

PLAN COMMISSION MINUTES

The City Plan Commission held a regular Zoning Hearing on February 18, 2016, with the briefing starting at 10:48 a.m., in Room 5ES and the public hearing at 1:32 p.m., in the City Council Chambers of City Hall. Presiding were Gloria Tarpley, Chair and Robert Abtahi, Vice-Chair. The following Commissioners were present during the hearing: Mike Anglin, Neil Emmons, Matt Houston, Jarred Davis, Tony Shidid, Jed Anantasomboon, Corwin Haney, P. Michael Jung, Tipton Housewright, Jaynie Schultz, Carolyn "Cookie" Peadon and Margot Murphy. The following Commissioner was absent from this hearing as defined in the City Plan Commission rules: Paul E. Ridley. 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: Sharon Hurd

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) **S156-086**

Motion: It was moved to **approve** an application to replat a 0.144-acre tract of land containing all of Lot 10 in City Block 1/2001 into a Shared Access Development with four lots ranging in size from 1,425 square feet to 1,896 square feet on property located at 4727 Manett Street, subject to compliance with the conditions listed in the docket.

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

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

Against: 0
Absent: 1 - Ridley
Vacancy: 0

*out of the room, shown voting in favor

Speakers: None

(2) **S156-087**

Motion: It was moved to **approve** an application to replat a 3.0915-acre tract of land containing all of Lots 1A and 1B; part of Lots 5-10; all of Lots 11-18; and a portion of an alley to be abandoned, all in City Block 4/601, into one lot on property located on Roseland Avenue at Haskell Avenue, south corner, subject to compliance with the conditions listed in the docket.

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

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

Against: 0
Absent: 1 - Ridley
Vacancy: 0

*out of the room, shown voting in favor

Speakers: None

(3) **S156-089**

Motion: It was moved to **approve** an application to replat a 1.716-acre tract of land containing the remainder of Lots 1 and 2 and all of Lots 3-11 in City Block D/5187 into one lot on property located on Prentice Street at Dyer Street, southwest corner, subject to compliance with the conditions listed in the docket.

Maker: Emmons
Second: Houston

Result: Carried: 14 to 0

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

Against: 0
Absent: 1 - Ridley
Vacancy: 0

*out of the room, shown voting in favor

Speakers: None

(4) S156-090

Motion: It was moved to **approve** an application to create one lot from a 0.08-acre tract of land containing part of City Block 2/325 on property located at 2707 Florence Street, between Cantegral Street and Texas Street, subject to compliance with the conditions listed in the docket.

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

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

Against: 0
Absent: 1 - Ridley
Vacancy: 0

*out of the room, shown voting in favor

Speakers: For (Did not speak): Cody Cartusciello, 11324 Flamingo Ln., Dallas, TX, 75218
Against: None

(5) S156-092

Motion: It was moved to **approve** an application to create one lot from a 0.6371-acre tract of land in City Block 38/3019 on property located on Lancaster Avenue, south of Colorado Boulevard, subject to compliance with the conditions listed in the docket.

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

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

Against: 0
Absent: 1 - Ridley
Vacancy: 0

*out of the room, shown voting in favor

Speakers: None

(6) S156-093

Motion: It was moved to **approve** an application to replat a 0.622-acre tract of land containing all of Lots 1 and 2 in City Block 25-D/2370 into one lot on property located on Stutz Drive at Maple Avenue, west corner, subject to compliance with the conditions listed in the docket.

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

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

Against: 0
Absent: 1 - Ridley
Vacancy: 0

*out of the room, shown voting in favor

Speakers: None

(7) S156-094

Motion: It was moved to **approve** an application to replat a 0.775-acre tract of land containing all of Lots 1-4 and a portion of Lot 5 in City Block E/5713 into one lot on property located on Maple Avenue at Kimsey Drive, north corner, subject to compliance with the conditions listed in the docket.

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

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

Against: 0
Absent: 1 - Ridley
Vacancy: 0

*out of the room, shown voting in favor

Speakers: None

(8) S156-095

Motion: It was moved to **approve** an application to create one lot from a 0.797-acre tract of land containing Lots 11-15 of an unrecorded addition in City Block 1030 on property located on Hood Street at Dickason Avenue, south corner, subject to compliance with the conditions listed in the docket.

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

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

Against: 0
Absent: 1 - Ridley
Vacancy: 0

*out of the room, shown voting in favor

Speakers: None

(9) **S156-096**

Motion: It was moved to **approve** an application to replat a 1.561-acre tract of land containing all of Lots 1, 2A and 8, and the remainder of Lot 2, all within City Block 4/2698 on property located on Coronado Avenue, east of Grand Avenue, subject to compliance with the conditions listed in the docket.

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

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

Against: 0
Absent: 1 - Ridley
Vacancy: 0

*out of the room, shown voting in favor

Speakers: None

(10) **S156-097**

Motion: It was moved to **approve** an application to replat a 1.503-acre tract of land containing all of Lot 1A and a 27-foot utility easement to be abandoned in City Block 1/5463 on property located on Preston Road at Averill Way, northeast corner, subject to compliance with the conditions listed in the docket.

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

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

Against: 0
Absent: 1 - Ridley
Vacancy: 0

*out of the room, shown voting in favor

Speakers: None

(11) **S156-099**

Note: Agenda correction to Council District 1.

Motion: It was moved to **approve** an application to create one lot from a 0.6371-acre tract of land in City Block 38/3019 on property located on Marsalis Avenue at Colorado Boulevard, southeast corner, subject to compliance with the conditions listed in the docket.

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

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

Against: 0
Absent: 1 - Ridley
Vacancy: 0

*out of the room, shown voting in favor

Speakers: None

(12) **S156-100**

An application to create three lots from a 104.499-acre tract of land in City Block 38/3019 on property located on Mountain Creek Parkway at Camp Wisdom Road, northeast corner.

This case was withdrawn by the applicant.

Building Line Removal:

(13) **S156-098**

Building Line Removal Motion: It was moved to **approve** an application to remove the platted 15-foot, 25-foot, and 50-foot building lines located internal to Lot 4 in City Block 2/5463 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 located on Preston Road at Averill Way, southeast corner, subject to compliance with the conditions listed in the docket.

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

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

Against: 0
Absent: 1 - Ridley
Vacancy: 0

*out of the room, shown voting in favor

Replat Motion: It was moved to **approve** an application to replat a 2.02-acre tract of land containing all of Lot 1A and a 27-foot utility easement to be abandoned in City Block 1/5463 and all of Lot 4 in City Block 2/5463 into one lot on property located on Preston Road at Averill Way, southeast corner, subject to compliance with the conditions listed in the docket.

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

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

Against: 0
Absent: 1 - Ridley
Vacancy: 0

*out of the room, shown voting in favor

Speakers: None

Residential Replats:

(14) **S156-084**

Motion: It was moved to **approve** an application to replat a 1.09-acre tract of land containing all of Lots 16A and 16B in City Block Q/4986 into one lot on property located at 4505 Cherokee Trail, subject to compliance with the conditions listed in the docket.

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

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

Against: 0
Absent: 1 - Ridley
Vacancy: 0

*out of the room, shown voting in favor

Notices: Area: 200 Mailed: 20
Replies: For: 1 Against: 0

Speakers: For: Pat White, 4714 Wildwood Rd., Dallas, TX, 75209
Nancy Kenty, 8723 Canyon Dr., Dallas, TX, 75209
Against: None

(15) **S156-085**

Motion: It was moved to **approve** an application to amend a portion of an approved Shared Access Development by replatting a 0.1649-acre tract of land containing all of Lots 12 and 13 in City Block A/4015 into one lot on property located at 1934 and 1938 Malone Cliff View, subject to compliance with the conditions listed in the docket.

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

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

Against: 0
Absent: 1 - Ridley
Vacancy: 0

*out of the room, shown voting in favor

Speakers: None

(16) **S156-088**

Motion: It was moved to **approve** an application to replat a 0.596-acre tract of land containing all of Lots 3 and 4 in City Block A/3367 into a 16-lot Shared Access Development with lots ranging in size from 1,428 square feet to 1,999 square feet on property located on Elsbeth Street at Neely Street, southeast corner, subject to compliance with the conditions listed in the docket.

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

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

Against: 0
Absent: 1 - Ridley
Vacancy: 0

*out of the room, shown voting in favor

Speakers: For: None
Against (Did not speak): Adolfo Briones, 612 Elsbeth St., Dallas, TX, 75208

(17) **S156-091**

Motion: It was moved to **approve** an application to amend a portion of an approved Shared Access Development by replatting a 0.252-acre tract of land containing all of Lots 4A-4E and Lot 4G in City Block B/907 into eight lots ranging in size from 1,246 square feet to 1,503 square feet on property located on Wall Street at McKee Street, north corner, subject to compliance with the conditions listed in the docket.

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

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

Against: 0
Absent: 1 - Ridley
Vacancy: 0

Speakers: None

Wynnewood Urban Design Guide:

Planner: Arturo Del Castillo

Motion: It was moved to **approve** an amendment to the Wynnewood Urban Design Guide that adds City of Dallas infrastructure investment information to the appendix (new page 94), on property bound by South Vernon Avenue to the west, Bancroft Drive, the alleyway south of Bizerie Avenue, Heyser Drive and Pratt Street to the north, Brookhaven Drive to the east and West Illinois Avenue to the south.

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

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

Against: 0
Absent: 1 - Ridley
Vacancy: 0

Miscellaneous Docket:

D156-007

Planner: Laura Evans

Motion: In considering an application for a development plan on property zoned Planned Development District No. 521, South Zone, Subareas S-1C and S-1D, along the east side of Mountain Creek Parkway, north of Camp Wisdom Road, it was moved to **hold** this case under advisement until March 17, 2016.

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

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

Against: 0
Absent: 1 - Ridley
Vacancy: 0

Speakers: None

D156-004

Planner: Danielle R. Lerma

Motion: It was moved to **approve** a development plan on property within Subarea A of Planned Development District No. 885, along the western line of Midway Road, at the terminus of Harvest Hill Road.

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

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

Against: 0
Absent: 1 - Ridley
Vacancy: 0

*out of the room, shown voting in favor

Speakers: None

M156-014

Planner: Danielle R. Lerma

Motion: It was moved to **approve** a minor amendment to the development plan for Planned Development Subdistrict No. 80 within Planned Development District No. 193, the Oak Lawn Special Purpose District on property bounded by Brown Street, Wycliff Avenue, Congress Avenue, and Douglas Avenue.

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

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

Against: 0
Absent: 1 - Ridley
Vacancy: 0

*out of the room, shown voting in favor

Speakers: None

M156-004

Planner: Warren Ellis

Motion: It was moved to **approve** a minor amendment to the development plan on property zoned Tract 2 of Planned Development District No. 508, on the southwest corner of Bickers Street and North Hampton Road.

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

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

Against: 0
Absent: 1 - Ridley
Vacancy: 0

*out of the room, shown voting in favor

Speakers: None

Zoning Cases – Consent:

1. **Z156-138(WE)**

Planner: Warren Ellis

Note: The Commission considered this item individually.

Motion: It was moved to recommend **approval** of a MU-3 Mixed Use District on property zoned an IR Industrial/Research District on the northeast corner of Burgess Boulevard and Iberia Avenue.

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

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

Against: 0
Absent: 1 - Ridley
Vacancy: 0

*out of the room, shown voting in favor

Notices: Area: 200 Mailed: 6

Replies: For: 1 Against: 0

Speakers: For: Peter Poulides, 4756 Algiers, Dallas, TX, 75207
Against: None

Note: Commissioner Abtahi moved to change the order of the agenda and hear Agenda Item #17, Z156-104(RB) next. Commissioner Peadon seconded the motion. The Commission unanimously voted to hear Agenda Item #17, Z156-104(RB) next. Commissioners Schultz was out of the room when the vote was taken. The Commission heard Agenda Item #17, Z156-104(RB) next.

2. Z145-291(DL)

Planner: Danielle R. Lerma

Motion: In considering an application for the renewal of and an amendment to Specific Use Permit No. 1814 for a vehicle display, sales, and service use and a commercial motor vehicle parking lot on property zoned Subdistrict 5A within Planned Development District No. 533, the C.F. Hawn Special Purpose District No. 1, with a D-1 Liquor Control Overlay on the northeast line of C.F. Hawn Service Road, west of Southeast Drive, it was moved to **hold** this case under advisement until March 17, 2016.

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

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

Against: 0
Absent: 1 - Ridley
Vacancy: 0

*out of the room, shown voting in favor

Notices: Area: 300 Mailed: 21
Replies: For: 1 Against: 0

Speakers: None

3. Z156-118(SM)

Planner: Sarah May

Motion: In considering an application for a Specific Use Permit for a private school on property zoned a CR Community Retail District with a D Liquor Control Overlay on the west corner of East Grand Avenue and Shadyside Lane, it was moved to **hold** this case under advisement until March 3, 2016.

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

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

Against: 0
Absent: 1 - Ridley
Vacancy: 0

*out of the room, shown voting in favor

Notices: Area: 300 Mailed: 24
Replies: For: 1 Against: 0

Speakers: None

Note: The Commission heard Agenda Item #1 Z156-138(WE) next.

Special Provision Sign District Amendments – Under Advisement:

4. SPSD145-001(SM)

Planner: Sarah May

Motion: It was moved to recommend **approval** of a City Plan Commission authorized hearing with consideration being given to expand and modify the sign regulations, subject to applicant's recommended conditions for properties within the Victory Special Purpose Sign District generally east of Stemmons Freeway and north of Woodall Rogers Freeway.

Maker: Emmons
Second: Abtahi
Result: Carried: 13 to 1

For: 13 - Anglin, Emmons, Houston, Davis, Shidid,
Anantasomboon, Abtahi, Haney, Jung,
Housewright, Schultz*, Murphy, Tarpley

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

*out of the room, shown voting in favor

Notices: Area: 200 Mailed: 437
Replies: For: 149 Against: 5

Speakers: For: Rob Baldwin, 3904 Elm St., Dallas, TX, 75226
Ken Reese, 2929 Carlisle St., Dallas, TX, 75204
Against: None

Zoning Cases – Under Advisement:

5. **Z145-170(SM)**

Planner: Sarah May

Motion: It was moved to recommend **approval** of a City Plan Commission authorized hearing to determine proper zoning, subject to applicant's recommended conditions with a modification to require the open space area be contiguous and a revised conceptual plan on property zoned Planned Development District No. 582, the Victory Planned Development District with consideration being given to appropriate zoning for the area including use, development standards, parking, and other appropriate regulations on property generally east of Stemmons Freeway and north of Woodall Rogers Freeway.

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

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

Against: 0
Absent: 1 - Ridley
Vacancy: 0

*out of the room, shown voting in favor

Notices: Area: 500 Mailed: 484
Replies: For: 149 Against: 4

Speakers: For: Rob Baldwin, 3904 Elm St., Dallas, TX, 75226
Ken Reese, 2929 Carlisle St., Dallas, TX, 75204
Against: None

6. **Z156-153(SM)**

Planner: Sarah May

Motion: In considering an application for a Planned Development District for LO-1 Limited Office District and animal shelter or clinic with outside runs uses on property zoned an LO-1 Limited Office District on the southeast corner of Sexton Lane and Midway Road, it was moved to **hold** this case under advisement until March 3, 2016.

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

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

Against: 0
Absent: 1 - Ridley
Vacancy: 0

*out of the room, shown voting in favor

Notices: Area: 500 Mailed: 73
Replies: For: 1 Against: 22

Speakers: None

7. Z156-115(WE)

Planner: Warren Ellis

Motion: It was moved to recommend **denial without prejudice** of 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.

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

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

Against: 0
Absent: 1 - Ridley
Vacancy: 0

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

Speakers: For: Akber Allana, 444 Four Stones Blvd., Lewisville, TX, 75056
Against: David Klempin, 941 Golden Trophy Dr., Dallas, TX, 75232
Cynthia White, 1642 Watervaliet Dr., Dallas, TX, 75224
Against (Did not speak): William White, 1642 Watervaliet Dr., Dallas, TX, 75224

8. Z156-160(WE)

Planner: Warren Ellis

Motion: It was moved to recommend **approval** of a Specific Use Permit for a mini-warehouse use for a ten-year period, subject to a site plan and revised conditions with the following additions: 1) Limit to one-story (maximum height 24 ft.), 2) Require 6 ft. wrought-iron at southern property line, and 3) Include elevations plans on property zoned a CR Community Retail District with a D Liquor Control Overlay on the south side of Lake June Road and west of North St. Augustine Drive.

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

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

Against: 0
Absent: 1 - Ridley
Vacancy: 0

*out of the room, shown voting in favor

Notices: Area: 300 Mailed: 29
Replies: For: 0 Against: 1

Speakers: For: Michael Coker, 3111 Canton St., Dallas, TX, 75226
Against: None

9. Z134-320(VP)

Planner: Vasavi Pilla

Motion: It was moved to recommend **approval** of a City Plan Commission authorized hearing to determine the proper zoning, subject to a revised development/landscape plan, traffic management plan, and conditions with the following additions: 1) Include a study of parking demand and angle parking on Aberdeen Avenue, 2) Permitted parking shall be for the standard parking not compact cars, and 3) Angle parking will be part of TMP, effective August 21, 2016 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.

Maker: Schultz
Second: Murphy

Result: Carried: 14 to 0

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

Against: 0
Absent: 1 - Ridley
Vacancy: 0

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

Speakers: For: Karl Crawley, 900 Jackson St., Dallas, TX, 75202
Against: Erica Morenoff, 7140 Briar Meadow Dr., Dallas, TX, 75230

10. **Z156-123(LHS)**

Planner: Lashondra Holmes Stringfellow

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 March 3, 2016, and instruct staff to re-notify.

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

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

Against: 0
Absent: 1 - Ridley
Vacancy: 0

*out of the room, shown voting in favor

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

Speakers: None

11. Z156-135(OTH)

Planner: Olga Torres Holyoak

Motion: In considering an application for an R-5(A) Single Family District on property zoned an A(A) Agricultural District, on the southwest line of Lasater Road, northwest of Stark Road, it was moved to **hold** this case under advisement until March 3, 2016.

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

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

Against: 0
Absent: 1 - Ridley
Vacancy: 0

*out of the room, shown voting in favor

Notices: Area: 500 Mailed: 27
Replies: For: 1 Against: 7

Speakers: None

12. Z156-136(OTH)

Planner: Olga Torres Holyoak

Motion: It was moved to recommend **approval** for the renewal of Specific Use Permit No. 2059 for the sale of alcoholic beverages in conjunction with a general merchandise or food store 3,500 square feet or less for a two-year period, subject to conditions on property zoned a CR Community Retail District with a D-1 Liquor Control Overlay on the northwest corner of Bruton Road and North Prairie Creek Road.

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

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

Against: 0
Absent: 1 - Ridley
Vacancy: 0

*out of the room, shown voting in favor

Notices: Area: 200 Mailed: 12
Replies: For: 0 Against: 1

Speakers: None

13. **Z145-326(RB)**

Planner: Richard Brown

Motion: In considering an application to amend Subareas I and II within Planned Development District No. 799, on property at the southeast corner of East Lovers and Matilda Street, it was moved to **hold** this case under advisement until March 3, 2016.

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

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

Against: 0
Absent: 1 - Ridley
Vacancy: 0

*out of the room, shown voting in favor

Notices: Area: 500 Mailed: 217
Replies: For: 3 Against: 59

Speakers: None

14. Z156-131(RB)

Planner: Richard Brown

Motion: It was moved to recommend **approval** of a new Subdistrict, subject to a tower exhibit and staff's revised recommended conditions with the following revisions: For a structure height bonus of 36 feet related to street-level parking structure concealment: (1) the development must comply with Section 51P-621.109(a)(4)(C)(i), or (ii); (2) the building must have street-level office showroom/warehouse, office, restaurant, hotel, retail and personal service, or residential uses that conceal 85 percent of the street-level parking structure façade (excluding driveway entrances); (3) the street-level uses must have a minimum depth of 30 feet measured from the building façade; and (4) the building is located in Subdistrict 1E and has a street-level parking structure façade that does not comply with (1), (2), and (3) but provides for solid screening that is architecturally compatible with the building and conceals a minimum of 15 percent of the street-level parking structure façade. Regarding a structure height bonus for electric charging stations, approve a bonus of 15 feet subject to staff's recommended regulations, on property zoned Subdistrict 1 within Planned Development District No. 621, the Old Trinity and Design District Special Purpose District, at the west corner of Hi Line Drive and Turtle Creek Boulevard.

Maker: Anantasomboon

Second: Davis

Result: Carried: 14 to 0

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

Against: 0

Absent: 1 - Ridley

Vacancy: 0

Notices: Area: 500 Mailed: 25

Replies: For: 4 Against: 0

Speakers: For: Barry Knight, 2728 N. Harwood St., Dallas, TX, 75201
Against: None

15. **Z156-140(RB)**

Planner: Richard Brown

Motion: It was moved to recommend **approval** of a new Subdistrict, subject to a tower exhibit and staff's revised recommended conditions with a modification to allow 15 feet maximum height for charging stations on property zoned Subdistrict 1 within Planned Development District No. 621, the Old Trinity and Design District Special Purpose District, at the west corner of the North Stemmons Freeway Access Road, and Edison Street.

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

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

Against: 0
Absent: 1 - Ridley
Vacancy: 0

Notices: Area: 500 Mailed: 22
Replies: For: 7 Against: 0

Speakers: For: Barry Knight, 2728 N. Harwood St., Dallas, TX, 75201
Against: None

16. **Z156-141(RB)**

Planner: Richard Brown

Motion: It was moved to recommend **approval** of a new Subdistrict, subject to a tower exhibit and staff's revised recommended conditions with the following revisions: (a) For a structure height bonus of 36 feet related to street-level parking structure concealment: (1) the development complies with Section 51P-621.109(a)(4)(C)(i), or (ii); (2) the building has ground-level office showroom/warehouse, office, restaurant, hotel, retail and personal service, or residential uses that conceal 70 percent of the ground-level parking structure façade on the south side of the parking structure façade, and (3) the ground-level uses have a minimum depth of 30 feet measured from the building façade. (4) street-level office showroom/warehouse, office, restaurant, hotel, retail and personal service, or residential uses or any screening of any portion of a street-level parking structure façade facing North Stemmons Freeway is not required. (b) Section 51P-621.109(a)(4)(C)(i) and (ii)-revise required retail and personal service uses to a minimum of 4,000 square feet of floor area located on a ground floor. Revise outdoor seating area for restaurant uses to a minimum of 500 square feet for all restaurants combined to face a property line other than along

the North Stemmons Freeway access road. (c) Regarding a structure height bonus for electric charging stations, approve a bonus of 15 feet subject to staff's recommended regulations, on property zoned Subdistrict 1 within Planned Development District No. 621, the Old Trinity and Design District Special Purpose District, on the southwest line of the North Stemmons Freeway Access Road, east of Oak Lawn Avenue.

Maker: Anantasomboon
Second: Anglin
Result: Carried: 11 to 3

For: 11 - Anglin, Emmons, Houston, Davis,
Anantasomboon, Abtahi, Haney, Jung,
Housewright, Peadon, Tarpley

Against: 3 - Shidid, Schultz, Murphy
Absent: 1 - Ridley
Vacancy: 0

Notices: Area: 500 Mailed: 20
Replies: For: 6 Against: 1

Speakers: For: Barry Knight, 2728 N. Harwood St., Dallas, TX, 75201
Against: None

Note: The Commission heard Agenda Item #18 Z156-137(SM) next.

Zoning Cases – Individual:

17. Z156-104(RB)

Planner: Richard Brown

Motion: It was moved to recommend **approval** of a Planned Development District for an Open-enrollment charter school and CR Community Retail District Uses, subject to a revised development plan, traffic management plan, and revised conditions on property zoned an MF-2(A) Multifamily District and a CR Community Retail District with the D-1 Liquor Control Overlay, on the east line of North St. Augustine Drive, north of Bruton Road.

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

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

Against: 0
Absent: 1 - Ridley
Vacancy: 0

*out of the room, shown voting in favor

Notices: Area: 500 Mailed: 47
Replies: For: 1 Against: 0

Speakers: For: Tommy Mann, 500 Winstead Building, Dallas, TX, 75201
Against: None

Note: The Commission returned to the regular order of the agenda and heard Agenda Item #4 SPSD145-001(SM) next.

18. Z156-137(SM)

Planner: Sarah May

Motion: In considering an application for an amendment to Planned Development District No. 696 on property bound by Welch Road, Rickover Drive, Crestline Avenue, and Ridgeside Drive, it was moved to **hold** this case under advisement until March 3, 2016.

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

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

Against: 0
Absent: 1 - Ridley
Vacancy: 0

*out of the room, shown voting in favor

Notices: Area: 500 Mailed: 162
Replies: For: 4 Against: 8

Speakers: None

19. **Z156-165(SM)**

Planner: Sarah May

Motion: It was moved to recommend **approval** of a Planned Development District for R-7.5(A) Single Family District and public school uses, subject to a development plan, landscape plan, traffic management plan and conditions on property zoned an R-7.5(A) Single Family District, on the northeast corner of Monterrey Avenue and Farola Drive.

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

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

Against: 0
Absent: 1 - Ridley
Vacancy: 0

Notices: Area: 500 Mailed: 198
Replies: For: 4 Against: 2

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

20. **Z156-112(WE)**

Planner: Warren Ellis

Motion I: It was moved to recommend **denial** of a Specific Use Permit for a recycling buy-back center for the collection of household metals and industrial metals on property zoned an IM Industrial Manufacturing District on the northeast line of South Barry Avenue, north of South Haskell Avenue.

Maker: Emmons
Second: Anantasomboon
Result: Carried: 6 to 8

For: 6 - Emmons, Davis, Anantasomboon, Abtahi, Haney, Schultz

Against: 8 - Anglin, Houston, Shidid, Jung, Housewright, Peadon, Murphy, Tarpley
Absent: 1 - Ridley
Vacancy: 0

Motion II: In considering an application for an application for a Specific Use Permit for a recycling buy-back center for the collection of household metals and industrial metals on property zoned an IM Industrial Manufacturing District on the northeast line of South Barry Avenue, north of South Haskell Avenue, it was moved to **hold** this case under advisement until March 17, 2016.

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

For: 12 - Anglin, Emmons, Houston, Shidid, Abtahi, Haney, Jung, Housewright, Schultz, Peadon, Murphy, Tarpley

Against: 2 - Davis, Anantasomboon
Absent: 1 - Ridley
Vacancy: 0

Notices: Area: 400 Mailed: 62
Replies: For: 0 Against: 4

Speakers: For: Robert Miklos, 1800 Valley View Ln., Farmers Branch, TX, 75234
Joel Littman, Address not given
Against: Ben Leal, 917 Bank St., Dallas, TX, 75223
Rosa Faustino, 1521 S. Barry Ave., Dallas, TX, 75223
Robert Collazo, 1519 S. Barry Ave., Dallas, TX, 75223
Beatrice Faustino, 1521 S. Barry Ave., Dallas, TX, 75223
Against (Did not speak): Marcial Martinez, 1443 S. Barry Ave., Dallas, TX, 75223
Ubaldo Faustino, 1521 S. Barry Ave., Dallas, TX, 75223

Authorization of a Hearing:

Planner: Donna Moorman

Motion: In considering a public hearing to decide whether to authorize a public hearing to determine the proper zoning on property zoned Planned Development District No. 758 with consideration given to appropriate zoning for the area including use, development standards, and other appropriate regulations, generally located along both sides of Walnut Hill Lane, east of Skillman Street, it was moved to **hold** this case under advisement until March 3, 2016.

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

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

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

Against: 0
Absent: 1 - Ridley
Vacancy: 0

*out of the room, shown voting in favor

Speakers: None

Other Matters

Consideration of appointment(s) to CPC Committee(s):
SPECIAL SIGN DISTRICT ADVISORY COMMITTEE (SSDAC)
ART DISTRICT SIGN ADVISORY COMMITTEE

Motion: It was moved to **approve** the appointments to the Special Sign District Advisory Committee and the Arts District Sign Advisory Committee and appoint Cookie Peadon as Chair of the Arts District Sign Advisory Committee.

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

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

Against: 0
Absent: 1 - Ridley
Vacancy: 0

*out of the room, shown voting in favor

Minutes

Motion: It was moved to **approve** the minutes of the February 4, 2016, City Plan Commission meeting, subject to corrections.

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

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

Against: 0
Absent: 1 - Ridley
Vacancy: 0

Adjournment

Motion: It was moved to **adjourn** the February 18, 2016, City Plan Commission meeting at 5:55 p.m.

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

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

Against: 0
Absent: 1 - Ridley
Vacancy: 0

Gloria Tarpley, Chair