

PLAN COMMISSION MINUTES

The City Plan Commission held a regular Zoning Hearing on November 20, 2014, with the briefing starting at 10:36 a.m., in Room 5ES and the public hearing at 1:32 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: 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) **S145-014**

Motion: It was moved to **approve** an application to create an 854 lot single family development divided into four different phases from a 163-acre tract of land containing part of City Block 8735 on property located on Coit Road between McCallum Boulevard and Frankford Road, subject to compliance with the conditions listed in the docket.

Maker: Peadon
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) S145-017

Motion: It was moved to **approve** an application to create a 0.861 acre-lot from a tract of land in City Block 3395 on property located on Ewing Avenue at Morrell Avenue, northeast corner, subject to compliance with the conditions listed in the docket.

Maker: Peadon
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: For (Did not speak): William Evans, 7623 Kilmichael Ln., Dallas, TX, 75248
Against: None

Miscellaneous Items:

D134-026

Planner: Charles Enchill

Motion: It was moved to **approve** a landscape plan for Subarea B within Planned Development District No. 456, north of Stults Road and west of Shepherd Road.

Maker: Shellene
Second: Peadon
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

*out of the room, shown voting in favor

Speakers: None

D134-030

Planner: Charles Enchill

Motion: It was moved to **approve** a development plan for a portion of Subarea A-2 within Planned Development District No. 741, northwest of the intersection of Chapel Oaks Drive and Water Mill Road.

Maker: Shellene
Second: Peadon
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

*out of the room, shown voting in favor

Speakers: None

D134-032

Planner: Charles Enchill

Motion: It was moved to **approve** a public park for a portion of the Mixed Use Subdistrict within Planned Development District No. 625, north of East Camp Wisdom Road and west of Patrol Way.

Maker: Shellene
Second: Peadon
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

*out of the room, shown voting in favor

Speakers: None

D145-002

Planner: Charles Enchill

Motion: It was moved to **approve** a development plan and landscape plan on Tract II within Planned Development District No. 902 on the north line of Kiest Boulevard, west of Lancaster Road.

Maker: Shellene
Second: Peadon
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

*out of the room, shown voting in favor

Speakers: None

Note: Commissioner Abtahi moved to change the order of the agenda and add items #10, #11, #13, #14 and #15 to the Consent agenda. Commissioner Emmons seconded the motion. The Commission unanimously voted to add items #10, #11, #13, #14 and #15 to the Consent agenda.

Zoning Cases – Consent:

1. **Z134-351(WE)**

Planner: Warren Ellis

Motion I: It was moved to recommend **denial** of a Planned Development Subdistrict for MF-2 Multiple-family Subdistrict and mini-warehouse uses on property zoned an MF-2 Multiple-family Subdistrict within Planned Development District No. 193, the Oak Lawn Special Purpose District, on the west corner of Fairmount Street and Knight Street.

Maker: Emmons
Second: Ridley
Result: Failed: 5 to 10

For: 5 - Emmons, Anantasomboon, Bagley, Schultz,
Ridley

Against: 10 - Anglin, Rodgers, Culbreath, Shidid,
Lavallaisaa, Tarpley, Shellene, Peadon,
Murphy, Abtahi

Absent: 0
Vacancy: 0

Motion II: It was moved to recommend **approval** of a Planned Development Subdistrict for MF-2 Multiple-family Subdistrict and mini-warehouse uses, subject to a revised development plan, revised landscape plan and revised conditions on property zoned an MF-2 Multiple-family Subdistrict within Planned Development District No. 193, the Oak Lawn Special Purpose District, on the west corner of Fairmount Street and Knight Street.

Maker: Abtahi
Second: Culbreath
Result: Carried: 11 to 4

For: 11 - Anglin, Rodgers, Culbreath, Shidid,
Lavallaisaa, Tarpley, Shellene, Peadon,
Murphy, Ridley, Abtahi

Against: 4 - Emmons, Anantasomboon, Bagley, Schultz
Absent: 0
Vacancy: 0

Notices: Area: 500 Mailed: 133
Replies: For: 11 Against: 4

Speakers: For: Rob Baldwin, 3904 Elm St., Dallas, TX, 75226
Frank Stich, 4228 N. Hall St., Dallas, TX, 75219
Against: None

2. **Z134-326(AF)**

Planner: Aldo Fritz

Motion: It was moved to recommend **approval** of an MU-1 Mixed Use District on property zoned an LO-1 Limited Office District on the west side of Dilido Road, south of John West Road.

Maker: Bagley
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: 400 Mailed: 61
Replies: For: 1 Against: 10

Speakers: For: Ronnie Owens, 403 Alexandria Cr., South Lake, TX, 76092
Against: Cleveland Brown, 2812 Lindbergh Dr., Dallas, TX, 75228

3. **Z134-346(AF)**

Planner: Aldo Fritz

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, subject to a site plan and conditions on property zoned a CR Community Retail District with a D Liquor Control Overlay on the north side of Lake June Road, east of Oak Hill Circle.

Maker: Bagley
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

Notices: Area: 200 Mailed: 29
Replies: For: 0 Against: 0
Speakers: None

4. **Z134-335(OTH)**

Planner: Olga Torres Holyoak

Motion: It was moved to recommend **approval** of a Specific Use Permit for a restaurant without drive-in or drive-through service for a three-year period, subject to a site plan and revised conditions on property zoned Subdistrict B within Planned Development District No. 619 with Historic Overlay H/87, the Republic National Bank (Davis) Building, on the north side of Main Street, east of North Field Street.

Maker: Bagley
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

Notices: Area: 200 Mailed: 289
Replies: For: 5 Against: 0

Speakers: For (Did not speak): William Katz, 3134 Birchridge Dr., Frisco, TX, 75033
Johnnie Katz, 3134 Birchridge Dr., Frisco, TX, 75033
Against: None

5. **Z134-349(OTH)**

Planner: Olga Torres Holyoak

Motion: It was moved to recommend **approval** of the renewal of Specific Use Permit No. 1953 for a restaurant with drive-in or drive-through service for a three-year period, subject to conditions on property zoned Cedars West Subdistrict 1, Urban Village Form District within Planned Development District No. 784, the Trinity River Corridor Special Purpose District, on the south corner of East R.L. Thornton Freeway (Interstate 35E) and South Riverfront Boulevard.

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

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

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

*out of the room, shown voting in favor

Notices: Area: 300 Mailed: 10
Replies: For: 0 Against: 0

Speakers: For (Did not speak): Patrick Gallagher, 12212 Arbor Lake Rd., Rhome, TX, 76078
Against: None

6. Z134-352(OTH)

Planner: Olga Torres Holyoak

Motion: In considering an application for the renewal of Specific Use Permit No. 1907 for the sale of alcoholic beverages in conjunction with a general merchandise or food store greater than 3,500 square feet on property zoned an RR Regional Retail District with a D-1 Liquor Control Overlay on the southeast corner of Samuell Boulevard and North Jim Miller Road, it was moved to **hold** this case under advisement until March 5, 2015.

Maker: Bagley
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

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

Speakers: None

7. Z145-102(CG)

Planner: Carrie Gordon

Motion: It was moved to recommend **approval** of a CS Commercial Service District and **approval** of a Specific Use Permit an auto auction for a five-year period, subject to a site plan and revised conditions on property zoned an IR Industrial Research District, generally on the southwest line of John Carpenter Freeway, southeast of Metromedia Place.

Maker: Anantasomboon
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

*out of the room, shown voting in favor

Notices: Area: 300 Mailed: 12
Replies: For: 0 Against: 0

Speakers: For: John Reed, 14185 Dallas Parkway, Dallas, TX, 75254
Against: None

8. Z134-291(CG)

Planner: Carrie Gordon

Motion: In considering an application for a Planned Development District for residential uses on property zoned an R-7.5(A) Single Family District, generally on the west line of North Hampton Road, on the east and west sides of North Boulevard Terrace and north of West Davis Street, it was moved to **hold** this case under advisement until December 4, 2014.

Maker: Bagley
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

Notices: Area: 500 Mailed: 54
Replies: For: 5 Against: 13

Speakers: None

Zoning Cases – Under Advisement:

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

Planner: Valerie Miller

Motion I: It was moved to recommend **approval** of Subsection (4) regarding required parking exemption for covered outdoor dining with the following modified wording: “(4) Parking for restaurant outdoor dining patios. A restaurant’s covered outdoor dining area is not included in the calculations of its required parking for an area up to 25% of the indoor floor area of the restaurant. The combined area of a restaurant’s parking-exempted covered and uncovered outdoor dining area may not exceed 50% of the indoor dining area of the restaurant. Outdoor dining area in excess of these maximums must be parked in accordance with Article XIII.”.

Maker: Anglin
Second: Abtahi
Result: Carried: 13 to 2

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

Against: 2 - Emmons, Schultz
Absent: 0
Vacancy: 0

Motion II: It was moved to recommend **approval** of **(5) Legacy Parking Reductions** with the following modified wording: “(B) For **office** uses within a legacy building, required off-street parking may be reduced by up to 50 percent. Add a new subparagraph (C) worded as follows: “(C) For **retail uses** within a legacy building, required off-street parking may be reduced by up to **35** percent, except that for **restaurants uses** the reduction shall be limited to **25** percent.”.

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

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

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

Motion III: It was moved to recommend **approval** of the insertion of new paragraph **(8) Packed Parking** Off-street packed parking may satisfy no more than 50% of the required off-street parking for any use.

Maker: Anglin
Second: Emmons
Result: Failed: 7 to 8

For: 7 - Anglin, Emmons, Anantasomboon, Bagley,
Lavallaisaa, Schultz, Peadon

Against: 8 - Rodgers, Culbreath, Shidid, Tarpley, Shellene,
Murphy, Ridley, Abtahi
Absent: 0
Vacancy: 0

Motion IV: It was moved to recommend **approval** of the insertion of a new paragraph **(9) Adopting and incorporating by reference:** Steering Committee charts entitled **“Required Parking in WR and WMU Districts”** and **“Development Types”**.

Maker: Anglin
Second: Abtahi
Result: Carried: 11 to 4

For: 11 - Anglin, Rodgers, Culbreath, Shidid,
Anantasomboon, Lavallaisaa, Tarpley,
Shellene, Peadon, Ridley, Abtahi

Against: 4 - Emmons, Bagley, Schultz, Murphy
Absent: 0
Vacancy: 0

Motion V: It was moved to recommend **approval** of accepting Steering Committee recommendation regarding **Fences and Walls** allowing a 4-foot height.

Maker: Anglin
Second: Culbreath
Result: Carried: 8 to 7

For: 8 - Anglin, Rodgers, Culbreath, Anantasomboon,
Lavallaisaa, Tarpley, Shellene, Murphy

Against: 7 - Emmons, Shidid, Bagley, Schultz, Peadon,
Ridley, Abtahi

Absent: 0

Vacancy: 0

Motion VI: It was moved to recommend **approval** of the insertion of a new paragraph (h)(3) worded as follows: “**Original nonconforming uses:** Original nonconforming uses are defined as those single family and duplex residential and office uses made nonconforming by the passage of this article. Original nonconforming uses do not include residential or office uses made nonconforming by future amendments to this article. Otherwise applicable ordinances specifying the procedures for establishing compliance dates for nonconforming uses do not apply to original nonconforming uses within the subdistricts defined in this article (the Oak Cliff Gateway). The Board of Adjustment shall not provide a compliance date for such original nonconforming uses or the structures they occupy.”

Maker: Anglin
Second: Abtahi
Result: Carried: 14 to 1

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

Against: 1 - Emmons

Absent: 0

Vacancy: 0

Motion VII: It was moved to recommend **approval** of (i)(1) worded as follows: “No minimum height is required for structures less than 15,000 sq. ft.” and to revise the chart accordingly.

Maker: Anglin
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

Motion VIII: It was moved to recommend **approval** of the Steering Committee recommendation of Subparagraph (i), as modified; and recommend **denial** of the Steering Committee recommendations for both Subparagraph (i)(2) regarding indirect lighting and (i)(3) regarding sign illumination.

Maker: Anglin
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

Motion IX: It was moved to recommend **approval** of the rewording of subsection (1)(5) as follows: "For single-family structures located south of Colorado, east of Beckley and west of Marsalis, (apply to RTN zoning within said boundary) accessory dwelling units are permitted in the rear 50 percent of the lot, and single family garages are not required to have vehicular access from an alley."

Maker: Anglin
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

Motion X: It was moved to recommend **approval** of the Steering Committee recommended language for **East Kessler Overlay**, and add the following provisions: 6) Uses prohibited in East Kessler Overlay; restaurant use, drive-through use, car wash, gas station, indoor recreation hall, animal care facility, commercial parking lot, bar-tavern-lounge, tattoo or body piercing studio, massage parlor, taxidermist, 7) no off-street parking reductions of any kind for any use within this overlay, contrary provisions in this article notwithstanding, 8) No outside speakers of any kind. No roof top decks accessible for public access, 9) Special provisions for lots adjacent to Handley: Uses are limited to multifamily, duplex, single family, office and medical office (and any mixed use comprising two or more of those listed uses); structures height is limited to 30 feet; lot coverage is limited to no more than 80%; front yard minimum setback is 15 feet; side and rear yard minimum setback is 5 feet where adjacent to single family residence; detached signs are prohibited; attached premises signs are limited to no more than 4 square feet in area and 10) Prohibit LED lighting.

Maker: Anglin
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

Motion XI: It was moved to recommend **approval** of the Medical District Overlay Part (e)(2) **Activating** uses: Reword the first sentence as follows: "Along Beckley and Colorado, the only uses permitted on the street level, **in combination with a parking structure**, are the following **activating** uses:" and strike second sentence.

Maker: Anglin
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

*out of the room, shown voting in favor

Motion XII: It was moved to recommend **approval** of Part (e)(1), after “Pedestrian sky bridge (SUP, See section 51A-4.217(b)(12))”...add: **“No traffic impact analysis is required.”**.

Maker: Anglin
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

Motion XIII: It was moved to recommend **approval** of Part (f)(1) front Yard. Add the following provisions: **“There is no maximum front yard requirement on service streets. A pedestrian sky bridge may be located above a front yard.”**.

Maker: Anglin
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

Motion XIV: It was moved to recommend **approval** of adding a new subsection below subsection (i): **“(j) A façade containing spandrel glass is not to be considered a blank wall.”**.

Maker: Anglin
Second: Shellene
Result: Failed: 7 to 8

For: 7 - Anglin, Rodgers, Culbreath, Anantasomboon, Lavallaisaa, Shellene, Abtahi

Against: 8 - Emmons, Shidid, Bagley, Tarpley, Schultz,
Peadon, Murphy, Ridley
Absent: 0
Vacancy: 0

Motion XV: It was moved to recommend **approval** of General Provisions, Sec. 51P-468.110. Transitional Uses, with the following provisions inserted as the third and fourth sentence in subpart (b): “Transitional uses are intended to allow underutilized or vacant properties to have value between the date this article becomes effective and the time that full implementation of these zoning changes become practical and feasible with strict compliance. Accordingly, the allowed “Transitional Uses” (as provided in Sec. 51A-13.306(e)) may be newly permitted, after the effective date of this article, on such properties for a stated period of time even though they would not be strictly in compliance with zoning standards and provisions generally in effect for that property at the time of the permitting.”.

Maker: Anglin
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

Motion XVI: It was moved to recommend **approval** of Part **(b) Tower Separation**, staff recommendation of **100-foot separation** between towers in all applicable subdistricts, but specify that the separation is required only for those portions of a tower higher than **75** feet above grade.

Maker: Anglin
Second: Shellene
Result: Failed: 7 to 8

For: 7 - Anglin, Rodgers, Culbreath, Lavallaisaa,
Tarpley, Shellene, Abtahi

Against: 8 - Emmons, Shidid, Anantasomboon, Bagley,
Schultz, Peadon, Murphy, Ridley
Absent: 0
Vacancy: 0

Motion XVII: It was moved to recommend **approval** of staff recommendation of 100-foot separation between towers.

Maker: Ridley
Second: Shidid
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

Motion XVIII: It was moved to recommend **approval** of Parts (c)(2): Strike subparts(A) and (B) and replace them with the following (applicable to all subdistricts adjacent to the Trinity): (A) The longest dimension of a floor plate for a tower greater than 75 feet in height must be oriented to be perpendicular to the nearest Trinity River axis, with a permitted variation of up to 10 degrees from that axis. (B) Variations in the building shape and architectural façade are permitted but the primary mass of the building tower must be as compact as possible to maintain the perpendicular tower orientation as described above.

Maker: Anglin
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

*out of the room, shown voting in favor

Motion XIX: It was moved to recommend **approval** of the Cienda Partners' SUBDISTRICT "J" ZONING TERMS, except: (1) For "Alternate Energy Plant" use term "Accessory Energy Generation", (2) Make tower separation and orientation standards that are applicable for other subdistricts in this article also applicable to Subdistrict "J".

Maker: Anglin
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

Map Motion I: It was moved to recommend **approval** of East Kessler Overlay northern boundary stop at the property line of Lone Star Donuts.

Maker: Anglin
Second: Rodgers
Result: Carried: 12 to 3

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

Against: 3 - Emmons, Bagley, Ridley
Absent: 0
Vacancy: 0

Map Motion II: It was moved to recommend **approval** of WMU-8 everything east of Beckley, above the East Kessler Overlay.

Maker: Anglin
Second: Rodgers
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

*out of the room, shown voting in favor

Map Motion III: It was moved to recommend **approval** of WMU-8 north of Greenbriar (Subdistrict G) and WMU-20 along the Trinity levee (Subdistrict I) on the revised Gateway zoning map, dated November 2014.

Maker: Anglin
Second: Rodgers
Result: Carried: 11 to 4

For: 11 - Anglin, Rodgers, Culbreath, Shidid, Bagley, Lavallaisaa, Tarpley, Shellene, Murphy, Ridley, Abtahi

Against: 4 - Emmons, Anantasomboon, Schultz, Peadon
Absent: 0
Vacancy: 0

Map Motion IV: It was moved to recommend **approval** of WMU-3 for the small corner lot (Grey lot), across from the hospital, south of Colorado.

Maker: Anglin
Second: Rodgers
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

Map Motion V: It was moved to recommend **approval** of RTN in the area.

Maker: Anglin
Second: Rodgers
Result: Carried: 11 to 4

For: 11 - Anglin, Rodgers, Culbreath, Shidid, Bagley, Lavallaisaa, Tarpley, Shellene, Schultz, Murphy, Abtahi

Against: 4 - Emmons, Anantasomboon, Peadon, Ridley
Absent: 0
Vacancy: 0

Map Motion VI: It was moved to recommend **approval** of the revised Oak Cliff Gateway Zoning map.

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

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

Against: 1 - Emmons
Absent: 0
Vacancy: 0

Motion XX: It was moved to recommend **approval** of the revised draft Oak Cliff Gateway ordinance with the following modifications 1) In “EXHIBITS” subsection, insert an additional exhibit proposed by **Cienda Partners: Exhibit 468: (i) WMU-20 Subdistrict map; (ii) High-rise floor plate proportion and diagram; (iii) Mixed use development parking chart; (iv) Master parking plan and floor area supplement; (v) Site plan development table.**”, 2) Delete (e) “**DARYING**” as allowed use and 3) Subsection (3) Remote parking: Accepting Steering Committee boxed item recommendation with the following modifications: 1) In (A) change 1000 feet to 500 feet, 2) In (B) the introductory phrase is reworded as follows: “**(B) The building official shall extend the walking distance for remote parking to as much as 1,000 feet for up to 50% of the parking spaces required for the main use, unless the extension would...**”, 3) incorporate rest of Sec.51A-13-404(g) but make paragraph (g)(3) conform to 1000-foot distance and 4) Add item (C) “**For a main use located within the Gateway area, no remote parking may be located outside the Gateway area.**”.

Maker: Anglin
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: 1187
Replies: For: 90 Against: 69

Speakers: For (Did not speak): Adam Gates, 606 N. Marsalis Ave., Dallas, TX, 75208
Against (Did not speak): Pam Conley, 901 N. Madison Ave., Dallas, TX, 75208
Randall Richins, 825 Elsbeth St., Dallas, TX, 75208
Anne Campbell, 710 Haines Ave., Dallas, TX, 75208
Carolyn Armour, 919 Haines Ave., Dallas, TX, 75208
John Barr, 203 E. Colorado Blvd., Dallas, TX, 75203

10. **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 December 18, 2014.

Maker: Bagley
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

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

Speakers: None

Zoning Cases – Individual:

11. **Z134-253(CE)**

Planner: Charles Enchill

Motion: It was moved to recommend **denial without prejudice** of a Planned Development District for R-7.5(A) Single Family District uses on property zoned an R-16(A) Single Family District on the east side of Marsh Lane, north of Walnut Hill Lane.

Maker: Bagley
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

Notices: Area: 500 Mailed: 67
Replies: For: 3 Against: 21

Speakers: None

12. **Z134-267(CE)**

Planner: Charles Enchill

Motion: In considering an application for the creation of a new subdistrict within Planned Development District No. 708, the Dallas Arts District Extension Area, north corner of Routh Street and Ross Avenue, it was moved to **hold** this case under advisement until December 4, 2014.

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

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

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

Notices: Area: 500 Mailed: 265
Replies: For: 1 Against: 1

Speakers: For: Peter Kavanagh, 1620 Handley Dr., Dallas, TX, 75208
Against: Lynn Derman, 1717 Arts Plaza Dr., Dallas, TX, 75201

13. **Z134-336(OTH)**

Planner: Olga Torres Holyoak

Motion: It was moved to recommend **approval** of an expansion of Subdistrict 2, subject to conditions onto property zoned Subdistrict 6 within Planned Development District No. 317, the Cedars Area Special Purpose District at the north corner of South Harwood Street and Beaumont Street.

Maker: Bagley
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

Notices: Area: 500 Mailed: 38
Replies: For: 2 Against: 1

Speakers: None

14. Z134-355(AF)

Planner: Aldo Fritz

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 restaurant without drive-in or drive-through service for a two-year period with eligibility for automatic renewals for additional five-year periods, subject to a site plan and conditions on property zoned a CR Community Retail District with a D Liquor Control Overlay on the west side of Marsh Lane, north of Walnut Hill Lane.

Maker: Bagley
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

Notices: Area: 300 Mailed: 37
Replies: For: 1 Against: 2

Speakers: None

15. Z134-280(AF)

Planner: Aldo Fritz

Motion: In considering an application for a Planned Development Subdistrict for LC Light Commercial Subdistrict uses on property zoned LC Light Commercial Subdistrict within Planned Development District No. 193, the Oak Lawn Special Purpose District, on the northwest side of McKinney Avenue, northeast of Bowen Street, it was moved to **hold** this case under advisement until December 18, 2014.

Maker: Bagley
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

Notices: Area: 500 Mailed: 383
Replies: For: 1 Against: 1

Speakers: For (Did not speak): Jan Cunningham, 3219 McKinney Ave., Dallas, TX, 75204
Against: None

Other Matters

Minutes

Motion: It was moved to **approve** the minutes of the November 6, 2014, City Plan Commission meeting, subject to corrections.

Maker: Shellene
Second: Peadon
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

Adjournment

Motion: It was moved to **adjourn** the November 20, 2014, City Plan Commission meeting at 6:59 p.m.

Maker: Ridley
Second: Bagley
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

Gloria Tarpley, Chair