

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

For: 13 - Soto, Rodgers, Culbreath, Shidid,
Anantasomboon, Bagley, Tarpley, Shellene,
Schultz, Peadon, Murphy, Ridley, Abtahi

Against: 0
Absent: 2 - Anglin, Lavallaisaa
Vacancy: 0

Speakers: For: Alan Hoffman, 9010, Plano, TX,
David Lehde, 711 River Oaks Way, Lake Dallas, TX, 75065
Jeff Dworkin, 15400 Knoll Trail, Dallas, TX, 752148
Mike Clark, 8930 Groveland Dr., Dallas, TX, 75218
Phil Crone, 5816 W. Plano Pkwy., Plano, TX, 75093
Against: Bob Wise, Address not given
Mike Northrup, 5703 Goliad Ave., Dallas, TX, 75206
Melissa Kingston, 5901 Palo Pinto Ave., Dallas, TX, 75206
David Preziosi, 2922 Swiss Ave., Dallas, TX, 75204
Mark Rieves, 5530 Goodwin Ave., Dallas, TX, 75206
Did not speak: Patricia Carr, 5843 Vanderbilt Ave., Dallas, TX, 75206

Other Matters

Minutes

Motion: It was moved to **approve** the minutes of the April 17, 2014, City Plan Commission meeting, subject to correction(s).

Maker: Abtahi
Second: Murphy
Result: Carried: 12 to 0

For: 12 - Soto, Culbreath, Shidid, Anantasomboon,
Bagley, Tarpley, Shellene, Schultz, Peadon,
Murphy Ridley, Abtahi

Against: 0
Absent: 3 - Anglin, Rodgers, Lavallaisaa
Vacancy: 0

Adjournment

Motion: It was moved to **adjourn** the May 8, 2014, City Plan Commission meeting at 5:35 p.m.

Maker: Abtahi
Second: Murphy
Result: Carried: 12 to 0

For: 12 - Soto, Culbreath, Shidid, Anantasomboon,
Bagley, Tarpley, Shellene, Schultz, Peadon,
Murphy Ridley, Abtahi

Against: 0
Absent: 3 - Anglin, Rodgers, Lavallaisaa
Vacancy: 0

Gloria Tarpley, Chair