

PLAN COMMISSION MINUTES

The City Plan Commission held a regular Zoning Hearing on September 18, 2014, with the briefing starting at 10:40 a.m., in Room 5ES and the public hearing at 1:47 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, Myrtl Lavallaisaa, John Shellene, Jaynie Schultz, Carolyn "Cookie" Peadon, Margot Murphy, and Paul E. Ridley. The following Commissioners were absent from this hearing as defined in the City Plan Commission rules: None. 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: Sharon Hurd

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) **S134-230**

Motion: It was moved to **approve** an application to replat a 2.159-acre tract of land containing all of Lots 1 through 24 in City Block 5/2466 into a 31-lot Shared Access Development ranging in size from 1,626 square feet to 4,223 square feet and one Common Area on property located at 3610 Miles Street, subject to compliance with the conditions listed in the docket.

Maker: Emmons

Second: Shellene

Result: Carried: 15 to 0

For: 15 - Anglin, Emmons, Rodgers, Culbreath, Shidid,
Anantasomboon, Bagley, Lavallaisaa, Tarpley,
Shellene, Schultz, Peadon, Murphy, Ridley,
Abtahi

Against: 0
Absent: 0
Vacancy: 0

Speakers: None

(2) S134-231

Motion: It was moved to **approve** an application to replat a 0.0564-acre tract of land containing part of Lots 3, 4, and 5 in City Block 1/3450 into one lot on property located at 1012 Hampton Road, subject to compliance with the conditions listed in the docket.

Maker: Emmons
Second: Shellene
Result: Carried: 15 to 0

For: 15 - Anglin, Emmons, Rodgers, Culbreath, Shidid,
Anantasomboon, Bagley, Lavallaisaa, Tarpley,
Shellene, Schultz, Peadon, Murphy, Ridley,
Abtahi

Against: 0
Absent: 0
Vacancy: 0

Speakers: None

(3) S134-232

Motion: It was moved to **approve** an application to replat a 0.826-acre tract of land containing all of Lots 11-15 in City Block 14/8570 into one lot on property located at 4750 Iberia Avenue, subject to compliance with the conditions listed in the docket.

Maker: Emmons
Second: Shellene
Result: Carried: 15 to 0

For: 15 - Anglin, Emmons, Rodgers, Culbreath, Shidid,
Anantasomboon, Bagley, Lavallaisaa, Tarpley,
Shellene, Schultz, Peadon, Murphy, Ridley,
Abtahi

Against: 0
Absent: 0
Vacancy: 0

Speakers: None

(4) S134-233

Motion: It was moved to **approve** an application to replat a 6.117-acre tract of land containing all of Lot 6 in City Block G/6045 and a 4.178-acre tract of land into one lot on property located north of West Camp Wisdom Road and west of Del Rey Drive, subject to compliance with the conditions listed in the docket.

Maker: Emmons
Second: Shellene
Result: Carried: 15 to 0

For: 15 - Anglin, Emmons, Rodgers, Culbreath, Shidid,
Anantasomboon, Bagley, Lavallaisaa, Tarpley,
Shellene, Schultz, Peadon, Murphy, Ridley,
Abtahi

Against: 0
Absent: 0
Vacancy: 0

Speakers: None

(5) S134-235

Motion: It was moved to **approve** an application to create a 17.595-acre tract of land in City Block C/6896 into one 2.359-acre lot and one 15.236-acre lot on property located southwest of the intersection of Crouch Road and Patrol Way, subject to compliance with the conditions listed in the docket.

Maker: Emmons
Second: Shellene
Result: Carried: 15 to 0

For: 15 - Anglin, Emmons, Rodgers, Culbreath, Shidid,
Anantasomboon, Bagley, Lavallaisaa, Tarpley,
Shellene, Schultz, Peadon, Murphy, Ridley,
Abtahi

Against: 0
Absent: 0
Vacancy: 0

Speakers: None

(6) **S134-236**

Motion: It was moved to **approve** an application to create a 0.553-acre tract of land in City Block 6357 into one lot on property located at 8632 San Marino Avenue, subject to compliance with the conditions listed in the docket.

Maker: Emmons
Second: Shellene
Result: Carried: 15 to 0

For: 15 - Anglin, Emmons, Rodgers, Culbreath, Shidid, Anantasomboon, Bagley, Lavallaisaa, Tarpley, Shellene, Schultz, Peadon, Murphy, Ridley, Abtahi

Against: 0
Absent: 0
Vacancy: 0

Speakers: None

(7) **S134-239**

Motion: It was moved to **approve** an application to replat a 7.103-acre tract of land containing all of Lots 1-16 in City Block 4; all of Lots 1-10 in City Block 9; all of Lots 12-22 in City Block 9; part of Lot 11 in City Block 9; and portions of the currently unimproved Ash Street, Cedar Street, Jefferson Street and all of a 15-foot wide alley across City Blocks 4 and 9, into Lots 1 and 2 in City Block A/6816, on property located at 660 Fort Worth Avenue, subject to compliance with the conditions listed in the docket with the following revisions: 1) Condition #7 amended to state, "All references of right-of-way to be abandoned by plat shall instead be denoted as '*REVOKED BY THIS PLAT*'. This note shall be added to each street and alley. Also, a note shall be added to the GENERAL NOTES on the face of the plat, stating that the revocation is allowed per Section 51A-8.502 of the Development Code." and 2) Condition #21 amended to state, "Right-of-way cannot be abandoned by plat but can be removed by revocation per Section 51A-8.502 of the Development Code.".

Maker: Emmons
Second: Shellene
Result: Carried: 15 to 0

For: 15 - Anglin, Emmons, Rodgers, Culbreath, Shidid, Anantasomboon, Bagley, Lavallaisaa, Tarpley, Shellene, Schultz, Peadon, Murphy, Ridley, Abtahi

Against: 0
Absent: 0
Vacancy: 0

Speakers: None

(8) S134-240

Motion: It was moved to **approve** an application to replat a 1.15-acre tract of land containing all of Lots 1-8 in City Block 4/186 into one 0.785-acre lot, one 0.144-acre lot, and one 0.221-acre lot, on property located at 2700 Commerce Street, subject to compliance with the conditions listed in the docket with the following revision: 1) Condition #16 amended to state, "On the final plat dedicate a 15-foot by 15-foot alley sight easement at Crowdus Street and the alley. An Estate in Expectancy will be the needed."

Maker: Emmons
Second: Shellene
Result: Carried: 15 to 0

For: 15 - Anglin, Emmons, Rodgers, Culbreath, Shidid, Anantasomboon, Bagley, Lavallaisaa, Tarpley, Shellene, Schultz, Peadon, Murphy, Ridley, Abtahi

Against: 0
Absent: 0
Vacancy: 0

Speakers: None

(9) S134-241

Motion: It was moved to **approve** an application to replat a 2.474-acre tract of land containing all of Lots 23-27 and a part of Lot 28 in City Block 21/7890 into one lot on property located at 150 Turtle Creek Boulevard, subject to compliance with the conditions listed in the docket.

Maker: Emmons
Second: Shellene
Result: Carried: 15 to 0

For: 15 - Anglin, Emmons, Rodgers, Culbreath, Shidid, Anantasomboon, Bagley, Lavallaisaa, Tarpley, Shellene, Schultz, Peadon, Murphy, Ridley, Abtahi

Against: 0
Absent: 0
Vacancy: 0

Speakers: None

Residential Replats:

(10) **S134-234**

Motion: It was moved to **approve** 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 at 4321 West Lawther Road.

This case was withdrawn by the applicant.

Street Name Change:

(11) **NC134-004**

Motion I: It was moved to recommend **approval** of a name change of South Lancaster Road, from East Illinois to Interstate Highway 20, to "Nelson Mandela Boulevard", subject to compliance with the conditions listed in the docket.

Maker: Culbreath
Second: Shellene
Result: Failed: 3 to 12

For: 3 - Culbreath, Shellene, Abtahi

Against: 12 - Anglin, Emmons, Rodgers, Shidid,
Anantasomboon, Bagley, Lavallaisaa, Tarpley,
Schultz, Peadon, Murphy, Ridley

Absent: 0
Vacancy: 0

Motion II: It was moved to recommend **denial** of a name change of South Lancaster Road, from East Illinois to the city limit line south of Interstate Highway 20, to "Nelson Mandela Boulevard".

Maker: Rodgers
Second: Ridley
Result: Carried: 14 to 1

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

Against: 1 - Culbreath
Absent: 0
Vacancy: 0

Speakers: For: None

Against: Jeffrey McZeal, 2121 52nd St., Dallas, TX, 75216
Billie Scott, 2550 Palo Alto Dr., Dallas, TX, 75241
Lester Gamble, 1526 Summers Dr., Cedar Hill, TX, 75104
Glen Reno, 1926 Normandy Dr., Irving, TX, 75060
Ken Watterson, 4900 S. Lancaster Dr., Dallas, TX, 75216
Nancy Thomas, 2703 & 8422 S. Lancaster Dr., Dallas, TX, 75241

Against (Did not speak): Glenda Franks, 3201 Endres, Irving, TX, 75061
Warren Reynolds, 2618 S. Lancaster Dr., Dallas, TX, 75216
John Rose, 2108 Spanish Trl., Irving, TX, 75060

Miscellaneous Items:

D134-031

Planner: Danielle Jimenez

Motion: It was moved to **approve** a development plan for a portion of Subarea 1 in Planned Development District No. 883, north of Great Trinity Forest Way and west of Pemberton Hill Road.

Maker: Bagley
Second: Abtahi
Result: Carried: 11 to 3

For: 11 - Anglin, Emmons, Rodgers, Culbreath, Shidid,
Anantasomboon, Bagley, Lavallaisaa, Tarpley,
Murphy, Abtahi

Against: 3 - Schultz, Peadon, Ridley
Absent: 0
Vacancy: 0
Conflict: 1 - Shellene

Speakers: For: None

Against (Did not speak): Mary Warren, 4312 McKinney Ave., Dallas, TX, 75205
Linda Cooke, 4029 Lively Ln., Dallas, TX, 75220
Gawana Barker, 9191 Garland Rd., Dallas, TX, 75218
Sara Beckelman, 2705 Pennington St., Dallas, TX, 75062

D134-016

Planner: Danielle Jimenez

Motion: In considering an application for a development plan for Planned Development Subdistrict No. 67 within Planned Development District No. 193, the Oak Lawn Special Purpose District, on the northwest corner of Miles Street and Bowser Avenue, it was moved to **hold** this case under advisement and return with a plat application and a revised landscape plan.

Maker: Emmons
Second: Murphy
Result: Carried: 15 to 0

For: 15 - Anglin, Emmons, Rodgers, Culbreath, Shidid, Anantasomboon, Bagley, Lavallaisaa, Tarpley, Shellene, Schultz, Peadon, Murphy, Ridley, Abtahi

Against: 0
Absent: 0
Vacancy: 0

Speakers: None

D134-017

Planner: Danielle Jimenez

Motion: In considering an application for a development plan for Planned Development Subdistrict No. 67 within Planned Development District No. 193, the Oak Lawn Special Purpose District, north of the intersection of Cedar Plaza Lane and Holland Avenue, it was moved to **hold** this case under advisement and return with a plat application and a revised landscape plan.

Maker: Murphy
Second: Ridley
Result: Carried: 15 to 0

For: 15 - Anglin, Emmons, Rodgers, Culbreath, Shidid, Anantasomboon, Bagley, Lavallaisaa, Tarpley, Shellene, Schultz, Peadon, Murphy, Ridley, Abtahi

Against: 0
Absent: 0
Vacancy: 0

Speakers: None

D134-019

Planner: Danielle Jimenez

Motion: In considering an application for a development plan for Planned Development Subdistrict No. 67 within Planned Development District No. 193, the Oak Lawn Special Purpose District, on the east corner of Wheeler Street and Holland Avenue, it was moved to **hold** this case under advisement and return with a plat application and a revised landscape plan.

Maker: Emmons
Second: Shidid
Result: Carried: 15 to 0

For: 15 - Anglin, Emmons, Rodgers, Culbreath, Shidid, Anantasomboon, Bagley, Lavallaisaa, Tarpley, Shellene, Schultz, Peadon, Murphy, Ridley, Abtahi

Against: 0
Absent: 0
Vacancy: 0

Speakers: None

D134-024

Planner: Charles Enchill

Motion: It was moved to **approve** a development plan for Planned Development District No. 625, north of East Camp Wisdom Road and west of Patrol Way.

Maker: Lavallaisaa
Second: Anglin
Result: Carried: 15 to 0

For: 15 - Anglin, Emmons, Rodgers, Culbreath, Shidid, Anantasomboon, Bagley, Lavallaisaa, Tarpley, Shellene, Schultz, Peadon, Murphy, Ridley, Abtahi

Against: 0
Absent: 0
Vacancy: 0

Speakers: None

M134-001

Planner: Richard Brown

Motion: It was moved to **approve** a minor amendment to the site plan for Specific Use Permit No. 1816 for an Outside salvage or reclamation use on the north line of Singleton Boulevard, east of Pluto Street.

Maker: Anantasomboon
Second: Schultz
Result: Carried: 15 to 0

For: 15 - Anglin, Emmons, Rodgers, Culbreath, Shidid, Anantasomboon, Bagley, Lavallaisaa, Tarpley, Shellene, Schultz, Peadon, Murphy, Ridley, Abtahi

Against: 0
Absent: 0
Vacancy: 0

Speakers: None

M134-052

Planner: Richard Brown

Motion: It was moved to **approve** a minor amendment to the Tract 1A development plan for Planned Development District No. 486, on the west corner of Bank Street and Gurley Avenue.

Maker: Emmons
Second: Shellene
Result: Carried: 15 to 0

For: 15 - Anglin, Emmons, Rodgers, Culbreath, Shidid, Anantasomboon, Bagley, Lavallaisaa, Tarpley, Shellene, Schultz, Peadon, Murphy, Ridley, Abtahi

Against: 0
Absent: 0
Vacancy: 0

Speakers: None

W134-013

Planner: Charles Enchill

Motion: It was moved to **approve** a waiver of the two-year waiting period in order to submit an amendment to increase floor area on property zoned Planned Development District 366, southeast corner of Jennie Lee Lane and South Buckner Boulevard.

Maker: Shidid
Second: Ridley
Result: Carried: 15 to 0

For: 15 - Anglin, Emmons, Rodgers, Culbreath, Shidid,
Anantasomboon, Bagley, Lavallaisaa, Tarpley,
Shellene, Schultz, Peadon, Murphy, Ridley,
Abtahi

Against: 0
Absent: 0
Vacancy: 0

Speakers: For: Tailim Song, 13140 Coit Rd., Dallas, TX, 75240
For (Did not speak): Jordan Whiddor, 13140 Coit Rd., Dallas, TX, 75240
Shawn Bhagat, 2415 W. Northwest Hwy., Dallas, TX, 75220
Against: None

Zoning Cases – Consent:

1. **Z134-271(WE)**

Planner: Warren Ellis

Motion: It was moved to recommend **approval** of a Planned Development District for RR Regional Retail District uses and a truck stop, subject to a revised development plan, landscape plan and revised conditions with the following additions: 1) Under Section 51P-__108, OFF STREET PARKING AND LOADING, add a subsection “(b)”, to read as follows: “Commercial motor vehicles are prohibited from utilizing ingress/egress points other than the one ingress/egress point denoted on the development plan.”, 2) Prior to Council consideration add a label to the development plan to restrict access of commercial motor vehicles to the 45 ft. ingress/egress point on the east side of the property and prohibit ingress/egress from all other locations, and 3) Under Section 51P-__111, SIGNS, add a subsection “(b)” to read as follows: “Signs shall be posted on the site to direct commercial motor vehicles to utilizing ingress/egress point denoted on the development and to prohibit utilization of other ingress/egress points.”, on property zoned an RR Regional Retail District on the northwest corner of R.L. Thornton Freeway and West Wheatland Road.

Maker: Lavallaisaa
Second: Shellene
Result: Carried: 15 to 0

For: 15 - Anglin, Emmons, Rodgers, Culbreath, Shidid,
Anantasomboon, Bagley, Lavallaisaa, Tarpley,
Shellene, Schultz, Peadon, Murphy, Ridley,
Abtahi

Against: 0
Absent: 0
Vacancy: 0

Notices: Area: 500 Mailed: 43
Replies: For: 4 Against: 4

Speakers: For: Santos Martinez, 900 Jackson St., Dallas, TX, 75202
Against: Sandy Jordan, 115 High Harvest Rd., Dallas, TX, 75241

2. Z134-274(WE)

Planner: Warren Ellis

Motion: It was moved to recommend **approval** of an LC Light Commercial Subdistrict within Planned Development District No. 193, **approval** a D-1 Liquor Control Overlay and **approval** of a Specific Use Permit for the sale of alcoholic beverages in conjunction with a restaurant without drive-through service for a five-year period with eligibility for automatic renewals for additional five-year periods, subject to a site plan and conditions on property zoned an MF-3 Multiple-Family Subdistrict within Planned Development District No. 193, the Oak Lawn Special Purpose District and a D Liquor Control Overlay on the south corner of McKinnon Street and Ivan Street.

Maker: Emmons
Second: Abtahi
Result: Carried: 15 to 0

For: 15 - Anglin, Emmons, Rodgers, Culbreath, Shidid, Anantasomboon, Bagley, Lavallaisaa, Tarpley, Shellene, Schultz, Peadon, Murphy, Ridley, Abtahi

Against: 0
Absent: 0
Vacancy: 0

Notices: Area: 200 Mailed: 114
Replies: For: 4 Against: 0

Speakers: None

3. Z123-375(OTH)

Planner: Olga Torres Holyoak

Motion: It was moved to recommend **approval** of an amendment to and the renewal of Specific Use Permit No. 1285 for a child-care facility for a five-year period with eligibility for automatic renewals for additional five-year periods, subject to a revised site plan and revised conditions on property zoned an R-7.5(A) Single Family District on the south line of Forney Road, east of Urban Avenue.

Maker: Emmons
Second: Abtahi
Result: Carried: 15 to 0

For: 15 - Anglin, Emmons, Rodgers, Culbreath, Shidid, Anantasomboon, Bagley, Lavallaisaa, Tarpley, Shellene, Schultz, Peadon, Murphy, Ridley, Abtahi

Against: 0
Absent: 0
Vacancy: 0

Notices: Area: 200 Mailed: 20
Replies: For: 1 Against: 0

Speakers: For (Did not speak): Roy Jefferson, 8113 Turnberry St., Rowlett, TX, 75089
Against: None

4. Z134-181(OTH)

Planner: Olga Torres Holyoak

Motion: In considering an application for an application for a D-1 Liquor Control Overlay and a Specific Use Permit for the sale of alcoholic beverages in conjunction with a general merchandise or food store 3,500 square feet or less on property zoned an RR Regional Retail District with a D Liquor Control Overlay on the southwest corner of Jim Miller Road and Samuell Boulevard, it was moved to **hold** this case under advisement until October 23, 2014.

Maker: Emmons
Second: Abtahi
Result: Carried: 15 to 0

For: 15 - Anglin, Emmons, Rodgers, Culbreath, Shidid, Anantasomboon, Bagley, Lavallaisaa, Tarpley, Shellene, Schultz, Peadon, Murphy, Ridley, Abtahi

Against: 0
Absent: 0
Vacancy: 0

Notices: Area: 300 Mailed: 50
Replies: For: 0 Against: 4

Speakers: None

5. **Z134-186(OTH)**

Planner: Olga Torres Holyoak

Motion: It was moved to recommend **approval** of a D-1 Liquor Control Overlay and **approval** of a Specific Use Permit for the sale of alcoholic beverages in conjunction with a general merchandise or food store 3,500 square feet or less for a two-year period, subject to a site plan and conditions on property zoned a CR-D Community Retail District with a D Liquor Control Overlay on the west corner of Great Trinity Forest Way and Haas Drive.

Maker: Culbreath
Second: Shellene
Result: Carried: 9 to 6

For: 9 - Anglin, Culbreath, Shidid, Lavallaisaa, Tarpley,
Shellene, Peadon, Murphy, Abtahi

Against: 6 - Emmons, Rodgers, Anantasomboon, Bagley,
Schultz, Ridley

Absent: 0
Vacancy: 0

Notices: Area: 300 Mailed: 56
Replies: For: 0 Against: 3

Speakers: For: Hisham Awadelkariem, 401 Hawthorne Dr., Bedford, TX
Against: David Johnson, 3151 E. Ledbetter Dr., Dallas, TX, 75216

6. **Z134-193(OTH)**

Planner: Olga Torres Holyoak

Motion: In considering an application for a Specific Use Permit for the sale of alcoholic beverages in conjunction with a general merchandise or food store less than 3,500 square feet on property zoned a CR-D-1 Community Retail District with a D-1 Liquor Control Overlay on the southwest corner of Military Parkway and Elva Avenue, it was moved to **hold** this case under advisement until October 23, 2014.

Maker: Emmons
Second: Abtahi
Result: Carried: 15 to 0

For: 15 - Anglin, Emmons, Rodgers, Culbreath, Shidid,
Anantasomboon, Bagley, Lavallaisaa, Tarpley,
Shellene, Schultz, Peadon, Murphy, Ridley,
Abtahi

Against: 0
Absent: 0
Vacancy: 0

Notices: Area: 200 Mailed: 24
Replies: For: 1 Against: 1

Speakers: None

7. Z134-272(OTH)

Planner: Olga Torres Holyoak

Motion: It was moved to recommend **approval** of a Specific Use Permit for a private school for a ten-year period with eligibility for automatic renewals for additional ten-year periods, subject to a site plan, traffic management plan (submitted in two-year intervals) and conditions on property zoned an R-7.5(A) Single Family District on the northeast corner of East Lovers Lane and Skillman Street.

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

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

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

Notices: Area: 400 Mailed: 159
Replies: For: 8 Against: 2

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

8. Z134-288(CG)

Planner: Carrie Gordon

Motion: It was moved to recommend **approval** of a Specific Use Permit for a tattoo studio and a body piercing studio 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 Tract A of Planned Development District No. 269, the Deep Ellum/Near East Side Special Purpose District on the north line of Main Street, west of Exposition Avenue.

Maker: Emmons
Second: Abtahi
Result: Carried: 15 to 0

For: 15 - Anglin, Emmons, Rodgers, Culbreath, Shidid, Anantasomboon, Bagley, Lavallaisaa, Tarpley, Shellene, Schultz, Peadon, Murphy, Ridley, Abtahi

Against: 0
Absent: 0
Vacancy: 0

Notices: Area: 200 Mailed: 17
Replies: For: 3 Against: 1

Speakers: None

9. Z134-164(MW)

Planner: Megan Wimer

Motion: In considering an application for a Planned Development District for MF-2(A) Multifamily District and college, university, or seminary uses on property zoned MF-2(A) Multifamily District at the east corner of Bryan Street and North Munger Boulevard, it was moved to **hold** this case under advisement until October 2, 2014.

Maker: Emmons
Second: Abtahi
Result: Carried: 15 to 0

For: 15 - Anglin, Emmons, Rodgers, Culbreath, Shidid, Anantasomboon, Bagley, Lavallaisaa, Tarpley, Shellene, Schultz, Peadon, Murphy, Ridley, Abtahi

Against: 0
Absent: 0
Vacancy: 0

Notices: Area: 500 Mailed: 79
Replies: For: 2 Against: 2

Speakers: For: None
Against (Did not speak): Joanna Hampton, 5408 Swiss Ave., Dallas, TX, 75214

10. **Z134-190(MW)**

Planner: Megan Wimer

Motion: It was moved to recommend **approval** of an amendment to and renewal of Specific Use Permit No. 1717 for a vehicle display, sales, and service use for a three-year period with eligibility for automatic renewals for additional three-year periods, subject to a revised site plan and conditions on property zoned Subdistrict 1 in Planned Development District No. 535, the C.F. Hawn Special Purpose District No. 3, on the northwest corner of C.F. Hawn Freeway and Haymarket Road.

Maker: Emmons
Second: Abtahi
Result: Carried: 15 to 0

For: 15 - Anglin, Emmons, Rodgers, Culbreath, Shidid, Anantasomboon, Bagley, Lavallaisaa, Tarpley, Shellene, Schultz, Peadon, Murphy, Ridley, Abtahi

Against: 0
Absent: 0
Vacancy: 0

Notices: Area: 200 Mailed: 10
Replies: For: 0 Against: 0

Speakers: None

11. **Z134-210(MW)**

Planner: Megan Wimer

Motion: It was moved to recommend **approval** of amend and expand Specific Use Permit No. 1995 for an open-enrollment charter school for an eighteen-year period with eligibility for automatic renewals for additional ten-year periods, subject to a site plan, traffic management plan and conditions on property zoned a CR Community Retail District and an NO(A) Neighborhood Office District on the north side of West Camp Wisdom Road and the east side of South Westmoreland Road.

Maker: Rodgers
Second: Schultz

Result: Carried: 13 to 0

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

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

Notices: Area: 400 Mailed: 80
Replies: For: 2 Against: 0

Speakers: For: Tommy Mann, 500 Winstead Bldg., Dallas, TX, 75201
For (Did not speak): William Scott, 826 Granada Dr., Duncanville, TX, 75116
Against: None

Commissioner Bagley moved to change the order of the agenda and hear Zoning Case - Individual Item #18 Z123-342(MD) next. Commissioner Abtahi seconded the motion. Commissioners Culbreath and Shellene were absent when vote was taken. The Commission unanimously voted to hear #18 Z123-342(MD) next.

Zoning Cases – Under Advisement:

12. Z134-102(MW)

Planner: Megan Wimer

Motion: It was moved to recommend **denial without prejudice** of 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.

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

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

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

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

Speakers: None

13. Z134-268(CE)

Planner: Charles Enchill

Motion: It was moved to recommend **approval** of a Specific Use Permit for a tower/antenna for cellular communication limited to a monopole cellular tower for a ten-year period with eligibility for automatic renewals for additional ten-year periods, subject to a site plan and conditions on property zoned a CR-D1 Community Retail District with a D-1 Liquor Control Overlay, generally northeast of Lawnview Avenue and Military Parkway.

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

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

Against: 0
Absent: 2 - Culbreath, Shellene
Vacancy: 0
Conflict: 2 - Bagley, Ridley

Notices: Area: 200 Mailed: 5
Replies: For: 1 Against: 0

Speakers: For: Peter Kavanagh, 1620 Handley Dr., Dallas, TX, 75208
Against: None

14. Z134-277(AF)

Planner: Aldo Fritz

Motion: It was moved to recommend **approval** of an IM Industrial Manufacturing District on property zoned IR Industrial Research District on the north side of West Northwest Highway, east of Luna Road.

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

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

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

*out of the room, shown voting in favor

Notices: Area: 400 Mailed: 13
Replies: For: 0 Against: 1

Speakers: None

15. **Z134-230(RB)**

Planner: Richard Brown

Motion: It was moved to recommend **approval** of a CS Commercial Service District and **approval** of a Specific Use Permit for an Auto Auction for a ten-year period with eligibility for automatic renewals for additional ten-year periods, subject to a site plan and conditions on property zoned an IR Industrial Research District, on the west line of Composite Drive, south of Walnut Hill Lane.

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

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

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

Notices: Area: 300 Mailed: 9
Replies: For: 2 Against: 0

Speakers: None

16. **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 with consideration being given to appropriate zoning including use, development standards, and other appropriate regulations, that would allow for and encourage development in appropriate areas on property generally bound 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, it was moved to **hold** this case under advisement until October 23, 2014.

Maker: Anglin
Second: Bagley
Result: Carried: 10 to 0

For: 10 - Anglin, Emmons, Rodgers, Anantasomboon,
Bagley, Lavallaisaa, Tarpley, Schultz, Peardon,
Abtahi

Against: 0

Absent: 5 - Culbreath, Shidid, Shellene, Murphy, Ridley

Vacancy: 0

Notices: Area: 200 Mailed: 1187

Replies: For: 55 Against: 58

Speakers: For: Randy Primrose, 801 & 908 N. Bishop Ave., Dallas, TX, 75208

Against: Pam Conley, 901 N. Madison Ave., Dallas, TX, 75208

Katherine Homan, 1629 Handley Dr., Dallas, TX, 75208

Timothy Herfel, 940 Kessler Pkwy., Dallas, TX, 75208

Randy Richins, 825 Elsbeth St., Dallas, TX, 75208

Jonathan Vinson, 901 Main St., Dallas, TX, 75202

Against (Did not speak): M. Eloy Trevino, 2007 W. Colorado Blvd., Dallas, TX, 75208

Zoning Cases – Individual:

17. Z134-215(RB)

Planner: Richard Brown

Motion: It was moved to recommend **approval** of a Specific Use Permit for a Transit passenger station or transfer center for a permanent period, subject to a revised site plan, landscape plan and conditions on property zoned an NS(A) Neighborhood Service District and an R-5(A) Single Family District, along the east line of University Hills Boulevard, north of Killough Boulevard.

Maker: Anantasomboon
Second: Anglin
Result: Carried: 10 to 0

For: 10 - Anglin, Emmons, Rodgers, Anantasomboon,
Bagley, Lavallaisaa, Tarpley, Schultz, Peadon,
Abtahi

Against: 0
Absent: 5 - Culbreath, Shidid, Shellene, Murphy, Ridley
Vacancy: 0

Notices: Area: 400 Mailed: 46
Replies: For: 3 Against: 0

Speakers: For (Did not speak): Martin Krueger, 1401 Pacific Ave., Dallas, TX, 75202
Against: None

18. Z123-342(MD)

Planner: Mark Doty

Motion: It was moved to recommend **approval** of an Historic Overlay for Kathlyn Joy Gilliam House, subject to preservation criteria as recommended by the landmark commission with the following change: 1) A learning center be allowed as an additional use in this historic district, 2) Learning center means a non-profit institution providing educational opportunities for youth including reading programs, debate training, and similar programs, and 3) No parking requirement for a learning center on property zoned an R-5(A) Single Family Subdistrict in Planned Development District No. 595, the South Dallas/Fair Park Special Purpose District on the southwest side of Wendelkin Street, northwest of Driskell Street.

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

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

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

Notices: Area: 200 Mailed: 29
Replies: For: 3 Against: 0

Speakers: For: Constance Harris, 3522 Wendelkin St., Dallas, TX,
Against: None

Note: The Commission heard Item #12 Z134-102(OTH) next.

Other Matters

Consideration of appointment(s) to CPC Committee(s):
URBAN DESIGN COMMITTEE (UDC)

Chair Tarpley announced Mr. Chequan Lewis appointment to the Urban Design Committee (UDC)

Consideration of the 2015 City Plan Commission Calendar:

The Commission discussed the 2015 City Plan Commission calendar.

Minutes

Motion: It was moved to **approve** the minutes of the September 4, 2014, City Plan Commission meeting, subject to corrections.

Maker: Abtahi
Second: Anantasomboon
Result: Carried: 10 to 0

For: 10 - Anglin, Emmons, Rodgers, Anantasomboon,
Bagley, Lavallaisaa, Tarpley, Schultz, Peadon,
Abtahi

Against: 0
Absent: 5 - Culbreath, Shidid, Shellene, Murphy, Ridley
Vacancy: 0

Adjournment

Motion: It was moved to **adjourn** the September 18, 2014, City Plan Commission meeting at 5:31 p.m.

Maker: Abtahi
Second: Schultz
Result: Carried: 10 to 0

For: 10 - Anglin, Emmons, Rodgers, Anantasomboon,
Bagley, Lavallaisaa, Tarpley, Schultz, Peadon,
Abtahi

Against: 0
Absent: 5 - Culbreath, Shidid, Shellene, Murphy, Ridley
Vacancy: 0

Gloria Tarpley, Chair