

PLAN COMMISSION MINUTES

The City Plan Commission held a regular Zoning Hearing on October 23, 2014, with the briefing starting at 10:35 a.m., in Room 5ES and the public hearing at 1:50 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, 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: 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: 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) **S134-252**

Motion: It was moved to **approve** an application to replat a 1.779-acre lot containing the remainder of Lots 3 and 5, all of Lot 4, and a portion of an unplatted tract of land, all in City Block 4627, into one lot on property located at 5714 Cedar Springs Road, subject to compliance with the conditions listed in the docket.

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

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

Against: 0
Absent: 1 - Anantasomboon
Vacancy: 0

Speakers: None

(2) **S134-253**

Motion: It was moved to **approve** an application to create a 7.641-acre lot from a tract of land in City Block 7905 on property located at 2600 North Stemmons Freeway / Interstate Highway 35, subject to compliance with the conditions listed in the docket.

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

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

Against: 0
Absent: 1 - Anantasomboon
Vacancy: 0

Speakers: None

(3) **S134-255**

Motion: It was moved to **approve** an application to replat a 0.658-acre tract of land containing all of Lot 18A in City Block 1504 into a Shared Access Development with 14 lots ranging in size from 1,621 square foot to 2,849 square foot on property located at 2701 and 2713 Knight Street, subject to compliance with the conditions listed in the docket.

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

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

Against: 0
Absent: 1 - Anantasomboon
Vacancy: 0

Speakers: None

(4) S134-256

Motion: It was moved to **approve** an application to replat a 0.377-acre lot containing all of Lots 1 and 2A in City Block A/576 into one lot on property located at 2828 and 2838 Woodside Street, subject to compliance with the conditions listed in the docket.

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

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

Against: 0
Absent: 1 - Anantasomboon
Vacancy: 0

Speakers: None

(5) S134-257

Motion: It was moved to **approve** an application to replat a 0.860-acre lot containing all of Lots 20 through 24 in City Block 4/2017 into one lot on property located at 5031 McKinney Avenue, subject to compliance with the conditions listed in the docket.

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

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

Against: 0
Absent: 1 - Anantasomboon
Vacancy: 0

Speakers: None

(6) **S134-259**

Motion: It was moved to **approve** an application to replat a 0.504-acre lot containing Lots 1 and 2 in City Block A/771 into one lot on property located at 4631 Junius Street, subject to compliance with the conditions listed in the docket.

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

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

Against: 0
Absent: 1 - Anantasomboon
Vacancy: 0

Speakers: None

(7) **S134-260**

Motion: It was moved to **approve** an application to create one 1.306-acre lot from a tract of land in City Block 1/5773 on property located at 2220 Shorecrest Drive, subject to compliance with the conditions listed in the docket.

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

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

Against: 0
Absent: 1 - Anantasomboon
Vacancy: 0

Speakers: None

(8) **S134-261**

Motion: It was moved to **approve** an application to plat a 12.03-acre tract of land in City Block A/7604 into 3 lots ranging in size from 1.5692 acres to 5.4307 acres on property located at 7600 University Hills Boulevard, subject to compliance with the conditions listed in the docket.

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

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

Against: 0
Absent: 1 - Anantasomboon
Vacancy: 0

Speakers: None

(9) **S134-262**

Motion: It was moved to **approve** an application to create a 4.0763-acre lot from a 3.7686-acre tract of land in City Block 6896 and portion of Tract 2 in City Block 6896 into one lot on property located at 6869 Patrol Way, subject to compliance with the conditions listed in the docket.

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

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

Against: 0
Absent: 1 - Anantasomboon
Vacancy: 0

Speakers: None

(10) **S134-264**

Motion: It was moved to **approve** an application to replat a 0.270-acre tract of land in City Block C/2630 into one 6,267.2 square foot lot and one 5,483.8 square foot lot on property located at 4722 and 4728 Military Parkway, subject to compliance with the conditions listed in the docket.

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

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

Against: 0
Absent: 1 - Anantasomboon
Vacancy: 0

Speakers: None

(11) **S134-265**

Motion: It was moved to **approve** an application to replat a 2.377-acre lot from a portion of Lot 9 in City Block 6136 into one lot on property located on southwest corner of Manderville Road and Meadow Road, subject to compliance with the conditions listed in the docket.

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

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

Against: 0
Absent: 1 - Anantasomboon
Vacancy: 0

Speakers: None

(12) **S134-266**

Motion: It was moved to **approve** an application to create a 1.103-acre lot from a tract of land in City Block 8817 on property located on southwest corner of Lawson Road and Skyfrost Drive, subject to compliance with the conditions listed in the docket.

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

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

Against: 0
Absent: 1 - Anantasomboon
Vacancy: 0

Speakers: None

(13) **S134-267**

Motion: It was moved to **approve** an application to create two lots, one 19.84-acre lot and one 20.79-acre lot from a 40.63-acre tract of land in City Block A/7553 on property located west of Hickory Trail south of Beckleymeade Avenue, subject to compliance with the conditions listed in the docket.

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

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

Against: 0
Absent: 1 - Anantasomboon
Vacancy: 0

Speakers: None

(14) **S134-268**

Motion: It was moved to **approve** an application to replat a 4.4149-acre tract of land containing all of Lot 2-A in City Block 15/7289 and a tract of land in City Block 14/7288 into one lot on property located 10511 North Central Expressway (U.S. Highway 75), subject to compliance with the conditions listed in the docket.

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

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

Against: 0
Absent: 1 - Anantasomboon
Vacancy: 0

Speakers: None

(15) **S134-269**

Motion: It was moved to **approve** an application to replat a 0.344-acre lot containing Lots 4 through 9 in City Block L/6364 into one lot on property located at 315 West Mockingbird Lane, subject to compliance with the conditions listed in the docket.

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

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

Against: 0
Absent: 1 - Anantasomboon
Vacancy: 0

Speakers: None

Residential Replats:

(16) **S134-254**

Motion: It was moved to **approve** an application to replat an 8.29-acre tract of land containing all of Lots 23A and 23B in City Block 25/8605 into one lot on property located at 7151 Field View Lane, subject to compliance with the conditions listed in the docket.

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

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

Against: 0
Absent: 1 - Anantasomboon
Vacancy: 0

*out of the room, shown voting in favor

Speakers: None

(17) **S134-258**

Motion: It was moved to **deny** an application to replat a 0.418-acre tract of land containing all of Lots 9 and 10 in City Block J/5705 into one lot on property located at 9405 Chiswell Road, due to non-compliance with Section 51A-8.503 of the Dallas Development Code.

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

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

Against: 0
Absent: 1 - Anantasomboon
Vacancy: 0

Speakers: For: Tracy Zaffino, 9405 Chiswell Rd., Dallas, TX, 75238
Against: Claire Mooney, 9351 Chiswell Rd., Dallas, TX, 75238
Amie Mays, 9716 Parkford Dr., Dallas, TX, 75238
Against (Did not speak): Mary Farr, 9420 Forestridge Dr., Dallas, TX, 75238

(18) **S134-263**

Motion: It was moved to **deny** an application to replat a 0.517-acre tract of land containing the southern ½ portion of Lot 67 in City Block 6348 into one lot on property located at 8911 Wadlington Avenue, due to non-compliance with Section 51A-8.503 of the Dallas Development Code.

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

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

Against: 0
Absent: 1 - Anantasomboon
Vacancy: 0

Speakers: None

Miscellaneous Items:

W134-015

Planner: Charles Enchill

Motion: It was moved to **approve** a waiver of the two-year waiting period in order to submit an amendment to Planned Development District No. 894 at the southeast corner of Zang Boulevard and Louisiana Avenue.

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

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

Against: 0
Absent: 1 - Anantasomboon
Vacancy: 0

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

D134-027

Planner: Danielle Jimenez

Motion: In considering an application for a development plan for Subarea B within Planned Development District 904 on the northeast corner of Riverfall Drive and Steppington Drive, it was moved to **hold** this case under advisement until November 6, 2014.

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

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

Against: 0
Absent: 1 - Anantasomboon
Vacancy: 0

Speakers: None

M134-048

Planner: Richard Brown

Motion: It was moved to **approve** a minor amendment to the development plan for Planned Development Subdistrict No. 80 for certain MF-2 Multiple Family Subdistrict Uses within Planned Development District No. 193, on property bounded by Brown Street, Wycliff Avenue, Congress Avenue, and Douglas Avenue.

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

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

Against: 0
Absent: 1 - Anantasomboon
Vacancy: 0

Speakers: For (Did not speak): Tommy Mann, 500 Winstead Bldg., Dallas, TX, 75201
Against: None

Certificates of Appropriateness for Signs:

1409161080

Planner: Carrie Gordon

Motion: It was moved to **approve** a Certificate of Appropriateness for a 49.4 square foot detached premise sign at 2200 Ross Avenue.

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

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

Against: 0
Absent: 1 - Anantasomboon
Vacancy: 0

*out of the room, shown voting in favor

Speakers: For (Did not speak): Jerry King, 14410 Meredith Gate Cir., Houston, TX, 77044
Against: None

1409161085

Planner: Carrie Gordon

Motion: It was moved to **approve** a Certificate of Appropriateness for a 20 square foot detached premise sign at 2200 Ross Avenue, north elevation.

Maker: Ridley
Second: Murphy
Result: Carried: 13 to 1

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

Against: 1 - Peadon
Absent: 1 - Anantasomboon
Vacancy: 0

*out of the room, shown voting in favor

Speakers: For (Did not speak): Jerry King, 14410 Meredith Gate Cir., Houston, TX, 77044
Against: None

Zoning Cases – Consent:

1. **Z134-255(RB)**

Planner: Richard Brown

Motion: It was moved to recommend **approval** of a Planned Development District for Single family uses, subject to a revised development plan and revised staff's recommended conditions with the following modification: 1) Reduce side yard means a single family use on a platted lot with one yard having a lesser setback than the opposite side yard, 2) Under (b) Southern Property Line: Minimum setback 15 feet, 3) Maximum number of dwelling units is 11, 4) Maximum lot coverage is 70 percent for residential lots and maximum total coverage for this district is 60 percent, 5) In recognition of the adjacent established neighborhood and the desire for compatibility with the neighborhood, best practices will be used to preserve and incorporate existing quality trees in current locations on the site with professional advice given by a ISA certified and/or highly credentialed arborist, 6) Maximum fence height for portion of property abutting the utility right-of-way to the north and Webb Chapel Road is 10 feet, 7) Delete subsection (e) regarding use of outdoor speakers is prohibited, and 8) Language regarding enhances paving and way-finding signs (specifically regarding setback of sign) and **approval** of the termination of Specific Use Permit No. 86 for a Community club on property zoned an R-10(A) Single Family District on the east line of Chapel Downs Drive, north of Timberview Road.

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

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

Against: 0
Absent: 1 - Anantasomboon
Vacancy: 0

Notices: Area: 500 Mailed: 87
Replies: For: 7 Against: 6

Speakers: For: Dallas Cothrum, 900 Jackson St., Dallas, TX, 75201
Bill Adams, 3127 Chapel Downs Dr., Dallas, TX, 75229
Barbara Miller, 10219 Dale Crest Dr., Dallas, TX, 75229
Against (Did not speak): Mark Reedy, 3250 Camelot DR., Dallas, TX, 75229
Staff: Philip Erwin, Chief Arborist, City of Dallas

2. Z134-294(RB)

Planner: Richard Brown

Motion: It was moved to recommend **approval** of a Planned Development Subdistrict for P Parking Subdistrict Uses, subject to a revised development/landscape plan and revised conditions with the following modifications: 1) Elimination of a peace officer and 2) Inclusion of a 6 foot ornamental fence on property zoned an MF-2 Multiple Family Subdistrict within Planned Development District No. 193, the Oak Lawn Special Purpose District with deed restrictions on the northeast corner of Wycliff Avenue and Brown Street.

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

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

Against: 0
Absent: 1 - Anantasomboon
Vacancy: 0

Notices: Area: 500 Mailed: 156
Replies: For: 1 Against: 2

Speakers: For: Tommy Mann, 500 Winstead Bldg., Dallas, TX, 75201
Howard Okon, 6454 Cedar Hollow Dr., Dallas, TX, 75248
Against: None

3. Z134-248(WE)

Planner: Warren Ellis

Motion: In considering an application for a Specific Use Permit for a child-care facility on property zoned an R-10(A) Single Family District on the east line of Webb Chapel Road, north of Timberview Road, it was moved to **hold** this case under advisement until November 6, 2014.

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

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

Against: 0
Absent: 1 - Anantasomboon
Vacancy: 0

Notices: Area: 300 Mailed: 52
Replies: For: 2 Against: 9

Speakers: None

4. Z134-309(WE)

Planner: Warren Ellis

Motion: It was moved to recommend **approval** of a Specific Use Permit for a commercial amusement (inside) and a dance hall for a three-year period, subject to a site plan and conditions on property zoned Planned Development District No. 498, the Harry Hines Corridor Special Purpose District on the west line of Harry Hines Boulevard, north of Bixel Street.

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

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

Against: 0
Absent: 1 - Anantasomboon
Vacancy: 0

Notices: Area: 300 Mailed: 21
Replies: For: 4 Against: 1

Speakers: None

5. Z134-318(WE)

Planner: Warren Ellis

Motion: It was moved to recommend **denial without prejudice** of a Specific Use Permit 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 south corner of Lemmon Avenue East and Cole Avenue.

Maker: Ridley
Second: Abtahi
Result: Carried: 13 to 1

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

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

Notices: Area: 200 Mailed: 13
Replies: For: 4 Against: 1

Speakers: For: Peter Kavanagh, 1620 Handley Dr., Dallas TX, 75208
Bradley D. Smith, 8918 Tesoro, San Antonio, TX, 78217
Against: David Levine, 3699 McKinney Ave., Dallas, TX, 75204
Brenda Marks, 3925 Gilbert Ave., Dallas, TX, 75219
Anthony Page, 3210 Crescent Court, Dallas, TX, 75201

6. Z134-224(OTH)

Planner: Olga Torres Holyoak

Motion: It was moved to recommend **approval** of a Specific Use Permit for a bar, lounge, or tavern for a two-year period, subject to a site plan and conditions on property zoned Planned Development District No. 269, Tract A, the Deep Ellum/Near East Side Special Purpose District on the south side of Elm Street, west of North Crowds Street.

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

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

Against: 0
Absent: 1 - Anantasomboon
Vacancy: 0

Notices: Area: 200 Mailed: 21
Replies: For: 5 Against: 0

Speakers: None

7. Z134-292(OTH)

Planner: Olga Torres Holyoak

Motion: It was moved to recommend **approval** of an MF-2(A) Multifamily District with deed restrictions volunteered by the applicant on property zoned an IR Industrial Research District on the northwest side of Kimsey Drive, northeast of Maple Avenue.

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

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

Against: 0
Absent: 1 - Anantasomboon
Vacancy: 0

Notices: Area: 200 Mailed: 19
Replies: For: 1 Against: 0

Speakers: None

8. Z134-283(CG)

Planner: Carrie Gordon

Motion: It was moved to recommend **denial** 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 on property zoned a CR-D-1 Community Retail District with a D-1 Liquor Control Overlay on the northeast corner of the intersection of Lawnview Avenue and Military Parkway.

Maker: Shidid
Second: Schultz

Result: Carried: 11 to 3

For: 11 - Anglin, Emmons, Shidid, Bagley, Tarpley,
Shellene, Schultz, Peadon, Murphy, Ridley,
Abtahi

Against: 3 - Rodgers, Culbreath, Lavallaisaa

Absent: 1 - Anantasomboon

Vacancy: 0

Notices: Area: 200 Mailed: 8

Replies: For: 0 Against: 0

Speakers: For: Audra Buckley, 416 S. Ervay St., Dallas, TX, 75201
Angelia Isbell, 6041 Lovett Ave., Dallas, TX, 75227
Athens Hicks, 3923 Lawnview Ave., Dallas, TX, 75227
Estella Torres, 6062 Petain Ave., Dallas, TX, 75227
Odester Cathey, 6133 Petain Ave., Dallas, TX, 75227
Tina Taylor, 6124 Howard Ave., Dallas, TX, 75227
Gayle Bafford, 6046 Lovett Ave., Dallas, TX, 75227
James Leaks, Sr., 1958 Yucca Dr., Dallas, TX, 75217
Susan Biggerstaff, 6041 Lovett Ave., Dallas, TX, 75227
Abdur Rahman, 7052 Military Pkwy., Dallas, TX, 75227
Against: Joy Perry, 7046 Fairdale Ave., Dallas, TX, 75227
George Brown, 7214 Piedmont Dr., Dallas, TX, 75227
James Birdsong, 7002 Fairdale Ave., Dallas, TX, 75227
Larry Brannon, 4130 De Lee, Dallas, TX, 75227

9. Z134-302(CG)

Planner: Carrie Gordon

Motion: It was moved to recommend **approval** of the renewal of Specific Use Permit No. 1973 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 conditions on property zoned Planned Development District No. 366, Subarea 2, Tract 3, the Buckner Boulevard Special Purpose District with a D-1 Liquor Control Overlay on the east line of South Buckner Boulevard, south of Bruton Road.

Maker: Murphy

Second: Ridley

Result: Carried: 14 to 0

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

Against: 0
Absent: 1 - Anantasomboon
Vacancy: 0

Notices: Area: 300 Mailed: 29
Replies: For: 1 Against: 0

Speakers: None

10. **Z134-303(CG)**

Planner: Carrie Gordon

Motion: It was moved to recommend **approval** of renewal of Specific Use Permit No. 1980 for the sale of alcoholic beverages in conjunction with a retail food store 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. 193, LC Subdistrict, the Oak Lawn Special Purpose District with a D-1 Liquor Control Overlay on the southwest line of Lemmon Avenue and northwest line of Noble Avenue.

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

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

Against: 0
Absent: 1 - Anantasomboon
Vacancy: 0

Notices: Area: 200 Mailed: 28
Replies: For: 0 Against: 0

Speakers: None

11. **Z134-307(CG)**

Planner: Carrie Gordon

Motion: It was moved to recommend **approval** of the renewal of Specific Use Permit No. 1982 for a bar, lounge, or tavern and an inside commercial amusement limited to a Class A dance hall for a three-year period, subject to conditions on property zoned Planned Development District No. 269, Tract A, the Deep Ellum/Near East Side Special Purpose District, on the south line of Elm Street, west of North Crowds Street.

Maker: Murphy
Second: Ridley

Result: Carried: 14 to 0

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

Against: 0
Absent: 1 - Anantasomboon
Vacancy: 0

Notices: Area: 200 Mailed: 23
Replies: For: 9 Against: 0

Speakers: None

12. **Z134-328(CG)**

Planner: Carrie Gordon

Motion: It was moved to recommend **approval** of a CS Commercial Service District on property zoned a CR Community Retail District, northwest of the intersection of Hines Place and Harry Hines Boulevard.

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

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

Against: 0
Absent: 1 - Anantasomboon
Vacancy: 0

Notices: Area: 200 Mailed: 24
Replies: For: 4 Against: 0

Speakers: None

13. **Z134-327(DJ)**

Planner: Danielle Jimenez

Motion: It was moved to recommend **approval** of an amendment to and renewal of Specific Use Permit No. 1752 for an industrial (outside) use limited to a Concrete batch plant for a five-year period, subject to a revised site plan and conditions on property zoned an IR Industrial Research District, north of West Commerce Street and west of Sylvan Avenue.

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

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

Against: 0
Absent: 1 - Anantasomboon
Vacancy: 0

Notices: Area: 300 Mailed: 53
Replies: For: 0 Against: 2

Speakers: None

14. Z134-324(AF)

Planner: Aldo Fritz

Motion: It was moved to recommend **approval** of an MU-3 Mixed Use District on property zoned an IM Industrial Manufacturing District on the north line of Vantage Street, west of Wycliff Avenue.

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

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

Against: 0
Absent: 1 - Anantasomboon
Vacancy: 0

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

Speakers: None

15. Z134-329(AF)

Planner: Aldo Fritz

Motion: In considering an application for an LI Light Industrial District on property zoned an A(A) Agricultural District at the southwest corner of Telephone Road and Bonnie View Road, it was moved to **hold** this case under advisement indefinitely and instruct staff to re-advertise for a Specific Use Permit.

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

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

Against: 0
Absent: 1 - Anantasomboon
Vacancy: 0

Notices: Area: 300 Mailed: 8
Replies: For: 1 Against: 3

Speakers: None

16. **Z134-331(AF)**

Planner: Aldo Fritz

Motion: It was moved to recommend **approval** of an MU-3 Mixed Use District on property zoned an IR Industrial Research District, south of Lupo Drive, between Memphis Street and Vicksburg Street.

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

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

Against: 0
Absent: 1 - Anantasomboon
Vacancy: 0

Notices: Area: 200 Mailed: 27
Replies: For: 3 Against: 1

Speakers: None

17. **Z134-332(AF)**

Planner: Aldo Fritz

Motion: It was moved to recommend **approval** of an MU-3 Mixed Use District with volunteered deed restrictions on property zoned a CR Community Retail District on the east side of Preston Road, south of Frankford Road.

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

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

Against: 0
Absent: 1 - Anantasomboon
Vacancy: 0

Notices: Area: 400 Mailed: 32
Replies: For: 0 Against: 0

Speakers: None

Zoning Cases – Under Advisement:

18. Z134-181(OTH)

Planner: Olga Torres Holyoak

Motion: In considering 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 February 19, 2015.

Maker: Bagley
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

Notices: Area: 300 Mailed: 50
Replies: For: 1 Against: 4

Speakers: None

19. Z134-193(OTH)

Planner: Olga Torres Holyoak

Motion: It was moved to recommend **denial** of 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.

Maker: Shidid
Second: Ridley
Result: Carried: 9 to 4

For: 9 - Anglin, Emmons, Shidid, Bagley, Tarpley,
Schultz, Peadon, Murphy, Ridley

Against: 4 - Rodgers, Lavallaisaa, Shellene, Abtahi
Absent: 2 - Culbreath, Anantasomboon
Vacancy: 0

Notices: Area: 200 Mailed: 26
Replies: For: 2 Against: 1

Speakers: For: Parvez Malik, 1901 Central Dr., Bedford, TX, 76021
Santos Pinales, 7055 Woodard Ave., Dallas, TX, 75227
Jiten Roy, 1502 River Trail Dr., Midlothian, TX, 76065
Mohammed Shahee, 7052 Military Pkwy., Dallas, TX, 75227
Abdur Rahman, 7052 Military Pkwy., Dallas, TX, 75227
Against: Joy Perry, 7046 Fairdale Ave., Dallas, TX, 75227
James Birdsong, 7002 Fairdale Ave., Dallas, TX, 75227
Larry Brannon, 4130 De Lee, Dallas, TX, 75227

20. Z134-284(OTH)

Planner: Olga Torres Holyoak

Motion I: 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 November 20, 2014.

Maker: Emmons
Second: Ridley
Result: Carried: 12 to 1

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

Against: 1 - Abtahi
Absent: 2 - Culbreath, Anantasomboon
Vacancy: 0

Reconsideration 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 November 6, 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: 200 Mailed: 29
Replies: For: 4 Against: 2

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

21. Z134-164(MW)

Planner: Megan Wimer

Motion: It was moved to recommend **approval** a Planned Development District for MF-2(A) Multifamily District uses, subject to revised conditions with the following modification: 1) Under SEC. 51P-___.107., YARD, LOT AND SPACE REGULATION, (a), insert the follow: "Except for the existing buildings shown on the site plan, additionally the residential proximity slope as set forth in Chapter 51A-4.12 does not apply to existing buildings shown on site plan." and 2) Under SEC. 51P-___.109., OFF-STREET PARKING AND LOADING, (b) to read as follow: "For religious institution use and a college, university, or seminary use, 78 off-street parking spaces are required." and **approval** of a Specific Use Permit for a college, university, or seminary for a six-year period, subject to site/landscape plan and revised conditions with the following modification: 1) No outside speakers or amplifiers sound allowed on property zoned an MF-2(A) Multifamily District on the south side of Bryan Street, northeast of North Munger Boulevard, and northwest of Live Oak Street.

Maker: Ridley
Second: Shidid

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

Notices: Area: 500 Mailed: 78

Replies: For: 6 Against: 2

Speakers: For (Did not speak): Dallas Cothrum, 900 Jackson St., Dallas, TX, 75201
Against: None

22. Z067-203(VM)

Planner: Valerie Miller

Motion I: It was moved to recommend **approval** of an amendment to the language under LEGACY BUILDING to read as follows: "(A) the original street facing façade remaining, and, for corner lots, the façade facing the side street is also remaining."

Maker: Anglin

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

Motion II: It was moved to recommend **approval** of staff's recommendation under LEGACY BUILDING, Subsection (E) to read as follows: "(E) off-street parking located 100 percent outside of the required front yard."

Maker: Anglin

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

Motion III: It was moved to recommend **approval** of staff's recommendation under Accessory Energy Generation, to read as follows: "ACCESSORY ENERGY GENERATION means equipment used to generate power from alternative energy sources using solar panels, turbines, and other power-creating means that have the ability to return some or all of the newly created power to the energy grid."

Maker: Bagley
Second: Anglin
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

Motion IV: It was moved to recommend **approval** of steering committee recommendation under Section 51P-468.104.1, EXHIBITS (4), Exhibit 468D: East Kessler Overlay property description.

Maker: Anglin
Second: Abtahi
Result: Failed: 0 to 13 (**Without prejudice**)

For: 0

Against: 13 - Anglin, Emmons, Rodgers, Shidid, Bagley,
Lavallaisaa, Tarpley, Shellene, Schultz,
Peadon, Murphy, Ridley, Abtahi
Absent: 2 - Culbreath, Anantasomboon
Vacancy: 0

Motion V: 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, Specific Use Permit No. 1679 for a financial institution with a drive-in window, H/84 Lake Cliff Historic District, and H/71 Betterton House Historic District; Planned Development District No. 160 with Specific Use Permit No. 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 restriction; 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 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 November 20, 2014, with the public hearing closed.

Maker: Emmons
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: 200 Mailed: 1187
Replies: For: 90 Against: 69

Speakers: For: Jonathan Vinson, 901 Main St., Dallas, TX, 75202
Kirk Williams, 2728 N. Harwood St., Dallas, TX, 75201
Peter Kavanagh, 1620 Handley Dr., Dallas, TX, 75208
Christian Chernock, 1611 Rio Vista Dr., Dallas, TX, 75208
Larry Good, 2808 Fairmount St., Dallas, TX, 75201
For (Did not speak): Beverly Mendoza, 520 E. 5th St., Dallas, TX, 75203
Randy Primrose, 801 N. Bishop Ave., Dallas, TX, 75208
Against: John Barr, 203 E. Colorado Blvd., Dallas, TX, 75208
Tony Malone, 914 N. Marsalis Ave., Dallas, TX, 75203
Katherine Homan, 1629 Handley Dr., Dallas, TX, 75208
Phil Leven, 1606 Hollywood Ave., Dallas, TX, 75208
Michael Amonett, 2210 W. 10th St., Dallas, TX, 75208

Craig Schenkel, 614 N. Bishop Ave., Dallas, TX, 75208
Janet Traylor, 1612 Rio Vista Dr., Dallas, TX, 75208
Toby Tucker, 1135 N. Clinton Ave., Dallas, TX, 75208
Josh Skoch, 1616 Rio Vista Dr., Dallas, TX, 75208
Colin Pero, 1624 Rio Vista Dr., Dallas, TX, 75208
Will Pinkerton, 434 W. Greenbriar Ln., Dallas, TX, 75208
Luke Mallinson, 1640 Handley Dr., Dallas, TX, 75208
Randall Richins, 825 Elsbeth St., Dallas, TX, 75208
Pam Conley, 901 N. Madison Ave., Dallas, TX, 75208
Against (Did not speak): Lynsey Skoch, 1616 Rio Vista Dr., Dallas, TX, 75208
Roxanne Pero, 1624 Rio Vista Dr., Dallas, TX, 75208
Betty Annis, 1112 Ballard Ave., Dallas, TX, 75208
Barry Fiddick, 1115 Ballard Ave., Dallas, TX, 75208
James Worsham, 1115 Ballard Ave., Dallas, TX, 75208
Carolyn Armour, 919 Haines Ave., Dallas, TX, 75208
Joe Barentine, 705 Haines Ave., Dallas, TX, 75208
David Bacon, 705 Haines Ave., Dallas, TX, 75208
Anne Campbell, 710 Haines Ave., Dallas, TX, 75208
Keith Jasiocki, 718 Haines Ave., Dallas, TX, 75208
Cynthia MulCathy, 704 Haines Ave., Dallas, TX, 75208
Sylvia Herrera, 1000 Elsbeth St., Dallas, TX, 75208
Naomi Mendoza, 1007 Elsbeth St., Dallas, TX, 75208
Marcia Haley, 1411 Cedar Hill Ave., Dallas, TX, 75208
Shannon Love, 1452 Cedar Hill Ave., Dallas, TX, 75208
Laura Palmer, 911 N. Madison Ave., Dallas, TX, 75208
Tatiana Anderson, 328 W. Colorado Blvd., Dallas, TX, 75208
Jeane Marie Keith, 706 Woodlawn Ave., Dallas, TX, 75208
Becky Tucker, 1639 Handley Dr., Dallas, TX, 75208
Gregory Miller, 1650 Oak Knoll St., Dallas, TX, 75208
Timothy Herfel, 940 Kessler Pkwy., Dallas, TX, 75208

Zoning Cases – Individual:

23. Z134-265(WE)

Planner: Warren Ellis

Motion: It was moved to recommend **approval** of an expansion of Subdistrict 4, Tract 1 of Planned Development District No. 317, the Cedars Special Purpose District onto a portion of Subdistrict 2 of Planned Development District No. 317 on the north corner of Browder Street and Parker Street.

Maker: Emmons
Second: Peadon
Result: Carried: 12 to 1

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

Against: 1 - Schultz
Absent: 2 - Culbreath, Anantasomboon
Vacancy: 0

*out of the room, shown voting in favor

Notices: Area: 500 Mailed: 32
Replies: For: 1 Against: 2

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

24. **Z123-332(RB)**

Planner: Richard Brown

Motion: In considering an application for an amendment to Planned Development District No. 820 on property generally bounded by Fitzhugh Avenue, Bennett Avenue, and Manett Street, it was moved to **hold** this case under advisement until November 6, 2014.

Maker: Emmons
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

Notices: Area: 500 Mailed: 177
Replies: For: 10 Against: 2

Speakers: For (Did not speak): Meg Moschetto, 50312 Homer St., Dallas, TX, 75206
Against: None

25. **Z134-162(RB)**

Planner: Richard Brown

Motion: It was moved to recommend **approval** of a Planned Development District for MU-3 Mixed Use District Uses, subject to a revised conceptual plan (dated 10/7/14), landscape plan, and revised staff's recommended conditions to include the follow modifications: 1) Prohibit general merchandise or food store 100,000 sq. ft. or greater, 2) Allow drive through lane businesses by specific use permit, 3) Maximum structure height is as shown on the revised conceptual plan dated 10/7/14, 4) Added language adding Off-street parking reduction

options for mixed use and proximity to public transit with a maximum reduction 30 percent, 5) Accept staff's recommendations for street intersection improvement, 6) Each ground level office or retail use, facades must be composed of transparent glass that covers a minimum of 50 percent of the facade for a retail use and a minimum of 40 percent of the facade for an office use, 7) A minimum of one bench, one trash receptacle, an one five bicycle parking rack must be provided for each street frontage, 8) Under Landscaping deleted sub-point b; on property zoned Subarea D-3 within Subdistrict D, West Mixed Use Subzone, West Zone of Planned Development District No. 305, bounded by Blackburn Street, Oak Grove Avenue, Cityplace West Boulevard, and Noble Avenue.

Maker: Ridley
Second: Emmons
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: 500 Mailed: 42
Replies: For: 6 Against: 2

Speakers: For: Jonathan Vinson, 901 Main St., Dallas, TX, 75202
Neal Sleeper, 3232 McKinney Ave., Dallas, TX, 75204
Larry Good, 2808 Fairmount St., Dallas, TX, 75201
Anthony Page, 3210 Carlisle St., Dallas, TX, 75204
Against: None

26. Z134-290(RB)

Planner: Richard Brown

Motion: It was moved to recommend **approval** of an amendment to Subdistricts A and C within Planned Development District No. 521, subject to revised conditions on property generally within the northeast quadrant of IH 20 and Mountain Creek Parkway.

Maker: Rodgers
Second: Ridley
Result: Carried: 12 to 1

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

Against: 1 - Peadon
Absent: 2 - Culbreath, Anantasomboon
Vacancy: 0

Notices: Area: 500 Mailed: 10
Replies: For: 1 Against: 0

Speakers: For: Jonathan Vinson, 901 Main St., Dallas, TX, 75202
Lisa Brinser, 10726 Webster Terrace, Dallas, TX, 75224
Against: None

27. Z134-242(OTH)

Planner: Olga Torres Holyoak

Motion: In considering an application for a CR Community Retail District, 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 greater than 3,500 square feet, and termination of deed restrictions on property zoned an MF-1(A) Multifamily District, D Liquor Control Overlay and deed restrictions on the south side of Lake June Road, west of Oak Hill Circle, it was moved to **hold** this case under advisement until November 6, 2014.

Maker: Shidid
Second: Murphy
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: 400 Mailed: 92
Replies: For: 1 Against: 9

Speakers: None

Note: Commissioner Emmons moved to reconsider Zoning Case Under Advisement Item #20 Z134-284(OTH). Commissioner Bagley seconded the motion. The Commission unanimously voted to reconsider Zoning Case Under Advisement Item #20 Z134-284(OTH). Commissioner Culbreath and Anantasomboon were absent. Zoning Case Under Advisement Item #20 Z134-284(OTH) was heard next.

Development Code Amendment:

DCA 078-016(DL)

Planner: Diana Lowrance

Motion I: It was moved to recommend **approval** of Consideration of amendments to Chapter 51 and Chapter 51A, the Dallas Development Code to: 1) provide landscaping, stacking height, and screening regulations for open storage and outside storage uses; and 2) provide screening regulations for organic compost recycling; petroleum product storage and wholesale; and sand, gravel or earth sales and storage uses in IM Industrial Manufacturing districts.

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

Motion II: In considering amendments to Chapter 51 and Chapter 51A, the Dallas Development Code to: 1) provide landscaping, stacking height, and screening regulations for open storage and outside storage uses; and 2) provide screening regulations for organic compost recycling; petroleum product storage and wholesale; and sand, gravel or earth sales and storage uses in IM Industrial Manufacturing districts, it was moved to **hold** this case under advisement until December 4, 2014.

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

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

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

Speakers: None

DCA 134-007(MW)

Planner: Megan Wimer

Motion: In considering amendments to Section 51A-1.106 of the Dallas Development Code to amend regulations pertaining to the posting of notification signs, it was moved to **hold** this case under advisement December 4, 2014.

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

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

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

Speakers: None

DCA 145-001(AM)

Planner: Aurobindo Majumdar

Motion: In considering amendments to Section 51A-9.401 of the Dallas Development Code, amending the application requirements for four-way/all-way stop controls at residential intersections, it was moved to **hold** this case under advisement December 4, 2014, and instruct staff to notify early notification list.

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

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

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

Speakers: None

Other Matters

Minutes

Motion: It was moved to **approve** the minutes of the October 2, 2014, City Plan Commission meeting, subject to corrections.

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

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

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

Adjournment

Motion: It was moved to **adjourn** the October 23, 2014, City Plan Commission meeting at 8:26 p.m.

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

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

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

Gloria Tarpley, Chair