

PLAN COMMISSION MINUTES

The City Plan Commission held a regular Zoning Hearing on December 5, 2013, with the briefing starting at 11:04 a.m. in Room 5ES and the public hearing at 1:35 p.m. in the City Council Chambers of City Hall. Presiding were Joe Alcantar, Chair and, Gloria Tarpley, Vice Chair. The following Commissioners were present during the hearing: Gabe Soto, Emma Rodgers, Betty Culbreath, Tony Shidid, Tony Hinojosa, Myrtl Lavallaisaa, John Shellene, Bruce Bernbaum, 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: Mike Anglin and Ann Bagley. 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) **S134-025**

Motion: It was moved to **approve** an application to create one 5.366-acre lot from a tract of land in City Block 7781 on property located at the north terminus of Angus Drive, subject to compliance with the conditions listed in the docket.

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

For: 13 - Soto, Rodgers, Culbreath, Shidid, Hinojosa, Lavallaisaa, Tarpley, Shellene*, Bernbaum, Peadon, Murphy, Ridley, Alcantar

Against: 0
Absent: 2 - Anglin, Bagley
Vacancy: 0

*out of the room, shown voting in favor

Speakers: None

(2) **S134-027**

Motion: It was moved to **approve** an application to create a 9.2758-acre lot from a tract of land in City Block 7730 on property located at 12379 Merit Drive and Churchill Way, southwest corner, subject to compliance with the conditions listed in the docket.

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

For: 13 - Soto, Rodgers, Culbreath, Shidid, Hinojosa, Lavallaisaa, Tarpley, Shellene*, Bernbaum, Peadon, Murphy, Ridley, Alcantar

Against: 0
Absent: 2 - Anglin, Bagley
Vacancy: 0

*out of the room, shown voting in favor

Speakers: None

(3) **S134-028**

Motion: It was moved to **approve** an application to replat a 0.576-acre tract of land into one lot containing part of Lot 11, and all of Lots 12 through 14 in City Block 24/812 located at 3201 Elihu Street, east of Trunk Street, subject to compliance with the conditions listed in the docket.

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

For: 13 - Soto, Rodgers, Culbreath, Shidid, Hinojosa, Lavallaisaa, Tarpley, Shellene*, Bernbaum, Peadon, Murphy, Ridley, Alcantar

Against: 0
Absent: 2 - Anglin, Bagley
Vacancy: 0

*out of the room, shown voting in favor

Speakers: None

(4) **S134-032**

This case was withdrawn by the applicant.

(5) **S134-034**

Motion: It was moved to **approve** an application to create a 15-lot Shared Access Development from a 3.843-acre tract of land in City Block 3386 at the northwest corner of Cedar Hill Avenue and Neches Street, if extended, subject to compliance with the conditions listed in the docket.

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

For: 13 - Soto, Rodgers, Culbreath, Shidid, Hinojosa, Lavallaisaa, Tarpley, Shellene*, Bernbaum, Peadon, Murphy, Ridley, Alcantar

Against: 0
Absent: 2 - Anglin, Bagley
Vacancy: 0

*out of the room, shown voting in favor

Speakers: None

(6) **S134-035**

Motion: It was moved to **approve** an application to replat a 0.975-acre tract of land containing all of Lots 21-25 in City Block B/1989 to create a 24-lot Shared Access Development with lots ranging in size from 1,494 square feet to 1,682 square feet located on Garrett Avenue between Fuqua Street and Capitol Avenue, subject to compliance with the conditions listed in the docket.

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

For: 13 - Soto, Rodgers, Culbreath, Shidid, Hinojosa, Lavallaisaa, Tarpley, Shellene*, Bernbaum, Peadon, Murphy, Ridley, Alcantar

Against: 0
Absent: 2 - Anglin, Bagley
Vacancy: 0

*out of the room, shown voting in favor

Speakers: None

(7) S134-036

Motion: It was moved to **approve** an application to create one 25.596-acre lot from City Block 8837 on property located on the west corner of Lasater Road and Lawson Road, subject to compliance with the conditions listed in the docket with Condition #16 to read as follows: "The applicant shall execute a paving and drainage covenant agreement in a form suitable to the City of Dallas Chief City Engineer for the construction of one-half of Lawson Road.

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

For: 13 - Soto, Rodgers, Culbreath, Shidid, Hinojosa, Lavallaisaa, Tarpley, Shellene*, Bernbaum, Peadon, Murphy, Ridley, Alcantar

Against: 0
Absent: 2 - Anglin, Bagley
Vacancy: 0

*out of the room, shown voting in favor

Speakers: None

(8) S134-037

Motion: It was moved to **approve** an application to create three lots ranging in size from 0.669 acres to 9.603 acres from a 11.012-acre tract of land in City Block 2745 located on Gaston Avenue, northwest of East Grand Avenue, subject to compliance with the conditions listed in the docket.

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

For: 13 - Soto, Rodgers, Culbreath, Shidid, Hinojosa,
Lavallaisaa, Tarpley, Shellene*, Bernbaum,
Peadon, Murphy, Ridley, Alcantar

Against: 0
Absent: 2 - Anglin, Bagley
Vacancy: 0

*out of the room, shown voting in favor

Speakers: None

Residential Replats:

(9) **S134-026**

Motion: It was moved to **approve** an application to create a 3.982-acre lot from a tract of land in City Block 5973 on property located on the east side of Zang Boulevard south of Louisiana Avenue, subject to compliance with the conditions listed in the docket.

Maker: Tarpley
Second: Soto
Result: Carried: 13 to 0

For: 13 - Soto, Rodgers, Culbreath, Shidid, Hinojosa,
Lavallaisaa, Tarpley, Shellene, Bernbaum,
Peadon, Murphy, Ridley, Alcantar

Against: 0
Absent: 2 - Anglin, Bagley
Vacancy: 0

Speakers: None

(10) **S134-030**

Motion: It was moved to **approve** an application to replat Lots 1 and 2, and a 1.249-acre tract to create one 14,883-square-foot lot and one 23,460-square-foot lot, and to create one 68,835-square-foot lot from a 2.507-acre tract, all in City Block 8558 located at 3627, 3635, and 3641 Middlefield Road, subject to compliance with the conditions listed in the docket.

Maker: Lavallaisaa
Second: Shellene
Result: Carried: 13 to 0

For: 13 - Soto, Rodgers, Culbreath, Shidid, Hinojosa, Lavallaisaa, Tarpley, Shellene, Bernbaum, Peadon, Murphy, Ridley, Alcantar

Against: 0
Absent: 2 - Anglin, Bagley
Vacancy: 0

Speakers: For (Did not speak): Betty Mitchell, Address not given
Against: None

(11) **S134-031**

Motion: It was moved to **deny** an application to replat a 0.17-acre tract of land containing all of Lot 30 in City Block 30/1949 into one 3,653-square-foot lot and one 3,956-square-foot lot on property located at the northeast corner of Melrose Avenue at Glencoe Street, due to non-compliance with Section 51A-8.503 of the Dallas Development Code.

Maker: Ridley
Second: Hinojosa
Result: Carried: 11 to 1

For: 11 - Rodgers, Shidid, Hinojosa, Lavallaisaa, Tarpley, Shellene, Bernbaum, Peadon, Murphy, Ridley, Alcantar

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

Speakers: For: Kevin Parma, 1712 S. Akard St., Dallas, TX, 75216
Against: Alan Schonborn, 5410 Richmond Ave., Dallas, TX, 75206
Mark Rieves, 5530 Goodwin Ave., Dallas, TX, 75206
Patricia Carr, 5843 Vanderbilt Ave., Dallas, TX, 75206

(12) **S134-033**

Motion: It was moved to **approve** an application to replat a 0.694-acre tract of land containing Lots 1A through 1L, Lots 35 through 39; and to add a 0.17-acre tract of land in City Block 2/594, on property located at the southwest corner of Flora Street and Watkins Avenue, subject to compliance with the conditions listed in the docket.

Maker: Soto
Second: Shellene
Result: Carried: 13 to 0

For: 13 - Soto, Rodgers, Culbreath, Shidid, Hinojosa,
Lavallaisaa, Tarpley, Shellene, Bernbaum,
Peadon, Murphy, Ridley, Alcantar

Against: 0
Absent: 2 - Anglin, Bagley
Vacancy: 0

Speakers: None

Note: Commissioner Tarpley moved to change the order of the agenda and hear SPSD134-001(CG) after Certificate of Appropriateness for Sign item #1310091002. Commissioner Shellene seconded the motion. The Commission unanimously voted to hear SPSD134-001(CG) after Certificate of Appropriateness for Sign item #1310091002CA.

Certificates of Appropriateness for Signs:

1310091002

Planner: Carrie Gordon

Motion: It was moved to **approve** a Certificate of Appropriateness for Sue Butler for a 172.2 square foot middle level attached premise sign at 2100 Ross Avenue (North elevation).

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

For: 13 - Soto, Rodgers, Culbreath, Shidid, Hinojosa,
Lavallaisaa, Tarpley, Shellene, Bernbaum,
Peadon, Murphy, Ridley, Alcantar

Against: 0
Absent: 2 - Anglin, Bagley
Vacancy: 0

Speakers: For (Did not speak): Sue Butler, Address not given
Rick Sutton, 7923 McKinney Ave., Denton, TX, 76208
Against: None

Miscellaneous Items:

M134-002

Planner: Richard Brown

Motion: It was moved to **approve** a minor amendment to the development plan for Planned Development District No. 696 for a Public school other than an open-enrollment charter school and R-16(A) Single Family District Uses, on property bounded by Welch Road, Ridgeside Drive, Crestline Avenue, and Rickover Drive.

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

For: 13 - Soto, Rodgers, Culbreath, Shidid, Hinojosa, Lavallaisaa, Tarpley, Shellene, Bernbaum, Peadon, Murphy, Ridley, Alcantar

Against: 0
Absent: 2 - Anglin, Bagley
Vacancy: 0

Speakers: None

M123-054

Planner: Richard Brown

Motion: It was moved to **approve** a minor amendment to the development plan for Planned Development District No. 875 for MF-2(A) Multifamily District Uses, fronting on the north line of Northwest Highway and the east line of the Dallas Area Rapid Transit right-of-way.

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

For: 13 - Soto, Rodgers, Culbreath, Shidid, Hinojosa, Lavallaisaa, Tarpley, Shellene, Bernbaum, Peadon, Murphy, Ridley, Alcantar

Against: 0
Absent: 2 - Anglin, Bagley
Vacancy: 0

Speakers: None

M123-060

Planner: Richard Brown

Motion: It was moved to **approve** a minor amendment to the site plan for Specific Use Permit No. 499 for a Charitable, Religious and Philanthropic nature on the southwest corner of West Pembroke Avenue and Madison Street.

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

For: 13 - Soto, Rodgers, Culbreath, Shidid, Hinojosa,
Lavallaisaa, Tarpley, Shellene, Bernbaum,
Peadon, Murphy, Ridley, Alcantar

Against: 0
Absent: 2 - Anglin, Bagley
Vacancy: 0

Speakers: None

W134-002

Planner: Lashondra Holmes

Motion: It was moved to **approve** a waiver of the two-year waiting period in order to amend Subdistrict No. 98 of Planned Development District No. 193, Oak Lawn Special Purpose District on the south corner of Carlisle Street and Routh Street.

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

For: 13 - Soto, Rodgers, Culbreath, Shidid, Hinojosa,
Lavallaisaa, Tarpley, Shellene, Bernbaum,
Peadon, Murphy, Ridley, Alcantar

Against: 0
Absent: 2 - Anglin, Bagley
Vacancy: 0

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

Zoning Cases – Consent:

1. **Z123-289(RB)**

Planner: Richard Brown

Motion: It was moved to recommend **approval** of an amendment to Specific Use Permit No. 1939 for an Open-enrollment charter school for a three-year period with eligibility for automatic renewal for additional five-year periods, subject to a revised site plan, revised traffic circulation management plan, and revised conditions on property zoned an R-7.5(A) Single Family District, on the southeast corner of Military Parkway and Delafield Lane.

Maker: Culbreath
Second: Soto
Result: Carried: 13 to 0

For: 13 - Soto, Rodgers, Culbreath, Shidid, Hinojosa, Lavallaisaa, Tarpley, Shellene, Bernbaum, Peadon, Murphy, Ridley, Alcantar

Against: 0
Absent: 2 - Anglin, Bagley
Vacancy: 0

Notices: Area: 400 Mailed: 105
Replies: For: 3 Against: 2

Speakers: None

2. **Z123-373(WE)**

Planner: Warren Ellis

Motion: It was moved to recommend **approval** of a Specific Use Permit for an alcoholic beverage establishment use for a bar, lounge, or tavern for a two year period, subject to a site/landscape plan and conditions on property within Tract A of Planned Development District No. 269, Deep Ellum/Near East Side Special Purpose District on the east corner of Main Street and North Exposition Avenue.

Maker: Culbreath
Second: Soto
Result: Carried: 13 to 0

For: 13 - Soto, Rodgers, Culbreath, Shidid, Hinojosa, Lavallaisaa, Tarpley, Shellene, Bernbaum, Peadon, Murphy, Ridley, Alcantar

Against: 0
Absent: 2 - Anglin, Bagley
Vacancy: 0

Notices: Area: 200 Mailed: 20
Replies: For: 5 Against: 0
Speakers: None

3. **Z123-370(WE)**

Planner: Warren Ellis

Motion: It was moved to recommend **approval** of an amendment to Planned Development District No. 344, subject to a revised development/landscape plan and conditions on the northeast line of Park Lane, northwest of Abrams Road.

Maker: Culbreath
Second: Soto
Result: Carried: 13 to 0

For: 13 - Soto, Rodgers, Culbreath, Shidid, Hinojosa, Lavallaisaa, Tarpley, Shellene, Bernbaum, Peadon, Murphy, Ridley, Alcantar

Against: 0
Absent: 2 - Anglin, Bagley
Vacancy: 0

Notices: Area: 500 Mailed: 218
Replies: For: 2 Against: 0

Speakers: For (Did not speak): Robert Reeves, 900 Jackson St., Dallas, TX, 75202
Against: None

Zoning Cases – Under Advisement:

4. **Z123-280(RB)**

Planner: Richard Brown

Motion I: It was moved to recommend **denial without prejudice** of a Specific Use Permit for an Open-enrollment charter school and a Child-care facility on property zoned an R-7.5(A) Single Family District on property bounded by Palo Alto Drive, South El Centro Way, Texoma Way, Morgan Drive, and San Jose Avenue.

Maker: Lavallaisaa
Second: Rodgers
Result: Failed: 5 to 7

For: 5 - Soto, Rodgers, Lavallaisaa, Tarpley, Shellene

Against: 7 - Shidid, Hinojosa, Bernbaum, Peadon, Murphy,
Ridley, Alcantar
Absent: 3 - Anglin, Culbreath, Bagley
Vacancy: 0

Motion: It was moved to recommend **approval** of a Specific Use Permit for an Open-enrollment charter school and a Child-care facility for a two-year period, subject to a site plan, traffic management plan and conditions on property zoned an R-7.5(A) Single Family District on property bounded by Palo Alto Drive, South El Centro Way, Texoma Way, Morgan Drive, and San Jose Avenue.

Maker: Hinojosa
Second: Ridley
Result: Carried: 9 to 3

For: 9 - Shidid, Hinojosa, Tarpley, Shellene,
Bernbaum, Peadon, Murphy, Ridley, Alcantar

Against: 3 - Soto, Rodgers, Lavallaisaa
Absent: 3 - Anglin, Culbreath, Bagley
Vacancy: 0

Notices: Area: 300 Mailed: 65
Replies: For: 1 Against: 29

Speakers: For: Richard Marquez, 325 W. 12th St., Dallas, TX, 75208
For (Did not speak): Lew Blackburn, 325 W. 12th St., Dallas, TX, 75208
Against: Marquita Shaw, 2648 Palo Alto Dr., Dallas, TX, 75241
Lionel Churchill, 7439 San Jose Ave., Dallas, TX, 75241
James Williams, 3019 Pine Trail Rd., Dallas, TX, 75241
Sandra Crenshaw, 1431 Quartet Dr., Dallas, TX, 75241
Frances Churchill, 7439 San Jose Ave., Dallas, TX, 75241

5. Z123-135(WE)

Planner: Warren Ellis

Motion: It was moved to recommend **approval** of a Planned Development Subdistrict for single detached dwellings, subject to a revised conceptual 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 northwest line of Hawthorne Avenue, between Production Drive and Afton Street.

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

For: 12 - Soto, Rodgers, Shidid, Hinojosa, Lavallaisaa,
Tarpley, Shellene, Bernbaum, Peadon,
Murphy, Ridley, Alcantar

Against: 0
Absent: 3 - Anglin, Culbreath, Bagley
Vacancy: 0

Notices: Area: 500 Mailed: 76
Replies: For: 4 Against: 0

Speakers: None

6. Z123-355(WE)

Planner: Warren Ellis

Motion: In considering an application for a CR Community Retail District on property zoned an R-7.5(A) Single Family District on the southwest corner of Scyene Road and Lewiston Avenue, it was moved to **hold** this case under advisement to allow the applicant to amend the application and allow staff to re-notify.

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

For: 12 - Soto, Rodgers, Shidid, Hinojosa, Lavallaisaa,
Tarpley, Shellene, Bernbaum, Peadon,
Murphy, Ridley, Alcantar

Against: 0
Absent: 3 - Anglin, Culbreath, Bagley
Vacancy: 0

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

Speakers: For: None
Against: Yolanda Williams, 1012 Pindar Ave., Dallas, TX, 75217
Michael Stuart, 9922 Scyene Rd., Dallas, TX, 75227

7. Z123-360(MW)

Planner: Megan Wimer

Motion: It was moved to recommend **approval** of the renewal of Specific Use Permit No. 1909 for the sale of alcoholic beverages in conjunction with a restaurant without drive-in or drive-through service for a five-year period with eligibility for automatic renewal for additional five-year periods, subject to conditions on property zoned a CS-D-1 Commercial Service District with a D-1 Liquor Control Overlay on the southeast line of Belt Line Road, east of Kleberg Road.

Maker: Lavallaisaa
Second: Tarpley
Result: Carried: 12 to 0

For: 12 - Soto, Rodgers, Shidid, Hinojosa, Lavallaisaa,
Tarpley, Shellene, Bernbaum, Peadon,
Murphy, Ridley, Alcantar

Against: 0
Absent: 3 - Anglin, Culbreath, Bagley
Vacancy: 0

Notices: Area: 200 Mailed: 9
Replies: For: 1 Against: 2

Speakers: None

8. Z123-283(MW)

Planner: Megan Wimer

Motion: It was moved to recommend **approval** of for a new Planned Development Subdistrict for mixed uses, subject to a development plan and revised conditions as follows: 1) Under SEC. S__105, DEVELOPMENT PLAN, delete subparagraph (b), 2) Under SEC. S__108, YARD, LOT AND SPACE REGULATIONS, (b) Special Residential Project, (1) Front yard, (B), insert applicant's proposed condition to read "On the ground story, outside seating areas, retaining walls, landscaping, and planters are permitted within the required front yard. The maximum height of an outside seating area within a required front yard is 18 inches above the adjacent sidewalk with an average height no greater than 12 inches above adjacent sidewalk. Railings in conjunction with an outside seating area within a required front yard are limited to a maximum height of 42 inches measured from the floor of outside seating area and shall be transparent or partially open. No seasonal covering allowed on portion of outside seating area that is within the setback. Trellises and umbrellas are permitted. For the McKinney Avenue frontage a maximum of 60 percent (60%) of the area at ground level (raised a maximum of 18 inches) between the property line and the setback maybe occupied by outside seating area; for the Routh Street frontage the maximum is 25 percent (25%)", 3) Under SEC. S__108, YARD, LOT AND SPACE REGULATIONS, (b) Special

Residential Project, change subpoints (c) Density, (e) Floor area and (f) Lot coverage to subpoints “(2)”, “(3)” and “(4)” to indicate all related to (b) Special Residential Project, and 4) SEC. 113, DESIGN STANDARDS FOR A SPECIAL RESIDENTIAL PROJECT, (i) to read “Sidewalks on McKinney Avenue must have a minimum width of 10 feet with a minimum unobstructed width of 8 feet. Sidewalks on Routh Street and Howland Street must have a minimum unobstructed width of six feet. If the sidewalk is located within the front yard a sidewalk easement must be dedicated to the City. Tree grates must comply with Section 193.126(b)(5)(F)” on property zoned an LC Light Commercial Subdistrict in Planned Development District No. 193, the Oak Lawn Special Purpose District on the northwest corner of Routh Street and McKinney Avenue.

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

For: 12 - Soto, Rodgers, Shidid, Hinojosa, Lavallaisaa,
Tarpley, Shellene, Bernbaum, Peadon,
Murphy, Ridley, Alcantar

Against: 0
Absent: 3 - Anglin, Culbreath, Bagley
Vacancy: 0

Notices: Area: 500 Mailed: 78
Replies: For: 7 Against: 0

Speakers: For: Karl Crawley, 900 Jackson St., Dallas, TX, 75202
Frank Stich, 4224 N. Hall St., Dallas, TX, 75219
Against: Jack Irwin, 2708 Fairmount St., Dallas, TX, 75201

Zoning Cases – Individual:

9. **Z123-372(MW)**

Planner: Megan Wimer

Motion: It was moved to recommend **approval** of the creation of a new subdistrict, subject to conditions in Planned Development District No. 468, the Oak Cliff Gateway Special Purpose District on the northeast corner of Comal Street and East Jefferson Boulevard.

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

For: 12 - Soto, Rodgers, Shidid, Hinojosa, Lavallaisaa,
Tarpley, Shellene, Bernbaum, Peadon,
Murphy, Ridley, Alcantar

Against: 0
Absent: 3 - Anglin, Culbreath, Bagley
Vacancy: 0

Notices: Area: 500 Mailed: 53
Replies: For: 5 Against: 1

Speakers: None

10. **Z123-348(RB)**

Planner: Richard Brown

Motion: In considering an application for an LI Light Industrial District on property zoned an A(A) Agricultural District on property along the southeast line of Cedardale Road, east of Lancaster Road, it was moved to **hold** this case under advisement until December 19, 2013.

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

For: 12 - Soto, Rodgers, Shidid, Hinojosa, Lavallaisaa,
Tarpley, Shellene, Bernbaum, Peadon,
Murphy, Ridley, Alcantar

Against: 0
Absent: 3 - Anglin, Culbreath, Bagley
Vacancy: 0

Notices: Area: 400 Mailed: 42
Replies: For: 1 Against: 3

Speakers: None

11. **Z123-274(WE)**

Planner: Warren Ellis

Motion: In considering an application for an RR Regional Retail District on property zoned an R-7.5(A) Single Family District on the east line of North Walton Walker Freeway, south of West Jefferson Boulevard, it was moved to **hold** this case under advisement until February 6, 2014.

Maker: Hinojosa
Second: Bernbaum
Result: Carried: 12 to 0

For: 12 - Soto, Rodgers, Shidid, Hinojosa, Lavallaisaa,
Tarpley, Shellene, Bernbaum, Peadon,
Murphy, Ridley, Alcantar

Against: 0
Absent: 3 - Anglin, Culbreath, Bagley
Vacancy: 0

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

Speakers: None

Special Provision Sign District Amendments:

SPSD134-001(CG)

Planner: Carrie Gordon

Motion: It was moved to recommend **approval** of a new subdistrict, subject to amended ordinance language for icon and rooftop signage within the Farmers Market Special Provision Sign District Section 51A-7.1600, of the Dallas City Code, to create a new subdistrict to increase signage and allow detached premise signs to include the following changes: 1) A roof sign may not exceed 1,200 sq. ft. in effective area, 2) The maximum height of a roof sign face is 15 ft., 3) The maximum height of a detached non-premise sign is 50 ft., 4) The maximum height of the district identification sign face on top of the building at the southeast corner of Cesar Chavez and Farmers Way is 30 feet, and 6) Allow maximum of 1 roof sign per building in an area generally bounded by Marilla Street, South Cesar Chavez Boulevard, East R.L. Thornton Freeway and South Harwood Street.

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

For: 13 - Soto, Rodgers, Culbreath, Shidid, Hinojosa, Lavallaisaa, Tarpley, Shellene, Bernbaum, Peadon, Murphy, Ridley, Alcantar

Against: 0
Absent: 2 - Anglin, Bagley
Vacancy: 0

Notices: Area: 400 Mailed: 106
Replies: For: 1 Against: 0

Speakers: For: Tommy Mann, 500 Winstead Bldg., Dallas, TX, 75270
Against: None

Note: Commission heard Certificates of Appropriateness for Sign items next.

Other Matters

Minutes

Motion: It was moved to **approve** the minutes of the November 21, 2013, City Plan Commission meeting, subject to correction(s).

Maker: Hinojosa
Second: Bernbaum
Result: Carried: 12 to 0

For: 12 - Soto, Rodgers, Shidid, Hinojosa, Lavallaisaa,
Tarpley, Shellene, Bernbaum, Peadon,
Murphy, Ridley, Alcantar

Against: 0
Absent: 3 - Anglin, Culbreath, Bagley
Vacancy: 0

Adjournment

Motion: It was moved to **adjourn** the December 5, 2013, City Plan Commission meeting at 4:26 p.m.

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

For: 12 - Soto, Rodgers, Shidid, Hinojosa, Lavallaisaa,
Tarpley, Shellene, Bernbaum, Peadon,
Murphy, Ridley, Alcantar

Against: 0
Absent: 3 - Anglin, Culbreath, Bagley
Vacancy: 0

Joe Alcantar, Chair