

PLAN COMMISSION MINUTES

The City Plan Commission held a regular Zoning Hearing on December 15, 2016, with the briefing starting at 10:43 a.m., in Room 5ES and the public hearing at 1:51 p.m., in the City Council Chambers of City Hall. Presiding were, Gloria Tarpley, Chair and Matt Houston, Vice-Chair. The following Commissioners were present during the hearing: Mike Anglin, Mark Rieves, Jarred Davis, Tony Shidid, Jed Anantasomboon, Corwin Haney, P. Michael Jung, Tipton Housewright, 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 is one vacancy: District 7.

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: Mohammad Bordbar

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) **S167-026**

Motion: It was moved to **approve** an application to create a 121 lot residential subdivision with one 3.98-acre common area from a 28.618-acre tract of land on property previously approved for 95 single family lots and one 2.86-acre common area on property located on FM 548 at Falcon Way in Kaufman County, subject to compliance with the conditions listed in the docket.

Maker: Houston
Second: Shidid
Result: Carried: 15 to 0

For: 15 - Anglin, Rieves, Houston, Davis, Shidid,
Anantasomboon, Haney, Jung, Housewright,
Schultz, Peadon, Murphy, Ridley, Tarpley

Against: 0
Absent: 0
Vacancy: 1 - District 7

Speakers: None

(2) **S167-028**

Note: The Commission considered this item individually.

Motion: It was moved to **approve** an application to replat a 0.957-acre tract of land containing all of Lots 1A and 1B in City Block 15/5776 to create one lot on property bounded by Webb Chapel Extension, Webb Chapel Road, and Storey Lane, subject to compliance with the conditions listed in the docket.

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

For: 14 - Anglin, Rieves, Houston, Davis, Shidid,
Anantasomboon, Haney, Jung, Housewright,
Schultz, Peadon, Murphy, Ridley, Tarpley

Against: 0
Absent: 0
Vacancy: 1 - District 7

Speakers: For: Jon Featherston, 10755 Sandhill Rd., Dallas, TX, 75238
Against: Roxann Staff, 2707 W. Northwest Hwy., Dallas, TX, 75220
Joe Carreon, 3150 Kendale Dr., Dallas, TX, 75220

Note: The Commission heard Subdivision agenda item #7, S167-033 next.

(3) **S167-029**

Motion: It was moved to **approve** an application to create one 12.039-acre lot from a tract of land located in City Block 8820 on property located on South Belt Line Road at C.F. Hawn Freeway, east quadrant, subject to compliance with the conditions listed in the docket.

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

For: 14 - Anglin, Rieves, Houston, Davis, Shidid,
Anantasomboon, Haney, Jung, Housewright,
Schultz, Peadon, Murphy, Ridley, Tarpley

Against: 0
Absent: 0
Vacancy: 1 - District 7

Speakers: None

(4) S167-030

Motion: It was moved to **approve** an application to replat a 9.701-acre lot containing all of Lots 1 and 2 in City Block A/8701 to relocate the existing lot line between Lots 1 and 2 to decrease the lot area of Lot 1 to 3.047-acres, and increase the lot area of Lot 2 to 6.654-acres on property located between Pagemill Road and Hillguard Road, subject to compliance with the conditions listed in the docket.

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

For: 14 - Anglin, Rieves, Houston, Davis, Shidid,
Anantasomboon, Haney, Jung, Housewright,
Schultz, Peadon, Murphy, Ridley, Tarpley

Against: 0
Absent: 0
Vacancy: 1 - District 7

Speakers: None

(5) S167-031

Motion: It was moved to **approve** an application to create one 0.695-acre lot from a tract of land in City Block 2699 on property located on East Grand Avenue at 7427 Coronado Avenue, east corner, subject to compliance with the conditions listed in the docket.

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

For: 14 - Anglin, Rieves, Houston, Davis, Shidid,
Anantasomboon, Haney, Jung, Housewright,
Schultz, Peadon, Murphy, Ridley, Tarpley

Against: 0
Absent: 0
Vacancy: 1 - District 7

Speakers: None

(6) S167-032

Motion: It was moved to **approve** an application to replat a 7.8216-acre tract of land containing part of Lot 1A in City Block 2/5571 to create one 0.1063-acre lot, one 1.2262-acre lot, one 3.8535-acre lot, and one 2.6356-acre lot on property located on Midway Road at Northwest Highway, northeast corner, subject to compliance with the conditions listed in the docket.

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

For: 14 - Anglin, Rieves, Houston, Davis, Shidid,
Anantasomboon, Haney, Jung, Housewright,
Schultz, Peadon, Murphy, Ridley, Tarpley

Against: 0
Absent: 0
Vacancy: 1 - District 7

Speakers: None

(7) S167-033

Note: The Commission considered this item individually.

Motion: It was moved to **deny** an application to replat a 4.074-acre tract of land containing part of Lots 1 and 2 in City Block B/7480 to create one lot on property located on 10113 and 10163 Shoreview Road at Ferndale Road, northwest corner, due to non-compliance with Section 51A-8.501(b) of the Dallas Development Code, that prohibits approval of a plat that leaves a structure on a remainder lot.

Maker: Housewright
Second: Houston
Result: Carried: 14 to 0

For: 14 - Anglin, Rieves, Houston, Davis, Shidid,
Anantasomboon, Haney, Jung, Housewright,
Schultz, Peadon, Murphy, Ridley, Tarpley

Against: 0
Absent: 0
Vacancy: 1 - District 7

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

Note: Upon the conclusion of Subdivision agenda item #7, S167-033; the Commission returned to the regular order of the agenda and heard Subdivision - Residential Replat agenda item #11, S164-027 next.

(8) S167-034

Motion: It was moved to **approve** an application to replat a 0.29-acre tract of land containing part of Lot 9 and all of Lot 8 in City Block 4/699 to create four lots ranging in size from 1,687-square feet to 2,993-square feet on property located on Virginia Avenue at Annex Avenue, northwest corner, subject to compliance with the conditions listed in the docket.

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

For: 14 - Anglin, Rieves, Houston, Davis, Shidid,
Anantasomboon, Haney, Jung, Housewright,
Schultz, Peadon, Murphy, Ridley, Tarpley

Against: 0
Absent: 0
Vacancy: 1 - District 7

Speakers: None

(9) S167-035

Note: Agenda correction to Council District 6.

Motion: It was moved to **approve** an application to create one 70-acre lot from a tract of land in City Block 8467 on property located on Ranch Trail, east of Belt Line Road, subject to compliance with the conditions listed in the docket.

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

For: 14 - Anglin, Rieves, Houston, Davis, Shidid,
Anantasomboon, Haney, Jung, Housewright,
Schultz, Peadon, Murphy, Ridley, Tarpley

Against: 0
Absent: 0
Vacancy: 1 - District 7

Speakers: None

(10) **S167-036**

Motion: It was moved to **approve** an application to replat a 0.549-acre tract of land containing all of Lot 1 in City Block 7/6634 to create one 0.257-acre lot and one 0.292-acre lot on property located on Elston Drive at S. R.L. Thornton Freeway, southwest corner, subject to compliance with the conditions listed in the docket.

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

For: 14 - Anglin, Rieves, Houston, Davis, Shidid,
Anantasomboon, Haney, Jung, Housewright,
Schultz, Peadon, Murphy, Ridley, Tarpley

Against: 0
Absent: 0
Vacancy: 1 - District 7

Speakers: None

Note: Upon the conclusion of Subdivision Consent agenda items; the Commission heard Subdivision Item #2, S167-028 next.

Residential Replats:

(11) **S167-027**

Motion: It was moved to **approve** an application to replat a 1.442-acre tract of land containing all of Lot 6 in City Block G/5518 to remove the Natural Channel Setback line on property located at 10617 Bridge Hollow Court, subject to compliance with the conditions listed in the docket.

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

For: 14 - Anglin, Rieves, Houston, Davis, Shidid,
Anantasomboon, Haney, Jung, Housewright,
Schultz, Peadon, Murphy, Ridley, Tarpley

Against: 0
Absent: 0
Vacancy: 1 - District 7

Notices: Area: 200 Mailed: 12
Replies: For: 2 Against: 0

Speakers: For: Greg Alford, 17480 N. Dallas Plaza, Dallas, TX, 75287
Against: None

Miscellaneous Items:

D167-001

Planner: Andrew Ruegg

Motion: It was moved to **approve** a development plan for a public school other than an open-enrollment charter school on property zoned Planned Development District No. 741, Subdistrict C, on the north side of Ranch Trail, west of Ashford Drive.

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

For: 14 - Anglin*, Rieves, Houston, Davis, Shidid,
Anantasomboon, Haney, Jung, Housewright,
Schultz, Peadon, Murphy, Ridley, Tarpley

Against: 0
Absent: 0
Vacancy: 1 - District 7

*out of the room, shown voting in favor

Speakers: None

D167-002

Planner: Andrew Ruegg

Motion: It was moved to **approve** a revised development plan (not showing the fence) for Industrial (inside) light manufacturing on property zoned Subdistrict B, within Planned Development District No. 521, on the west side of Mountain Creek Parkway, south of Grady Niblo Road.

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

For: 14 - Anglin, Rieves, Houston, Davis, Shidid,
Anantasomboon, Haney, Jung, Housewright,
Schultz, Peadon, Murphy, Ridley, Tarpley

Against: 0
Absent: 0
Vacancy: 1 - District 7

Speakers: None

M167-002

Planner: Andrew Ruegg

Motion: It was moved to **approve** a minor amendment to the development plan for Subdistrict B within Planned Development District No. 521, on the west side of Mountain Creek Parkway, south of Grady Niblo Road.

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

For: 14 - Anglin, Rieves, Houston, Davis, Shidid,
Anantasomboon, Haney, Jung, Housewright,
Schultz, Peadon, Murphy, Ridley, Tarpley

Against: 0
Absent: 0
Vacancy: 1 - District 7

Speakers: None

M167-006

Planner: Andrew Ruegg

Motion: It was moved to **approve** a minor amendment to the revised site plan for Specific Use Permit No. 147 for a utility or government installation other than listed on property zoned an R-7.5(A) Single Family District on the west side of South Cockrell Hill Road, between the terminus of June Drive and Dutton Street.

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

For: 14 - Anglin, Rieves, Houston, Davis, Shidid,
Anantasomboon, Haney, Jung, Housewright,
Schultz, Peadon, Murphy, Ridley, Tarpley

Against: 0
Absent: 0
Vacancy: 1 - District 7

Speakers: None

Certificates of Appropriateness for Signs:

1610140035

Planner: Pamela Daniel

Motion: In considering an application for a Certificate of Appropriateness by Monti Heflin of Alltex Signs for a 13.3 square-foot attached sign at 1920 McKinney Avenue (northern elevation), it was moved to **hold** this case under advisement until January 5, 2016.

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

For: 14 - Anglin, Rieves, Houston, Davis, Shidid,
Anantasomboon, Haney, Jung, Housewright,
Schultz, Peadon, Murphy, Ridley, Tarpley

Against: 0
Absent: 0
Vacancy: 1 - District 7

Speakers: None

1610190025

Planner: Laura Evans

Motion: In considering an application for a Certificate of Appropriateness by Andre Robothan of Signs Up for a 15 square-foot projecting attached sign at 400 N. St. Paul Street (southeast elevation), it was moved to **hold** this case under advisement until January 5, 2016.

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

For: 14 - Anglin, Rieves, Houston, Davis, Shidid,
Anantasomboon, Haney, Jung, Housewright,
Schultz, Peadon, Murphy, Ridley, Tarpley

Against: 0
Absent: 0
Vacancy: 1 - District 7

Speakers: None

1610190026

Planner: Laura Evans

Motion: In considering an application for a Certificate of Appropriateness by Andre Robothan of Signs Up for a 7 square-foot projecting attached sign at 400 N. St. Paul Street (southwest elevation), it was moved to **hold** this case under advisement until January 5, 2016.

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

For: 14 - Anglin, Rieves, Houston, Davis, Shidid,
Anantasomboon, Haney, Jung, Housewright,
Schultz, Peadon, Murphy, Ridley, Tarpley

Against: 0
Absent: 0
Vacancy: 1 - District 7

Speakers: None

1610190027

Planner: Laura Evans

Motion: In considering an application for a Certificate of Appropriateness by Andre Robothan of Signs Up for a 7 square-foot projecting attached sign at 400 N. St. Paul Street (southeast elevation), it was moved to **hold** this case under advisement until January 5, 2016.

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

For: 14 - Anglin, Rieves, Houston, Davis, Shidid,
Anantasomboon, Haney, Jung, Housewright,
Schultz, Peadon, Murphy, Ridley, Tarpley

Against: 0
Absent: 0
Vacancy: 1 - District 7

Speakers: None

1610190028

Planner: Laura Evans

Motion: In considering an application for a Certificate of Appropriateness by Andre Robothan of Signs Up for a 7 square-foot projecting attached sign at 400 N. St. Paul Street (southwest elevation), it was moved to **hold** this case under advisement until January 5, 2016.

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

For: 14 - Anglin, Rieves, Houston, Davis, Shidid,
Anantasomboon, Haney, Jung, Housewright,
Schultz, Peadon, Murphy, Ridley, Tarpley

Against: 0
Absent: 0
Vacancy: 1 - District 7

Speakers: None

1610190030

Planner: Laura Evans

Motion: In considering an application for a Certificate of Appropriateness by Andre Robothan of Signs Up for a 15 square-foot projecting attached sign at 400 N. St. Paul Street (northwest elevation), it was moved to **hold** this case under advisement until January 5, 2016.

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

For: 14 - Anglin, Rieves, Houston, Davis, Shidid,
Anantasomboon, Haney, Jung, Housewright,
Schultz, Peadon, Murphy, Ridley, Tarpley

Against: 0
Absent: 0
Vacancy: 1 - District 7

Speakers: None

Zoning Cases – Consent:

1. **Z167-111(AR)**

Planner: Andrew Ruegg

Motion: It was moved to recommend **approval** of a CS Commercial Service District on property zoned an R-7.5(A) Single Family District, on the south side of Crown Road, east of Newberry Street.

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

For: 14 - Anglin, Rieves, Houston, Davis, Shidid,
Anantasomboon, Haney, Jung, Housewright,
Schultz, Peadon, Murphy, Ridley, Tarpley

Against: 0
Absent: 0
Vacancy: 1 - District 7

Notices: Area: 300 Mailed: 17
Replies: For: 3 Against: 0

Speakers: None

2. **Z156-343(MD)**

Planner: Mark Doty

Motion: It was moved to recommend **approval** of a Landmark Commission Authorized Hearing to consider an Historic Overlay for the Underwood Residence (5310 Park Lane), subject to preservation criteria with a modification to Section 3.1 to read as follows: "New stand-alone construction prohibited" on property zoned an R-1ac(A) Single Family District on the southeast corner of Park Lane and Meadowbrook Drive

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

For: 14 - Anglin, Rieves, Houston, Davis, Shidid,
Anantasomboon, Haney, Jung, Housewright,
Schultz, Peadon, Murphy, Ridley, Tarpley

Against: 0
Absent: 0
Vacancy: 1 - District 7

Notices: Area: 200 Mailed: 11
Replies: For: 2 Against: 0

Speakers: For (Did not speak): Nancy Shutt, 5310 Park Ln., Dallas, TX, 75220
Against: None

3. Z167-107(SH)

Planner: Sharon Hurd

Motion: It was moved to recommend **approval** of an LI Light Industrial District, subject to revised deed restrictions volunteered by the applicant (as briefed) on property zoned an MU-3 Mixed Use District, on the east side of King George Drive, south of Regal Row.

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

For: 14 - Anglin, Rieves, Houston, Davis, Shidid,
Anantasomboon, Haney, Jung, Housewright,
Schultz, Peadon, Murphy, Ridley, Tarpley

Against: 0
Absent: 0
Vacancy: 1 - District 7

Notices: Area: 300 Mailed: 12
Replies: For: 0 Against: 1

Speakers: None

4. Z156-365(WE)

Planner: Warren Ellis

Motion: It was moved to recommend **approval** of a new Planned Development District for residential uses and a private recreation center, club or area, subject to a revised development plan, buffer landscape plan, and revised conditions (as briefed) on property zoned Planned Development District No. 41 on the northwest corner of Forest Lane and Inwood Road.

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

For: 14 - Anglin, Rieves, Houston, Davis, Shidid,
Anantasomboon, Haney, Jung, Housewright,
Schultz, Peadon, Murphy, Ridley, Tarpley

Against: 0
Absent: 0
Vacancy: 1 - District 7

Notices: Area: 500 Mailed: 80
Replies: For: 19 Against: 1

Speakers: For: Mike Earing, 12345 Inwood Rd., Dallas, TX, 75244
Lauren Law, 4941 Gulfstream Dr., Dallas, TX, 75244
Lance Hanna, 60 E. Las Colinas Blvd., Irving, TX, 75039
John Wilson, 1231 Shirestone Ln., Dallas, TX, 75244
Lairs Sparks, 600 E. Las Colinas Blvd., Irving, TX, 75039
Suzanne Yaeger, 4979 Nashwood Ln., Dallas, TX, 75244
Timothy Mallad, 4959 Nashwood Ln., Dallas, TX, 75244
Matthew Lewis, 12107 Drujon Ln., Dallas, TX, 75244
J. Cullen Aderhold, 5218 Caladium Dr., Dallas, TX, 75229
Against: None

5. Z167-103(JM)

Planner: Jennifer Muñoz

Motion: In considering an application for an MU-3 Mixed Use District on property zoned a GO(A) General Office District, on the east line of North Central Expressway, north of Meadow Road, it was a moved to **hold** this case under advisement until January 5, 2017.

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

For: 14 - Anglin, Rieves, Houston, Davis, Shidid,
Anantasomboon, Haney, Jung, Housewright,
Schultz, Peadon, Murphy, Ridley, Tarpley

Against: 0
Absent: 0
Vacancy: 1 - District 7

Notices: Area: 300 Mailed: 72
Replies: For: 0 Against: 0

Speakers: None

6. Z167-105(JM)

Planner: Jennifer Muñoz

Motion: It was moved to recommend **approval** of a Specific Use Permit for an inside commercial amusement use for a live music venue for a two-year period, subject to a site plan and recommended conditions on property within Tract A of Planned Development District No. 269, the Deep Ellum/Near East Side Planned Development District, on the west line of Exposition Avenue, south of Commerce Street.

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

For: 14 - Anglin, Rieves, Houston, Davis, Shidid,
Anantasomboon, Haney, Jung, Housewright,
Schultz, Peadon, Murphy, Ridley, Tarpley

Against: 0
Absent: 0
Vacancy: 1 - District 7

Notices: Area: 300 Mailed: 23
Replies: For: 6 Against: 4

Speakers: None

Zoning Cases – Under Advisement:

7. Z156-369(JM)

Planner: Jennifer Muñoz

Motion: It was moved to recommend **approval** of the creation of a new subdistrict, subject to revised staff's recommended conditions with the following modifications, 1) Under Sec. 51P-621.109.(a)(6)(D), Building site coverage, follow applicant's request with the following changes to read as follows: "D) In Subdistrict 11 any portion of a building that is above 130 feet in height may have a floor plate of up to 60 percent of the lot area or 40,000 square feet, whichever is less; (i) if such building contains a commercial amusement (inside) use with a seating capacity of more than 12,500, the building is not subject to the floor plate limitation in (D)(i) above; and, (ii) a development plan for a building referenced in subparagraph (ii) above must be approved by the City Plan Commission confirming that the tower dimension perpendicular to views of downtown to the east is at least two times longer than the tower dimension parallel to views to the southeast (tower dimension is measured at the widest point of the building facade)", and 2) Clarification of the trail open space fund contribution calculation be submitted prior to going to Council within Subdistricts 1 & 1C in Planned Development District No. 621,

the Old Trinity and Design District Special Purpose District, at the southwest intersection of Inspiration Drive and North Stemmons Freeway.

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

For: 12 - Anglin, Rieves, Houston, Davis, Shidid,
Anantasomboon, Haney, Jung, Schultz,
Peadon, Murphy, Tarpley

Against: 2 - Housewright, Ridley
Absent: 0
Vacancy: 1 - District 7

Notices: Area: 500 Mailed: 74
Replies: For: 3 Against: 1

Speakers: For: Jonathan Vinson, 2323 Ross Ave., Dallas, TX, 75201
Against: None

8. Z145-359(SM)

Planner: Sarah May

Motion: It was moved to recommend **approval** of an R-7.5(A) Single Family District on property zoned a CR Community Retail District, east of the intersection of Brunner Avenue and Balboa Place.

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

For: 14 - Anglin, Rieves, Houston, Davis, Shidid,
Anantasomboon, Haney, Jung, Housewright,
Schultz, Peadon, Murphy, Ridley, Tarpley

Against: 0
Absent: 0
Vacancy: 1 - District 7

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

Speakers: None

9. Z145-209(WE)

Planner: Warren Ellis

Motion: In considering an application for a Specific Use Permit for an open enrollment charter school on property zoned Tract A of Planned Development District No. 269, the Deep Ellum/Near East Side District with an H/30 Historic District Overlay, on the east line of Trunk Avenue, north of Elm Street, it was moved to **hold** this case under advisement until January 19, 2017.

Maker: Rieves
Second: Tarpley
Result: Carried: 14 to 0

For: 14 - Anglin, Rieves, Houston, Davis*, Shidid, Anantasomboon, Haney, Jung, Housewright, Schultz, Peadon, Murphy, Ridley, Tarpley

Against: 0
Absent: 0
Vacancy: 1 - District 7

*out of the room, shown voting in favor

Notices: Area: 300 Mailed: 17
Replies: For: 1 Against: 6

Speakers: For (Did not speak): Rob Baldwin, 3904 Elm St., Dallas, TX, 75206
Against: None

10. Z156-250(WE)

Planner: Warren Ellis

Motion I: It was moved to recommend **approval** of a new subdistrict within Planned Development District No. 830, subject to staff's recommended revised conditions with the following modifications: 1) Staff's recommendation that at least 50 percent of rooms be entered internally from the inside of the hotel, 2) Follow staff's recommendation under Commercial parking lot or garage that surface parking extend only to already permitted prior to 12-31-2016 (no new parking lots). 3) Under Event center add the following applicant language "and restricted to the block bordered by Madison, 10th, Bishop and current 9th Streets.", 4) Under General Merchandise and food store add both the following staff and applicant language to read as follows: "...and the use consists of a multi-vendor market comprised of at least four independently owned and operated venter entities with no single vendor taking more than 2,000 feet.", Also, after "otherwise" insert "up to 15,000 square feet of floor area", 4) Under Personal service uses (Massage) accept applicant's recommendation that "...A message establishment is permitted as an accessory use to a hotel, salon, or spa use only.", 5) Regarding Counting plaza/outdoor seating toward

streets façade calculations (1)(b), accept staff recommendation (1st sentence) and strike second sentence, 6) Under front yard setbacks accept applicant's recommendation with the following preferred wording "On any block face, up to 100 linear feet of plaza or outdoor seating areas may be credited as a street-facing façade.", 7) Under Residential unit density (d)(3), accept applicant recommendation of no change; current zoning, 8) Under Parking, general (b), accept applicant's recommendation to read as follows: "This district will be considered one lot for purposes of off-street parking requirements.", 9) Under Event center parking (3), accept staff recommendation to read with the following preferred language: "A minimum of one off-street parking space per 175 sq. ft., of indoor or covered outdoor floor area is required." Also, that this provision be moved "(d) Subdistrict 3B", 10) Under Live-Work unit parking, accept the applicant's recommendation with modifications to read as follows: "Provide dwelling unit parking plus for non-residential floor area above 600 sq. ft. If non-residential floor area exceeds floor area of the residential use, each use must provide parking separately.", 11) Regarding Uncovered outdoor dining parking accept staff recommendation and stay with 25% Rule of Bishop Arts District on page 10-19 #(a)(2)(B), 12) Under Architectural Design Standards, accept applicant recommendation in Subditrict 3B, paragraph d, e, and f, and k, do not apply for building that has no street frontage and is located more than 40 feet from a street. (striking "k"); and **approval** of the removal of the Dry Liquor Control Overlay on a portion on property zoned Subdistrict 3 within Planned Development District No. 830 in an area generally bounded by West 10th Street, both sides of North Bishop Avenue, both sides of Melba Street and both sides of North Madison Avenue.

Maker: Anglin
Second: Ridley
Result: Failed: 6 to 7

For: 6 - Anglin, Rieves, Housewright, Murphy, Ridley,
Tarpley

Against: 7 - Houston, Davis, Shidid, Haney, Jung, Schultz,
Peadon

Absent: 1 - Anantasomboon

Vacancy: 1 - District 7

Motion II: In considering an application for a new subdistrict within Planned Development District No. 830 and the removal of a D Liquor Control Overlay on a portion on property zoned Subdistrict 3 within Planned Development District No. 830 in an area generally bounded by West 10th Street, both sides of North Bishop Avenue, both sides of Melba Street and both sides of North Madison Avenue, it was moved to **hold** this case under advisement until January 19, 2017.

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

For: 13 - Anglin, Rieves, Houston, Davis, Shidid, Haney,
Jung, Housewright, Schultz, Peadon, Murphy,
Ridley, Tarpley

Against: 0
Absent: 1 - Anantasomboon
Vacancy: 1 - District 7

Notices: Area: 500 Mailed: 196
Replies: For: 28 Against: 3

Speakers: For: Michael Nazerian, 4113 Buena Vista St., Dallas, TX, 75204
Rob Baldwin, 3904 Elm St., Dallas, TX, 75206
Ray O'Connor, 629 Melba St., Dallas, TX, 75208
For (Did not speak): Cody Ellison, 502 N. Bishop Ave., Dallas, TX, 75208
Against: Amanda Popken, 2519 Catherine St., Dallas, TX, 75211
Tracy Popken Springer, 301 Melba St., Dallas, TX, 75208
Cristine Baril, 824 N. Clinton Ave., Dallas, TX, 75208
Against (Did not speak): Scott Henry, 615 N. Willomet Ave., Dallas, TX, 75208
John Hossley, 301 W. 8th St., Dallas, TX, 75208
Sonya Eudaley, 400 E. 5th St., Dallas, TX, 75203
Amy Cowan, 821 N. Windomere Ave., Dallas, TX, 75208

11. Z156-334(OTH)

Planner: Olga Torres Holyoak

Motion: In considering an application for a Planned Development District for R-7.5(A) Single Family District uses and a child-care facility and repealing Specific Use Permit No. 597 for a day nursery on property zoned an R-7.5(A) Single Family District, on the northwest corner of Inwood Road and Oriole Drive, it was moved to **hold** this case under advisement until January 19, 2017.

Maker: Rieves
Second: Houston
Result: Carried: 13 to 0

For: 13 - Anglin, Rieves, Houston, Davis, Shidid, Haney,
Jung, Housewright, Schultz*, Peadon, Murphy,
Ridley, Tarpley

Against: 0
Absent: 1 - Anantasomboon
Vacancy: 1 - District 7

*out of the room, shown voting in favor

Notices: Area: 500 Mailed: 248
Replies: For: 8 Against: 7

Speakers: None

12. **Z156-346(OTH)**

Planner: Olga Torres Holyoak

Motion: It was moved to recommend **approval** of an amendment to and expansion of Specific Use Permit No. 88 for an electric substation, subject to a site plan, landscape plan and conditions on property zoned an R-7.5(A) Single Family District on the southeast corner of North Jim Miller Road and Scyene Road.

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

For: 13 - Anglin, Rieves, Houston, Davis, Shidid, Haney,
Jung, Housewright, Schultz, Peadon, Murphy,
Ridley, Tarpley
Against: 0
Absent: 1 - Anantasomboon
Vacancy: 1 - District 7

Notices: Area: 300 Mailed: 38
Replies: For: 0 Against: 0

Speakers: None

13. **Z156-363(OTH)**

Planner: Olga Torres Holyoak

Motion: It was moved to recommend **denial without prejudice** for an MF-2(A) Multifamily District on property zoned an R-7.5(A) Single Family District on the west line of Leigh Ann Drive, north of West Wheatland Road.

Maker: Haney
Second: Houston
Result: Carried: 13 to 0

For: 13 - Anglin, Rieves, Houston, Davis, Shidid, Haney,
Jung, Housewright, Schultz, Peadon, Murphy,
Ridley, Tarpley
Against: 0

Absent: 1 - Anantasomboon
Vacancy: 1 - District 7

Notices: Area: 200 Mailed: 16
Replies: For: 0 Against: 2

Speakers: None

14. **Z156-342(SH)**

Planner: Sharon Hurd

Motion: It was moved to recommend **approval** of a Planned Development District for a mixed use development, subject to a conceptual plan, Subarea A development plan, traffic management plan, and conditions; and **approval** of the termination of Specific Use Permit No. 1373 for a college, child-care facility, and public or private school on property zoned an R-7.5(A) Single Family District with Specific Use Permit No. 1373 on a portion and a CR Community Retail District generally on the northeast corner of Simpson Stuart Drive and Highland Hills Drive.

Maker: Haney

Second: Schultz

Result: Carried: 12 to 0

For: 12 - Anglin, Houston, Davis, Shidid, Haney, Jung,
Housewright, Schultz, Peadon, Murphy, Ridley,
Tarpley

Against: 0

Absent: 2 - Rieves, Anantasomboon

Vacancy: 1 - District 7

Notices: Area: 500 Mailed: 311
Replies: For: 18 Against: 26

Speakers: For: Rob Baldwin, 3904 Elm St., Dallas, TX, 75206
Against: None

Zoning Cases – Individual:

15. **Z156-290(SH)**

Planner: Sharon Hurd

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-D-1 Industrial Research District with a D-1 Liquor Control Overlay, at the northwest corner of Edd Road and Kleberg Road, it was moved to **hold** this case under advisement until January 19, 2017.

Maker: Haney
Second: Houston
Result: Carried: 12 to 0

For: 12 - Anglin, Houston, Davis, Shidid, , Haney, Jung,
Housewright*, Schultz, Peadon, Murphy,
Ridley, Tarpley

Against: 0
Absent: 2 - Rieves, Anantasomboon
Vacancy: 1 - District 7

*out of the room, shown voting in favor

Notices: Area: 400 Mailed: 61
Replies: For: 1 Against: 7

Speakers: For: Amy Hsu, 13140 Coit Rd., Dallas, TX, 75247
Against: Georgia Maddox, 2517 Dell View Dr., Dallas, TX, 75243
Kelly Donlin, 2529 Dell View Dr., Dallas, TX, 75253
Against (Did not speak): Jennifer Robinson, 4131 Jordan Valley Rd., Dallas, TX, 75253
Jason Robinson, 4131 Jordan Valley Rd., Dallas, TX, 75253

16. **Z167-109(LE)**

Planner: Laura Evans

Note: Chair Tarpley changed the order of the agenda and held further discussion until later in the meeting. The Commission continued with the regular order of the agenda and heard Zoning Case – Individual agenda item #17, Z145-301(WE) next.

Motion: It was moved to recommend **approval** a CR Community Retail District, subject to deed restrictions volunteered by the applicant to include the prohibition of liquor stores, auto related uses and tool rental on property zoned a D(A) Duplex District, on the northeast corner of Bruton Road and McKim Drive.

Maker: Shidid
Second: Murphy
Result: Carried: 10 to 0

For: 10 - Houston, Davis, Shidid, Haney, Jung,
Housewright, Schultz, Peadon, Murphy,
Tarpley

Against: 0
Absent: 4 - Anglin, Rieves, Anantasomboon, Ridley

Vacancy: 1 - District 7

Notices: Area: 300 Mailed: 41
Replies: For: 0 Against: 1

Speakers: For: Rob Baldwin, 3904 Elm St., Dallas, TX, 75206
For (Did not speak): Santos Martinez, 900 Jackson St., Dallas, TX, 75202
Against: Freddie Arnwine, 8835 Barclay St., Dallas, TX, 75227

Note: Upon the conclusion of agenda item #16, Z167-109(LE); the Commission returned to the regular order of the agenda and heard items under Other Matters next.

17. Z145-301(WE)

Planner: Warren Ellis

Motion: In considering an application for 1) a Planned Development District for commercial, industrial and transportation uses, 2) an amendment to Specific Use Permit No. 1715 for an industrial (outside) potentially incompatible use for an asphalt batching plant, 3) a Specific Use Permit for two industrial (outside) potentially incompatible use for concrete batching plants [Tract I and Tract III], 4) terminate Specific Use Permit No. 1613 for an industrial (outside) not potentially incompatible use for a concrete batch plant, and 5) terminate deed restrictions [Z078-204] on property zoned an IR Industrial Research District with a Dry Overlay on a portion and Specific Use Permit No. 1613 on a portion; a CS Commercial Service District with a Dry Overlay on a portion and Specific Use Permit No. 1602 on a portion; and an IM Industrial Manufacturing District with a Dry Overlay on a portion, Specific Use Permit No. 1715 on a portion and deed restrictions on a portion on the northeast corner of State Highway 310 and Linfield Road, it was moved to hold this case under advisement until January 19, 2017.

Maker: Houston
Second: Davis
Result: Carried: 12 to 0

For: 12 - Anglin, Houston, Davis, Shidid, , Haney, Jung, Housewright*, Schultz, Peadon, Murphy, Ridley, Tarpley

Against: 0
Absent: 2 - Rieves, Anantasomboon
Vacancy: 1 - District 7

*out of the room, shown voting in favor

Notices: Area: 500 Mailed: 64
Replies: For: 3 Against: 1

Speakers: None

Note: The Commission heard agenda item #18, Z156-349(WE) next.

18. Z156-349(WE)

Planner: Warren Ellis

Motion: It was moved to recommend **denial without prejudice** of a Specific Use Permit for an open-enrollment charter school on property zoned a CR Community Retail District on the southeast line of Simpson Stuart Road, southwest of Bonnie View Road.

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

For: 10 - Houston, Davis, Shidid, Haney, Jung,
Housewright, Schultz, Peadon, Murphy,
Tarpley

Against: 0
Absent: 4 - Anglin, Rieves, Anantasomboon, Ridley
Vacancy: 1 - District 7

Notices: Area: 400 Mailed: 34
Replies: For: 2 Against: 1

Speakers: For: Matt Kotter, 5100 Shelly Ray Rd., Fort Worth, TX, 76244
Eddie Conger, 2085 Garden Crest Dr., Rockwell, TX, 75087
Against: Maurice West, 3837 Simpson Stuart Rd., Dallas, TX, 75241
Israel Cordero, Address not given

Note: Upon the conclusion of agenda item #18, Z156-349(WE); the Commission returned to item #16, Z167-109(LE) for further discussion.

Other Matters

FY2015-16 City Plan Commission Annual Report

Chair Tarpley announced annual report will be reviewed and acted on in January.

Minutes

Motion: It was moved to **approve** the minutes of the December 1, 2016, City Plan Commission meeting, subject to corrections.

Maker: Schultz
Second: Shidid
Result: Carried: 10 to 0

For: 10 - Houston, Davis, Shidid, Haney, Jung,
Housewright, Schultz, Peadon, Murphy,
Tarpley

Against: 0
Absent: 4 - Anglin, Rieves, Anantasomboon, Ridley
Vacancy: 1 - District 7

Adjournment

Motion: It was moved to **adjourn** the December 15, 2016, City Plan Commission meeting at 6:37 p.m.

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

For: 10 - Houston, Davis, Shidid, Haney, Jung,
Housewright, Schultz, Peadon, Murphy,
Tarpley

Against: 0
Absent: 4 - Anglin, Rieves, Anantasomboon, Ridley
Vacancy: 1 - District 7

Gloria Tarpley, Chair