

PLAN COMMISSION MINUTES

The City Plan Commission held a regular Zoning Hearing on May 22, 2014, with the briefing starting at 10:38 a.m. in Room 5ES and the public hearing at 1:37 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, Betty Culbreath, Tony Shidid, Jed Anantasomboon, Ann Bagley, Myrtl Lavallaisaa, John Shellene, Carolyn "Cookie" Peadon, Margot Murphy and Paul E. Ridley. 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: Mohammad Bordbar

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) **S134-109R**

Motion: It was moved to **approve** an application to replat a 0.813-acre tract of land containing part of Lots 19, 20 and 21 in City Block 3/5687 and part Lots 1 and 2 in City Block 1/5695 into one lot on property located at 7522, 7526, 7602 and 7606 Eastern Avenue, south of Lovers Lane, subject to compliance with the conditions listed in the docket.

Maker: Murphy
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

(2) **S134-142**

Motion: It was moved to **approve** an application to replat a 0.620-acre tract of land containing all of Lots 20, 21 and 22 in City Block D/1990 into seventeen lots Shared Access Development ranging in size from 1267 square foot to 2675 square foot on property located at 2204 Fitzhugh Avenue north of Deere Street, subject to compliance with the conditions listed in the docket.

Maker: Murphy
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

(3) **S134-143**

Motion: It was moved to **approve** an application to create a 6.7597-acre tract of land in City Block 8408 into one lot on property located at 9000 Vantage Point Drive, subject to compliance with the conditions listed in the docket.

Maker: Murphy
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

(4) S134-144

Motion: It was moved to **approve** an application to replat a 11.260-acre tract of land containing all of Lots 1 through 20 in City Block 3/2574, part of Lot 3 and all of Lots 4 through 19 , Lot 21 and part of Lot 22 in City Block 4/2575, Lot 3 and all of Lots 4 through 7 in City Block 5/2576, all of lot 8A in City Block 5/2576, portion of Ralston Avenue and a portion of Waddell Avenue into one lot on property located on northwest corner of Mockingbird Lane and Aubrey Avenue, subject to compliance with the conditions listed in the docket.

Maker: Murphy
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

Residential Replat:

(5) S134-146

Motion: It was moved to **approve** an application to replat a 1.59-acre tract of land containing all of Lots 3 and 4 in City Block 1/6709 into one lot on property located at 1928 North St. Augustine Road north of Limestone Drive, subject to compliance with the conditions listed in the docket.

Maker: Shidid
Second: Murphy
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) S134-147

Motion: It was moved to **approve** an application to replat a 1.976-acre tract of land containing all of Lot 1 in City Block 46/7460 into six lots ranging in size from 12,733 square feet to 15,608 square feet on property located at 6243 Forest Lane, subject to compliance with the conditions listed in the docket to include an addition condition to read as follows: "Condition #33 Barrier easement must be shown on the final plat per Section 51A-8.618 a through f".

Maker: Abtahi
Second: Shellene
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

(7) S134-149

Motion: It was moved to **approve** an application to replat a 2.377-acre tract of land into one lot in City Block 2/5590 on property located at 5423 Park Lane, subject to compliance with the conditions listed in the docket.

Maker: Murphy
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

Speakers: None

Building Line Removal/Reduction:

(8) **S134-150**

Removal of Building Line Motion: It was moved to **deny** an application to remove of the existing 30 foot platted building line along the east line of Edgemere Road with the finding of fact that removal would adversely affect the plan for the orderly development of the neighborhood and **approve** a reduction of the existing 30 foot platted building line to 10 feet along the east line of Edgemere Road with the finding of fact that reduction 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 a 0.4132-acre tract of land containing all of Lot 1 in City Block 4/5475 with the finding of fact that removal would adversely affect the plan for the orderly development of the neighborhood on property located at 6406 Prestonshire Lane.

Maker: Murphy
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 0.4132-acre tract of land containing all of Lot 1 in City Block 4/5475 on property located at 6406 Prestonshire Lane, subject to compliance with the conditions listed in the docket with the following change: Replace Condition #17 with language reducing the building line along Edgemere Road to 10 feet.

Maker: Murphy
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: For: Rob Baldwin, 3904 Elm St., Dallas, TX, 75226
Against: Nancy Killough, 6337 Prestonshire Ln., Dallas, TX, 75225

(9) **S123-283R**

Removal of Building Line Motion: It was moved to **approve** an application to reduce the existing 49.5 foot platted building line to 39.5 foot along the east line of Woodall Street on a 2.636-acre tract of land containing all of Lots 9 through 12 in City Block 4/7695 with the finding of fact that reduction 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 3106 Irving Boulevard.

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 2.636-acre tract of land containing all of Lots 9 through 12 in City Block 4/7695 on property located at 3106 Irving Boulevard, subject to compliance with the conditions listed in the docket.

Maker: Anantasomboon
Second: Murphy
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:

D134-010

Planner: Danielle Jimenez

Motion: In consider an application for a development plan for Planned Development District No. 889 on the northeast corner of U.S. 75 and Haskell Avenue, it was moved to **hold** this case under advisement until July 10, 2014.

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: For: None
Against (Did not speak): Elizabeth Hart, 1200 Main St., Dallas, TX, 75202
Michael Taft, 5436 Richard Ave., Dallas, TX, 75206
Steven Ray, 4518 Capitol Ave., Dallas, TX, 75204
Misty Maberry, 2005 Lucille St., Dallas, TX, 75204
Scott Alan Wilcox, 2005 Lucille St., Dallas, TX, 75204
Alex More, 4411 Rusk Ave., Dallas, TX, 75204
Matt Mazzel, 5740 Richmond Ave., Dallas, TX, 75206
John Burton, 5532 Belmont Ave., Dallas, TX, 75206
Carl Smith, 4517 Weldon St., Dallas, TX, 75204
Anthony Johnson, 2325 Rusk Pl., Dallas, TX, 75204
Parker Shade, 2324 Rusk Pl., Dallas, TX, 75204
Charles Dube, 4311 Belmont Ave., Dallas, TX, 75204
Michael Luckock, 6131 Bordeaux Ave., Dallas, TX, 75209
Tammy Duple, 1111 S. Akard St., Dallas, TX, 75215
Ken Duple, 1111 S. Akard St., Dallas, TX, 75215
Jason Hancock, 2724 Shelby Ave., Dallas, TX, 75219
Michael LoVuolo, 616 Cristler Ave., Dallas, TX, 75223
Holly Gill, 3510 Turtle Creek Blvd., Dallas, TX, 75219
Steven Sikes, 4326 Deere St., Dallas, TX, 75204
Marisa Flores-Sikes, 4326 Deere St., Dallas, TX, 75204
Christina Casas, 4419 Rusk Ave., Dallas, TX, 75204
Eddie Morgan, 2343 Vagas St., Dallas, TX, 75219
Mary Warren, 4312 McKinney Ave., Dallas, TX, 75205

D134-011

Planner: Danielle Jimenez

Motion: It was moved to **approve** a development plan a development plan for Planned Development District No. 745 on the east of North Central Expressway, south of Royal Lane, and west of Manderville Lane.

Maker: Murphy
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

Speakers: None

Miscellaneous Items – Under Advisement:

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 June 5, 2013.

Maker: Shellene
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

*out of the room, shown voting in favor

Speakers: None

Zoning Cases – Consent:

1. **Z134-147(RB)**

Planner: Richard Brown

Motion: In considering an application for an amendment to and expansion of Planned Development Subdistrict No. 71 for MF-2 Multiple Family Subdistrict uses within Planned Development District No. 193, the Oak Lawn Special Purpose District, on property zoned Planned Development Subdistrict No. 71 and an MF-2 Multiple Family Subdistrict within Planned Development District No. 193, on the south corner of McKinney Avenue and Hester Avenue, it was moved to **hold** this case under advisement until July 10, 2014.

Maker: Ridley
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: 500 Mailed: 140
Replies: For: 6 Against: 0

Speakers: For (Did not speak): Charles Jones, 4 Los Arboles Ct., Dallas, TX, 75230
Against: None

2. **Z134-149(OTH)**

Planner: Olga Torres Holyoak

Motion: It was moved to recommend **approval** for the amendment to Planned Development District No. 306 for a public school and a community service center, subject to a revised development plan, revised landscape plan and conditions on the southwest corner of Edgefield Avenue and Twelfth Street.

Maker: Ridley
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: 500 Mailed: 238
Replies: For: 11 Against: 3

Speakers: None

3. Z134-172(CG)

Planner: Carrie Gordon

Motion: It was moved to recommend **approval** for the renewal of Specific Use Permit No. 1954 for a commercial amusement (inside) use limited to a Class A dance hall for a two-year period, subject to revised conditions on property zoned a CR Community Retail District on the northwest corner of Singleton Boulevard and Peoria Avenue.

Maker: Ridley
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: 300 Mailed: 26
Replies: For: 0 Against: 0

Speakers: None

4. Z134-195(OTH)

Planner: Olga Torres Holyoak

Motion: In considering an application for a Specific Use Permit for the sale of alcoholic beverages in conjunction with a general merchandise or food store 3,500 square feet or less on property zoned an RR-D-1 Regional Retail with D-1 Liquor Control Overlay on the northwest corner of Samuell Boulevard and Hunnicut Road, it was moved to **hold** this case under advisement until June 5, 2014.

Maker: Bagley
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

Notices: Area: 200 Mailed: 7
Replies: For: 0 Against: 1

Speakers: For (Did not speak): Yub Khanal, 4835 Samuell Blvd., Dallas, TX, 75228
Against: Alicia Russell, 4800 Samuell Blvd., Dallas, TX, 75228

5. Z134-200(WE)

Planner: Warren Ellis

Motion: It was moved to recommend **approval** of a Planned Development District for MU-2 Mixed Uses District uses, subject to a development plan and applicant's conditions with the following changes: 1) Under 51P_107(b), Prohibited uses, remove catering service, custom business services and electronics service center; 2) Under 51P-107(c), add tattoo parlors to not permitted uses, and 3) Under 51P-109(b), minimum rear yard of 0 feet, and **approval** of the termination of the deed restrictions on property zoned an MU-2 Mixed Use District on the north side of Bruton Road and on the west side of North St. Augustine Drive.

Maker: Bagley
Second: Abtahi
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: 147
Replies: For: 6 Against: 1

Speakers: For: Michael Davis, 3807 Allen St., Dallas, TX, 75204
Against: Flora McCullough, 2130 Riverway Dr., Dallas, TX, 75227

6. Z134-202(WE)

Planner: Warren Ellis

Motion: It was moved to recommend **approval** a Specific Use Permit for a bank or saving and loan office 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 a GR General Retail Subdistrict, within Planned Development District No. 193, the Oak Lawn Special Purpose District on the east corner Oak Lawn Avenue and Brown Street.

Maker: Ridley
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: 74
Replies: For: 4 Against: 0

Speakers: None

7. Z134-204(DJ)

Planner: Danielle Jimenez

Motion I: It was moved to recommend **approval** of the renewal and an amendment to Specific Use Permit No. 2044 for a late-hours establishment limited to a restaurant without drive-in or drive-thru service for a two-year period, subject to a revised site plan and revised conditions with the late-hour provision exclusive to the interior of the building and front patio on property zoned Planned Development District No. 842 on the west side of Greenville Avenue, south of Sears Street.

Maker: Ridley
Second: Rodgers
Result: Failed: 7 to 7

For: 7 - Anglin, Soto, Rodgers, Bagley, Lavallaisaa,
Murphy, Ridley

Against: 7 - Culbreath, Shidid, Anantasomboon, Tarpley,
Shellene, Peadon, Abtahi
Absent: 1 - Schultz
Vacancy: 0

Motion II: It was moved to recommend **approval** of the renewal of and an amendment to Specific Use Permit No. 2044 for a late-hours establishment limited to a restaurant without drive-in or drive-thru service for a one-year period, subject to a revised site plan and revised conditions with late hours for the outdoor patios limited to Friday, Saturday and Sunday, on property zoned Planned Development District No. 842 on the west side of Greenville Avenue, south of Sears Street.

Maker: Ridley
Second: Abtahi
Result: Carried: 11 to 0

For: 11 - Anglin, Soto, Shidid, Anantasomboon,
Lavallaisaa, Tarpley, Shellene, Peadon,
Murphy, Ridley, Abtahi

Against: 3 - Rodgers, Culbreath, Bagley
Absent: 1 - Schultz
Vacancy: 0

Reconsideration:

Z134-204(DJ)

Motion I: It was moved to **approve** the reconsideration of the action taken earlier today, May 22, 2014, which was to move to recommend approval of the renewal of and an amendment to Specific Use Permit No. 2044 for a late-hours establishment limited to a restaurant without drive-in or drive-thru service for a one-year period, subject to a revised site plan and revised conditions with late hours for the outdoor patios limited to Friday, Saturday and Sunday, on property zoned Planned Development District No. 842 on the west side of Greenville Avenue, south of Sears Street.

Maker: Ridley
Second: Abtahi
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

Motion II: It was moved to recommend **approval** of the renewal of and an amendment to Specific Use Permit No. 2044 for a late-hours establishment limited to a restaurant without drive-in or drive-thru service for a one-year period, subject to a revised site plan and revised conditions with late hours for the outdoor patios limited to Friday, Saturday and Sunday and prohibit live music on the rear patio on property zoned Planned Development District No. 842 on the west side of Greenville Avenue, south of Sears Street.

Maker: Ridley
Second: Abtahi
Result: Carried: 12 to 2

For: 12 - Anglin, Soto, Culbreath, Shidid,
Anantasomboon, Lavallaisaa, Tarpley,
Shellene, Peardon, Murphy, Ridley, Abtahi

Against: 2 - Rodgers, Bagley
Absent: 1 - Schultz
Vacancy: 0

Notices: Area: 200 Mailed: 20
Replies: For: 1 Against: 2

Speakers: For: Audra Buckley, 416 S. Ervay St., Dallas, TX, 75201
Jason Marshall, 5807 Prospect Ave., Dallas, TX, 75206
Josh Yingling, 2306 Wild Oak Ln., Garland, TX, 75044
Against: Kim Comerford, 5623 Richmond Ave., Dallas, TX, 75206
Dorothy Holliday, 5620 Richmond Ave., Dallas, TX, 75206
Amy Sebastian, 5602 Richmond Ave., Dallas, TX, 75206
Bruce Richardson, 5607 Richmond Ave., Dallas, TX, 75206
John Scarborough, 1931 Euclid Ave., Dallas, TX, 75206
Against (Did not speak): Rick Bentley, 5551 Vickery Blvd., Dallas, TX, 75206

Zoning Cases – Under Advisement:

8. 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 June 19, 2014.

Maker: Anantasomboon
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: 21
Replies: For: 0 Against: 0

Speakers: None

9. Z123-332(RB)

Planner: Richard Brown

Motion: It was moved to recommend **approval** of an amendment to Planned Development District No. 820, subject to a revised conceptual plan and revised staff's recommended conditions with the following revisions: 1) Section 51P-820.107(c)(2)(E) permit the additional use of general merchandise or food store greater than 3,500 square feet and 2) Prohibit on-street parking on Manett Street on property generally bounded by Fitzhugh Avenue, Bennett Avenue, and Manett 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

Notices: Area: 500 Mailed: 178
Replies: For: 17 Against: 15

Speakers: For: Rob Baldwin, 3904 Elm St., Dallas, TX, 75226
Charles Ostermann, 5207 Pershing St., Dallas, TX, 75206
For (Did not speak): Jules Palmer, 4904-4906 Manett St., Dallas, TX, 75206
Luis Martinez, 2722 N. Fitzhugh Ave., Dallas, TX, 75204

Steve Gottsacher, 3824 Colgate Ave., Dallas, TX, 75225
Against: Kent Cobb, 4931 Alcott St., Dallas, TX, 75206
Janet Coplin, 5112 – 5114 Mission Ave., Dallas, TX, 75206
Kyle Tapply, 5002 Mission St., Dallas, TX, 75206
Allen Mondell, 5215 Homer St, Dallas, TX, 75206
Against (Did not speak): Rick Bentley, 5551 Vickery Blvd., Dallas, TX, 75206

Note: Reconsideration of Z134-204(DJ) was heard next.

Zoning Cases – Individual:

10. Z123-211(WE)

Planner: Warren Ellis

Motion: In considering the challenge to Section 51A-1.106, Notification Sign Required to be Obtained and Posted raised in the matter of Z123-211, an application for the creation of a new Tract within Tract IV of Planned Development District No. 314, the Preston Center Special Purpose Center, on the west line of Westchester Drive between Sherry Lane and Luther Lane, it was moved to **hold** this case under advisement until June 19, 2014; to allow the applicant the opportunity to show compliance with the sign ordinance, pursuant to Section 51A-1.106(d).

Maker: Murphy
Second: Anglin
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: 58
Replies: For: 4 Against: 7

Speakers: For: Claire Stanard, 6325 Bandera Ave., Dallas, TX, 75225
Rob Baldwin, 3904 Elm St., Dallas, TX, 75226
Rick Williamson, 8411 Preston Rd., Dallas, TX, 75225
Against: Laura Miller, 5335 S. Dentwood Dr., Dallas, TX, 75220
Steve Wolens, 5335 S. Dentwood Dr., Dallas, TX, 75220
Against (Did not speak): Jane Williams, 6118-6130 Luther Ln., Dallas, TX, 75225
John Cox, 6715 Desco Dr., Dallas, TX, 75225
Laura Vasquez, 4316 Manning Ln., Dallas, TX, 75220
Rhoda Ramsbottom, 2025 Mill Creek Dr., Arlington, TX, 76010
Jill Fawcett, 4305 Hanover St., Dallas, TX, 75225

11. Z134-150(WE)

Planner: Warren Ellis

Motion: It was moved to recommend **approval** of a new subarea, subject to a development plan and conditions within Subarea 10 in Planned Development District No. 298, the Bryan Area Special Purpose District on the northwest line of Live Oak Street, southwest of Skiles Street.

Maker: Ridley
Second: Murphy
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: 500 Mailed: 178
Replies: For: 4 Against: 5

Speakers: For: Rob Baldwin, 3904 Elm St., Dallas, TX, 75226
Against: None

12. Z134-110(MW)

Planner: Megan Wimer

Motion: It was moved to recommend **approval** of a Planned Development District, subject to a subdistrict map and revised staff conditions, and **approval** of the termination of Specific Use Permit No. 416 for a private country club, Specific Use Permit No.1272 for a utility or government installation other than listed, and **approval** of the termination of the deed restrictions on property zoned an MF-1(A) Multifamily District with deed restrictions and Specific Use Permit No. 416 on a portion, an MF-2(A) Multifamily District with Specific Use Permit No. 416 on a portion, a CR Community Retail District with deed restrictions, an MU-3(SAH) with Specific Use Permit No. 1272 and deed restrictions, and an MC-1 Multiple Commercial District on the property bounded by East Northwest Highway, Skillman Street, East Lovers Lane and east of Greenville Avenue to include the following modification: 1) Include Mixed used parking matrix, 2) In Section 51P-_.111(e)(1)(B), revise to read as follows: "(B) For the purpose of this section, mixed use development means one or more buildings containing more than one use on a single building site.", 3) Revise Section 51P-_.111(e)(1)(C), to read as follows: "(C) This reduction may only be used if the parking is located on the same building site as the mixed use development.", 4) Change old Section 51P-_.111(e)(1)(C), to new

Section 51P-.111(e)(1)(D), to read as follows: “(D) This reduction may be used in combination with other parking reductions, except that the standard requirement for a mixed use development may not be reduced by more than 30 percent.”, and 5) Add a section in the planned development conditions, pursuant to staff’s private license for parkway landscaping language.

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

Notices: Area: 500 Mailed: 320
Replies: For: 4 Against: 3

Speakers: For: Roger Albright, 3301 Elm St., Dallas, TX, 75226
Tommy Mann, 500 Winstead Bldg., Dallas, TX, 75201
Pam Krueger, 14640 Vintage Ln., Addition, TX, 75001
Against: None

Development Code Amendment

DCA134-006

Planner: Carrie Gordon

Motion I: It was moved to recommend **no change** to the amendments to Section 51A-7.308, “Digital Display on Certain Detached Non-Premise Signs,” of Division 51A-7.300, “Provisions for Business Zoning Districts” of Article VII, “Sign Regulations,” of Chapter 51A, Dallas Development Code.

Maker: Peadon
Second: Soto
Result: Failed: 6 to 8

For: 6 - Soto, Rodgers, Shidid, Peadon, Murphy, Ridley
Against: 8 - Anglin, Culbreath, Anantasomboon, Bagley,
Lavallaisaa, Tarpley, Shellene, Abtahi
Absent: 1 - Schultz
Vacancy: 0

Motion II: It was moved to recommend **approval** of the amendments and to change the expiration date to August 31, 2016, to Section 51A-7.308, "Digital Display on Certain Detached Non-Premise Signs," of Division 51A-7.300, "Provisions for Business Zoning Districts" of Article VII, "Sign Regulations," of Chapter 51A, Dallas Development Code.

Maker: Culbreath
Second: Shellene
Result: Carried: 11 to 3

For: 11 - Anglin, Rodgers, Culbreath, Shidid, Bagley,
Lavallaisaa, Tarpley, Shellene, Peadon,
Murphy, Abtahi

Against: 3 - Soto, Anantasomboon, Ridley
Absent: 1 - Schultz
Vacancy: 0

Amending Motion I: It was moved to recommend **approval** of the amendments and to change the expiration date to August 31, 2019, to Section 51A-7.308, "Digital Display on Certain Detached Non-Premise Signs," of Division 51A-7.300, "Provisions for Business Zoning Districts" of Article VII, "Sign Regulations," of Chapter 51A, Dallas Development Code.

Maker: Abtahi
Second: Anantasomboon
Result: Failed: 3 to 11

For: 3 - Culbreath, Anantasomboon, Abtahi

Against: 11 - Anglin, Soto, Rodgers, Shidid, Bagley,
Lavallaisaa, Tarpley, Shellene, Peadon,
Murphy, Ridley
Absent: 1 - Schultz
Vacancy: 0

Amending Motion II: It was moved to recommend **approval** of the amendments and to change the expiration date to August 31, 2017, to Section 51A-7.308, "Digital Display on Certain Detached Non-Premise Signs," of Division 51A-7.300, "Provisions for Business Zoning Districts" of Article VII, "Sign Regulations," of Chapter 51A, Dallas Development Code.

Maker: Abtahi
Second: Anantasomboon
Result: Failed: 3 to 11

For: 3 - Culbreath, Anantasomboon, Abtahi

Against: 11 - Anglin, Soto, Rodgers, Shidid, Bagley,
Lavallaisaa, Tarpley, Shellene, Peadon,
Murphy, Ridley
Absent: 1 - Schultz
Vacancy: 0

Speakers: For: Santos Martinez, 900 Jackson St., Dallas, TX, 75202
Tim Anderson, 100 Scenic Dr., Johnson City, TX, 78636
William Cothrum, 900 Jackson St., Dallas, TX, 75202
Against: Valentina Doyon, 6207 Lakehurst Ave., Dallas, TX, 75225
Carol Glendenning, 3401 Lee Parkway, Dallas, TX, 75219
Dom Glendenning, 3401 Lee Parkway, Dallas, TX, 75219
Against (Did not speak): Kevin Satter, 5633 Ellsworth Ave., Dallas, TX, 75206
Monica Hernandez, 6247 Lupton Dr., Dallas, TX, 75225

Special Provision Sign District Amendment:

SPSD123-001

Planner: Carrie Gordon

Motion: It was moved to recommend **approval** for a Special Provision Sign District in an area generally bounded by Maple Avenue, Medical District Drive, Bengal Street, Dallas Area Rapid Transit rail line, Lucas Drive, Harry Hines Boulevard, Market Center Boulevard, North Stemmons Freeway, Inwood Road, Lee Hall Drive, Record Crossing Road, Wyche Boulevard, Plantation Road, West Mockingbird Lane and including all four corners of the intersections of North Stemmons Freeway at Medical District Drive, North Stemmons Freeway at Inwood Road, Harry Hines Boulevard at West Mockingbird Lane, Forest Park Road at West Mockingbird Lane, Maple Avenue at West 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, with the exception of the Parkland Special Provision Sign District.

Maker: Peadon
Second: Soto
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: 343
Replies: For: 17 Against: 1

Speakers: For: Robert Prejean, 3310 Fairmont St., Dallas, TX, 75201
Suzan Kedron, 901 Main St., Dallas, TX, 75202
Against: None

Other Matters

Minutes

Motion: It was moved to **approve** the minutes of the May 8, 2014, City Plan Commission meeting, subject to correction(s).

Maker: Ridley
Second: Bagley
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

Adjournment

Motion: It was moved to **adjourn** the May 22, 2014, City Plan Commission meeting at 7:38 p.m.

Maker: Abtahi
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

Gloria Tarpley, Chair