

## PLAN COMMISSION MINUTES

The City Plan Commission held a regular Zoning Hearing on October 2, 2014, with the briefing starting at 10:36 a.m., in Room 5ES and the public hearing at 1:35 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, Jed Anantasomboon, Ann Bagley, Myrtl 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. 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: Paul Nelson

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) **S134-246**

**Motion:** It was moved to **approve** an application to replat a 3.4404-acre tract of land containing part of City Block 8312 into one 3.4404-acre lot on property located at 3401 Cedardale Road, subject to compliance with the conditions listed in the docket.

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

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

Against: 0  
Absent: 1 - Culbreath  
Vacancy: 0

\*out of the room, shown voting in favor

**Speakers:** None

**(2) S134-248**

**Motion:** It was moved to **approve** an application to replat a 1.09 acre tract of land containing part of Lots 33 and 40, and all of Lots 34 through 39 in City Block 14/717 into one 1.09-acre lot on Haskell Avenue between San Jacinto Street and Bryan Street, subject to compliance with the conditions listed in the docket.

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

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

Against: 0  
Absent: 1 - Culbreath  
Vacancy: 0

\*out of the room, shown voting in favor

**Speakers:** None

**(3) S134-249**

**Motion:** It was moved to **approve** an application to replat a tract of land containing all of Lot 2A in City Block 2/8708 into one 0.9207 acre lot and one 1.2420 acre-lot on property located at 15250 Dallas Parkway at Prestonwood Center (Private Drive), subject to compliance with the conditions listed in the docket.

Maker: Lavallaisaa  
Second: Shellene

Result: Carried: 14 to 0

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

Against: 0  
Absent: 1 - Culbreath  
Vacancy: 0

\*out of the room, shown voting in favor

**Speakers:** None

**(4) S134-250**

**Motion:** It was moved to **approve** an application to create one 0.3269-acre lot from a tract of land on property located at 4830 Greenville Avenue, subject to compliance with the conditions listed in the docket.

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

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

Against: 0  
Absent: 1 - Culbreath  
Vacancy: 0

\*out of the room, shown voting in favor

**Speakers:** None

Residential Replats:

**(5) S134-247**

**Motion:** It was moved to **approve** an application to replat part of Lot 3 in City Block 2/3324 into one 0.17-acre lot on property located at 618 N. Bishop Avenue, subject to compliance with the conditions listed in the docket.

Maker: Anglin  
Second: Shellene

Result: Carried: 14 to 0

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

Against: 0  
Absent: 1 - Culbreath  
Vacancy: 0

**Speakers:** None

Miscellaneous Items:

**W134-014**

Planner: Charles Enchill

**Motion:** It was moved to **approve** a waiver of the two-year waiting period in order to submit an application for the expansion of Planned Development District No. 759 for property generally bound by West Mockingbird Lane, Forest Park Road, Empire Central and Maple Avenue.

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

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

Against: 0  
Absent: 1 - Culbreath  
Vacancy: 0

**Speakers:** None

**D134-028**

Planner: Charles Enchill

**Motion:** It was moved to **approve** a development plan for Planned Development District No. 899 on the northeast corner of Grissom Lane and Royal Lane.

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

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

Against: 0  
Absent: 1 - Culbreath  
Vacancy: 0  
Conflict: 2 - Bagley, Ridley

**Speakers:** None

**D134-033**

Planner: Charles Enchill

**Motion:** It was moved to **approve** a development plan for Subdistrict B within Planned Development District No. 521 on the northeast corner of Mountain Creek Parkway and South Merrifield Road.

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

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

Against: 0  
Absent: 1 - Culbreath  
Vacancy: 0

**Speakers:** None

**D134-020**

Planner: Danielle Jimenez

**Motion:** It was moved to **approve** a development plan and landscape plan for Areas A, B and C of Subdistrict 77 within Planned Development District No. 193, the Oak Lawn Special Purpose District, on the northwest corner of North Harwood Street and Ivan Street.

Maker: Emmons  
Second: Shellene  
Result: Carried: 14 to 0

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

Against: 0  
Absent: 1 - Culbreath  
Vacancy: 0

**Speakers:** None

**D134-029**

Planner: Danielle Jimenez

**Motion:** It was moved to **approve** a development plan for Tract 1 within Planned Development District No. 486 on the corner of Parry Avenue and South Carroll Avenue.

Maker: Emmons  
Second: Shellene  
Result: Carried: 14 to 0

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

Against: 0  
Absent: 1 - Culbreath  
Vacancy: 0

**Speakers:** None

**M134-050**

Planner: Richard Brown

**Motion:** It was moved to **approve** a minor amendment for an exception and variation to required design guidelines to the vertical and horizontal articulation requirements for development of two warehouse/distribution facilities within Planned Development District No. 761, the Dallas Logistics Port Special Purpose District, on the north line of Langdon Road, east of Bonnie View Road.

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

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

Against: 0  
Absent: 1 - Culbreath  
Vacancy: 0

**Speakers:** None

**M134-053**

Planner: Richard Brown

**Motion:** It was moved to **approve** a minor amendment to the site plan for Specific Use Permit No. 1447 for a Private school on property at the northeast corner of Park Lane and Boedeker Street.

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

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

Against: 0  
Absent: 1 - Culbreath  
Vacancy: 0

**Speakers:** None

**M134-056**

Planner: Richard Brown

**Motion:** It was moved to **approve** a minor amendment to an exception and variation to required design guidelines to the vertical and horizontal articulation requirements for development of two warehouse/distribution facilities within Planned Development District No. 761, the Dallas Logistics Port Special Purpose District, in the northwest quadrant of IH 20 and J. J. Lemmon Road.

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

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

Against: 0  
Absent: 1 - Culbreath  
Vacancy: 0

**Speakers:** None

Zoning Cases – Consent:

1. **Z134-139(RB)**

Planner: Richard Brown

**Motion:** It was moved to recommend **approval** of a Planned Development District for certain IR Industrial Research District Uses and Live/Work Units, subject to a development plan and conditions on property zoned an IR Industrial Research District, on both sides of Motor Circle, east of Medical District Drive.

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

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

Against: 0  
Absent: 1 - Culbreath  
Vacancy: 0

**Reconsideration Motion:** It was moved to recommend **approval** of a Planned Development District for certain IR Industrial Research District Uses and Live/Work Units, subject to a development plan and conditions on property zoned an IR Industrial Research District, on both sides of Motor Circle, east of Medical District Drive.

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

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

Against: 0  
Absent: 1 - Culbreath  
Vacancy: 0

**Notices:** Area: 500                      Mailed: 47  
**Replies:** For: 3                              Against: 0

**Speakers:** None



2. Z134-238(MW)

Planner: Megan Wimer

**Motion:** It was moved to recommend **approval** of a Specific Use Permit for an office showroom/warehouse use 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 1, Subdistrict 2 in Planned Development District No. 535, the C.F. Hawn Special Purpose District No. 3, on the north side of Rylie Crest Road, east of South St. Augustine Drive.

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

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

Against: 0  
Absent: 1 - Culbreath  
Vacancy: 0

**Reconsideration Motion:** It was moved to recommend **approval** of a Specific Use Permit for an office showroom/warehouse use 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 1, Subdistrict 2 in Planned Development District No. 535, the C.F. Hawn Special Purpose District No. 3, on the north side of Rylie Crest Road, east of South St. Augustine Drive.

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

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

Against: 0  
Absent: 1 - Culbreath  
Vacancy: 0

**Notices:** Area: 200 Mailed: 16  
**Replies:** For: 1 Against: 0

**Speakers:** None

3. Z134-239(MW)

Planner: Megan Wimer

**Motion:** It was moved to recommend **approval** of a CS Commercial Service District on property zoned an IR Industrial Research District on the south side of Irving Boulevard, west of Inwood Road.

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

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

Against: 0  
Absent: 1 - Culbreath  
Vacancy: 0

**Notices:** Area: 400 Mailed: 12  
**Replies:** For: 0 Against: 0

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

**Note:** Commissioner Ridley moved to reconsider the Consent agenda with the removal of Item #5 Z134-299(AF). Commissioner Abtahi seconded the motion. The Commission unanimously voted to reconsider the Consent agenda with the exclusion of Item #5 Z134-299(AF). Commissioner Ridley moved to recommend approval of the Consent agenda items and recommend approval of Item #5 Z134-299(AF) for a two-year period, subject to a site plan and conditions (no automatic renewals). Commissioner Murphy seconded the motion. The Commission unanimously voted approval of the Consent agenda items and approval of Item #5 Z134-299(AF) for a two-year period, subject to a site plan and conditions (no automatic renewals).

4. Z134-258(MW)

Planner: Megan Wimer

**Motion:** It was moved to recommend **approval** of a Specific Use Permit for a child-care facility for a five-year period with eligibility for automatic renewals for additional five-year periods, subject to a site plan and conditions on property zoned an R-5(A) Single Family District on the north side of 56th Street, east of Bronx Avenue.

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

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

Against: 0  
Absent: 1 - Culbreath  
Vacancy: 0

**Reconsideration Motion:** It was moved to recommend **approval** of a Specific Use Permit for a child-care facility for a five-year period with eligibility for automatic renewals for additional five-year periods, subject to a site plan and conditions on property zoned an R-5(A) Single Family District on the north side of 56th Street, east of Bronx Avenue.

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

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

Against: 0  
Absent: 1 - Culbreath  
Vacancy: 0

**Notices:** Area: 200 Mailed: 23  
**Replies:** For: 1 Against: 0

**Speakers:** None

**5. Z134-299(AF)**

Planner: Aldo Fritz

**Motion:** It was moved to recommend **approval** of a Specific Use Permit for an alcoholic beverage establishment limited to a bar, lounge, or tavern for a two-year period with eligibility for automatic renewals for additional two-year periods, subject to a site plan and conditions on property zoned Planned Development District No. 808 and Special Use Permit No. 1985 for a community service center on the south corner of Gaston Avenue and Tucker Street.

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

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

Against: 0  
Absent: 1 - Culbreath  
Vacancy: 0

**Reconsideration Motion:** It was moved to recommend **approval** of a Specific Use Permit for an alcoholic beverage establishment limited to a bar, lounge, or tavern for a two-year period, subject to a site plan and conditions on property zoned Planned Development District No. 808 and Special Use Permit No. 1985 for a community service center on the south corner of Gaston Avenue and Tucker Street.

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

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

Against: 0  
Absent: 1 - Culbreath  
Vacancy: 0

**Notices:** Area: 300 Mailed: 97  
**Replies:** For: 3 Against: 1

**Speakers:** None

6. **Z134-312(AF)**

Planner: Aldo Fritz

**Motion:** In considering an application for an amendment to the deed restrictions on property zoned an IM Industrial Manufacturing District north of Crown Road, west of Newberry Street, it was moved to **hold** this case under advisement until November 6, 2014.

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

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

Against: 0  
Absent: 1 - Culbreath  
Vacancy: 0

**Notices:** Area: 300 Mailed: 22  
**Replies:** For: 2 Against: 1

**Speakers:** None

**7. Z134-247(OTH)**

Planner: Olga Torres Holyoak

**Motion:** It was moved to recommend **approval** of the renewal of Specific Use Permit No. 1768 for a mini-warehouse use for a two-year period with eligibility for automatic renewal for one additional three-year period, subject a site plan and conditions on property zoned a CR Community Retail District on the north side of Mountain Creek Parkway, west of Clark Road.

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

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

Against: 0  
Absent: 1 - Culbreath  
Vacancy: 0

**Reconsideration Motion:** It was moved to recommend **approval** of the renewal of Specific Use Permit No. 1768 for a mini-warehouse use for a two-year period with eligibility for automatic renewal for one additional three-year period, subject a site plan and conditions on property zoned a CR Community Retail District on the north side of Mountain Creek Parkway, west of Clark Road.

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

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

Against: 0  
Absent: 1 - Culbreath  
Vacancy: 0

**Notices:** Area: 400 Mailed: 111  
**Replies:** For: 3 Against: 2

**Speakers:** None

8. **Z134-273(OTH)**

Planner: Olga Torres Holyoak

**Motion:** It was moved to recommend **approval** of a Specific Use Permit for a private school 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 MU-3(SAH) Mixed Use Affordable District with deed restrictions on the southeast corner of Park Lane and North Central Expressway.

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

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

Against: 0  
Absent: 1 - Culbreath  
Vacancy: 0

**Reconsideration Motion:** It was moved to recommend **approval** of a Specific Use Permit for a private school 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 MU-3(SAH) Mixed Use Affordable District with deed restrictions on the southeast corner of Park Lane and North Central Expressway.

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

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

Against: 0  
Absent: 1 - Culbreath  
Vacancy: 0

**Notices:** Area: 500 Mailed: 39  
**Replies:** For: 0 Against: 0

**Speakers:** None

9. Z134-310(OTH)

Planner: Olga Torres Holyoak

**Motion:** It was moved to recommend **approval** of a Specific Use Permit for a child-care facility for a five-year period with eligibility for automatic renewals for additional five-year periods, subject to a site plan and conditions on property zoned an R-7.5(A) Single Family District on the east corner of East Ledbetter Drive and Veterans Drive.

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

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

Against: 0  
Absent: 1 - Culbreath  
Vacancy: 0

**Reconsideration Motion:** It was moved to recommend **approval** of a Specific Use Permit for a child-care facility for a five-year period with eligibility for automatic renewals for additional five-year periods, subject to a site plan and conditions on property zoned an R-7.5(A) Single Family District on the east corner of East Ledbetter Drive and Veterans Drive.

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

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

Against: 0  
Absent: 1 - Culbreath  
Vacancy: 0

**Notices:** Area: 300 Mailed: 36  
**Replies:** For: 3 Against: 1

**Speakers:** None

10. Z134-194(WE)

Planner: Warren Ellis

**Motion:** It was moved to recommend **approval** of a CR Community Retail District with deed restrictions volunteered by the applicant, subject to revised deed restrictions to allow financial institution with drive-through window, personal service uses and prohibit massage establishments and tattoo studios on property zoned an NO(A) Neighborhood Office District on the west corner of Ferguson Road and Joaquin Drive.

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

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

Against: 0  
Absent: 1 - Culbreath  
Vacancy: 0

\*out of the room, shown voting in favor

**Notices:** Area: 200 Mailed: 26  
**Replies:** For: 3 Against: 1

**Speakers:** For: Mohammad Dalaki, 5309 Blackhawk Dr., Plano, TX, 75093  
Against: None



11. Z134-266(WE)

Planner: Warren Ellis

**Motion:** It was moved to recommend **approval** of the renewal of Specific Use Permit No. 1465 for a community service center for a five-year period with eligibility for automatic renewals for additional five-year periods, subject to conditions on property zoned Planned Development District No. 67 on the northwest corner of West University Boulevard and Roper Street.

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

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

Against: 0  
Absent: 1 - Culbreath  
Vacancy: 0

**Reconsideration Motion:** It was moved to recommend **approval** of the renewal of Specific Use Permit No. 1465 for a community service center for a five-year period with eligibility for automatic renewals for additional five-year periods, subject to conditions on property zoned Planned Development District No. 67 on the northwest corner of West University Boulevard and Roper Street.

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

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

Against: 0  
Absent: 1 - Culbreath  
Vacancy: 0

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

**Speakers:** None

Zoning Cases – Under Advisement:

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

Planner: Warren Ellis

**Motion:** It was moved to recommend **denial without prejudice** of the creation of a new Tract within Tract IV of Planned Development District No. 314, the Preston Center Special Purpose Center, on the west line of Westchester Drive between Sherry Lane and Luther Lane.

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

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

Against: 0  
Absent: 1 - Culbreath  
Vacancy: 0

**Notices:** Area: 500 Mailed: 58  
**Replies:** For: 6 Against: 11

**Speakers:** None

13. **Z134-223(WE)**

Planner: Warren Ellis

**Motion:** It was moved to recommend **approval** of a Specific Use Permit for vehicle display, sales and services for a three-year period, subject to a site plan and conditions 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.

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

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

Against: 0  
Absent: 1 - Culbreath  
Vacancy: 0

\*out of the room, shown voting in favor

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

**Speakers:** None

14. **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 indefinitely.

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

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

Against: 0  
Absent: 1 - Culbreath  
Vacancy: 0

\*out of the room, shown voting in favor

**Notices:** Area: 500 Mailed: 40  
**Replies:** For: 1 Against: 4

**Speakers:** None

15. **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 23, 2014, and instruct staff to re-advertise for a specific use permit.

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

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

Against: 0  
Absent: 1 - Culbreath  
Vacancy: 0

\*out of the room, shown voting in favor

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

**Speakers:** None

Zoning Cases – Individual:

**16. Z123-376(MW)**

Planner: Megan Wimer

**Motion:** It was moved to recommend **approval** of a Planned Development District for R-7.5(A) Single Family District uses and a local utility limited to a utility services use, subject to a development plan, revised landscape plan, and revised conditions to include: 1) Landscape plan must include an inventory of landscaping items to be installed, including caliper and size of proposed vegetation and trees at time of installation. Trees must be selected from the replacement trees list contained in section 51A-10.134 and must include both native trees and evergreens trees with the goal of providing as much green as possible throughout the year, 2) A listing of trees to be preserved using best efforts. If a tree is injured or damaged, it must be replaced with a minimum number caliper inch tree (to be clarified by arborist) in the approximate location from which the injured or damaged tree was removed, 3) An irrigation plan, and 4) A statement of how irrigation will be employed for as long as necessary to guarantee establishment of plants and trees (to be clarified by the arborist) on property zoned an R-7.5(A) Single Family District and Planned Development District No. 703 at the northeast corner of Walnut Hill Lane and Hillcrest Road.

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

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

Against: 0  
Absent: 1 - Culbreath  
Vacancy: 0

**Notices:** Area: 500 Mailed: 122  
**Replies:** For: 7 Against: 7

**Speakers:** For: Roger Harris, 7134 Glendora Ave., Dallas, TX, 75230  
Staff: Mark Simon, 2121 Main St., Dallas, TX, 75201  
Against: None

**17. Z134-188(MW)**

Planner: Megan Wimer

**Motion:** In considering an application for a Specific Use Permit for a vehicle display, sales, and service use on property zoned Tract 1, Subdistrict 2 in Planned Development District No. 535, the C.F. Hawn Special Purpose District No. 3, on the southwest corner of C.F. Hawn Freeway and Thelma Street, it was moved to **hold** this case under advisement until November 20, 2014.

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

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

Against: 0  
Absent: 1 - Culbreath  
Vacancy: 0

\*out of the room, shown voting in favor

**Notices:** Area: 200 Mailed: 17  
**Replies:** For: 2 Against: 0

**Speakers:** None

**18. Z134-284(OTH)**

Planner: Olga Torres Holyoak

**Motion:** In considering an application for a Specific Use Permit for a Utility or Government Installation other than listed on property zoned Tract 2, Subdistrict 1 within Planned Development District No. 317, the Cedars Area Special Purpose District on the north corner of Gould Street and Savannah Street, it was moved to **hold** this case under advisement until October 23, 2014.

Maker: Emmons  
Second: Shellene  
Result: Carried: 14 to 0

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

Against: 0  
Absent: 1 - Culbreath  
Vacancy: 0

**Notices:** Area: 200 Mailed: 29  
**Replies:** For: 3 Against: 2

**Speakers:** None

**19. Z134-295(RB)**

Planner: Richard Brown

**Motion:** It was moved to recommend **denial** of a Specific Use Permit for a Drive-thru restaurant on property zoned a GR General Retail Subdistrict within Planned Development District No. 193, the Oak Lawn Special Purpose District, on the east corner of Lemmon Avenue and Throckmorton Street.

Maker: Ridley  
Second: Emmons  
Result: Carried: 8 to 6

For: 8 - Emmons, Rodgers, Anantasomboon, Bagley,  
Shellene, Schultz, Peadon, Ridley

Against: 6 - Anglin, Shidid, Lavallaisaa, Tarpley, Murphy,  
Abtahi  
Absent: 1 - Culbreath  
Vacancy: 0

**Notices:** Area: 200 Mailed: 36  
**Replies:** For: 1 Against: 10

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

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Other Matters

Consideration of the 2015 City Plan Commission Calendar:

**Motion:** It was moved to **approve** the 2015 City Plan Commission Calendar.

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

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

Against: 0  
Absent: 1 - Culbreath  
Vacancy: 0

Minutes

**Motion:** It was moved to **approve** the minutes of the September 18, 2014, City Plan Commission meeting, subject to corrections.

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

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

Against: 0  
Absent: 1 - Culbreath  
Vacancy: 0

Adjournment

**Motion:** It was moved to **adjourn** the October 2, 2014, City Plan Commission meeting at 3:12 p.m.

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

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

Against: 0  
Absent: 1 - Culbreath  
Vacancy: 0

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Gloria Tarpley, Chair