

## PLAN COMMISSION MINUTES

The City Plan Commission held a regular Zoning Hearing on January 7, 2016, with the briefing starting at 10:42 a.m., in Room 5ES and the public hearing at 1:32 p.m., in the City Council Chambers of City Hall. Presiding were, Robert Abtahi, Acting Chair and Tony Shidid, Acting Vice-Chair. The following Commissioners were present during the hearing: Mike Anglin, Neil Emmons, Matt Houston, Jarred Davis, Jed Anantasomboon, Corwin Haney, P. Michael Jung, 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: Tipton Housewright and Gloria Tarpley. 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) **S156-053**

**Motion:** It was moved to **approve** an application to replat a 1.716-acre tract of land containing all of Lots 1, 2, 3, 4, and part of Lot 5 in City Block A/904 into one lot on property fronting on Akard Street between Beaumont Street and Savannah Street, subject to compliance with the conditions listed in the docket.

Maker: Emmons  
Second: Anantasomboon  
Result: Carried: 13 to 0

For: 13 - Anglin, Emmons, Houston, Davis, Shidid,  
Anantasomboon, Abtahi, Haney\*, Jung,  
Schultz, Peadon, Murphy, Ridley

Against: 0  
Absent: 2 - Housewright, Tarpley  
Vacancy: 0

\*out of the room, shown voting in favor

**Speakers:** None

**(2) S156-054**

**Motion:** It was moved to **approve** an application to replat a 14.308-acre tract of land containing all of Lot 3 in City Block A/5772, and part of Lot 1 in City Block B/5772 on property on Denton Drive between Shorecrest Drive and Wyman Street, subject to compliance with the conditions listed in the docket.

Maker: Emmons  
Second: Anantasomboon  
Result: Carried: 13 to 0

For: 13 - Anglin, Emmons, Houston, Davis, Shidid,  
Anantasomboon, Abtahi, Haney\*, Jung,  
Schultz, Peadon, Murphy, Ridley

Against: 0  
Absent: 2 - Housewright, Tarpley  
Vacancy: 0

\*out of the room, shown voting in favor

**Speakers:** None

**(3) S156-056**

**Motion:** It was moved to **approve** an application to replat a 1.136-acre tract of land containing all of Lots 4, 5, and part of Lot 6 in City Block D/682 to create one lot on property at 5017 and 5025 Gaston Avenue between Collett Street and Munger Avenue, subject to compliance with the conditions listed in the docket.

Maker: Emmons  
Second: Anantasomboon  
Result: Carried: 13 to 0

For: 13 - Anglin, Emmons, Houston, Davis, Shidid,  
Anantasomboon, Abtahi, Haney\*, Jung,  
Schultz, Peadon, Murphy, Ridley

Against: 0  
Absent: 2 - Housewright, Tarpley  
Vacancy: 0

\*out of the room, shown voting in favor

**Speakers:** None

**(4) S156-057**

**Motion:** It was moved to **approve** an application to replat a 1.100-acre tract of land containing part of City Block C/7729 to create one lot on property at 7701 Banner Drive, between Park Central Drive and Merit Drive, subject to compliance with the conditions listed in the docket.

Maker: Emmons  
Second: Anantasomboon  
Result: Carried: 13 to 0

For: 13 - Anglin, Emmons, Houston, Davis, Shidid,  
Anantasomboon, Abtahi, Haney\*, Jung,  
Schultz, Peadon, Murphy, Ridley

Against: 0  
Absent: 2 - Housewright, Tarpley  
Vacancy: 0

\*out of the room, shown voting in favor

**Speakers:** None

**(5) S156-058**

**Motion:** It was moved to **approve** an application to create a 1.003-acre lot from a tract of land containing part City Block 596 on property on Ross Avenue at Hall Street, north corner, subject to compliance with the conditions listed in the docket.

Maker: Emmons  
Second: Anantasomboon  
Result: Carried: 13 to 0

For: 13 - Anglin, Emmons, Houston, Davis, Shidid,  
Anantasomboon, Abtahi, Haney\*, Jung,  
Schultz, Peadon, Murphy, Ridley

Against: 0  
Absent: 2 - Housewright, Tarpley  
Vacancy: 0

\*out of the room, shown voting in favor

**Speakers:** None

**(6) S156-059**

**Motion:** It was moved to **approve** an application to create a 950-lot single family development with fourteen common areas from a 257.546-acre tract of land on property in the City of Dallas ETJ in Kaufman County, Texas, on Lake Ray Hubbard Drive, west of FM 740, subject to compliance with the conditions listed in the docket.

Maker: Emmons  
Second: Anantasomboon  
Result: Carried: 13 to 0

For: 13 - Anglin, Emmons, Houston, Davis, Shidid,  
Anantasomboon, Abtahi, Haney\*, Jung,  
Schultz, Peadon, Murphy, Ridley

Against: 0  
Absent: 2 - Housewright, Tarpley  
Vacancy: 0

\*out of the room, shown voting in favor

**Speakers:** None

**(7) S156-060**

**Motion:** It was moved to **approve** an application to replat a 1.062-acre tract of land containing all of Lots 6 through 11, and part of Lot 12 in City Block 2/930 into one lot on property on Randall Street between Harwood Street and McKinnon Street, subject to compliance with the conditions listed in the docket.

Maker: Emmons  
Second: Anantasomboon  
Result: Carried: 13 to 0

For: 13 - Anglin, Emmons, Houston, Davis, Shidid,  
Anantasomboon, Abtahi, Haney\*, Jung,  
Schultz, Peadon, Murphy, Ridley

Against: 0  
Absent: 2 - Housewright, Tarpley  
Vacancy: 0

\*out of the room, shown voting in favor

**Speakers:** None

**(8) S156-061**

**Motion:** It was moved to **approve** an application to create one, 0.523-acre lot, and one, 0.654-acre lot from a 1.1781 acre tract of land in City Block 5080 on property on Rosa Road at Edith Lane, east corner, subject to compliance with the conditions listed in the docket.

Maker: Emmons  
Second: Anantasomboon  
Result: Carried: 13 to 0

For: 13 - Anglin, Emmons, Houston, Davis, Shidid,  
Anantasomboon, Abtahi, Haney\*, Jung,  
Schultz, Peadon, Murphy, Ridley

Against: 0  
Absent: 2 - Housewright, Tarpley  
Vacancy: 0

\*out of the room, shown voting in favor

**Speakers:** None

**(9) S156-062**

**Motion:** It was moved to **approve** an application to replat a 1.008-acre tract of land containing all of Lot 1A in City Block 18/964, all of Lot 3, and part of Lots 4 and 5 in Block 18 of the amended map of Bowser and Lemmon Oak Lawn and North Dallas Addition on property on Carlisle Street between Vine Street and Allen Street, subject to compliance with the conditions listed in the docket.

Maker: Emmons  
Second: Anantasomboon  
Result: Carried: 13 to 0

For: 13 - Anglin, Emmons, Houston, Davis, Shidid,  
Anantasomboon, Abtahi, Haney\*, Jung,  
Schultz, Peadon, Murphy, Ridley

Against: 0  
Absent: 2 - Housewright, Tarpley  
Vacancy: 0

\*out of the room, shown voting in favor

**Speakers:** None

(10) **S156-063**

**Motion:** It was moved to **approve** an application to replat a 4.265-acre tract of land containing part of Lots 3 and 6, and all of Lot 2 in City Block 6/7941 into one lot on property on Empress Row between Viceroy Drive and Titan Drive, subject to compliance with the conditions listed in the docket.

Maker: Emmons  
Second: Anantasomboon  
Result: Carried: 13 to 0

For: 13 - Anglin, Emmons, Houston, Davis, Shidid,  
Anantasomboon, Abtahi, Haney\*, Jung,  
Schultz, Peadon, Murphy, Ridley

Against: 0  
Absent: 2 - Housewright, Tarpley  
Vacancy: 0

\*out of the room, shown voting in favor

**Speakers:** None

Building Line Removal:

(11) **S156-064**

**Building Line Removal Motion:** It was moved to **approve** an application to remove the platted 60-foot building line located internal to Lot 1 in City Block 7082 with the finding of fact that removal of the platted building line will not require a minimum front, side, or rear yard setback line less than required by the zoning regulation; be contrary to the public interest; adversely affect neighboring properties; or adversely affect the plan for the orderly development of the subdivision on property on E. Northwest Highway at Plano Road, northeast corner.

Maker: Schultz  
Second: Anantasomboon  
Result: Carried: 13 to 0

For: 13 - Anglin, Emmons, Houston, Davis, Shidid,  
Anantasomboon, Abtahi, Haney, Jung, Schultz,  
Peadon, Murphy\*, Ridley

Against: 0  
Absent: 2 - Housewright, Tarpley  
Vacancy: 0

\*out of the room, shown voting in favor

**Replat Motion:** It was moved to **approve** an application to replat a 0.753-acre tract of land containing all of Lot 1 in City Block 7082; and all of Lot 16 in City Block 2/7082 into one lot on property on E. Northwest Highway at Plano Road, northeast corner, subject to compliance with the conditions listed in the docket.

Maker: Schultz  
Second: Anantasomboon  
Result: Carried: 13 to 0

For: 13 - Anglin, Emmons, Houston, Davis, Shidid,  
Anantasomboon, Abtahi, Haney, Jung, Schultz,  
Peadon, Murphy\*, Ridley

Against: 0  
Absent: 2 - Housewright, Tarpley  
Vacancy: 0

\*out of the room, shown voting in favor

**Speakers:** None

Residential Replats:

(12) **S156-055**

**Motion:** It was moved to **deny** an application to replat a 21,312-square foot tract of land containing all of Lots 5 and 6, and part of an abandoned 15-foot alley, all in City Block 10/1928, into one 12,787 square foot lot, and one 8,528 square foot lot on property on Vickery Boulevard between Worcola Street and McMillan Street, due to non-compliance with Section 51A-8.503 of the Dallas Development Code.

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

For: 13 - Anglin, Emmons, Houston, Davis, Shidid,  
Anantasomboon, Abtahi, Haney, Jung, Schultz,  
Peadon, Murphy, Ridley

Against: 0  
Absent: 2 - Housewright, Tarpley  
Vacancy: 0

**Notices:** Area: 200 Mailed: 31  
**Replies:** For: 0 Against: 3

**Speakers:** For: Josh LeComte, 5516 Vickery Blvd., Dallas, TX, 75206  
Against: Mark Rieves, 5530 Goodwin Ave., Dallas, TX, 75206  
Michael Rosen, 5523 Vickery Blvd., Dallas, TX, 75206  
Selena Urguhart, 5514 Vickery Blvd., Dallas, TX, 75206  
Against (Did not speak): George Candler, 5509 Vickery Blvd., Dallas, TX, 75208  
Yuh Min Chook, 5523 Vickery Blvd., Dallas, TX, 75206  
Acain Cansino, 5534 Vickery Blvd., Dallas, TX, 75206  
Arden Starbird, 5534 Vickery Blvd., Dallas, TX, 75206  
Rick Bentley, 5551 Vickery Blvd., Dallas, TX, 75206  
Carlotta Camacho, 5503 Vickery Blvd., Dallas, TX, 75206  
Kris Starbird, 5534 Vickery Blvd., Dallas, TX, 75206  
Anthony Mignogna, 2006 Matilda St., Dallas, TX, 75206

Miscellaneous Docket:

**M156-007**

Planner: Richard Brown

**Motion:** It was moved to **approve** of a minor amendment to the site plan for Specific Use Permit No. 2128 for an Auto auction on property zoned a CS Commercial Service District on the southwest line of John W. Carpenter Freeway, southeast of Metromedia Place.

Maker: Anantasomboon

Second: Shidid

Result: Carried: 13 to 0

For: 13 - Anglin, Emmons, Houston, Davis, Shidid, Anantasomboon, Abtahi, Haney, Jung, Schultz, Peadon, Murphy, Ridley

Against: 0

Absent: 2 - Housewright, Tarpley

Vacancy: 0

**Speakers:** None

**D156-001**

Planner: Danielle Lerma

**Motion:** In considering an application for a development plan and landscape plan on property zoned Subarea C of Planned Development District No. 758, located southeast of the intersection of Walnut Hill Lane and Skillman Street, it was moved to **hold** this case under advisement until January 21, 2016.

Maker: Schultz

Second: Anantasomboon

Result: Carried: 13 to 0

For: 13 - Anglin, Emmons, Houston, Davis, Shidid, Anantasomboon, Abtahi, Haney, Jung, Schultz, Peadon, Murphy, Ridley

Against: 0

Absent: 2 - Housewright, Tarpley

Vacancy: 0

**Speakers:** None

Miscellaneous Docket – Under Advisement:

**D145-039**

Planner: Laura Evans

**Motion:** It was moved to **approve** a development plan on property within Subdistrict J of Planned Development District No. 468, the Oak Cliff Gateway Special Purpose District at the southwest corner of West 5<sup>th</sup> Street and Zang Boulevard with an additional provision to require solid screening (maximum height of 8 feet; no less than 6 feet) along the property line abutting the single family lot on the northeast corner of Elsbeth Avenue and 5<sup>th</sup> Street.

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

For: 13 - Anglin, Emmons, Houston, Davis, Shidid, Anantasomboon, Abtahi, Haney, Jung, Schultz, Peadon, Murphy, Ridley

Against: 0  
Absent: 2 - Housewright, Tarpley  
Vacancy: 0

**Speakers:** None

Certificates of Appropriateness for Signs:

**1510050005**

Planner: Laura Evans

**Motion:** It was moved to **approve** of a Certificate of Appropriateness by Bobby Nichols of Chandler Signs for a 169 square-foot upper level flat attached sign at 1700 Commerce Street (south elevation).

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

For: 13 - Anglin, Emmons, Houston, Davis, Shidid, Anantasomboon, Abtahi, Haney, Jung, Schultz, Peadon, Murphy\*, Ridley

Against: 0  
Absent: 2 - Housewright, Tarpley  
Vacancy: 0

\*out of the room, shown voting in favor

**Speakers:** None

**1510050006**

Planner: Laura Evans

**Motion:** It was moved to **approve** of a Certificate of Appropriateness by Bobby Nichols of Chandler Signs for a 56 square-foot upper level flat attached sign at 1700 Commerce Street (north elevation).

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

For: 13 - Anglin, Emmons, Houston, Davis, Shidid,  
Anantasomboon, Abtahi, Haney, Jung, Schultz,  
Peadon, Murphy\*, Ridley

Against: 0  
Absent: 2 - Housewright, Tarpley  
Vacancy: 0

\*out of the room, shown voting in favor

**Speakers:** None

**1510050007**

Planner: Laura Evans

**Motion:** It was moved to **approve** of a Certificate of Appropriateness by Bobby Nichols of Chandler Signs for a 20 square-foot projecting attached sign at 1700 Commerce Street (west elevation).

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

For: 13 - Anglin, Emmons, Houston, Davis, Shidid,  
Anantasomboon, Abtahi, Haney, Jung, Schultz,  
Peadon, Murphy\*, Ridley

Against: 0  
Absent: 2 - Housewright, Tarpley  
Vacancy: 0

\*out of the room, shown voting in favor

**Speakers:** None

1510050008

Planner: Laura Evans

**Motion:** In considering an application for a Certificate of Appropriateness by Bobby Nichols of Chandler Signs for a 20 square-foot projecting attached sign at 1700 Commerce Street (north elevation); it was moved to **hold** this case under advisement until January 21, 2016.

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

For: 13 - Anglin, Emmons, Houston, Davis, Shidid, Anantasomboon, Abtahi, Haney, Jung, Schultz, Peadon, Murphy\*, Ridley

Against: 0  
Absent: 2 - Housewright, Tarpley  
Vacancy: 0

\*out of the room, shown voting in favor

**Speakers:** None

1511020018

Planner: Laura Evans

**Motion:** It was moved to **approve** of a Certificate of Appropriateness by Peter Smith of Smith Electric & Signs for a 20 square-foot projecting attached sign at 2605 Elm Street (southeast elevation).

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

For: 13 - Anglin, Emmons, Houston, Davis, Shidid, Anantasomboon, Abtahi, Haney, Jung, Schultz, Peadon, Murphy\*, Ridley

Against: 0  
Absent: 2 - Housewright, Tarpley  
Vacancy: 0

\*out of the room, shown voting in favor

**Speakers:** None

1511060010

Planner: Laura Evans

**Motion:** In considering an application for a Certificate of Appropriateness by Mindi McMorris of Artografx, Inc. for a 63 square-foot attached sign at 835 S. Good Latimer Expressway (south elevation), it was moved to **hold** this case under advisement until January 21, 2016.

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

For: 13 - Anglin, Emmons, Houston, Davis, Shidid, Anantasomboon, Abtahi, Haney, Jung, Schultz, Peadon, Murphy\*, Ridley

Against: 0  
Absent: 2 - Housewright, Tarpley  
Vacancy: 0

\*out of the room, shown voting in favor

**Speakers:** None

1511060013

Planner: Laura Evans

**Motion:** In considering an application for a Certificate of Appropriateness by Mindi McMorris of Artografx, Inc. for a 92 square-foot attached sign at 835 S. Good Latimer Expressway (north elevation), it was moved to **hold** this case under advisement until January 21, 2016.

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

For: 13 - Anglin, Emmons, Houston, Davis, Shidid, Anantasomboon, Abtahi, Haney, Jung, Schultz, Peadon, Murphy\*, Ridley

Against: 0  
Absent: 2 - Housewright, Tarpley  
Vacancy: 0

\*out of the room, shown voting in favor

**Speakers:** None

1511180011

Planner: Laura Evans

**Motion:** It was moved to **approve** of a Certificate of Appropriateness by Alyssa Nicholson of D Signs & Wonders for a 60 square-foot flat attached sign at 1000 South Austin Street (southeast elevation).

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

For: 13 - Anglin, Emmons, Houston, Davis, Shidid, Anantasomboon, Abtahi, Haney, Jung, Schultz, Peadon, Murphy\*, Ridley

Against: 0  
Absent: 2 - Housewright, Tarpley  
Vacancy: 0

\*out of the room, shown voting in favor

**Speakers:** For (Did not speak): Maggie Star, 1703 Dungan Ln., Austin, TX, 78754  
Against: None

1511180012

Planner: Laura Evans

**Motion:** It was moved to **approve** of a Certificate of Appropriateness by Alyssa Nicholson of D Signs & Wonders for a 70 square-foot projecting attached sign at 1000 South Austin Street (northeast elevation).

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

For: 13 - Anglin, Emmons, Houston, Davis, Shidid, Anantasomboon, Abtahi, Haney, Jung, Schultz, Peadon, Murphy\*, Ridley

Against: 0  
Absent: 2 - Housewright, Tarpley  
Vacancy: 0

\*out of the room, shown voting in favor

**Speakers:** None

1511180013

Planner: Laura Evans

**Motion:** It was moved to **approve** of a Certificate of Appropriateness by Alyssa Nicholson of D Signs & Wonders for a 273 square-foot flat attached sign at 1000 South Austin Street (north elevation).

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

For: 13 - Anglin, Emmons, Houston, Davis, Shidid, Anantasomboon, Abtahi, Haney, Jung, Schultz, Peadon, Murphy\*, Ridley

Against: 0  
Absent: 2 - Housewright, Tarpley  
Vacancy: 0

\*out of the room, shown voting in favor

**Speakers:** None

Zoning Cases – Consent:

1. **Z156-117(DL)**

Planner: Danielle Lerma

**Note: This item was reconsidered later in the meeting.**

**Motion:** It was moved to recommend **approval** of an amendment to a development plan for Tract 12 of Planned Development District No. 508 on the northeast corner of Singleton Boulevard and North Westmoreland Road.

Maker: Anantasomboon  
Second: Davis  
Result: Carried: 13 to 0

For: 13 - Anglin, Emmons\*, Houston, Davis, Shidid, Anantasomboon, Abtahi, Haney, Jung, Schultz, Peadon, Murphy, Ridley

Against: 0  
Absent: 2 - Housewright, Tarpley  
Vacancy: 0

\*out of the room, shown voting in favor

**Notices:** Area: 500 Mailed: 131  
**Replies:** For: 1 Against: 0

**Speakers:** For: None  
Against (Did not speak): Ronnie Mestas, 3215 Rutz St., Dallas, TX, 75212

2. **Z156-122(AF)**

Planner: Aldo Fritz

**Motion:** It was moved to recommend **approval** of the renewal of Specific Use Permit No. 2074 for a potentially incompatible industrial use limited to metal or metal product treatment or processing for a two-year period, subject to conditions on property zoned RS-I Regional Service Industrial Subdistrict (Tract 1) within Planned Development District No. 595, the South Dallas/Fair Park Special Purpose District on the north corner of South Harwood Street and Coombs Street.

Maker: Anantasomboon  
Second: Davis  
Result: Carried: 13 to 0

For: 13 - Anglin, Emmons\*, Houston, Davis, Shidid,  
Anantasomboon, Abtahi, Haney, Jung, Schultz,  
Peadon, Murphy, Ridley

Against: 0  
Absent: 2 - Housewright, Tarpley  
Vacancy: 0

\*out of the room, shown voting in favor

**Notices:** Area: 200 Mailed: 9  
**Replies:** For: 0 Against: 1

**Speakers:** None

3. **Z156-123(AF)**

Planner: Aldo Fritz

**Motion:** In considering an application for a Specific Use Permit for an adult day care facility and to repeal Specific Use Permit No. 1669 for a foster home on property zoned an R-7.5(A) Single Family District on the east side of Manitoba Avenue, north of Red Wing Drive, it was moved to **hold** this case under advisement until February 4, 2016.

Maker: Anantasomboon  
Second: Davis  
Result: Carried: 13 to 0

For: 13 - Anglin, Emmons\*, Houston, Davis, Shidid,  
Anantasomboon, Abtahi, Haney, Jung, Schultz,  
Peadon, Murphy, Ridley

Against: 0  
Absent: 2 - Housewright, Tarpley  
Vacancy: 0

\*out of the room, shown voting in favor

**Notices:** Area: 200 Mailed: 15  
**Replies:** For: 0 Against: 0

**Speakers:** None

4. Z156-115(AF)

Planner: Aldo Fritz

**Note: The Commission considered this item individually.**

**Motion:** In considering an application for a WMU-5 Walkable Mixed Use District on property zoned an MF-2(A) Multifamily District on the southeast corner of West Kiest Boulevard and South Polk Street, it was moved to **hold** this case under advisement until February 21, 2016.

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

For: 13 - Anglin, Emmons, Houston, Davis, Shidid,  
Anantasomboon, Abtahi, Haney, Jung, Schultz,  
Peadon, Murphy, Ridley

Against: 0  
Absent: 2 - Housewright, Tarpley  
Vacancy: 0

**Notices:** Area: 300 Mailed: 33  
**Replies:** For: 2 Against: 1

**Speakers:** For: Ryan Kim, 4128 Beacon St., Flower Mound, TX, 75028  
Against: David Klempin, 941 Golden Trophy Dr., Dallas, TX, 75232  
Michael Amonett, 2210 W. Tenth St., Dallas, TX, 75208  
Stan Aten, 3165 Obannon Dr., Dallas, TX, 75224  
David Preziosi, 2922 Swiss Ave., Dallas, TX, 75204  
Barbara Barbee, 303 N. Barnett Ave., Dallas, TX, 75211  
Against (Did not speak): Anne Campbell, 710 Haines Ave., Dallas, TX, 75208

Z156-115(AF) Reconsideration

**Motion to Reconsider:** It was moved to **reconsider** the action taken earlier in the meeting, which was to move to hold consideration of an application for a WMU-5 Walkable Mixed Use District on property zoned an MF-2(A) Multifamily District on the southeast corner of West Kiest Boulevard and South Polk Street, under advisement until February 21, 2016.

Maker: Davis  
Second: Anantasomboon  
Result: Carried: 11 to 0

For: 11 - Anglin, Houston, Davis, Shidid,  
Anantasomboon, Abtahi, Haney, Jung, Schultz,  
Peadon, Ridley

Against: 0  
Absent: 4 - Emmons, Housewright, Murphy, Tarpley  
Vacancy: 0

**Motion:** In considering an application for a WMU-5 Walkable Mixed Use District on property zoned an MF-2(A) Multifamily District on the southeast corner of West Kiest Boulevard and South Polk Street, it was moved to **hold** this case under advisement until February 18, 2016.

Maker: Davis  
Second: Anantasomboon  
Result: Carried: 11 to 0

For: 11 - Anglin, Houston, Davis, Shidid,  
Anantasomboon, Abtahi, Haney, Jung, Schultz,  
Peadon, Ridley

Against: 0  
Absent: 4 - Emmons, Housewright, Murphy, Tarpley  
Vacancy: 0

**5. Z145-329(OTH)**

Planner: Olga Torres Holyoak

**Note: The Commission considered this item individually.**

**Motion:** In considering an application for a Specific Use Permit for an industrial (outside) not potentially incompatible use limited to a concrete batch plant on property zoned an IR Industrial/Research District on the south line of West Commerce Street, between Ivanhoe Lane and Brundrette Street, it was moved to **hold** this case under advisement until January 21, 2016.

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

For: 12 - Anglin, Houston, Davis, Shidid,  
Anantasomboon, Abtahi, Haney, Jung, Schultz,  
Peadon, Murphy, Ridley

Against: 0  
Absent: 3 - Emmons, Housewright, Tarpley  
Vacancy: 0

**Notices:** Area: 300 Mailed: 27  
**Replies:** For: 0 Against: 1

**Speakers:** For: None  
Against: Mike Rasmussen, 1915 W. Commerce St., Dallas, TX, 75208  
Ronnie Mestas, 3215 Rutz St., Dallas, TX, 75212  
Frances Rizo, 603 Woodhaven Blvd., Duncanville, TX, 75116

**6. Z156-125(OTH)**

Planner: Olga Torres Holyoak

**Motion:** It was moved to recommend **approval** of the renewal of Specific Use Permit No. 1619 for an industrial (inside) use not potentially incompatible limited to a facility for the processing, fabrication, assembly, or disassembly of parts associated with transmission and gear components for a ten-year period, subject to conditions on property zoned Subdistrict 1B in Planned Development District No. 714, the West Commerce Street/Fort Worth Avenue Special Purpose District on the southeast corner of West Commerce Street and Sylvan Avenue.

Maker: Anantasomboon  
Second: Davis  
Result: Carried: 13 to 0

For: 13 - Anglin, Emmons\*, Houston, Davis, Shidid,  
Anantasomboon, Abtahi, Haney, Jung, Schultz,  
Peadon, Murphy, Ridley

Against: 0  
Absent: 2 - Housewright, Tarpley  
Vacancy: 0

\*out of the room, shown voting in favor

**Notices:** Area: 200 Mailed: 21  
**Replies:** For: 2 Against: 0

**Speakers:** None

**7. Z156-128(OTH)**

Planner: Olga Torres Holyoak

**Motion:** In considering an application for the renewal of Specific Use Permit No. 2053 for outside salvage or reclamation on property zoned an IM Industrial Manufacturing District on the south side of Bedford Street, east of Norwich Street, it was moved to **hold** this case under advisement until January 21, 2016.

Maker: Anantasomboon  
Second: Davis  
Result: Carried: 13 to 0

For: 13 - Anglin, Emmons\*, Houston, Davis, Shidid, Anantasomboon, Abtahi, Haney, Jung, Schultz, Peadon, Murphy, Ridley

Against: 0  
Absent: 2 - Housewright, Tarpley  
Vacancy: 0

\*out of the room, shown voting in favor

**Notices:** Area: 300 Mailed: 26  
**Replies:** For: 0 Against: 0

**Speakers:** For: None  
Against (Did not speak): Ronnie Mestas, 3215 Rutz St., Dallas, TX, 75212

**8. Z156-132(OTH)**

Planner: Olga Torres Holyoak

**Motion:** It was moved to recommend **approval** of the renewal of Specific Use Permit No. 1439 for a child-care facility for a five-year period with eligibility for automatic renewals for additional five-year periods, subject to conditions on property zoned an MF-2(A) Multifamily District on the south corner of Highland Road and Hunnicut Road.

Maker: Anantasomboon  
Second: Davis  
Result: Carried: 13 to 0

For: 13 - Anglin, Emmons\*, Houston, Davis, Shidid, Anantasomboon, Abtahi, Haney, Jung, Schultz, Peadon, Murphy, Ridley

Against: 0  
Absent: 2 - Housewright, Tarpley  
Vacancy: 0

\*out of the room, shown voting in favor

**Notices:** Area: 300 Mailed: 27  
**Replies:** For: 2 Against: 0

**Speakers:** None

Zoning Cases – Under Advisement:

9. **Z156-103(OTH)**

Planner: Olga Torres Holyoak

**Motion:** In considering an application for the renewal of Specific Use Permit No. 1863 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 Community Retail District with a D-1 Liquor Control Overlay on the north side of Scyene Road, west of North Jim Miller Road, it was moved to **hold** this case under advisement until February 4, 2016.

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

For: 12 - Anglin, Houston\*, Davis, Shidid,  
Anantasomboon, Abtahi, Haney, Jung, Schultz,  
Peadon, Murphy, Ridley

Against: 0  
Absent: 3 - Emmons, Housewright, Tarpley  
Vacancy: 0

\*out of the room, shown voting in favor

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

**Speakers:** None

10. **Z134-320(VP)**

Planner: Vasavi Pilla

**Motion:** In considering a City Plan Commission authorized hearing to determine the proper zoning on property zoned Planned Development District No. 703 with consideration given to amending the parking and other necessary development regulations in Planned Development District No. 703 bounded by Hillcrest Road, Lakehurst Avenue, Airline Road, and Aberdeen Avenue, it was moved to **hold** this case under advisement until January 21, 2016.

Maker: Schultz  
Second: Davis  
Result: Carried: 11 to 0

For: 11 - Anglin, Houston\*, Davis, Shidid,  
Anantasomboon, Abtahi, Haney, Jung, Schultz,  
Peadon, Ridley

Against: 0  
Absent: 4 - Emmons, Housewright, Murphy, Tarpley  
Vacancy: 0

\*out of the room, shown voting in favor

**Notices:** Area: 200 Mailed: 50  
**Replies:** For: 1 Against: 2

**Speakers:** None

11. **Z145-321(SM)**

Planner: Sarah May

**Motion:** It was moved to recommend **approval** of a Planned Development District for R-7.5(A) Single Family District uses, subject to a development plan and conditions; and **approval** of a Specific Use Permit for an open-enrollment charter school for a five-year period with eligibility for automatic renewals for additional ten-year periods, subject to a site plan, traffic management plan and revised conditions (as briefed) on property zoned an R-7.5(A) Single Family District on the southwest corner of Old Seagoville Road and South Masters Drive.

Maker: Shidid  
Second: Anglin  
Result: Carried: 11 to 0

For: 11 - Anglin, Houston, Davis, Shidid,  
Anantasomboon, Abtahi, Haney, Jung, Schultz,  
Peadon, Ridley

Against: 0  
Absent: 4 - Emmons, Housewright, Murphy, Tarpley  
Vacancy: 0

**Notices:** Area: 500 Mailed: 187  
**Replies:** For: 8 Against: 11

**Speakers:** For: Audra Buckley, 416 S. Ervay St., Dallas, TX, 75201  
Against: None

12. **Z156-105(AF)**

Planner: Aldo Fritz

**Motion:** In considering an application for 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 Community Retail District with a D-1 Liquor Control Overlay and deed restrictions on the southeast corner of Great Trinity Forest Way and Forsythe Drive, it was moved to **hold** this case under advisement until March 17, 2016.

Maker: Haney  
Second: Houston  
Result: Carried: 11 to 0

For: 11 - Anglin, Houston, Davis, Shidid,  
Anantasomboon, Abtahi, Haney, Jung, Schultz,  
Peadon, Ridley

Against: 0  
Absent: 4 - Emmons, Housewright, Murphy, Tarpley  
Vacancy: 0

**Notices:** Area: 300 Mailed: 30  
**Replies:** For: 0 Against: 0

**Speakers:** None

Zoning Cases – Individual:

13. **Z156-116(AF)**

Planner: Aldo Fritz

**Motion:** It was moved to recommend **approval** of a new Planned Development Subdistrict for GR General Retail Subdistrict and commercial print shop uses, subject to a development plan and revised conditions (as briefed) on property zoned a GR General Retail Subdistrict in Planned Development District No. 193, the Oak Lawn Special Purpose District on the east corner of Oak Lawn Avenue and Bowser Avenue.

Maker: Ridley  
Second: Davis  
Result: Carried: 11 to 0

For: 11 - Anglin, Houston, Davis, Shidid,  
Anantasomboon, Abtahi, Haney, Jung, Schultz,  
Peadon, Ridley

Against: 0  
Absent: 4 - Emmons, Housewright, Murphy, Tarpley  
Vacancy: 0

**Notices:** Area: 500 Mailed: 506  
**Replies:** For: 1 Against: 0

**Speakers:** For: Jonathan Vinson, 2323 Ross Ave., Dallas, TX, 75201  
Against: Ben Pamenari, 3711 Holland Ave., Dallas, TX, 75219

14. **Z156-130(WE)**

Planner: Warren Ellis

**Motion:** It was moved to recommend **denial** of an amendment to Subdistrict B of Planned Development District No. 466, the Hall Street Special Purpose District on the east side of North Central Expressway, north of Cochran Street.

Maker: Ridley  
Second: Anglin  
Result: Carried: 11 to 0

For: 11 - Anglin, Houston, Davis, Shidid,  
Anantasomboon, Abtahi, Haney, Jung, Schultz,  
Peadon, Ridley

Against: 0  
Absent: 4 - Emmons, Housewright, Murphy, Tarpley  
Vacancy: 0

**Notices:** Area: 500 Mailed: 156  
**Replies:** For: 0 Against: 0

**Speakers:** For: Shannon del Valle, 12750 Merit Dr., Dallas, TX, 75230  
For (Did not speak): Katie Edgar, Address not given  
Against: None

15. Z145-327(SM)

Planner: Sarah May

**Motion:** It was moved to recommend **approval** of a Specific Use Permit for an open-enrollment charter school for a ten-year period with eligibility for automatic renewals for additional ten-year periods, subject to a site plan, traffic management plan, and staff's recommended conditions on property zoned an RR Regional Retail District on the northwest corner of East R. L. Thornton Freeway and Ferguson Road.

Maker: Jung  
Second: Shidid  
Result: Carried: 11 to 0

For: 11 - Anglin, Houston, Davis, Shidid,  
Anantasomboon, Abtahi, Haney, Jung, Schultz,  
Peadon, Ridley

Against: 0  
Absent: 4 - Emmons, Housewright, Murphy, Tarpley  
Vacancy: 0

**Notices:** Area: 400 Mailed: 14  
**Replies:** For: 2 Against: 0

**Speakers:** For: Eric Goodloe, 3807 Cypress Point Cove, Round Rock, TX, 78664  
Ed Snyder, 8041 Fall River Dr., Dallas, TX, 75228  
Yasmin Bhatia, 4230 Beechwood Ln., Dallas, TX, 75220  
For (Did not speak): Brian Nelson, 3206 Waldrop Dr., Dallas, TX, 75229  
Against: None

Authorization of Hearings:

Planner: Jose E. Martinez

**Motion:** It was moved to **authorize** a public hearing to decide whether to authorize a public hearing to determine the proper zoning on property zoned Planned Development District No. 366 with consideration given to appropriate zoning for the area including use, development standards, and other appropriate regulations, generally along both sides of Buckner Boulevard from Heinen Drive and Hoyle Avenue on the north to the T. & N.O. Railroad on the south, and along Lake June Road between Carbona Drive on the west and Pleasant Drive on the east.

**Note:** This is a hearing to consider the request to authorize the hearing and not the rezoning of property at this time.

Maker: Anglin  
Second: Houston  
Result: Carried: 10 to 0

For: 10 - Anglin, Houston, Davis, Anantasomboon,  
Abtahi, Haney, Jung, Schultz, Peadon, Ridley

Against: 0  
Absent: 4 - Emmons, Housewright, Murphy, Tarpley  
Vacancy: 0  
Conflict: 1 - Shidid

**Speakers:** None

Residential Adjacency Review/Site Plan Appeal:

**Motion:** It was moved to **reverse** the director's decision of denial of a residential adjacency review/site plan and **remand** this case back to the director to allow for further review of the application of a residential adjacency review/site plan of the property on the west side of Greenville Avenue, south of Belmont Avenue with the approximate address being 2237 Greenville Avenue.

Maker: Ridley  
Second: Schultz  
Result: Carried: 11 to 0

For: 11 - Anglin, Houston, Davis, Shidid,  
Anantasomboon, Abtahi, Haney, Jung, Schultz,  
Peadon, Ridley

Against: 0  
Absent: 4 - Emmons, Housewright, Murphy, Tarpley  
Vacancy: 0

**Speakers:** Appellant: Roger Albright, 3301 Elm St., Dallas, TX, 75226  
City: Sonya Ahmed, Assistant City Attorney  
Chris Caso, Assistant City Attorney  
David Cossum, Director, Current Planning  
Casey Burgess, Assistant City Attorney

Consent Agenda Reconsideration

**Motion:** It was moved to **reconsider** the Consent agenda.

Maker: Anantasomboon  
Second: Peadon

Result: Carried: 11 to 0

For: 11 - Anglin, Houston, Davis, Shidid,  
Anantasomboon, Abtahi, Haney, Jung, Schultz,  
Peadon, Ridley

Against: 0

Absent: 4 - Emmons, Housewright, Murphy, Tarpley

Vacancy: 0

**Motion:** In reconsidering the Consent agenda items it was moved to recommend to follow staff's recommendations for approval of items Z156-122(AF), Z156-125(OTH), and Z156-132(OTH); and to hold item Z156-117(DL) until January 21, 2016, hold item Z156-123-(AF) until February 4, 2016, and hold item Z156-128(OTH) until January 21, 2016.

Maker: Anantasomboon

Second: Schultz

Result: Carried: 11 to 0

For: 11 - Anglin, Houston, Davis, Shidid,  
Anantasomboon, Abtahi, Haney, Jung, Schultz,  
Peadon, Ridley

Against: 0

Absent: 4 - Emmons, Housewright, Murphy, Tarpley

Vacancy: 0

**Note: The Commission reconsidered agenda item #4. Z156-115(AF), next. See item number #4 for motions.**

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#### Other Matters

Consideration of appointment(s) to CPC Committee(s):

#### **ZONING ORDINANCE COMMITTEE (ZOC)**

Acting Chair Abtahi announced Lanay Hartmann's appointment to the Zoning Ordinance Committee (ZOC)

#### **FY2014-15 City Plan Commission Annual Report**

**Motion:** In considering the FY2014-15 City Plan Commission Annual Report, it was moved to **hold** this matter under advisement until January 21, 2016.

Maker: Ridley

Second: Anglin

Result: Carried: 11 to 0

For: 11 - Anglin, Houston, Davis, Shidid,  
Anantasomboon, Abtahi, Haney, Jung, Schultz,  
Peadon, Ridley

Against: 0

Absent: 4 - Emmons, Housewright, Murphy, Tarpley

Vacancy: 0

### Minutes

**Motion:** It was moved to **approve** the minutes of the December 17, 2015, City Plan Commission meeting, subject to corrections.

Maker: Ridley

Second: Shidid

Result: Carried: 11 to 0

For: 11 - Anglin, Houston, Davis, Shidid,  
Anantasomboon, Abtahi, Haney, Jung, Schultz,  
Peadon, Ridley

Against: 0

Absent: 4 - Emmons, Housewright, Murphy, Tarpley

Vacancy: 0

### Adjournment

**Motion:** It was moved to **adjourn** the January 7, 2015, City Plan Commission meeting at 7:22 p.m.

Maker: Anantasomboon

Second: Ridley

Result: Carried: 11 to 0

For: 11 - Anglin, Houston, Davis, Shidid,  
Anantasomboon, Abtahi, Haney, Jung, Schultz,  
Peadon, Ridley

Against: 0

Absent: 4 - Emmons, Housewright, Murphy, Tarpley

Vacancy: 0

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Gloria Tarpley, Chair