

## PLAN COMMISSION MINUTES

The City Plan Commission held a regular Zoning Hearing on August 21, 2014, with the briefing starting at 8:37 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, Neil Emmons, Emma Rodgers, Tony Shidid, Ann Bagley, Myrtle Lavallaisaa, John Shellene, 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: Betty Culbreath and Jed Anantasomboon. 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) **S134-212**

**Motion:** It was moved to **approve** an application to replat a 2,061.616-acre tract of land containing Lot 1 in City Block A/8003 and all of City Block 8003 and City Block 8002 into one lot on property located at 5555 Youngblood Road, subject to compliance with the conditions listed in the docket.

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

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

Against: 0  
Absent: 2 - Culbreath, Anantasomboon  
Vacancy: 0

\*out of the room, shown voting in favor

**Speakers:** None

(2) **S134-213**

**Motion:** It was moved to **approve** an application to replat a 5.416-acre lot into one 3.611-acre lot and one 1.804-acre lot in City Block D/7291 on property located on the southwest corner of Midtown Boulevard and Manderville Lane, subject to compliance with the conditions listed in the docket.

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

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

Against: 0  
Absent: 2 - Culbreath, Anantasomboon  
Vacancy: 0

\*out of the room, shown voting in favor

**Speakers:** None

(3) **S134-214**

**Motion:** It was moved to **approve** an application to create one 4.111-acre lot and one 0.560-acre lot and to dedicate Olympus Boulevard and Cypress Water Boulevard from a 19.127-acre tract of land in City Blocks 8466 and 8468 on property located at the intersection of Olympus Boulevard and Ranch Trail to the extension of Cypress Water Boulevard, east of Belt Line Road, subject to compliance with the conditions listed in the docket.

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

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

Against: 0  
Absent: 2 - Culbreath, Anantasomboon  
Vacancy: 0

\*out of the room, shown voting in favor

**Speakers:** None

**(4) S134-216**

**Motion:** It was moved to **approve** an application to replat a 22.720-acre tract of land containing all of Lot 1 in City Block A/6067 and Lot 7A in City Block 6066 and a tract of land in City Block 6067 into one lot on property located at 8301 Harry Hines, subject to compliance with the conditions listed in the docket.

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

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

Against: 0  
Absent: 2 - Culbreath, Anantasomboon  
Vacancy: 0

\*out of the room, shown voting in favor

**Speakers:** None

**(5) S134-217**

**Motion:** It was moved to **approve** an application to create an 8.4427-acre lot from a tract land in City Block B/7557 on property located on the southeast corner of Autobahn Drive and Interstate Highway 20, subject to compliance with the conditions listed in the docket.

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

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

Against: 0  
Absent: 2 - Culbreath, Anantasomboon  
Vacancy: 0

\*out of the room, shown voting in favor

**Speakers:** None

**(6) S134-218**

**Motion:** It was moved to **approve** an application to replat a 0.180-acre tract of land containing part of Lot 4 in City Block 71/3052 on property located at 421 North Lancaster Avenue, subject to compliance with the conditions listed in the docket.

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

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

Against: 0  
Absent: 2 - Culbreath, Anantasomboon  
Vacancy: 0

\*out of the room, shown voting in favor

**Speakers:** None

**(7) S134-219**

**Motion:** It was moved to **approve** an application to replat a 0.475-acre tract of land containing all of Lots 30 and 31 and portions of Lots 29 and 32 into four 0.065-acre lots on property located at 2825 South Boulevard, subject to compliance with the conditions listed in the docket.

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

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

Against: 0  
Absent: 2 - Culbreath, Anantasomboon  
Vacancy: 0

\*out of the room, shown voting in favor

**Speakers:** None

**(8) S134-053R**

**Motion:** It was moved to **approve** an application to revise the previously approved preliminary plat to replat a 0.413-acre lot containing all of Lots 1 and 2 in City Block D/1990 into a 12-lot shared access development with lots ranging in size from 1,045 square feet to 1,080 square feet on property located at 2207 Bennett Avenue, subject to compliance with the conditions listed in the docket.

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

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

Against: 0  
Absent: 2 - Culbreath, Anantasomboon  
Vacancy: 0

\*out of the room, shown voting in favor

**Speakers:** None

Miscellaneous Items:

**D134-023**

Planner: Charles Enchill

**Motion:** It was moved to **approve** of a development plan and landscape plan for Planned Development District No. 695, on the southeast corner of Frankford Road and Coit Road.

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

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

Against: 0  
Absent: 2 - Culbreath, Anantasomboon  
Vacancy: 0

**Speakers:** None

**M134-036**

Planner: Richard Brown

**Motion:** It was moved to **approve** of a minor amendment to the site plan and landscape plan for Specific Use Permit No. 2073 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 the southwest line of Lemmon Avenue, between Knight Street and Throckmorton Street.

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

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

Against: 0  
Absent: 2 - Culbreath, Anantasomboon  
Vacancy: 0

**Speakers:** None

Zoning Cases – Consent:

**1. Z134-226(OTH)**

Planner: Olga Torres Holyoak

**Motion:** In considering an application for a TH-2(A) Townhouse District with deed restrictions volunteered by the applicant on property zoned an R-16(A) Single Family District on the north side of Alpha Road, east of Hughes Lane, it was moved to **hold** this case under advisement until December 18, 2014.

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

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

Against: 0  
Absent: 2 - Culbreath, Anantasomboon  
Vacancy: 0

**Notices:** Area: 300 Mailed: 22  
**Replies:** For: 2 Against: 15

**Speakers:** For: Rob Baldwin, 3904 Elm St., Dallas, TX, 75226  
Ruth Lurie, 13808 Rockbend Pl., Dallas, TX, 75240  
Against: Michael Coker, 3111 Canton St., Dallas, TX, 75226  
Dot Haymann, 6269 Alpha Rd., Dallas, TX, 75240  
Daphne Klim, 1376 Hughes Ln., Dallas, TX, 75240  
Alan Wittenberg, 13724 Hugh Ln., Dallas, TX, 75243  
Against (Did not speak): Doyce Yarbrough, III, 13755 Hughes Ln., Dallas, TX, 75240  
Andrew Marks, 6305 Alpha Rd., Dallas, TX, 75240  
Sandy Marks, 6305 Alpha Rd., Dallas, TX, 75240  
Darrelyn Hinson, 13747 Hughes Ln., Dallas, TX, 75240  
Julie Haymann, 6309 Alpha Rd., Dallas, TX, 75240

## 2. Z134-261(OTH)

Planner: Olga Torres Holyoak

**Note:** During discussion Commissioner Abtahi moved to change the order of the agenda and return to Z134-261(OTH) later in the meeting Z134-261(OTH) after Zoning Case - Individual Item #13 Z134-231(CG) is heard. Commissioner Bagley seconded the motion. The Commission unanimously voted to hear Z134-261(OTH) after Zoning Case - Individual Item #13 Z134-231(CG). The Commission continued with the agenda and heard item #4 Z134-254(MW) next.

**Motion:** It was moved to recommend **approval** of an NS(A) Neighborhood Service District on property zoned an NO(A) Neighborhood Office District with amended deed restrictions volunteered by the applicant to prohibit: 1) Dry Cleaning or laundry store, 2) General Merchandise or food store 3,500 square feet or less, 3) Motor vehicle fueling station and 4) Restaurant without drive in or drive through service on the west side of Marvin D. Love Freeway, south of West Pentagon Parkway.

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

For: 12 - Anglin, Emmons, Rodgers, Shidid, Bagley,  
Lavallaisaa, Tarpley, Schultz, Peadon, Murphy,  
Ridley, Abtahi

Against: 0  
Absent: 3 - Culbreath, Anantasomboon, Shellene  
Vacancy: 0

**Notices:** Area: 300 Mailed: 30  
**Replies:** For: 2 Against: 9  
**Speakers:** For: Bolanie Mustapha, 4121 Marvin D Love Frwy., Dallas, TX, 75224  
LaShondra Robinson, 4121 Marvin D. Love Frwy., Dallas, TX, 75224  
Against: Bonnie Rea, 3945 Lost Creek Dr., Dallas, TX, 75224  
Judy Pollock, 3936 Lost Creek Dr., Dallas, TX, 75212

**Note: The Commission heard items listed under Other Matters next.**

**3. Z134-262(OTH)**

Planner: Olga Torres Holyoak

**Motion:** It was moved to recommend **approval** of the renewal of Specific Use Permit No. 1903 for a late-hours establishment limited to a restaurant without drive-in or drive-through service for a three-year period, subject to a site plan and conditions on property zoned Planned Development District No. 842 for CR Community Retail District Uses with an MD-1 Greenville Avenue Modified Delta Overlay District, on the north side of Alta Avenue, west of Greenville Avenue.

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

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

Against: 0  
Absent: 2 - Culbreath, Anantasomboon  
Vacancy: 0

**Notices:** Area: 200 Mailed: 19  
**Replies:** For: 2 Against: 1

**Speakers:** None

**4. Z134-254(MW)**

Planner: Megan Wimer

**Motion:** In considering an application to renew Specific Use Permit No. 1887 for an alcoholic beverage establishment limited to a bar, lounge or tavern and a commercial amusement (inside) limited to a Class A dance hall on property within Planned Development District No. 619 for Mixed Uses on the south side of Main Street, east of South Field Street, it was moved to **hold** this case under advisement until September 4, 2014.

Maker: Ridley  
Second: Abtahi



Result: Carried: 12 to 0

For: 12 - Anglin, Emmons, Rodgers, Shidid, Bagley,  
Lavallaisaa, Tarpley, Schultz, Peadon, Murphy,  
Ridley, Abtahi

Against: 0  
Absent: 3 - Culbreath, Anantasomboon, Shellene  
Vacancy: 0

**Notices:** Area: 200 Mailed: 19  
**Replies:** For: 0 Against: 2

**Speakers:** For: Kevin Richardson, 1400 Main St., Dallas, TX, 75202  
Against: Michael Coker, 3111 Canton St., Dallas, TX, 75226

**5. Z134-263(CE)**

Planner: Charles Enchill

**Motion:** It was moved to recommend **approval** of a Specific Use Permit for the sale of alcoholic beverages in conjunction with a general merchandise or food store greater than 3,500 square feet 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 a CR-D-1 Community Retail District with a D-1 Liquor Control Overlay north of East Overton Road and east of Ramona Avenue.

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

For: 12 - Anglin, Emmons, Rodgers, Shidid, Bagley,  
Lavallaisaa, Tarpley, Schultz, Peadon, Murphy,  
Ridley, Abtahi

Against: 0  
Absent: 3 - Culbreath, Anantasomboon, Shellene  
Vacancy: 0

**Notices:** Area: 200 Mailed: 24  
**Replies:** For: 6 Against: 0

**Speakers:** For: Jae Lee, 3522 Ramona Ave., Dallas, TX, 75216  
Lee Jackson, 1411 E. Overton Rd., Dallas, TX, 75216  
Truennett Benson, 1717 Hudspeth Ave., Dallas, TX, 75216  
Mauanna Kennedy, 3402 Utah Ave., Dallas, TX, 75216

For (Did not speak): Tonda Johnson, 3512 Utah Ave., Dallas, TX, 75216  
Against: None

6. Z134-270(DJ)

Planner: Danielle Jimenez

**Motion:** It was moved to recommend **approval** of the renewal of Specific Use Permit No. 1695 for a bar, lounge, or tavern and an inside commercial amusement limited to a live music venue for a four-year period, subject to conditions on property zoned Planned Development District No. 269, the Deep Ellum/Near East Side Special Purpose District, on the northwest corner of Commerce Street and Canton Street

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

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

Against: 0  
Absent: 2 - Culbreath, Anantasomboon  
Vacancy: 0

**Notices:** Area: 200 Mailed: 13  
**Replies:** For: 0 Against: 1

**Speakers:** None

7. Z134-277(AF)

Planner: Aldo Fritz

**Motion:** In considering an application for an IM Industrial Manufacturing District on property zoned IR Industrial Research District on the north side of West Northwest Highway, east of Luna Road, it was moved to **hold** this case under advisement until September 4, 2014.

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

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

Against: 0  
Absent: 2 - Culbreath, Anantasomboon  
Vacancy: 0

**Notices:** Area: N/A Mailed: N/A



Against: 0  
Absent: 3 - Culbreath, Anantasomboon, Shellene  
Vacancy: 0

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

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

10. **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 September 4, 2014.

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

For: 11 - Anglin, Rodgers, Shidid, Bagley, Lavallaisaa,  
Tarpley, Schultz, Peadon, Murphy, Ridley,  
Abtahi

Against: 0  
Absent: 3 - Culbreath, Anantasomboon, Shellene  
Vacancy: 0  
Conflict: 1 - Emmons

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

**Speakers:** None

11. **Z134-175(LHS)**

Planner: Lashondra Holmes Stringfellow

**Motion:** It was moved to recommend **approval** of an expansion of 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, subject to a revised conceptual plan and revised conditions, and **approval** of the termination of Specific Use Permit No. 1806 for gas drilling and production, east of Belt Line Road and north of Ranch Trail

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

For: 12 - Anglin, Emmons, Rodgers, Shidid, Bagley,  
Lavallaisaa, Tarpley, Schultz, Peadon, Murphy,  
Ridley, Abtahi

Against: 0  
Absent: 3 - Culbreath, Anantasomboon, Shellene  
Vacancy: 0

**Notices:** Area: 500 Mailed: 452  
**Replies:** For: 36 Against: 9

**Speakers:** For: Lucilo Pena, 1717 Arts Plaza, Dallas, TX, 75204  
Against: None

**12. 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 indefinitely and instruct staff to re-notice if necessary.

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

For: 11 - Anglin, Emmons, Rodgers, Shidid, Lavallaisaa,  
Tarpley, Schultz, Peadon, Murphy, Ridley,  
Abtahi

Against: 0  
Absent: 3 - Culbreath, Anantasomboon, Shellene  
Vacancy: 0  
Conflict: 1 - Bagley

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

**Speakers:** None

Zoning Cases – Individual:

13. **Z134-231(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. 696, generally north of Ridgeside Drive, east of Crestline Avenue, it was moved to hold this case under advisement indefinitely and instruct staff to re-notice if necessary.

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

For: 11 - Anglin, Emmons, Rodgers, Shidid, Lavallaisaa, Tarpley, Schultz, Peadon, Murphy, Ridley, Abtahi

Against: 0  
Absent: 3 - Culbreath, Anantasomboon, Shellene  
Vacancy: 0  
Conflict: 1 - Bagley

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

**Speakers:** None

**Note: The Commission returned to Item #2 Z134-261(OTH).**

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Other Matters

Authorization of Hearings:

Planner: Valerie Miller

**Motion:** It was moved to **approve** a public hearing to decide whether to authorize a public hearing to determine proper zoning on property zoned an R-5(A) Single Family District in an area bound by Ballard Avenue, Eldorado Avenue, Neches Street, and Elsbeth Street with consideration being given to incorporating the property into the Oak Cliff Gateway authorized hearing (Z067-203) and establishing appropriate zoning regulations including use, dimensional standards, and other appropriate regulations.

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

For: 12 - Anglin, Emmons, Rodgers, Shidid, Bagley,  
Lavallaisaa, Tarpley, Schultz, Peadon, Murphy,  
Ridley, Abtahi

Against: 0  
Absent: 3 - Culbreath, Anantasomboon, Shellene  
Vacancy: 0

**Speakers:** None

Planner: Megan Wimer

**Motion:** It was moved to **approve** a public hearing to decide whether to authorize a public hearing to determine the proper zoning on property zoned Planned Development District No. 703 for a public school other than an open enrollment-charter school and R-7.5(A) Single Family district uses (Hillcrest High School), generally located on the east side of Hillcrest Road, north of Walnut Hill Lane and south of Lakehurst Avenue, with consideration being given to determine the proper zoning on the portion on the southeast corner of Hillcrest Road and Aberdeen Avenue and to amending the parking and other necessary development regulations in Planned Development District No. 703.

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

For: 12 - Anglin, Emmons, Rodgers, Shidid, Bagley,  
Lavallaisaa, Tarpley, Schultz, Peadon, Murphy,  
Ridley, Abtahi

Against: 0  
Absent: 3 - Culbreath, Anantasomboon, Shellene  
Vacancy: 0

**Speakers:** None

Reconsideration:

**Z134-213(MW)**

Planner: Megan Wimer

1. Suspension of the CPC Rules of Procedure to allow reconsideration of Z134-213(MW).

**Motion:** It was moved to **approve** suspension of the CPC Rules of Procedure to allow reconsideration of Z134-213(MW).

Maker: Lavallaisaa  
Second: Bagley

Result: Carried: 12 to 0

For: 12 - Anglin, Emmons, Rodgers, Shidid, Bagley,  
Lavallaisaa, Tarpley, Schultz, Peadon, Murphy,  
Ridley, Abtahi

Against: 0

Absent: 3 - Culbreath, Anantasomboon, Shellene

Vacancy: 0

**Speakers:** None

If #1 is approved then consideration of #2.

2. Reconsideration of the action taken on June 19, 2014, which was to move 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.

**Motion:** It was moved to **approve** reconsideration of the action taken on June 19, 2014, which was to move 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: Lavallaisaa

Second: Abtahi

Result: Carried: 12 to 0

For: 12 - Anglin, Emmons, Rodgers, Shidid, Bagley,  
Lavallaisaa, Tarpley, Schultz, Peadon, Murphy,  
Ridley, Abtahi

Against: 0

Absent: 3 - Culbreath, Anantasomboon, Shellene

Vacancy: 0

**Speakers:** None

If #2 is approved then consideration of #3.



3. An application for a Specific Use Permit for an open-enrollment charter school on property zoned an R-7.5(A) Single Family District on the east side of Tufts Road, north of Rylie Road.

Staff Recommendation: **Approval** 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.

Representative: Audra Buckley, Permitted Development

Applicant: A+ Team

**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: Lavallaisaa  
Second: Bagley  
Result: Carried: 12 to 0

For: 12 - Anglin, Emmons, Rodgers, Shidid, Bagley,  
Lavallaisaa, Tarpley, Schultz, Peadon, Murphy,  
Ridley, Abtahi

Against: 0  
Absent: 3 - Culbreath, Anantasomboon, Shellene  
Vacancy: 0

**Notices:** Area: 300                      Mailed: 21  
**Replies:** For: 0                              Against: 0

**Speakers:** None

## Minutes

**July 24, 2014**

**Motion:** It was moved to **approve** the minutes of the July 24, 2014, City Plan Commission meeting, subject to corrections.

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

For: 12 - Anglin, Emmons, Rodgers, Shidid, Bagley,  
Lavallaisaa, Tarpley, Schultz, Peadon, Murphy,  
Ridley, Abtahi

Against: 0  
Absent: 3 - Culbreath, Anantasomboon, Shellene  
Vacancy: 0

**August 7, 2014**

**Motion:** It was moved to **approve** the minutes of the August 7, 2014, City Plan Commission meeting, subject to corrections.

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

For: 12 - Anglin, Emmons, Rodgers, Shidid, Bagley,  
Lavallaisaa, Tarpley, Schultz, Peadon, Murphy,  
Ridley, Abtahi

Against: 0  
Absent: 3 - Culbreath, Anantasomboon, Shellene  
Vacancy: 0

Adjournment

**Motion:** It was moved to **adjourn** the August 21, 2014, City Plan Commission meeting at 4:36 p.m.

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

For: 12 - Anglin, Emmons, Rodgers, Shidid, Bagley,  
Lavallaisaa, Tarpley, Schultz, Peadon, Murphy,  
Ridley, Abtahi

Against: 0  
Absent: 3 - Culbreath, Anantasomboon, Shellene  
Vacancy: 0

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Gloria Tarpley, Chair