

PLAN COMMISSION MINUTES

The City Plan Commission held a regular Zoning Hearing on August 7, 2014, with the briefing starting at 10:35 a.m. in Room 5ES and the public hearing at 1:39 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, Jed Anantasomboon, Ann Bagley, Myrtl Lavallaisaa, John Shellene, Jaynie Schultz, Carolyn "Cookie" Peadon, and Paul E. Ridley. The following Commissioners were absent from this hearing as defined in the City Plan Commission rules: Tony Shidid and Margot Murphy. 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) **S134-207**

Motion: It was moved to **approve** an application to replat a 0.238-acre tract of land containing part of Lot 43 and part of Lot 44 into one lot in City Block 1450 on property located at 1616 S. Barry Avenue, subject to compliance with the conditions listed in the docket.

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

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

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

Speakers: None

(2) S134-208

Motion: It was moved to **approve** an application to create a 0.995-acre tract in City Block 801-1/2 into one lot on property located at 4611 East Side Avenue, subject to compliance with the conditions listed in the docket.

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

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

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

Speakers: None

(3) S134-210

Motion: It was moved to **approve** an application to replat a 3.776-acre tract of land containing part of Lot 5 in City Block 37/7888 into one 0.406-acre lot and one 3.370-acre lot on property located at 1930 Hi Line Drive, subject to compliance with the conditions listed in the docket.

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

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

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

Speakers: None

(4) **S134-211**

Motion: It was moved to **approve** an application to replat a 0.571-acre tract of land in City Block 1/3373 into 1 lot on property located along Zang Boulevard, north of West Fifth Street and west of Beckley Avenue, City Block 1/3373 into 1 lot on property located along Zang Boulevard, north of West Fifth Street and west of Beckley Avenue, subject to compliance with the conditions listed in the docket.

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

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

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

Speakers: None

Residential Replats:

(5) **S134-204**

Motion: It was moved to **approve** an application to replat a 0.6234-acre tract of land containing all of Lots 177AA and 177BB in City Block 1/6949 into one 0.3136 acre lot and one 0.3098 acre lot on property located at 4402 and 4412 Barstow Boulevard, subject to compliance with the conditions listed in the docket.

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

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

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

Speakers: None

(6) **S134-205**

Note: During discussion Commissioner Rodgers requested Subdivision case S134-205 briefly placed on hold and returned to later in the meeting. The Commission continued with the agenda and heard S134-209 next.

Motion: It was moved to **deny** an application to replat a 3.0070-acre tract of land containing part of Tract 10 into one 2.0070 acre lot and one 1.000 acre lot on property located 4321 W. Lawther Road, due to non-compliance with Section 51A-8.503(a) of the Dallas Development Code; states in part, "...Lots must conform in width, depth, and area to the pattern already established in the adjacent areas, having due regard to the character of the area, its particular suitability for development, and taking into consideration the natural topography of the ground, drainage, wastewater facilities, and the proposed layout of streets..."

Maker: Tarpley
Second: Abtahi
Result: Carried: 11 to 2

For: 11 - Anglin, Emmons, Rodgers, Anantasomboon,
Bagley, Lavallaisaa, Tarpley, Shellene,
Schultz, Peadon, Abtahi

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

Speakers: For: Michael Coker, 3111 Canton St., Dallas, TX, 75226
Against: Rob Raymond, 1411 W. Lawther Dr., Dallas, TX, 75214

Note: Commissioner Anglin moved to change the order of the agenda and hear Individual Zoning Case item #19 Z067-203(VM) next. Commissioner Abtahi seconded the motion. The Commission unanimously voted to hear Individual Zoning Case item #19 Z067-203(VM) next. Commissioner Shellene was out of the room when vote was taken.

(7) **S134-209**

Motion: It was moved to **approve** an application to replat a 9.8139-acre tract of land containing all of Lots 3 and 4 and all of Tracts 1 and 2 in City Block 6599 and a tract of land in City Block 6598 into one lot on property located on Royal Haven Lane, west of Webb Chapel Road, subject to compliance with the conditions listed in the docket.

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

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

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

Speakers: None

Building Line Removal:

(8) S134-206

Reduction of Building Line Motion: It was moved to **approve** an application to reduce the existing 45 foot platted Building Line to 41.5 feet 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 along the south line of Caruth Boulevard to wrap around the proposed porch addition on property located at 5526 Caruth Boulevard.

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

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

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

Replat Motion: It was moved to **approve** an application to replat a 0.4450-acre tract of land containing all of Lot 4, and part of Lot 3 into one lot on property located at 5526 Caruth Boulevard, subject to compliance with the conditions listed in the docket.

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

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

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

Speakers: None

Miscellaneous Items:

D134-018

Planner: Danielle Jimenez

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

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

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

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

Speakers: None

M134-045

Planner: Richard Brown

Motion: It was moved to **approve** a minor amendment to the site plan for Specific Use Permit No. 1258 for a Transit passenger station or transfer station on property fronting on the southwest line of South Lancaster Road, south of East Ledbetter Drive.

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

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

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

*out of the room, shown voting in favor

Speakers: None

Note: The Commission returned to Subdivision Item #(6) S134-205.

Thoroughfare Plan Amendments:

Denton Drive from Webb Chapel Extension to Farmers Branch City Limits

Planner: Tanya Brooks

Motion: It was moved to **approve** the amendment to the Thoroughfare Plan to change the dimensional classification of Denton Drive from Webb Chapel Extension to Farmers Branch City Limits from a four lane undivided roadway (M-4-U) within 60 feet of right-of-way to a special three lane undivided roadway (SPCL 3U) with a bicycle facility within a variable 62 to 80 feet right-of-way.

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

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

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

*out of the room, shown voting in favor

Speakers: For: None
Against: Richard Sheridan, 11301 Dennis Rd., Dallas, TX, 75229

Mountain Creek Parkway from Eagle Ford Drive to Clark Road

Planner: Tanya Brooks

Motion: It was moved to **approve** the amendment to the Thoroughfare Plan to change the dimensional classification of Mountain Creek Parkway from Eagle Ford Drive to Clark Road from a six lane divided roadway {M-6-D(A)} within 100 feet of right-of-way to a special four lane divided roadway (SPCL 4D) with a bicycle facility within 100 feet right-of-way.

Maker: Rodgers
Second: Lavallaisaa
Result: Carried: 12 to 0

For: 12 - Anglin, Emmons, Rodgers, Culbreath, Bagley,
Lavallaisaa, Tarpley, Shellene, Schultz,
Peadon, Ridley, Abtahi

Against: 0
Absent: 3 - Shidid, Anantasomboon, Murphy
Vacancy: 0

Speakers: For: Robert Summers, 5950 Eagle Ford Dr., Dallas, TX, 75249
Ronald Syrcle, 8707 Wood Hoomstead Dr., Dallas, TX, 75249
Against: None

Zoning Cases – Consent:

1. **Z134-233(RB)**

Planner: Richard Brown

Motion: It was moved to recommend **approval** of a Planned Development District for a Group Residential Facility and CS Commercial Service District Uses, subject to a revised development plan and revised conditions to include provisions for decorative fencing, off-street parking screening on Laughlin Drive and additional prohibited uses (dated 8/14/14) on property zoned a CS Commercial Service District and a P(A) Parking District, on the northeast line of Laughlin Drive and the southwest line of Charles Street, east of Ferguson Road.

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

For: 12 - Anglin, Emmons, Rodgers, Culbreath, Bagley,
Lavallaisaa, Tarpley, Shellene, Schultz,
Peadon, Ridley, Abtahi

Against: 0
Absent: 3 - Shidid, Anantasomboon, Murphy
Vacancy: 0

Notices: Area: 500 Mailed: 60
Replies: For: 9 Against: 4

Speakers: None

2. Z134-235(RB)

Planner: Richard Brown

Motion: It was moved to recommend **approval** of a Specific Use Permit for a Bail bonds office for a three-year period, with eligibility for automatic renewals for additional three-year periods, subject to a site plan and conditions on property within the Mixmaster Riverfront Subarea of Planned Development District No. 784, the Trinity River Corridor Special Purpose District, on the east line of South Riverfront Boulevard, south of Reunion Boulevard.

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

For: 12 - Anglin, Emmons, Rodgers, Culbreath, Bagley,
Lavallaisaa, Tarpley, Shellene, Schultz,
Peadon, Ridley, Abtahi

Against: 0
Absent: 3 - Shidid, Anantasomboon, Murphy
Vacancy: 0

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

Speakers: For (Did not speak): Santos Martinez, 900 Jackson St., Dallas, TX, 75202
Against: None

3. Z134-251(CG)

Planner: Carrie Gordon

Motion: It was moved to recommend **approval** of a Specific Use Permit for a fire station for a permanent period, subject to a revised site plan to show 20 foot building line, landscape plan, and conditions on property in an R-5(A) Single Family Residential Subdistrict of Planned Development District No. 595, generally at the north corner of Kimble Street and Pennsylvania Avenue.

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

For: 12 - Anglin, Emmons, Rodgers, Culbreath, Bagley,
Lavallaisaa, Tarpley, Shellene, Schultz,
Peadon, Ridley, Abtahi

Against: 0
Absent: 3 - Shidid, Anantasomboon, Murphy
Vacancy: 0

Notices: Area: 300 Mailed: 40
Replies: For: 2 Against: 0

Speakers: None

4. Z134-252(CG)

Planner: Carrie Gordon

Motion: It was moved to recommend **approval** of the renewal of Specific Use Permit No. 1981 for a bar, lounge or tavern and for an amendment to add a dance hall for a two-year period, subject to a revised site plan and conditions on property zoned Tract A within Planned Development District No. 269, the Deep Ellum/Near East Side Special Purpose District, on the north line of Main Street, east of Malcolm X Boulevard.

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

For: 12 - Anglin, Emmons, Rodgers, Culbreath, Bagley,
Lavallaisaa, Tarpley, Shellene, Schultz,
Peadon, Ridley, Abtahi

Against: 0
Absent: 3 - Shidid, Anantasomboon, Murphy
Vacancy: 0

Notices: Area: 200 Mailed: 17
Replies: For: 4 Against: 0

Speakers: None

5. Z134-257(CG)

Planner: Carrie Gordon

Motion: It was moved to recommend **approval** of the renewal of Specific Use Permit No. 1691 for a bar, lounge, or tavern for a three-year period, subject to conditions on property zoned Planned Development District No. 269, the Deep Ellum/Near East Side Special Purpose District, on the south side of Exposition Avenue, east of Ash Lane.

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

For: 12 - Anglin, Emmons, Rodgers, Culbreath, Bagley,
Lavallaisaa, Tarpley, Shellene, Schultz,
Peadon, Ridley, Abtahi

Against: 0
Absent: 3 - Shidid, Anantasomboon, Murphy
Vacancy: 0

Notices: Area: 200 Mailed: 14
Replies: For: 0 Against: 2

Speakers: None

6. Z134-225(WE)

Planner: Warren Ellis

Motion: It was moved to recommend **approval** a Planned Development District for mixed uses, subject to a development plan, revised landscape plan and revised staff's recommended conditions as follows: 1) Section S-___.110., OFF-STREET PARKING AND LOADING, (b),(2) to read: "For multiple family uses, the minimum parking requirement is .7 space per bedroom but not less than 1.0 space per unit over all.", and 2) Section S-___.112., DESIGN STANDARDS, (a), to read: "A minimum of two of the following pedestrian amenities are required on Cedar Springs Road frontage and must include two different amenities.", and **approval** of the termination of Specific Use Permit No. 566 for a Religious, Charitable, or Philanthropic Nature on property zoned an MF-2 Multiple Family Subdistrict within Planned Development District No. 193, the Oak Lawn Special Purpose District on the north corner of Cedar Springs Road and Crestview Drive.

Maker: Emmons
Second: Bagley
Result: Carried: 12 to 0

For: 12 - Anglin, Emmons, Rodgers, Culbreath, Bagley,
Lavallaisaa, Tarpley, Shellene, Schultz,
Peadon, Ridley, Abtahi

Against: 0
Absent: 3 - Shidid, Anantasomboon, Murphy
Vacancy: 0

Notices: Area: 500 Mailed: 280
Replies: For: 4 Against: 3

Speakers: For: Tommy Mann, 500 Winstead Bldg., Dallas, TX, 75201
Against: John Hamilton, 3023-D, Mahanna Springs Dr., Dallas, TX, 75235

7. Z134-246(WE)

Planner: Warren Ellis

Motion: It was moved to recommend **approval** an amendment to Specific Use Permit No. 1817 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 north side of Bruton Road, east of Masters Drive.

Maker: Bagley
Second: Shellene
Result: Carried: 12 to 0

For: 12 - Anglin, Emmons, Rodgers, Culbreath, Bagley,
Lavallaisaa, Tarpley, Shellene, Schultz,
Peadon, Ridley, Abtahi

Against: 0
Absent: 3 - Shidid, Anantasomboon, Murphy
Vacancy: 0

Notices: Area: 400 Mailed: 61
Replies: For: 3 Against: 4

Speakers: For: None
Against: Richard Sheridan, 11301 Dennis Rd., Dallas, TX, 75229

Zoning Cases – Under Advisement:

8. Z134-171(WE)

Planner: Warren Ellis

Motion: In considering an application for a Planned Development District for mixed uses on property zoned an MF-2(A) Multifamily District and a GO(A) General Office District on the north and south side of Meadow Road, west of Manderville Lane, it was moved to **hold** this case under advisement until August 21, 2014.

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

For: 12 - Anglin, Emmons, Rodgers, Culbreath, Bagley,
Lavallaisaa, Tarpley, Shellene, Schultz,
Peadon, Ridley, Abtahi

Against: 0
Absent: 3 - Shidid, Anantasomboon, Murphy
Vacancy: 0

Notices: Area: 500 Mailed: 75
Replies: For: 2 Against: 60

Speakers: None

9. Z134-223(WE)

Planner: Warren Ellis

Motion: In considering an application for a Specific Use Permit for vehicle display, sales and services on property zoned Subdistrict 2 within Planned Development District No. 534, the C.F. Hawn Special Purpose District on the southwest side of C.F. Hawn Freeway, east of Murdock Road; it was moved to **hold** this case under advisement until September 4, 2014.

Maker: Lavallaisaa
Second: Shellene
Result: Carried: 12 to 0

For: 12 - Anglin, Emmons, Rodgers, Culbreath, Bagley,
Lavallaisaa, Tarpley, Shellene, Schultz,
Peadon, Ridley, Abtahi

Against: 0
Absent: 3 - Shidid, Anantasomboon, Murphy
Vacancy: 0

Notices: Area: 200 Mailed: 15
Replies: For: 1 Against: 1

Speakers: None

10. 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 September 4, 2014.

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

For: 12 - Anglin, Emmons, Rodgers, Culbreath, Bagley,
Lavallaisaa, Tarpley, Shellene, Schultz,
Peadon, Ridley, Abtahi

Against: 0
Absent: 3 - Shidid, Anantasomboon, Murphy
Vacancy: 0

Notices: Area: 500 Mailed: 40
Replies: For: 0 Against: 0

Speakers: None

11. Z134-279(AF)

Planner: Aldo Fritz

Motion: It was moved to recommend **approval** of an amendment to the deed restrictions volunteered by the applicant at the northwest corner of Gold Dust Trail and Levelland Road.

Maker: Peadon
Second: Shellene
Result: Carried: 12 to 0

For: 12 - Anglin, Emmons, Rodgers, Culbreath, Bagley,
Lavallaisaa, Tarpley, Shellene, Schultz,
Peadon, Ridley, Abtahi

Against: 0
Absent: 3 - Shidid, Anantasomboon, Murphy
Vacancy: 0

Notices: Area: 200 Mailed: 18
Replies: For: 6 Against: 2

Speakers: None

12. Z134-234(MW)

Planner: Megan Wimer

Motion: It was moved to recommend **approval** of a Planned Development District for mixed uses, subject to a development plan and revised conditions to include the following: 1) Remove modifications to the development plan that do not meet the requirements for a minor amendment in 51A-4.702(h) may be approved by the City Plan Commission following the requirements and procedures for a development plan in 51A-4.702(c)(3), 2) Remove Duplex as a permitted use, 3) Limit the maximum size of a general merchandise or food store to 25,000 square feet, and 4) Require two benches along Rambler Road and one bench along Walnut Hill Lane on property zoned an MC-1 Mixed Commercial District on the north side of Walnut Hill Lane, west of Rambler Road.

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

For: 12 - Anglin, Emmons, Rodgers, Culbreath, Bagley,
Lavallaisaa, Tarpley, Shellene, Schultz,
Peadon, Ridley, Abtahi

Against: 0
Absent: 3 - Shidid, Anantasomboon, Murphy
Vacancy: 0

Notices: Area: 500 Mailed: 16
Replies: For: 2 Against: 0

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

13. Z134-175(LHS)

Planner: Lashondra Holmes Stringfellow

Motion: In considering an application to expand Subarea A-1 of Planned Development District No. 741 onto property zoned an A(A) Agricultural District, to incorporate Subareas F and G into Subarea A-2 of Planned Development District No. 741, and to terminate Specific Use Permit No. 1806 for gas drilling and production located on Belt Line Road and north of Ranch Trail, it was moved to **hold** this case under advisement until August 21, 2014.

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

For: 12 - Anglin, Emmons, Rodgers, Culbreath, Bagley,
Lavallaisaa, Tarpley, Shellene, Schultz,
Peadon, Ridley, Abtahi

Against: 0
Absent: 3 - Shidid, Anantasomboon, Murphy
Vacancy: 0

Notices: Area: 500 Mailed: 452
Replies: For: 35 Against: 9

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

Zoning Cases – Individual:

14. **Z134-145(RB)**

Planner: Richard Brown

Motion: It was moved to recommend **approval** of a Planned Development District for certain Residential and Utility and public service uses, subject to a development plan, finished grade section plan, and revised staff's recommended conditions to include the applicant's conditions for Section 51P-____.108,(f)(3) Subarea B on property zoned a TH-3(A) Townhouse District, an MF-2(A) Multifamily District, an MF-4(A) Multiple Family District, and a CS Commercial Service District on property generally bounded by the east line of Willomet Avenue between Stafford Avenue and Pollard Street, and the west line of Ormsby Street between the terminus of Seale Street and Pollard Street.

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

For: 12 - Anglin, Emmons, Rodgers, Culbreath, Bagley,
Lavallaisaa, Tarpley, Shellene, Schultz,
Peadon, Ridley, Abtahi

Against: 0
Absent: 3 - Shidid, Anantasomboon, Murphy
Vacancy: 0

Notices: Area: 500 Mailed: 102
Replies: For: 9 Against: 3

Speakers: For: Santos Martinez, 900 Jackson St., Dallas, TX, 75202
Evan Beattie, 2808 Fairmount St., Dallas, TX, 75201
Deborah Carpenter, 2009 Neal St., Dallas, TX, 75208
Maria Gomez, 1004 Fort Worth Ave., Dallas, TX, 75208
Mike Kendal, 8150 N. Central Expwy., Dallas, TX, 75206
Against: Angela Gonzales, 1824 N. Winnetka Ave., Dallas, TX, 75208

15. **Z134-240(WE)**

Planner: Warren Ellis

Motion: It was moved to recommend **approval** of an amendment to the development plan and landscape plan, subject to a revised development plan and revised landscape plan on property in Subarea 1 of Planned Development District No. 585 on the north line of West Kiest Boulevard and west of Spur 408.

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

For: 11 - Anglin, Emmons, Rodgers, Culbreath, Bagley,
Lavallaisaa, Tarpley, Shellene, Peadon, Ridley,
Abtahi

Against: 0
Absent: 4 - Shidid, Anantasomboon, Schultz, Murphy
Vacancy: 0

Notices: Area: 500 Mailed: 5
Replies: For: 0 Against: 0

Speakers: For: Alvin D. James, 6777 W. Kiest Blvd., Dallas, TX, 75236
Matt Cragun, 2080 Highway 360, Grand Prairie, TX
Against: None
Neutral: J. Blair Blackburn, 3000 Mt. Creek Pkwy., Dallas, TX, 75211

16. Z134-241(WE)

Planner: Warren Ellis

Motion: In considering an application for a Planned Development Subdistrict for multiple family uses on property zoned an O-2 Office Subdistrict within Planned Development District No. 193, the Oak Lawn Special Purpose District, on the west corner Lemmon Avenue and Oak Grove Avenue; it was moved to **hold** this case under advisement until August 21, 2014.

Maker: Ridley
Second: Rodgers
Result: Carried: 10 to 0

For: 10 - Anglin, Rodgers, Culbreath, Bagley,
Lavallaisaa, Tarpley, Shellene, Peadon, Ridley,
Abtahi

Against: 0
Absent: 4 - Shidid, Anantasomboon, Schultz, Murphy
Vacancy: 0
Conflict: 1 - Emmons

Notices: Area: 500 Mailed: 96
Replies: For: 7 Against: 5

Speakers: For: Dallas Cothrum, 900 Jackson St., Dallas, TX, 75202
Against: William Nelson, 2820 N. Hall St., Dallas, TX, 75204

17. **Z134-275(WE)**

Planner: Warren Ellis

Motion: It was moved to recommend **approval** of a Planned Development District for R-7.5(A) Single family district uses, subject a revised conceptual plan and revised conditions on property zoned Planned Development District No. 850, Urban Living Laboratory Special Purpose District and Specific Use Permit No. 764 for a college or university and related uses on the east line of Coit Road, north of Cullum Street.

Maker: Peadon
Second: Shellene
Result: Carried: 11 to 0

For: 11 - Anglin, Emmons*, Rodgers, Culbreath, Bagley,
Lavallaisaa, Tarpley, Shellene, Peadon, Ridley,
Abtahi

Against: 0
Absent: 4 - Shidid, Anantasomboon, Schultz, Murphy
Vacancy: 0

*out of the room, shown voting in favor

Notices: Area: 500 Mailed: 32
Replies: For: 5 Against: 0

Speakers: For: Dennis Chovan, 1201 N. Bowser Rd, Richardson, TX, 75081
For (Did not speak): Phillip Ray, 301 Tarrow, College Station, TX, 77840
Against: None

18. **Z123-290(DC)**

Planner: David Cossum

Motion: It was moved to recommend **approval** of a City Council authorized hearing to consider a Planned Development District for R-5(A) Single Family District uses and a child-care facility; community service center; and private recreation center, club, or area, subject to a development plan and conditions on property zoned an R-5(A) Single Family District on the northwest side of Bernal Drive, southwest of Palacios Avenue.

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

For: 11 - Anglin, Emmons, Rodgers, Culbreath, Bagley,
Lavallaisaa, Tarpley, Shellene, Peadon, Ridley,
Abtahi

Against: 0
Absent: 4 - Shidid, Anantasomboon, Schultz, Murphy
Vacancy: 0

Notices: Area: 200 Mailed: 40
Replies: For: 3 Against: 0

Speakers: For: Michael Coker, 3111 Canton St., Dallas, TX, 75226
For (Did not speak): Sandra Gomez, 8105 Cherry Laurel Ln., Irving, TX, 75063
Against: None

19. **Z067-203(VM)**

Planner: Valerie Miller

Motion: In considering a City Plan Commission authorized hearing to determine proper zoning on property zoned Planned Development District No. 468, the Oak Cliff Special Purpose District, with deed restrictions on a portion, Specific Use Permit No. 10 for a nursing home, Specific Use Permit No. 1032 for a utility or government installation, Specific Use Permit No. 1623 for a financial institution with a drive-in window, and Specific Use Permit No. 1679 for a financial institution with a drive-in window, H/84 Lake Cliff Historic District, H/71 Betterton House Historic District; Planned Development District No 160 with Specific Use Permit 2079 for a child-care facility; Planned Development District No 340; Planned Development District No 364; Planned Development District No 830; an R-5(A) Single Family District; an R-7.5(A) Single Family District; a TH-2(A) Townhouse District; a CH Clustered Housing District; an MF-2(A) Multifamily District; a CR Community Retail District with deed restrictions; an IR Industrial/Research District; a CS Commercial Service District with deed restrictions; an LO-1 Office District with deed restrictions; an RR Regional Retail District; an MU-1 Mixed-Use District with deed restrictions; an MU-2 Mixed-Use District; and a P(A) Parking District on property generally bounded by Interstate 30 to the north, the east levee of the Trinity River to the northeast, Interstate 35 to the east, Marsalis Street to the west, Eighth Street and Seventh Street to the south, Zang Boulevard to the west, Davis Street to the south, Elsbeth Street to the west, Neches Street to the south, Madison Street to the west, between blocks BLK M/3363 LOT 1 & 2 to the south, between blocks BLK M/3363 TR 23-A and 24 to the south, Bishop Avenue to the west, Colorado Boulevard to the north, both sides of Beckley Avenue to the west including property facing Interstate 30 service road with consideration being given to appropriate zoning including use, development standards, parking, landscaping, sign, and other appropriate regulations, with retention of the H/84 Lake Cliff Historic District and H/71 Betterton House Historic District, it was moved to **hold** this case under advisement until September 18, 2014.

Maker: Anglin
Second: Shellene
Result: Carried: 12 to 0

For: 12 - Anglin, Emmons, Rodgers, Culbreath, Bagley,
Lavallaisaa, Tarpley, Shellene, Schultz,
Peadon, Ridley, Abtahi

Against: 0
Absent: 3 - Shidid, Anantasomboon, Murphy
Vacancy: 0

Notices: Area: 200 Mailed: 1187
Replies: For: 55 Against: 58

Speakers: For (Did not speak): Gregory Williams, 1021 Townsend Ln., DeSoto, TX, 75115
Michael Coker, 3111 Canton St., Dallas, TX, 75226
Against: Pam Conley, 901 N. Madison Ave., Dallas, TX, 75208
Sylvia Herrera, 1000 Elsbeth St., Dallas, TX, 75208
Noemi Mendoza, 1007 Elsbeth St., Dallas, TX, 75208
Connie Paredes, 417 N. Lancaster Ave., Dallas, TX, 75203
Martha Cruz, 523 W. Marsalis Ave., Dallas, TX, 75203
Anne Campbell, 710 Haines Ave., Dallas, TX, 75208
Against (Did not speak): Juan Alonso, 415 N. Marsalis Ave., Dallas, TX, 75203
Tiburcio Alonso, 339 N. Marsalis Ave., Dallas, TX, 75203
Margarita Garcia, 404 E. 8th St., Dallas, TX, 75203
Jessie Garcia, 404 E. 8th St., Dallas, TX, 75203
Juan Segoviano, 500 N. Lancaster, Dallas, TX, 75203
Roberto Lacio, 618 E. 6th St., Dallas, TX, 75203
Ruben Herrera, 1000 Elsbeth St., Dallas, TX, 75208
Marta Rocha, 422 E. 8th St., Dallas, TX, 75208

Note: Commission heard Thoroughfare Plan Amendment items next.

Other Matters

Minutes

July 24, 2014

The Commission postponed approval of the July 24, 2014, City Plan Commission minutes until the August 21, 2014, City Plan Commission meeting.

Adjournment

Motion: It was moved to **adjourn** the August 7, 2014, City Plan Commission meeting at 4:51 p.m.

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

For: 11 - Anglin, Emmons, Rodgers, Culbreath, Bagley,
Lavallaisaa, Tarpley, Shellene, Peadon, Ridley,
Abtahi

Against: 0
Absent: 4 - Shidid, Anantasomboon, Schultz, Murphy
Vacancy: 0

Gloria Tarpley, Chair