

CORRECTED PLAN COMMISSION MINUTES

The City Plan Commission held a regular Zoning Hearing on July 10, 2014, with the briefing starting at 10:40 a.m. in Room 5ES and the public hearing at 1:57 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, Neil Emmons, Emma Rodgers, Betty Culbreath, Tony Shidid, Jed Anantasomboon, Ann Bagley, Myrtle Lavallaisaa, Jaynie Schultz, 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: John Shellene. 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) **S134-180**

Motion: It was moved to **approve** an application to create a 1.71-acre lot from tract of land in City Block 6955 on property located 4220 West Ledbetter Drive, subject to compliance with the conditions listed in the docket.

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

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

Against: 0
Absent: 1 - Shellene
Vacancy: 0

Speakers: None

(2) **S134-181**

Motion: It was moved to **approve** an application to create 3.2604-acre lot from tract of land in City Block 6863 on property located southeast corner of South Central Expressway (U.S. Highway 75) and Bird Lane, subject to compliance with the conditions listed in the docket.

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

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

Against: 0
Absent: 1 - Shellene
Vacancy: 0

Speakers: None

(3) **S134-183**

Motion: It was moved to **approve** an application to create 0.086-acre lot from a tract of land in City Block 451 on property located at 1605 Mckee Street, subject to compliance with the conditions listed in the docket.

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

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

Against: 0
Absent: 1 - Shellene
Vacancy: 0

Speakers: None

(4) **S134-184**

Motion: It was moved to **approve** an application to replat a 0.4058-acre lot containing all of Lots 6 and 7 in City Block 3/2458 into one lot on property located on northeast corner of Bowser Street and Mahanna Street, subject to compliance with the conditions listed in the docket.

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

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

Against: 0
Absent: 1 - Shellene
Vacancy: 0

Speakers: None

(5) **S134-185**

Motion: It was moved to **approve** an application to create three lots ranging in size from 9,384 square feet to 16,113 square feet from 0.855-acre tract of land in City Block 2/4735 on property located at 820 North Hampton Road south of Plymouth Road, subject to compliance with the conditions listed in the docket.

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

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

Against: 0
Absent: 1 - Shellene
Vacancy: 0

Speakers: None

(6) **S134-186**

Motion: It was moved to **approve** an application to replat a 0.9324-acre tract of land in containing part of Lot 12 and all of Lots 13 through 17 in City Block 2/2457 into one lot on property located on Bowser Avenue, south of Mahanna Street, subject to compliance with the conditions listed in the docket.

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

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

Against: 0
Absent: 1 - Shellene
Vacancy: 0

Speakers: None

(7) **S134-187**

Motion: It was moved to **approve** an application to replat a 10.947-acre tract of land containing all of Lots 6-A, 7-A and 7B in City Block 52131/2; a portion of land described in special warranty deed into 3 lots ranging in size 1.068 acres to 4.964 acres on property located at Meadow Road and Rambler Road, southwest corner, subject to compliance with the conditions listed in the docket.

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

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

Against: 0
Absent: 1 - Shellene
Vacancy: 0

Speakers: None

(8) **S134-188**

Motion: It was moved to **approve** an application to create an 11.5857-acre lot in City Block 7379 on property located at Peavy Road and Gross Road, northeast corner, subject to compliance with the conditions listed in the docket.

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

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

Against: 0
Absent: 1 - Shellene
Vacancy: 0

Speakers: None

(9) **S134-189**

Motion: It was moved to **approve** an application to replat a 0.761-acre tract of land containing all of Lots 2 through 4 and Lot 6, part of Lot 5, and the remainder of Lots 7 & 8 in City Block 6/363 into one lot on property bounded by N. Harwood Street, Moody Street, Harry Hines Boulevard, and Payne Street, subject to compliance with the conditions listed in the docket.

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

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

Against: 0
Absent: 1 - Shellene
Vacancy: 0

Speakers: None

(10) **S134-191**

Motion: It was moved to **approve** an application to create a 0.2180-acre lot from a tract of land in City Block 182 on property located at 2623 and 2625 Main Street, subject to compliance with the conditions listed in the docket.

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

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

Against: 0
Absent: 1 - Shellene
Vacancy: 0

Speakers: None

(11) **S134-192**

Motion: It was moved to **approve** an application to create 5.166-acre lot from a tract of land in City Block 3/6951 on property Located at 4130 Platinum Way, subject to compliance with the conditions listed in the docket.

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

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

Against: 0
Absent: 1 - Shellene
Vacancy: 0

Speakers: None

(12) **S134-194**

Motion: It was moved to **approve** an application to replat 2.743-acre tract of land containing all of Lots 11A and 19 through 26 in City Block 1401 and to abandon Gleason Avenue on property located on southwest corner of Bank Avenue and Gurley Avenue, subject to compliance with the conditions listed in the docket.

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

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

Against: 0
Absent: 1 - Shellene
Vacancy: 0

Speakers: None

(13) **S134-195**

Motion: It was moved to **approve** an application to create a 32 lot Shared Access Development ranging in size from 5004 square feet to 9022 square feet from a 4.1079 tract of land in City Block B/7284 on property located at 7700 Northaven Road southwest corner of Freda Stern Drive and Northaven Road, subject to compliance with the conditions listed in the docket with the following changes: 1) Condition #13 to read as follows: "On the final plat dedicate 28 feet of right-of-way from the established centerline of Freda Stern Drive to north property line.", 2) Remove Condition #14, 3) Condition #19 to read as follows: "The shares access area must front a minimum width of 20 feet on Freda Stern Drive and Azalea Avenue.", and 4) Condition #28 to read as follows: "The final plat shall limit the number of lots to a maximum of 32 single family lots."

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

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

Against: 0
Absent: 1 - Shellene
Vacancy: 0

Speakers: None

(14) **S134-196**

Motion: It was moved to **approve** an application to replat a 0.207-acre tract of land containing all of Lot 12 in City Block 5/695 into 6 lots ranging in sizes from 1,333 square feet to 2,083 square feet on property located at Bennett Avenue and Fuqua Street, southwest corner, subject to compliance with the conditions listed in the docket.

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

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

Against: 0
Absent: 1 - Shellene
Vacancy: 0

Speakers: None

(15) **S134-193**

Note: The Commission convened into Executive session at 2:26 p.m. regarding S134-193, pursuant to Texas Open Meetings Act Section 551.071.

Motion: It was moved to **deny** an application to create 2 Lots, one 3.6625-acre Lot and one 10.5767-acre lot from a 15.0031-acre tract of land in City Block 7019 on property located at 5327 Lyndon B. Johnson Freeway/Interstate Highway No. 635, due to non-compliance with Sections 51A-8.501 and 51A-506(a) of the Dallas Development Code.

Maker: Schultz
Second: Bagley
Result: Carried: 13 to 1

For: 13 - Anglin, Emmons, Rodgers, Shidid,
Anantasomboon, Bagley, Lavallaisaa, Tarpley,
Schultz, Peadon, Murphy, Ridley, Abtahi

Against: 1 - Culbreath
Absent: 1 - Shellene
Vacancy: 0

Speakers: For: Rob Baldwin, 3904 Elm St., Dallas, TX, 75226
Misty Ventura, 9407 Biscayne Blvd., Dallas, TX, 75218
Against: None

Residential Replats:

(16) **S134-177**

Motion: It was moved to **approve** an application to replat a 0.5762-acre tract of land containing all of Lots 7 and 8 in City Block D/7485 into one lot on property located at 10245 Lake Highland Drive, subject to compliance with the conditions listed in the docket.

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

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

Against: 0
Absent: 1 - Shellene
Vacancy: 0

*out of the room, shown voting in favor

Speakers: None

(17) **S134-178**

Motion: It was moved to **approve** an application to replat a 0.0960-acre tract of land containing all of Lots 28 and 29 in City Block A/4015 into one lot on property located at 1903 and 1907 Malone Cliff View, subject to compliance with the conditions listed in the docket.

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

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

Against: 0
Absent: 1 - Shellene
Vacancy: 0

Speakers: None

Building Line Removal/Reduction:

(18) **S134-179**

Reduction of Building Line Motion: It was moved to **approve** an application to reduce the existing platted 35 foot building line to 30 feet along Masters Drive to follow the foot print of the existing structure on a 0.503-acre tract of land located on property at 2923 Masters Drive.

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

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

Against: 0
Absent: 1 - Shellene
Vacancy: 0

Replat Motion: It was moved to **approve** an application to replat along Masters Drive to follow the foot print of the existing structure on a 0.503 acre tract of land located on property at 2923 Masters Drive, subject to compliance with the conditions listed in the docket.

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

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

Against: 0
Absent: 1 - Shellene
Vacancy: 0

Speakers: None

Street Name Change:

(19) **NC134-003**

Motion: It was moved to recommend **approval** of the name change of the 2700 and the 2800 Blocks of Flora Street to "Ann Williams Way".

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

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

Against: 0
Absent: 1 - Shellene
Vacancy: 0

Speakers: None

Miscellaneous Items:

M134-034

Planner: Richard Brown

Motion: It was moved to **approve** a minor amendment to the development plan for Planned Development District No. 875 for MF-2(A) Multifamily District Uses, on the north line of Northwest Highway and the east line of the Dallas Area Rapid Transit Right-of-Way.

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

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

Against: 0
Absent: 1 - Shellene
Vacancy: 0

Speakers: None

M134-038

Planner: Richard Brown

Motion: It was moved to **approve** a minor amendment to the Phase I development plan (specifically page 2)/Phase II conceptual plan for Planned Development District No. 517 for a Country club with private membership and R-10(A) Single Family District Uses on property south of Gaston Avenue and east of Abrams Road.

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

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

Against: 0
Absent: 1 - Shellene
Vacancy: 0

Speakers: None

M134-039

Planner: Richard Brown

Motion: It was moved to **approve** a minor amendment to the site plan/traffic management plan for Specific Use Permit No. 1824 for an Open-enrollment charter school on the west line of South R. L. Thornton Freeway, south of Kiest Boulevard.

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

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

Against: 0
Absent: 1 - Shellene
Vacancy: 0

Speakers: None

D134-021

Planner: Charles Enchill

Motion: It was moved to **approve** a development plan and a landscape plan for Subarea A of Planned Development District No. 745 prior to the issuance of a building permit on the southwest corner of Rambler Road and Meadow Road.

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

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

Against: 0
Absent: 1 - Shellene
Vacancy: 0

Speakers: None

D134-022

Planner: Danielle Jimenez

Motion: It was moved to **approve** a site plan for Planned Development District No. 38 prior to the issuance of any building permit on an apartment tract, north of West Ledbetter Drive, and East of Altoona Drive.

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

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

Against: 0
Absent: 1 - Shellene
Vacancy: 0

Speakers: None

Miscellaneous Items – Under Advisement:

D134-010

Planner: Danielle Jimenez

Note: Commissioner Emmons moved to change the order of the agenda, hold D134-010 to allow staff to review newly submitted documentation and return to D134-010 item later in the meeting. Commissioner Anglin seconded the motion. The Commission unanimously voted with Commissioner Bagley was out of the room when vote taken. The Commission heard the Certificate of Appropriateness for Signs Item 1405151181 next.

Motion I: In considering 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 24, 2014.

Maker: Emmons
Second: Ridley
Result: Failed: 4 to 10

For: 4 - Emmons, Bagley, Lavallaisaa, Ridley

Against: 10 - Anglin, Rodgers, Culbreath, Shidid,
Anantasomboon, Tarpley, Schultz, Peadon,
Murphy, Abtahi
Absent: 1 - Shellene
Vacancy: 0

Motion II: It was moved to **approve** a development plan for Planned Development District No. 889 on the northeast corner of U.S. 75 and Haskell Avenue.

Maker: Culbreath
Second: Anantasomboon
Result: Carried: 10 to 4

For: 10 - Anglin, Rodgers, Culbreath, Shidid,
Anantasomboon, Tarpley, Schultz, Peadon,
Murphy, Abtahi

Against: 4 - Emmons, Bagley, Lavallaisaa, Ridley
Absent: 1 - Shellene
Vacancy: 0

Speakers: For: None
Against (Did not speak): Alex Ramos, 4616 Weldon St., Dallas, TX, 75204
Carl Smith, 4517 Weldon St., Dallas, TX, 75204
Tamara Latchem, 4606 Belmont Ave., Dallas, TX, 75204
Andrew Astmann, 4523 Belmont Ave., Dallas, TX, 75204
Ken Duble, 1111 S. Akard St., Dallas, TX, 75215
Erica Cole, 9246 Forest Hills Blvd., Dallas, TX, 75218
Devoree Bang, 4531 Capitol Ave., Dallas, TX, 75204
James Forke, 3009 Maple Ave., Dallas, TX, 75201
James Park, 2319 Rusk Ct., Dallas, TX, 75204

Note: The Commission heard Zoning Cases Consent item #1 Z123-192(RB) next.

Certificate of Appropriateness for Signs:

1405151181

Planner: Carrie Gordon

Motion: It was moved to **approve** a Certificate of Appropriateness submitted by Dean Kraus for a 347-square-foot attached sign at 601 North Akard Street (west elevation).

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

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

Against: 0
Absent: 1 - Shellene
Vacancy: 0

Speakers: For: Dallas Cothrum, 900 Jackson St., Dallas, TX, 755202
Against: None

Note: The Commission heard Zoning Cases Consent items next.

Zoning Cases – Consent:

1. **Z123-192(RB)**

Planner: Richard Brown

Motion I: It was moved to recommend **denial** of a Planned Development District for MU-2 Mixed Use District Uses on property zoned an IR Industrial Research District, generally located on the northwest line of Manor Way, between Maple Avenue and Denton Drive.

Maker: Emmons
Second: None
Result: Failed for lack of a second

Motion II: It was moved to recommend **approval** of a Planned Development District for MU-2 Mixed Use District Uses, subject to a conceptual plan and revised conditions to include 1) In Section 51P__.107, MAIN USES PERMITTED, (b), add the words “is prohibited”, on property zoned an IR Industrial Research District, generally located on the northwest line of Manor Way, between Maple Avenue and Denton Drive.

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

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

Against: 2 - Emmons, Schultz
Absent: 1 - Shellene
Vacancy: 0

Amending Motion: It was moved to **approve** an amendment to remove the residential component from a Planned Development District for MU-2 Mixed Use District Uses on property zoned an IR Industrial Research District, generally located on the northwest line of Manor Way, between Maple Avenue and Denton Drive.

Maker: Emmons
Second: Bagley
Result: Failed: 4 to 10

For: 4 - Emmons, Bagley, Lavallasiaa, Schultz

Against: 10 - Anglin, Rodgers, Culbreath, Shidid,
Anantasomboon, Lavallaisaa, Tarpley,
Peadon, Murphy, Ridley, Abtahi
Absent: 1 - Shellene
Vacancy: 0

Notices: Area: 500 Mailed: 57
Replies: For: 2 Against: 1

Speakers: For: Tommy Mann, 500 Winstead Bldg., Dallas, TX, 75201
Against: Pat White 4714 Wildwood Rd., Dallas, TX, 75209
William Cohn, 4529 Belfort Ave., Dallas, TX, 75205

2. Z134-102(MW)

Planner: Megan Wimer

Motion: In considering an application for a CR Community Retail District with deed restrictions volunteered by the applicant on property zoned an MF-2(A) Multifamily District on the south side of Silver Falls Boulevard, east of Mirror Lake Drive, it was moved to **hold** this case under advisement until July 24, 2014.

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

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

Against: 0
Absent: 1 - Shellene
Vacancy: 0

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

Speakers: None

3. Z134-175(LHS)

Planner: Lashondra Holmes Stringfellow

Motion: In considering an application to expand Planned Development District No. 741 onto property zoned an A(A) Agricultural District, for a new subarea zoned Subarea F in Planned Development District No. 741, and to terminate Specific Use Permit No. 1806 for gas drilling and production, east of Belt Line Road and north of Ranch Trail, it was moved to **hold** this case under advisement until July 24, 2014.

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

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

Against: 0
Absent: 1 - Shellene
Vacancy: 0

Notices: Area: 500 Mailed: 452
Replies: For: 20 Against: 4

Speakers: None

4. Z134-216(MW)

Planner: Megan Wimer

Motion: It was moved to recommend **approval** of a Specific Use Permit for an open-enrollment charter school for a two-year period with eligibility for automatic renewals for additional two-year periods, subject to a site plan, traffic management plan and conditions on property zoned an IR Industrial Research District with deed restrictions on the south side of Beckleymeade Avenue, east side of Autobahn Drive.

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

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

Against: 0
Absent: 1 - Shellene
Vacancy: 0

*out of the room, shown voting in favor

Notices: Area: 300 Mailed: 6
Replies: For: 0 Against: 0

Speakers: For: Brandy Schott, 6221 Riverside Dr., Irving, TX, 75039
For (Did not speak): D.J. Elkin, 6221 Riverside Dr., Irving, TX, 75039
Deirdre Staples, 6221 Riverside Dr., Irving, TX, 75039
Against: None

5. Z134-203(WE)

Planner: Warren Ellis

Motion: It was moved to recommend **approval** of the creation of a new subarea within Planned Development District No. 784, the Trinity River Corridor Special Purpose District and **approval** of a Specific Use Permit for a government installation other than listed limited to a flood control pump station for a permanent period, subject to a site plan, landscape plan and conditions on the southwest line of South Riverfront (Industrial) Boulevard, generally between East R.L. Thornton Freeway and Old Zang Boulevard.

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

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

Against: 0
Absent: 1 - Shellene
Vacancy: 0

Notices: Area: 500 Mailed: 20
Replies: For: 0 Against: 0

Speakers: None

6. Z134-211(WE)

Planner: Warren Ellis

Motion: In considering an application to renew Specific Use Permit No. 1747 for an alcoholic beverage establishment limited to a private-club bar on property zoned an IR Industrial Research District at the northwest corner of Harcourt Street and Stemmons Freeway, it was moved to **hold** this case under advisement until July 24, 2014.

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

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

Against: 0
Absent: 1 - Shellene
Vacancy: 0

Notices: Area: 300 Mailed: 18
Replies: For: 1 Against: 1

Speakers: None

7. Z134-217(WE)

Planner: Warren Ellis

Motion: It was moved to recommend **approval** of the renewal of Specific Use Permit No. 1767 for an alcoholic beverage establishment limited to a bar, lounge or tavern for a three-year period, subject to conditions on property zoned Tract A of Planned Development District No. 269, the Deep Ellum/Near East Side Special Purpose District north of Commerce Street, east of South Good Latimer Expressway.

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

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

Against: 0
Absent: 1 - Shellene
Vacancy: 0

Notices: Area: 200 Mailed: 13
Replies: For: 0 Against: 0

Speakers: None

8. Z134-218(MW)

Planner: Megan Wimer

Motion: It was moved to recommend **approval** of a Specific Use Permit for a handicapped group dwelling unit for a two-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 north side of Sutter Street, east of Crest Avenue.

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

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

Against: 0
Absent: 1 - Shellene
Vacancy: 0

Notices: Area: 200 Mailed: 35
Replies: For: 1 Against: 0

Speakers: None

9. **Z134-222(WE)**

Planner: Warren Ellis

Motion: It was moved to recommend **approval** of the renewal of Specific Use Permit No. 1757 for an alcoholic beverage establishment use limited to a bar, lounge or tavern and an inside commercial amusement use limited to a live music venue 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, north of Elm Street and west of North Crowdus Street.

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

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

Against: 0
Absent: 1 - Shellene
Vacancy: 0

Notices: Area: 200 Mailed: 25
Replies: For: 1 Against: 0

Speakers: None

Note: The Commission returned to Miscellaneous Item Under Advisement **item D134-010.**

10. **Z134-228(CG)**

Planner: Carrie Gordon

Motion: In considering an application for a Specific Use Permit for a tower/antenna for cellular communication limited to a monopole cellular tower on property zoned Planned Development District No. 724, generally south of Killion Drive and east of Hedgeway Drive, it was moved to **hold** this case under advisement until August 21, 2014.

Maker: Murphy
Second: Shidid

Result: Carried: 13 to 0

For: 13 - Anglin, Emmons, Rodgers, Culbreath, Shidid,
Anantasomboon, Lavallaisaa, Tarpley, Schultz,
Peadon, Murphy, Ridley, Abtahi

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

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

Speakers: For: None
Against (Did not speak): Addison Nelson, 4438 Ridgeside Dr., Dallas, TX, 75244

Zoning Cases – Under Advisement:

11. 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 24, 2014.

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

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

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

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

Speakers: None

12. 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 24, 2014.

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

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

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

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

Speakers: None

13. Z134-124(WE)

Planner: Warren Ellis

Motion: It was moved to recommend **approval** of an amendment to Specific Use Permit No. 147 for a utility or government installation other than listed, subject to a revised site plan to include removal of note regarding Article X and revised conditions 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.

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

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

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

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

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

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

Planner: Richard Brown

Motion I: In considering an application for an amendment to and an 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 24, 2014.

Maker: Ridley
Second: Emmons
Result: Failed: 5 to 8

For: 5 - Emmons, Rodgers, Bagley, Lavallaisaa, Ridley

Against: 8 - Anglin, Culbreath, Shidid, Anantasomboon,
Tarpley, Schultz, Peadon, Abtahi

Absent: 2 - Shellene, Murphy

Vacancy: 0

Motion II: It was moved to recommend **approval** of an amendment to and an 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, subject to a revised development plan, landscape plan, roof plan, and staff's revised recommended conditions with the modification to remove "retail stores other than listed" under Retail Uses 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.

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

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

Against: 0

Absent: 2 - Shellene, Murphy

Vacancy: 0

Notices: Area: 500 Mailed: 140
Replies: For: 6 Against: 0

Speakers: For: Tommy Mann, 500 Winstead Bldg., Dallas, TX, 75201
Evan Beattie, 2808 Fairmount St., Dallas, TX, 75201
Frank Stich, 4228 N. Hall St., Dallas, TX, 75219
Against: None

15. **Z123-197(CE)**

Planner: Charles Enchill

Motion: It was moved to recommend **approval** of a TH-1(A) Townhouse District, subject to revised deed restrictions (1-8) 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.

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

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

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

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

Speakers: For: Dick LeBlanc, 3001 Knox St., Dallas, TX, 75205
For (Did not speak): Walter Damon, 3001 Knox St., Dallas, TX, 75205
Against: None

16. **Z123-198(CE)**

Planner: Charles Enchill

Motion: It was moved to recommend **approval** of a TH-1(A) Townhouse District, subject to revised deed restrictions (1-8) 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.

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

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

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

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

Speakers: For: Dick LeBlanc, 3001 Knox St., Dallas, TX, 75205
For (Did not speak): Walter Damon, 3001 Knox St., Dallas, TX, 75205
Against: None

17. Z123-199(CE)

Planner: Charles Enchill

Motion: It was moved to recommend **approval** of a TH-1(A) Townhouse District, subject to revised deed restrictions (1-8) 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.

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

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

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

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

Speakers: For: Dick LeBlanc, 3001 Knox St., Dallas, TX, 75205
For (Did not speak): Walter Damon, 3001 Knox St., Dallas, TX, 75205
Against: None

18. 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 August 7, 2014; to allow applicant to amend the application and re-advertised.

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

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

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

Notices: Area: 300 Mailed: 15
Replies: For: 1 Against: 4

Speakers: For: Bryan Klein, Address not given
Ed Zahra, 1003 Valencia, Dallas, TX, 75223
Santos Martinez, 1111 Cordova St., Dallas, TX, 75223
Against: David Card, 7126 Vivian Ave., Dallas, TX, 75223
Catherine Blair, 4219 N. Cresthaven Ct., Dallas, TX,
Against (Did not speak): Ralph Black, 7119 East Grand Ave., Dallas, TX, 75223
Susan Shelby, 7123 Vivian Ave., Dallas, TX, 75223

Zoning Cases – Individual:

19. Z134-184(MW)

Planner: Megan Wimer

Motion: In considering an application for a Specific Use Permit for an open-enrollment charter school on property zoned an IR Industrial Research District on the east side of Monroe Drive, north of Walnut Hill Lane, it was moved to **hold** this case under advisement until July 24, 2014.

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

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

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

Notices: Area: 300 Mailed: 38
Replies: For: 6 Against: 2

Speakers: None

20. Z134-209(CG)

Planner: Carrie Gordon

Motion: It was moved to recommend **denial without prejudice** of a Specific Use Permit to relocate a detached non-premise sign to property zoned an MU-3 Mixed Use District along the east line of North Central Expressway, north of Churchill Way.

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

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

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

Notices: Area: 200 Mailed: 2
Replies: For: 0 Against: 0

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

Other Matters

Appointments to CPC Committees:

TRINITY RIVER COMMITTEE
URBAN DESIGN COMMITTEE (UDC)

Minutes

Motion: It was moved to **approve** the minutes of the June 19, 2014, City Plan Commission meeting, subject to corrections.

Maker: Anglin
Second: Shidid

Result: Carried: 13 to 0

For: 13 - Anglin, **Emmons**Sete, Rodgers, Culbreath,
Shidid, Anantasomboon, Bagley, Lavallaisaa,
Tarpley, Schultz, Peadon, Ridley, Abtahi

Against: 0

Absent: 2 - Shellene, Murphy

Vacancy: 0

Adjournment

Motion: It was moved to **adjourn** the July 10, 2014, City Plan Commission meeting at 6:53 p.m.

Maker: Ridley

Second: Shidid

Result: Carried: 13 to 0

For: 13 - Anglin, **Emmons**Sete, Rodgers, Culbreath,
Shidid, Anantasomboon, Bagley, Lavallaisaa,
Tarpley, Schultz, Peadon, Ridley, Abtahi

Against: 0

Absent: 2 - Shellene, Murphy

Vacancy: 0

Gloria Tarpley, Chair