

PLAN COMMISSION MINUTES

The City Plan Commission held a regular Zoning Hearing on June 19, 2014, with the briefing starting at 10:45 a.m. in Room 5ES and the public hearing at 1:31 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, Jaynie Schultz, Carolyn "Cookie" Peadon and Margot Murphy. The following Commissioner was absent from this hearing as defined in the City Plan Commission rules: Paul E. Ridley. 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) **S134-160**

Motion: It was moved to **approve** an application to replat a 7.147-acre tract of land containing part of Lot 1 in City Block 3/157, part of City Block 1/159, Lots 1 through 10 in City Block 2/159, part of Lots 1 and 2 in City Block 36/168, Lots 1 through 3, 19 through 24, part of Lots 4 through 8 and Lots 17 and 18 in City Block 35/169, , Lots 2 through 6, Lot 10, part of Lots 1, 7 and 9 in City Block 159 and abandoned right-of-way for Paris Street, Eakins Street, Paxton Street and alley into one lot on property located at 835 South Good-Latimer Expressway, subject to compliance with the conditions listed in the docket.

Maker: Soto
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

Speakers: None

(2) **S134-161**

Motion: It was moved to **approve** an application to replat a 6.5366-acre tract of land containing all of Lots 12B and 2F in City Block A/7748 into one lot on property located on Forest Lane east of North Central Expressway (U.S. Highway 75), subject to compliance with the conditions listed in the docket.

Maker: Soto
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

Speakers: None

(3) **S134-162**

Motion: It was moved to **approve** an application to create 4.030-acre lot from a tract of land in City Block 8291 on property located on northwest corner on Lyndon B. Johnson Freeway (Interstate Highway No. 20) and Cedar Ranch Drive, subject to compliance with the conditions listed in the docket.

Maker: Soto
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

Speakers: None

(4) S134-163

Motion: It was moved to **approve** an application to create a 3.084-acre lot from a tract of land in City Block 1/6949 on property located at 5318 Duncanville Road north of Ranchero Lane, subject to compliance with the conditions listed in the docket.

Maker: Soto
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

Speakers: None

(5) S134-166

Motion: It was moved to **approve** an application to replat a 0.196 tract of land containing part of Lot 5 in City Block 7/695 and part of tract of land in City block B/2008 into 3 lots ranging in size from 2251 square feet to 3189 square feet on property located at 2117 North Fitzhugh Avenue, subject to compliance with the conditions listed in the docket.

Maker: Soto
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

Speakers: None

(6) **S134-167**

Motion: It was moved to **approve** an application to create 94.072-acre lot from a tract of land in City Block 211/6113 on property located at the northeast corner of Mountain Creek Parkway and Merrifield Road, subject to compliance with the conditions listed in the docket.

Maker: Soto
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

Speakers: None

(7) **S134-168**

Motion: It was moved to **approve** an application to create 86.770-acre lot from a tract of land in City Block 8720 on property located at the terminus of Grady Niblo Road east of Mountain Creek Parkway, subject to compliance with the conditions listed in the docket.

Maker: Soto
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

Speakers: None

(8) **S134-169**

Motion: It was moved to **approve** an application to replat a 2.387-acre tract of land containing all of Lots 1 through 12 in City Block 4/366, Lots 1 through 5, part of Lot 6 in City Block H/367, Part of Lots 5 through 14 and all of Lot 7 in City Block 367, part of Lots 5 through 7 in City Block I/368, portion of abandoned Akard Street and alley and portion of abandoned Caroline Street into 1 lot on property located on south side of Harry Hines Boulevard between Field Street and Olive Street, subject to compliance with the conditions listed in the docket.

Maker: Soto
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

Speakers: None

(9) **S134-170**

Motion: It was moved to **approve** an application to create a 0.468-acre lot from tracts 1, 2 and 3 in City Block 3/930 on property located on north side of Hunt Street between Harry Hines Boulevard and North Harwood Street, subject to compliance with the conditions listed in the docket.

Maker: Soto
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

Speakers: None

(10) **S134-171**

Motion: It was moved to **approve** an application to replat a 0.945-acre lot containing all of Lots 6 through 11 and part of Lot 12 in City Block 2/930 into 1 lot on property located on Wolf Street between North Harwood Street and McKinnon Street, subject to compliance with the conditions listed in the docket.

Maker: Soto
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

Speakers: None

(11) **S134-172**

Motion: It was moved to **approve** an application to create 2 lots, one 1.08-acre lot and one 1.18-acre lot from a 2.264-acre tract of land in City Block A/8228 on property located at 17230 Dallas Parkway, subject to compliance with the conditions listed in the docket.

Maker: Soto
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

Speakers: None

(12) **S134-173**

Motion: It was moved to **approve** an application to replat a 0.413-acre tract of land containing all of Lots 4, 5 and 6 in City block 5/8570 into one lot on property located at 4820 Memphis Street north of Burgess Boulevard, subject to compliance with the conditions listed in the docket.

Maker: Soto
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

Speakers: None

Residential Replats:

(13) **S134-165**

Motion: It was moved to **approve** an application to replat a 1.112-acre tract of land containing all of Lots 11 and 12 in City Block A/5560 into one lot on property located at 9477 Rockbroock Drive north of Gloster Road, 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, Schultz, Peadon, Murphy, Abtahi

Against: 0
Absent: 1 - Ridley
Vacancy: 0

Speakers: None

(14) **S134-175**

Motion: It was moved to **approve** an application to create 2 lots, one 0.800-acre and one 1.134-acre from a 1.934-acre tract of land in City Block 1/8757 on property located at 17400 Pauma Valley Circle, subject to compliance with the conditions listed in the docket.

Maker: Soto
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

Speakers: None

(15) **S134-176**

Motion: It was moved to **approve** an application to replat a 0.782-acre tract of land containing all of Lots 6 and 7 in City Block 1/5614 into one lot on property located at 5931 and 5939 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, Schultz, Peadon, Murphy, Abtahi

Against: 0
Absent: 1 - Ridley
Vacancy: 0

Speakers: None

Building Line Removal/Reduction:

(16) **S134-174**

Removal of Building Line Motion: It was moved to **approve** an application to remove the existing platted 25 foot platted building line along the north line of Chimney Hill Lane and to remove the existing 15 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 west line of the property on property located at 9709 Chimney Hill Lane.

Maker: Shellene
Second: Anglin
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

Replat Motion: It was moved to **approve** an application to replat a 0.914-acre tract of land containing all of Lot 1 in City Block D/8418 into a 10 lot Shared Access Development ranging in size from 3037 square foot to 5679 square foot on property located at 9709 Chimney Hill Lane, subject to compliance with the conditions listed in the docket.

Maker: Shellene
Second: Anglin
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

Speakers: None

Note: Commissioner Shidid moved to change the order of the agenda and hear the Authorization of Hearing (Planned Development District No. 889) next. Commissioner Anantasomboon seconded the motion. The Commission unanimously voted to hear the Authorization of Hearing (Planned Development District No. 889) next.

Miscellaneous Items:

W134-009

Planner: Richard Brown

Motion: It was moved to **approve** a waiver of the two-year waiting period in order to submit an application to amend the existing deed restrictions in conjunction with an IM Industrial Manufacturing District with volunteered deed restrictions on property zoned an IR Industrial Research District on the north line of Crown Road, west of Newberry Street.

Maker: Anantasomboon
Second: Soto
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

Speakers: None

W134-010

Planner: Warren Ellis

Motion: It was moved to **approve** a waiver of the two-year waiting period in order to allow for an amendment to the conditions to Planned Development Subdistrict No. 16 within Planned Development District No. 193, the Oak Lawn Special Purpose District for an O-2 Office uses on the south corner of McKinnon Street and Wolf Street.

Maker: Anantasomboon
Second: Soto
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

Speakers: None

W134-011

Planner: Warren Ellis

Motion: It was moved to **approve** a waiver of the two-year waiting period to apply for an amendment to the deed restrictions that will increase the maximum structure height of a single-family dwelling from 30 feet to 36 feet, which is consistent with the NO(A) Neighborhood Office District on the northwest corner Levelland Road and Gold Dust Trail.

Maker: Peadon
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

Speakers: None

D134-013

Planner: Danielle Jimenez

Motion: It was moved to **approve** a development plan for Planned Development Subdistrict No. 67 within Planned Development District No. 193, the Oak Lawn Special Purpose District, on the north corner of Holland Avenue and Wheeler Street.

Maker: Soto
Second: Rodgers
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

Speakers: None

D134-014

Planner: Charles Enchill

Motion: It was moved to **approve** a development plan for Planned Development Subdistrict No. 67 within Planned Development District 193, the Oak Lawn Special Purpose District on the south corner of Cedar Plaza Lane and Holland Avenue.

Maker: Soto
Second: Rodgers
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

Speakers: None

D134-015

Planner: Charles Enchill

Motion: It was moved to **approve** a development plan for Planned Development District No. 521 east of Mountain Creek Parkway and Grady Niblo Road.

Maker: Soto
Second: Rodgers
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

Speakers: None

Miscellaneous Items – Public Hearings:

Pursuant to Section 51P-750.109(b) of the Dallas Development Code, the City Plan Commission must hold a public hearing to consider this application.

D134-006

Planner: Olga Torres Holyoak

Motion: It was moved to **approve** a development plan to the Planned Development District No. 750, on the northwest corner of North Central Expressway and Walnut Hill Lane.

Maker: Schultz
Second: Murphy
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

Speakers: None

M134-025

Planner: Richard Brown

Motion: It was moved to **approve** a minor amendment to the site plan for Specific Use Permit No. 1532 for a Convalescent and nursing homes, hospice care, and related institution on property zoned a CC Community Commercial Subdistrict within Planned Development District No. 595, the South Dallas/Fair Park Special Purpose District on the north corner of Martin Luther King Jr. Boulevard and Malcolm X Boulevard.

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

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

Against: 0
Absent: 1 - Ridley
Vacancy: 0
Conflict: 1 - Abtahi

Speakers: For: Michael Capone, 2828 N. Harwood St., Dallas, TX, 75201
Against: None

M134-028

Planner: Richard Brown

Motion: It was moved to **approve** a minor amendment to the site plan for Specific Use Permit No. 2061 for a drive-through restaurant on property zoned a GR General Retail Subdistrict within Planned Development District No. 193, the Oak Lawn Special Purpose District on property on the east corner of Maple Avenue and Clara Street.

Maker: Soto
Second: Abtahi
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

Speakers: None

M134-030

Planner: Richard Brown

Motion: It was moved to **approve** a minor amendment to the site plan for Specific Use Permit No. 1464 for a Refuse transfer center station on property zoned an IM Industrial Manufacturing District on the south line of California Crossing Road, east of Wildwood Drive.

Maker: Anantasomboon,
Second: Shidid
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

Speakers: None

M134-032

Planner: Richard Brown

Motion: It was moved to **approve** a minor amendment to the site plan for Specific Use Permit No. 1685 for a Bar, lounge, or tavern on property within the Tract A portion of Planned Development District No. 269, the Deep Ellum/Near East Side Special Purpose District, on northeast corner of North Crowdus Street and July Alley.

Maker: Anantasomboon
Second: Shidid
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

Speakers: None

M134-040

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 within the Subdistrict 5 portion of Planned Development District No. 317 on the southwest line of Good Latimer Expressway, southeast of Ferris Street.

Maker: Anantasomboon
Second: Shidid
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

Speakers: None

Zoning Cases – Consent:

1. **Z134-206(RB)**

Planner: Richard Brown

Motion: It was moved to recommend **approval** of an amendment to Planned Development District No. 788 for MF-1(A) Multifamily District Uses, subject to a revised development plan to include removal of four off-street parking spaces from the front yard and revised conditions to include density to maximum 362 units on the southeast line of Skillman Street, north of Walling Lane.

Maker: Shellene
Second: Peadon
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

Notices: Area: 500 Mailed: 121
Replies: For: 0 Against: 3

Speakers: None

2. **Z134-221(RB)**

Planner: Richard Brown

Motion: It was moved to recommend **approval** of an amendment to Planned Development District No. 884 for a Public school other than an Open-enrollment charter school and R-7.5(A) Single Family District Uses, subject to a revised development plan, revised traffic management plan, and revised conditions to include a revised traffic management study specifically the percentage of children walkers and who ride the bus to school on property on the northeast corner of Gross Road and Peavy Road.

Maker: Shellene
Second: Peadon
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

Notices: Area: 500 Mailed: 112
Replies: For: 6 Against: 1

Speakers: None

3. **Z134-220(DJ)**

Planner: Danielle Jimenez

Motion: In considering an application for an MF-2(A) Multifamily District on property zoned a CR Community Retail District with a D Overlay on the west corner of Shadyside Lane and East Grand Avenue, it was moved to **hold** this case under advisement until July 10, 2014.

Maker: Shellene
Second: Peadon
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

Notices: Area: 300 Mailed: 15
Replies: For: 1 Against: 3

Speakers: For: None
Against (Did not speak): David Card, 7126 Vivian Ave., Dallas, TX, 75223

4. **Z134-197(CE)**

Planner: Charles Enchill

Motion: In considering an application for a TH-1(A) Townhouse District with deed restrictions volunteered by the applicant on property zoned an R-5(A) Single Family District south of May Hall Street along the west line of Sparks Street, it was moved to **hold** this case under advisement until July 10, 2014.

Maker: Shellene
Second: Peadon
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

Notices: Area: 200 Mailed: 46
Replies: For: 1 Against: 0

Speakers: None

5. Z134-198(CE)

Planner: Charles Enchill

Motion: In considering an application for a TH-1(A) Townhouse District with deed restrictions volunteered by the applicant on property zoned an R-5(A) Single Family District south of May Hall Street between North Denley Drive and Sparks Street, it was moved to **hold** this case under advisement until July 10, 2014.

Maker: Shellene
Second: Peadon
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

Notices: Area: 200 Mailed: 50
Replies: For: 2 Against: 1

Speakers: For: None
Against: None

(Did not speak): Manuel Bernet, 410 N. Denley Dr., Dallas, TX, 75203

6. Z134-199(CE)

Planner: Charles Enchill

Motion: In considering an application for a TH-1(A) Townhouse District with deed restrictions volunteered by the applicant on property zoned an R-5(A) Single Family District north of May Hall Street between North Denley Drive and Sparks Street, it was moved to **hold** this case under advisement until July 10, 2014.

Maker: Shellene
Second: Peadon
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

Notices: Area: 200 Mailed: 32
Replies: For: 1 Against: 1

Speakers: None

7. Z134-168(MW)

Planner: Megan Wimer

Motion: It was moved to recommend **approval** of a Specific Use Permit for a child-care facility 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 an R-7.5(A) Single Family District on the southeast corner of Red Bud Drive and North Jim Miller Road.

Maker: Shellene
Second: Peadon
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

Notices: Area: 200 Mailed: 27
Replies: For: 0 Against: 0

Speakers: None

8. Z134-213(MW)

Planner: Megan Wimer

Motion: It was moved to recommend **approval** of a Specific Use Permit for an open-enrollment charter school for a five-year period with eligibility for automatic renewals for additional five-year periods, subject to a site plan, traffic management plan and conditions on property zoned an R-7.5(A) Single Family District on the east side of Tufts Road, north of Rylie Road.

Maker: Shellene
Second: Peadon
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

Notices: Area: 200 Mailed: 18
Replies: For: 2 Against: 1

Speakers: None

9. Z134-196(WE)

Planner: Warren Ellis

Motion: It was moved to recommend **approval** of an RS-MU(E) Regional Service Mixed Use Enhanced Subdistrict on property zoned an RS-MU Regional Service Mixed Use Subdistrict, Tract 2 within Planned Development District No. 595, the South Dallas/Fair Park Special Purpose District on the south line of South Lamar Street between Lenway Street and McDonald Street.

Maker: Shellene
Second: Peadon
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

Notices: Area: 500 Mailed: 100
Replies: For: 1 Against: 1

Speakers: None

Zoning Cases – Under Advisement:

10. **Z123-211(WE)**

Planner: Warren Ellis

Motion: In considering 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 October 2, 2014, with the applicant agreeing.

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

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

Against: 0
Absent: 1 - Ridley
Vacancy: 0

Notices: Area: 500 Mailed: 58
Replies: For: 7 Against: 11

Speakers: For: James R. Williamson, 8411 Preston Rd., Dallas, TX, 75225
Against: Jim Harris, Address not given

John Pritchett, 6211 W. Northwest Hwy., Dallas, TX, 75204

Susan Cox, 6715 Desco Dr., Dallas, TX, 75225

Laura Miller, 5335 S. Dentwood Dr., Dallas, TX, 75220

Against (Did not speak): John Cox, 6715 Desco Dr., Dallas, TX, 75225

Victoria Edge, 6215 Desco Dr., Dallas, TX, 75225

Sherrie Hull, 6348 Del Norte Ln., Dallas, TX, 75225

Jane Hoffman, 6714 Lupton Dr., Dallas, TX, 75225

Ann Beytagh, 6714 Desco Dr., Dallas, TX, 75225

Sharon Hayden, 6831 Desco Dr., Dallas, TX, 75225

Linda Willson, 6122 Deloache Ave., Dallas, TX, 75225

Linda Vorhies, 6246 Deloache Ave., Dallas, TX, 75225

11. 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 July 10, 2014.

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

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

Against: 0
Absent: 2 - Murphy, Ridley
Vacancy: 0

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

Speakers: For: Sharon Graham, 115 North Tatum Ave., Dallas, TX, 75211
Against: None

12. Z134-124(WE)

Planner: Warren Ellis

Motion: In considering an amendment to Specific Use Permit No. 147 for a utility or government installation other than listed on property zoned an R-7.5(A) Single Family Residential District on the west line of South Cockrell Hill Road, north of Illinois Avenue, it was moved to **hold** this case under advisement until July 10, 2014.

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

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

Against: 0
Absent: 2 - Murphy, Ridley
Vacancy: 0

*out of the room, shown voting in favor

Notices: Area: 400 Mailed: 188
Replies: For: 5 Against: 18

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

Zoning Cases – Individual:

13. **Z134-201(WE)**

Planner: Warren Ellis

Motion: In considering an application for a CS Commercial Service District on property zoned a CR Community Retail District on the southeast corner of West Jefferson Boulevard and South Tillery Avenue, it was moved to **hold** this case under advisement until July 24, 2014.

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

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

Against: 0
Absent: 2 - Murphy, Ridley
Vacancy: 0

Notices: Area: 200 Mailed: 25
Replies: For: 4 Against: 0

Speakers: For: Ramon Aranda, 2946 S. Sunbeck Cir., Farmer Branch, TX, 75234
Against: None

14. **Z123-368(RB)**

Planner: Richard Brown

Motion: It was moved to recommend **approval** of a Planned Development District for MF-3(A) Multifamily District Uses, subject to a revised development plan with removal of all perimeter trees, landscape plans which includes three sheets, and conditions, and **approval** of the termination of Specific Use Permit No. 409 on property zoned an MF-3(A) Multifamily District, on property bounded by West Page Avenue, South Adams Avenue, West Pembroke Avenue, and Llewellyn Avenue, and termination of Specific Use Permit No. 409 for a Residence home for the aged.

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

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

Against: 0
Absent: 2 - Murphy, Ridley
Vacancy: 0

Notices: Area: 500 Mailed: 199
Replies: For: 8 Against: 3

Speakers: For: Karl Crawley, 900 Jackson St., Dallas, TX, 75202
Delories Hilliard, 534 W. 12th St., Dallas, TX, 75208
Against: None

15. **Z123-275(MW)**

Planner: Megan Wimer

Motion: In considering an application for an RR Regional Retail District with deed restrictions volunteered by the applicant on property zoned a CR-D Community Retail District with a D Liquor Control Overlay on the south side of West Jefferson Boulevard, east side of North Ira Avenue, it was moved to **hold** this case under advisement until July 10, 2014.

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

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

Against: 0
Absent: 2 - Murphy, Ridley
Vacancy: 0

*out of the room, shown voting in favor

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

Speakers: None

16. **Z134-180(MW)**

Planner: Megan Wimer

Motion: It was moved to recommend **denial** of the renewal of Specific Use Permit No. 1972 for a convenience store with drive-through on property zoned a CR Community Retail District on the south side of West Clarendon Drive, west of South Hampton Road.

Maker: Anglin
Second: Bagley
Result: Carried: 8 to 5

For: 8 - Anglin, Rodgers, Bagley, Lavallaisaa, Tarpley, Shellene, Schultz, Abtahi

Against: 5 - Soto, Culbreath, Shidid, Anantasomboon, Peadon

Absent: 2 - Murphy, Ridley

Vacancy: 0

Notices: Area: 200 Mailed: 24

Replies: For: 2 Against: 2

Speakers: For: Tailim Song, 13140 Coit Rd., Dallas, TX, 75240
Selena Gonzales, 2539 Brandon St., Dallas, TX, 75211
Daniel Gloria, 2747 Donton Dr., Dallas, TX, 75221
Jonathan Hriz, 390 E. Oakenwald, Dallas, TX, 75203
Jin Kim, 13140 Coit Rd., Dallas, TX, 75240
Wojuoon Seo, 2418 Clarendon Dr., Dallas, TX, 75211
Against: Phil Leven, 1606 Hollywood Ave., Dallas, TX, 75208
Ellen Kreager, 809 S. Brighton Ave., Dallas, TX, 75208
Florencio Escobar, 614 S. Brighton Ave., Dallas, TX, 75208

17. **Z112-251(DM)**

Planner: Donna Moorman

Motion: It was moved to recommend **approval** of a City Plan Commission authorized hearing to determine proper zoning on property zoned Planned Development District No. 316, the Jefferson Area Special Purpose District and an NS Neighborhood Service District with consideration being given to appropriate zoning for the area including use, development standards, parking, landscape, sign, and other appropriate regulations, subject to staff recommended conditions on property generally bounded by an alley between Tenth Street and Sunset Avenue and Jefferson Boulevard on the north, Beckley Avenue on the east, an alley between Page Avenue and Twelfth Street on the south, an alley between Polk Street and Willomet Avenue on the west and the southwest corner between South Tyler Street (northbound) and Polk Street S.

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

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

Against: 0
Absent: 2 - Murphy, Ridley
Vacancy: 0

Notices: Area: 200 Mailed: 607
Replies: For: 24 Against: 12

Speakers: For: Delories Hilliard, 534 W. 12th St., Dallas, TX, 75208
Jim Lake, 351 W. Jefferson Blvd., Dallas, TX, 75208
Amanda Moreno, 218 S. Madison Ave., Dallas, TX, 75208
For (Did not speak): Eliseo Ruiz, 214 S. Willomet Ave., Dallas, TX, 75208
Against (Did not speak): Joshua Carmona, 801 N. Lancaster Ave., Dallas, TX, 75203
James Acevedo, 915 Centre St., Dallas, TX, 75208
Alma Dominguez, 818 W. Jefferson Blvd., Dallas, TX, 75208
Ruben Dominguez, 818 W. Jefferson Blvd., Dallas, TX, 75208
Edgar Hernandez, 818 W. Jefferson Blvd., Dallas, TX, 75208

Authorization of a Hearing:

Planner: Neva Dean

Motion I: It was moved to **authorize** a public hearing to determine the proper zoning on property zoned a Planned Development District No. 889 for MU-3 Mixed Use District uses with consideration given to appropriate zoning for the area including use, development standards, and other appropriate regulations on property on the southeast corner of Carroll Avenue and North Central Expressway.

Maker: Soto
Second: Bagley
Result: Failed: 1 to 13

For: 1 - Soto

Against: 13 - Anglin, Rodgers, Culbreath, Shidid,
Anantasomboon, Bagley, Lavallaisaa, Tarpley,
Shellene, Schultz, Peadon, Murphy, Abtahi
Absent: 1 - Ridley
Vacancy: 0

Motion II: It was moved to **deny** authorization of a public hearing to determine the proper zoning on property zoned a Planned Development District No. 889 for MU-3 Mixed Use District uses with consideration given to appropriate zoning for the area including use, development standards, and other appropriate regulations on property on the southeast corner of Carroll Avenue and North Central Expressway.

Maker: Anglin
Second: Shellene
Result: Carried: 12 to 2

For: 12 - Anglin, Rodgers, Culbreath, Shidid,
Anantasomboon, Lavallaisaa, Tarpley,
Shellene, Schultz, Peadon, Murphy*, Abtahi

Against: 2 - Soto, Bagley
Absent: 1 - Ridley
Vacancy: 0

*out of the room, shown voting in favor

Speakers: For: Alex More, 4411 Rusk Ave., Dallas, TX, 75204
David Shaw, 2714 N. Carroll Ave., Dallas, TX, 75204
Carl Smith, 4517 Weldon St., Dallas, TX, 75204
Christina Cases, 4419 Rusk Ave., Dallas, TX, 75204
James Forke, 3009 Maple Ave., Dallas, TX, 75201
Steven Ray, 4518 Capitol Ave., Dallas, TX, 75204
Jonas Park, 4331 Belmont Ave., Dallas, TX, 75204
Anthony Johnson, 2325 Rusk Pl., Dallas, TX, 75204
Kyle Cobuin, 2318 Rusk Ct., Dallas, TX, 75204
Keith Johnson, 9500 W. Lake Highlands Dr., Dallas, TX, 75218
James Phillips, 2323 Rusk Pl., Dallas, TX, 75204
Kirk De Boer, 1315 Birkenhead Ct., Dallas, TX, 75204
Michael Luckcock, 6131 Bordeaux Ave., Dallas, TX, 75209
Carrie Layne, 4329 Belmont Ave., Dallas, TX, 75204
Adele Acrey, 4543 Rusk Ave., Dallas, TX, 75204
Tamara Latchem, 4606 Belmont Ave., Dallas, TX, 75204
Charles Dube, 6131 Bordeaux Ave., Dallas, TX, 75209
Linda Owen, 5645 Caruth Blvd., Dallas, TX, 75209
Ce'Ce Shearer, 4411 Rusk Ave., Dallas, TX, 75204
Brandi Andrade, 3883 Turtle Creek Blvd., Dallas, TX, 75219
Phyllis Russo, 3883 Turtle Creek Blvd., Dallas, TX, 75219
FOR (Did not speak): Misty Maberry, 2005 Lucille St., Dallas, TX, 75204
Scott Wilcox, 2005 Lucille St., Dallas, TX, 75204
Gary Foster, 3004 Adolph St., Dallas, TX, 75204
Erica Cole, 9246 Forest Hills Blvd., Dallas, TX, 75218
Alan Smith, 3132 San Jacinto St., Dallas, TX, 75204
Whitney Castillo, 4618 Junius St., Dallas, TX, 75246

Brandon Castillo, 4618 Junius St., Dallas, TX, 75246
Andrew Astmann, 4523 Belmont Ave., Dallas, TX, 75204
Diane Cuellar, 1407 Pecos St., Dallas, TX, 75204
Julianna Bradley, 4208 Cabell Dr., Dallas, TX, 75204
Howard Brawdy, 4329 Belmont Ave., Dallas, TX, 75204
John Lullen, 3817 Haskell Dr., Dallas, TX, 75204
William Vaught, 4607 Rusk Ave., Dallas, TX, 75204
Jack Caffey, 3610 N. Versailles Ave., Dallas, TX, 75209
Nancy Lloyd, 7200 Stemmons Frwy., Dallas, TX, 75247
Jane Hoffman, 6747 Lupton Dr., Dallas, TX, 75225
Robert Salesky, 1800 Main St., Dallas, TX, 75201
Kevin Skinner, 1800 Main St., Dallas, TX, 75201
Stephen Byars, 1306 Creekview Dr., Lewisville, TX, 75067
Martha Salinas, 4718 Belmont Ave., Dallas, TX, 75204
Margaret Moschetto, 5031 Homer St., Dallas, TX, 75206
David Peters, 4044 Buena Vista St., Dallas, TX, 75204
David Meek, 4044 Buena Vista St., Dallas, TX, 75204
Constance Cullen, 3817 Haskell Dr., Dallas, TX, 75204
Sue Letham, 3883 Turtle Creek Blvd., Dallas, TX, 75219
Karen Friedman, 3601 Turtle Creek Blvd., Dallas, TX, 75219
Gene Friedman, 3601 Turtle Creek Blvd., Dallas, TX, 75219
Randy Wooley, 3132 San Jacinto St., Dallas, TX, 75204
Katherine Bowen, 3517 Lindenwood Ave., Dallas, TX, 75205
Lee Reffey, 3000 Blackburn St., Dallas, TX, 75204
Eddie Morgan, 2343 Vagas St., Dallas, TX, 75219
Mary Warren, 4312 McKinney Ave., Dallas, TX, 75205
Parker Shade, 2324 Rusk Pl., Dallas, TX, 75204
John Hamilton, 28502 N. Carroll Ave., Dallas, TX, 75204
Scott Scher, 8080 N. Central, Dallas, TX, 75206
Jean Lamberty, 4728 Victor St., Dallas, TX, 75246
Beth Newman, 712 Ridgeway St., Dallas, TX, 75214
Walker Duke, 4303 Junius St., Dallas, TX, 75246
Carmen DiPenti, 1900 Elm St., Dallas, TX, 75201
Clinton Gober, 2410 Axminster Dr., Grande Prairie, TX, 75050
Laura Cavern, 4926 East Side Ave., Dallas, TX, 75214
Christopher Hazeldine, 4926 East Side Ave., Dallas, TX, 75214
Rosa Linda Guzman, 4517 Belmont Ave., Dallas, TX, 75204
Gilbert Meza, 4512 Belmont Ave., Dallas, TX, 75204
Enrique Meza, 2602 Calvin St., Dallas, TX, 75204
Against: Kirk Williams, 2728 N. Harwood St., Dallas, TX, 75201
Oscar Slotboom, 17671 Addison Rd., Dallas, TX, 75287

Other Matters

Minutes

Motion: It was moved to **approve** the minutes of the June 5, 2014, City Plan Commission meeting, subject to the following correction(s):

3. Z134-195(OTH)

1) Correct the "For" Speakers list by indicating Yub Khanal as a speaker.

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

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

Against: 0
Absent: 2 - Murphy, Ridley
Vacancy: 0

Adjournment

Motion: It was moved to **adjourn** the June 19, 2014, City Plan Commission meeting at 6:11 p.m.

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

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

Against: 0
Absent: 2 - Murphy, Ridley
Vacancy: 0