

## PLAN COMMISSION MINUTES

The City Plan Commission held a regular Zoning Hearing on December 4, 2014, with the briefing starting at 11:05 a.m., in Room 5ES and the public hearing at 1:34 p.m., in the City Council Chambers of City Hall. Presiding were Gloria Tarpley, Chair and, Margot Murphy, Acting 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 and Paul E. Ridley. The following Commissioner was absent from this hearing as defined in the City Plan Commission rules: Robert Abtahi. 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) **S145-020**

**Motion:** It was moved to **approve** an application to replat a 2.602-acre tract of land containing all of Lots 1 through 3, 8 and 9 in City Block E/927 ½ and portion of Lots, 4, 6, 7 and 10 in City Block E/927 ½ and Portion of Lots 1 through 5 in City Block D/395 and tract of land in City Block 927 and part of the abandoned portions of Alamo Street and Caroline Street and to dedicate Houston Street, Payne Street and North Akard Street right-of-way into one 1.537-acre lot on property located at 1611 Payne Street, subject to compliance with the conditions listed in the docket.

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

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

Against: 0  
Absent: 1 - Abtahi  
Vacancy: 0

**Speakers:** None

(2) **S145-021**

**Motion:** It was moved to **approve** an application to create a 307 lot single family development and 12 common areas from an 84.581-acre tract of land on property located in City of Dallas ETJ in Kaufman County, Texas, north of F.M. 548 south of Ranch Road, subject to compliance with the conditions listed in the docket.

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

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

Against: 0  
Absent: 1 - Abtahi  
Vacancy: 0

**Speakers:** None

(3) **S145-024**

**Motion:** It was moved to **approve** an application to create one 2.087-acre lot from a tract of land in City Block 1082 on property located on Cadiz Street and Austin Street East corner and to create one 2.215-acre tract of land in City Block 1082 into one lot on property located at 1000 Austin Street, subject to compliance with the conditions listed in the docket.

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

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

Against: 0  
Absent: 1 - Abtahi  
Vacancy: 0

**Speakers:** None

**(4) S145-027**

**Motion:** It was moved to **approve** an application to create a 3.644-acre lot from a tract of land containing all of City Block 7281 and 7743 into one lot on property located 11440 and 11446 North Central Expressway (U.S. Highway 75) north of Royal lane, subject to compliance with the conditions listed in the docket.

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

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

Against: 0  
Absent: 1 - Abtahi  
Vacancy: 0

**Speakers:** None

**(5) S145-028**

**Motion:** It was moved to **approve** an application to create a 0.886-acre lot from a tract of land in City Block 3108 on property located at 824 Fouraker Street, subject to compliance with the conditions listed in the docket.

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

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

Against: 0  
Absent: 1 - Abtahi  
Vacancy: 0

**Speakers:** None

(6) **S145-029**

**Motion:** It was moved to **approve** an application to create a 77 lot single family development from a 13.015-acre tract of land on property located in City of Dallas ETJ in Kaufman County, Texas south of City of Heath, subject to compliance with the conditions listed in the docket.

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

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

Against: 0  
Absent: 1 - Abtahi  
Vacancy: 0

**Speakers:** None

(7) **S145-030**

**Motion:** It was moved to **approve** an application to replat a 0.463-acre tract land containing all of Lots 20, 21 and 22 in City Block 1/691 to create a 14 lot Shared Access Development with lots ranging in size from 1020 square feet to 1909 square feet on property located at 1913 through 1921 North Fitzhugh Avenue, subject to compliance with the conditions listed in the docket.

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

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

Against: 0  
Absent: 1 - Abtahi  
Vacancy: 0

**Speakers:** None

Residential Replats:

(8) **S145-022**

**Motion:** It was moved to **approve** an application to replat a 0.211-acre tract of land containing part of Lot 5 and portion of Dirk Street (Grandview Avenue) abandoned in City Block C/2915 into one lot on property located at 5435 McCommas 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,  
Anantasomboon, Bagley, Lavallaisaa, Tarpley,  
Shellene, Schultz, Peadon, Murphy, Ridley

Against: 0  
Absent: 1 - Abtahi  
Vacancy: 0

**Notices:** Area: 200 Mailed: 34  
**Replies:** For: 1 Against: 0

**Speakers:** For: Clint Groomer, 12025 Shiloh Rd., Dallas, TX, 75128  
Robert Kerr, 5435 McCommas Blvd., Dallas, TX, 75206  
Against: Ted Thompson, 5250 Ridgedale Ave., Dallas, TX, 75206

(9) **S145-026**

**Motion:** It was moved to **approve** an application to replat a 0.516-acre tract of land containing the southern ½ portion of Lot 67 in City Block 6348 into two 0.258-acre lots on property located at 8911 Wadlington Avenue, subject to compliance with the conditions listed in the docket.

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

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

Against: 0  
Absent: 1 - Abtahi  
Vacancy: 0

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

**Speakers:** None

Street Name Change:

(10) **NC134-006**

**Motion:** It was moved to **approve** an application to change the name of Hatcher Street, between South Lamar Street and 100 feet north of Pacific Avenue, to "Elsie Faye Heggins Street".

Maker: Rodgers  
Second: Bagley  
Result: Carried: 13 to 1

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

Against: 1 - Ridley  
Absent: 1 - Abtahi  
Vacancy: 0

**Notices:** Area: 1' Mailed: 227  
**Replies:** For: 6 Against: 18

**Speakers:** For: Lee Simpson, 7199 Greentree Ln., Dallas, TX, 75214  
Norma Minnis, 9729 Van Dyke Rd., Dallas, TX 75218  
Diane Ragsdale, 9611 Dunbar St., Dallas, TX,  
Joan Smotzer, 3310 Fairmount St., Dallas, TX, 75211  
Robert Stubblefield, 553 Woodmont Dr., Dallas, TX, 75217  
John Fullinwider, 1851 Fuller Dr., Dallas, TX, 75228

Against (Did not speak): Herman Sims, 3111 Hatcher St., Dallas, TX, 75215

Miscellaneous Items:

**M134-057**

Planner: Richard Brown

**Motion:** It was moved to **approve** a minor amendment to the Subdistrict 1 development plan for Planned Development District No. 732 for certain Mixed Uses on property along the north line of Fort Worth Avenue, west of Sylvan Avenue.

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

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

Against: 0  
Absent: 1 - Abtahi  
Vacancy: 0

**Speakers:** None

**M134-060**

Planner: Richard Brown

**Motion:** It was moved to **approve** a minor amendment to the Subdistrict 2 development plan for Planned Development District No. 732 for certain Mixed Uses on property along the north line of Fort Worth Avenue, west of Sylvan Avenue.

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

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

Against: 0  
Absent: 1 - Abtahi  
Vacancy: 0

**Speakers:** None

**M134-061**

Planner: Richard Brown

**Motion:** It was moved to **approve** a minor amendment to the landscape plan, Phase I, for Planned Development District No. 517 for a Country club with private membership and R-10(A) Single Family District Uses on property south of Gaston Avenue and east of Abrams Road.

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

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

Against: 0  
Absent: 1 - Abtahi  
Vacancy: 0

**Speakers:** None

**W145-001**

Planner: Charles Enchill

**Motion:** It was moved to **approve** a waiver of the two-year waiting period in order to submit an application to amend the conceptual plan for Planned Development District No. 456 to facilitate the construction of a chapel to a more appropriate location within the property north of Stults Road and west of Shepherd Road.

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

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

Against: 0  
Absent: 1 - Abtahi  
Vacancy: 0

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

**W145-002**

Planner: Neva Dean

**Motion:** It was moved to **approve** a waiver of the two-year waiting period in order to submit an application for a new subdistrict to allow a medical office use within Planned Development District No. 830, the Davis Special Purpose District; on the east side of North Bishop Avenue, north of Neches Street.

Maker: Anglin  
Second: Shellene  
Result: Carried: 12 to 2

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



Against: 2 - Emmons, Ridley  
Absent: 1 - Abtahi  
Vacancy: 0

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

Certificates of Appropriateness for Signs:

**1404161030**

Planner: Carrie Gordon

**Motion:** It was moved to **approve** a Certificate of Appropriateness for a Certificate of Appropriateness, by Bobby Nichols of Chandler Signs, for 50 square foot of effective area for a detached premise sign at 2100 Ross Avenue (Ross Avenue, Southwest corner).

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

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

Against: 0  
Absent: 1 - Abtahi  
Vacancy: 0

**Speakers:** None

**1404161037**

Planner: Carrie Gordon

**Motion:** It was moved to **approve** a Certificate of Appropriateness for a Certificate of Appropriateness, by Bobby Nichols of Chandler Signs, for 50 square foot of effective area for a detached premise sign at 2100 Ross Avenue (San Jacinto Street, Northeast corner).

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

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

Against: 0  
Absent: 1 - Abtahi  
Vacancy: 0

**Speakers:** None

Zoning Cases – Consent:

**1. Z134-323(RB)**

Planner: Richard Brown

**Motion:** In considering an application for an amendment to Planned Development District No. 183 for certain MU-3 Mixed Use District Uses on property on the east line of North Central Expressway, south of North Haskell Avenue, it was moved to **hold** this case under advisement until January 8, 2015.

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

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

Against: 0  
Absent: 1 - Abtahi  
Vacancy: 0

**Notices:** Area: 500 Mailed: 22  
**Replies:** For: 0 Against: 1

**Speakers:** For (Did not speak): Suzan Kedron, 901 Main St., Dallas, TX 75202  
Against: None

**2. Z134-350(RB)**

Planner: Richard Brown

**Motion:** It was moved to recommend **approval** of a Specific Use Permit for the sale of alcoholic beverages in conjunction with a general merchandise or food store greater than 3,500 square feet for a two-year period, subject to a site plan and conditions, and, and **approval** of the termination of Specific Use Permit No. 1996 for the sale of alcoholic beverages in conjunction with a general merchandise or food store 3,500 square feet or less on property within the Subarea 1 portion of Planned Development District No. 366, the Buckner Boulevard Special Purpose District, with a D-1 Liquor Control Overlay, on the southeast corner of South Buckner Boulevard and Jennie Lee Lane.

Maker: Shdid  
Second: Anantasomboon  
Result: Carried: 13 to 1

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

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

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

**Speakers:** For: Tailim Song, 13140 Coit Rd., Dallas, TX, 75240  
Against: None

Zoning Cases – Under Advisement:

3. Z134-242(OTH)

Planner: Olga Torres Holyoak

**Motion:** It was moved to recommend **approval** of a CR Community Retail District, **approval** of a D-1 Liquor Control Overlay, and **approval** a Specific Use Permit for the sale of alcoholic beverages in conjunction with a general merchandise or food store greater than 3,500 square feet for a two-year period, subject to a site plan and conditions, and **approval** of the 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.

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

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

Against: 0  
Absent: 1 - Abtahi  
Vacancy: 0

\*out of the room, shown voting in favor

**Notices:** Area: 400 Mailed: 92  
**Replies:** For: 1 Against: 10

**Speakers:** For: Tailim Song, 13140 Coit Rd., Dallas, TX, 75240  
Against: None

4. 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 18, 2014.

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

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

Against: 0  
Absent: 1 - Abtahi  
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: None

5. 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 January 22, 2015.

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

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

Against: 0  
Absent: 1 - Abtahi  
Vacancy: 0

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

**Speakers:** None

**Note: Commissioner Culbreath moved to change the order of the agenda and hear The Bottom Urban Structure and Guidelines the area plan item next. Commissioner Shellene seconded the motion. The Commission unanimously voted to hear The Bottom Urban Structure and Guidelines the area plan item, next.**

Development Code Amendment - Under Advisement:

**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 January 8, 2015.

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

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

Against: 0  
Absent: 1 - Abtahi  
Vacancy: 0

**Speakers:** None

**DCA 078-016(DL)**

Planner: Diana Lowrance

**Motion:** It was moved to recommend **approval** of the 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: Murphy  
Result: Carried: 14 to 0

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

Against: 0  
Absent: 1 - Abtahi  
Vacancy: 0

**Speakers:** None

**DCA 134-007(MW)**

Planner: Megan Wimer

**Motion:** It was moved to recommend **approval** of amendments to Section 51A-1.106 of the Dallas Development Code to amend regulations pertaining to the posting of notification signs.

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

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

Against: 0  
Absent: 1 - Abtahi  
Vacancy: 0

\*out of the room, shown voting in favor

**Speakers:** None

Development Code Amendment

**DCA 145-003(ND)**

Planner: Neva Dean

**Motion:** It was moved to recommend **approval** of amendments to Section 51A, Dallas Development Code, Section 51A-7.404, Attached Signs.

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

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

Against: 0  
Absent: 1 - Abtahi  
Vacancy: 0

\*out of the room, shown voting in favor

**Speakers:** None

**Note: The Commission heard the Authorization of a Hearing item, next.**

Area Plan:

**The Bottom Urban Structure and Guidelines**

Planner: Arturo Del Castillo

**Motion:** In considering adoption of The Bottom Urban Structure and Guidelines on property bound by Interstate 35 to the west, the Trinity River to the north, Corinth Street to the east and 8<sup>th</sup> Street to the south, it was moved to **hold** this case under advisement until January 22, 2015.

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

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

Against: 0  
Absent: 1 - Abtahi  
Vacancy: 0

**Speakers:** For: Vincent T. Parker, 1101 Revered C.B.T. Smith St., Dallas, TX, 75203  
Libbie Terrell Lee, 1128 Revered C.B.T. Smith St., Dallas, TX, 75203  
James Forten Berry, 8104 Valley Glen Dr., Dallas, TX, 75228  
Lurther L. Marshall, 4217 Summit Ridge Dr., Dallas, TX, 75216  
FOR (Did not speak): Gloria J, Johnson, 817 Tarryall Dr., Dallas, TX, 75202  
Obie Bussey, 2601 Rochdale St., Garland TX, 75040  
Linda Barbara, 2010 Elm Shadows Dr., Dallas, TX, 75232  
Dorothy J. Reeves, 2403 Volga Ave., Dallas, TX, 75216  
Joyce Clerk, 1600 N. Bluegrove Rd., Lancaster, TX, 75134  
Mary Ross, 826 Flamingo Way, Duncanville, TX, 75116  
Stephen D. James, 721 Havencrest Dr., DeSoto, TX, 75115  
Peggy Gray, 1431 Misty Glen, Dallas, TX, 75232  
Tammi Smith, 1505 Bucknell Dr., Glenn Heights, TX, 75154  
Dorothy Willis, 1011 Oak Meadow Ln., DeSoto, TX, 75115  
Thomas Taylor, 7550 Cliff Creek Crossing, Dallas, TX, 75237  
Peter Kavanagh, 1620 Handley Dr., Dallas, TX, 75208

Nella Edwards, 503 Sparks St., Dallas, TX, 75203  
Erma J. King, 1021 Fordham Rd., Dallas, TX, 75216  
JoAnn Marshall, 4217 Summit Ridge Dr., Dallas, TX, 75216  
Raymond Lee, 1317 Carriage Creek Dr., DeSoto, TX, 75115  
Janice S. Parker, 336 Glen Oaks Blvd., Dallas, TX, 75232  
Marjorie Louise Paris, 2012 Village Way, Dallas, TX, 75216  
Paula I. Young, 4024 O. B. Crowe Dr., Dallas, TX, 75227  
Tommy Bowie, 1305 Gonzales Dr., Mesquite, TX, 75150  
Hazel J. Thomas, 1316 Cedar Haven Ave., Dallas, TX, 75216  
Against: Michael Davis, 2807 Allen St., Dallas, TX, 75204  
Walter Damon, 3001 Knox St., Dallas, TX, 75204

**Note: Commissioner Anglin moved to change the order of the agenda and hear the Landmark Commission Appeal CA134-510(MD) item next. Commissioner Shellene seconded the motion. The Commission unanimously voted to hear the Landmark Commission Appeal CA134-510(MD) item, next.**

Authorization of Hearing:

Planner: Donna Moorman

**Motion:** It was moved to **authorize** a public hearing to decide whether to authorize a public hearing to determine proper zoning on property zoned a CR Community Retail District and an R-5(A) Single Family District on approximately 7.1 acres generally located on the north side of Simpson Stuart Road between the alley west of Kemrock Drive and the alley east of Tracy Road with consideration given to a CS Commercial Service District.

Maker: Lavallaisaa  
Second: Rodgers  
Result: Carried: 13 to 1

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

Against: 1 - Emmons  
Absent: 1 - Abtahi  
Vacancy: 0

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



Landmark Commission Appeal

**CA134-510(MD)**

Planner: Mark Doty

**Motion I:** It was moved to **remand** the decision of the Landmark Commission decision to deny Certificate of Appropriateness CA134-510(MD) at 215 S. Clinton Avenue within the Winnetka Heights Historic District back to the Landmark Commission.

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

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

Against: 0  
Absent: 1 - Abtahi  
Vacancy: 0

**Speakers:** Appellant: Jane Rogers, 215 s. Clinton Ave., Dallas, TX, 75208  
City Attorney: Casey Burgess, City of Dallas, Assistant City Attorney  
Staff: Mark Doty, City of Dallas, Historic Preservation Planner

**Note: The Commission returned to the regular order of the agenda and heard the Development Code Amendment - Under Advisement items, next.**

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Other Matters

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

Chair Tarpley announced Mr. Noel J. Aveton appointment to the Urban Design Committee (UDC)

Minutes

**Motion:** It was moved to **approve** the minutes of the November 20, 2014, City Plan Commission meeting, subject to corrections.

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

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

Against: 0  
Absent: 2 - Murphy, Abtahi  
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: Shellene  
Result: Carried: 13 to 0

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

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

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Gloria Tarpley, Chair