

PLAN COMMISSION MINUTES

The City Plan Commission held a regular Zoning Hearing on May 4, 2017, with the briefing starting at 9:50 a.m., in Room 5ES and the public hearing at 1:50 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, Korey Mack, 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 were 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: 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) **S167-159**

Note: Corrected the zoning for this item to PD 631(LCO) A2.

Motion: It was moved to **approve** an application to replat 0.669-acre tract of land containing part of Lot 1 and all of Lots 2 through 4 in City Block A/4142 to create one lot on property located on Davis Street at Westmoreland Avenue, southeast corner, subject to compliance with the conditions listed in the docket.

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

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

Against: 0
Absent: 0
Vacancy: 0

Speakers: None

(2) S167-160

Motion: It was moved to **approve** an application to replat a tract of land containing all of Lot 1 in City Block A/8291 and a tract land in City Block D/3370 to create one 3.0440-acre lot and one 1.799-acre lot on property located on Cedardale Drive, west of Dynasty Drive, subject to compliance with the conditions listed in the docket.

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

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

Against: 0
Absent: 0
Vacancy: 0

Speakers: None

(3) S167-161

Motion: It was moved to **approve** an application to replat a 0.1670-acre tract of land containing all of Lot 1 in City Block 4/1974 to create 3 lots ranging in size from 0.0454-acre to 0.0631 on property located on Manett Street at Henderson Avenue, northwest corner, subject to compliance with the conditions listed in the docket.

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

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

Against: 0
Absent: 0
Vacancy: 0

Speakers: None

(4) S167-162

Motion: It was moved to **approve** an application to replat a 0.399-acre tract of land containing all of Lots 1 through 3 in City Block 27/3147 to create one lot on property located on Bishop Avenue at Melba Street, northeast corner, subject to compliance with the conditions listed in the docket.

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

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

Against: 0
Absent: 0
Vacancy: 0

Speakers: None

(5) S167-163

An application to create 249 lots and 1 common area from a 62.59-acre tract of land in City Block 8816 on property located on Lasater Lane, north of Stark Road.

This case was withdrawn by the applicant.

Residential Replat:

(6) **S167-157**

Motion: It was moved to **deny** an application to replat a 1.522-acre tract of land containing all of Lots 1, 2, and 26 in City Block D/7590 to create one lot on property located on Beckleymeade Avenue, between Sedgemoor Avenue and Blue Crest Drive, due to non-compliance with Section 51A-8.503 of the Dallas Development Code.

Maker: Haney
Second: Ridley
Result: Carried: 15 to 0

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

Against: 0
Absent: 0
Vacancy: 0

Notices: Area: 200 Mailed: 14
Replies: For: 0 Against: 0

Speakers: For: Gisel Valdez, 5620 Trailwood Dr., Dallas, TX, 75241
Against: None

(7) **S167-158**

Motion: It was moved to **approve** an application to replat a 0.276-acre tract of land containing part of Lot 6 in City Block E/4975 to create one lot on property located at 4402 Taos Road, subject to compliance with the conditions listed in the docket.

Maker: Murphy
Second: Ridley
Result: Carried: 15 to 0

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

Against: 0
Absent: 0
Vacancy: 0

Notices: Area: 200 Mailed: 22
Replies: For: 1 Against: 0

Speakers: None

Miscellaneous Items:

M167-025

Planner: Andrew Ruegg

Motion: In considering an application for a minor amendment to the site plan and traffic management plan for Specific Use Permit No. 2080 for an open-enrollment charter school on property zoned Planned Development District No. 134, Subarea A, on the north corner of East Grand Avenue and South Glasgow Drive, it was moved to **hold** this case under advisement until May 18, 2017.

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

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

Against: 0
Absent: 0
Vacancy: 0

Speakers: None

Z156-260(SM)

Planner: Sarah May

Motion: It was moved to **approve** an extension of the six month time period to place the item on the City Council agenda no later than August 23, 2017 for a zoning request for City Council for consideration of an application to renew Specific Use Permit No. 1601 for a Commercial amusement (inside) use, limited to a Class A dance hall for a three-year period, subject to a site plan and conditions on the west corner of East Grand Avenue and St. Mary Avenue.

Maker: Rieves
Second: Schultz

Result: Carried: 15 to 0

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

Against: 0
Absent: 0
Vacancy: 0

Notices: Area: 300 Mailed: 20
Replies: For: 2 Against: 0

Speakers: None

M167-018

Planner: Sharon Hurd

Motion: It was moved to **approve** a minor amendment to a development plan on property zoned Planned Development District No. 543 and generally bounded by Glasgow Drive, Reiger Avenue, Paulus Avenue and Covington Lane.

Maker: Ridley
Second: Murphy
Result: Carried: 15 to 0

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

Against: 0
Absent: 0
Vacancy: 0

Speakers: For: Karl Crawley, 900 Jackson St., Dallas, TX, 75201
Against: None

M167-022

Planner: Sharon Hurd

Motion: It was moved to **approve** a minor amendment to submit a traffic management plan on property zoned Planned Development District No. 543 and generally bounded by Glasgow Drive, Reiger Avenue, Paulus Avenue and Covington Lane.

Maker: Ridley
Second: Murphy

Result: Carried: 15 to 0

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

Against: 0
Absent: 0
Vacancy: 0

Speakers: For: Karl Crawley, 900 Jackson St., Dallas, TX, 75201
Against: None

Certificates of Appropriateness for Signs:

1703060028

Planner: Sharon Hurd

Motion: It was moved to **approve** a Certificate of Appropriateness, by Grant Redmond of Dallas Comedy House for a 93 square-foot flat attached sign, subject to condition at 3025 Main Street (south elevation).

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

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

Against: 0
Absent: 0
Vacancy: 0

*out of the room, shown voting in favor

Speakers: None

Note: Commissioner Anantasomboon moved to remove agenda item #29, Z167-220(OTH) from Zoning Cases - Individual agenda items, and to move and consider the item (for a five-year period) a consent agenda item. Commissioner Davis seconded the motion. The Commission unanimously voted to include and consider agenda item #29, Z167-220(OTH) as part of the Consent agenda. Commissioners Jung, Peadon and Ridley were out of the room when the vote was taken. Item #29, Z167-220(OTH) was moved to the Consent agenda. The consent agenda was read into the record. Concluding the reading of the consent agenda

Commissioner Anantasomboon moved to remove item #29, Z167-220(OTH) from the consent agenda and return the item back to Zoning Cases – Individual agenda. Commissioner Davis seconded the motion. The Commission unanimously voted to remove item #29, Z167-220(OTH) from the Consent agenda and return the item back to Zoning Cases – Individual. Commissioners Jung, Peadon and Ridley were out of the room when the vote was taken. Item #29, Z167-220(OTH) was removed from the Consent agenda and returned to Zoning Cases – Individual agenda.

Zoning Cases – Consent:

1. Z167-121(SM)

Planner: Sarah May

Motion: It was moved to recommend **approval** of an application for an MU-1 Mixed Use District on property zoned an MF-1(A) Multifamily District on the southwest corner of East Lovers Lane and Matilda Street.

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

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

Against: 0
Absent: 0
Vacancy: 0

*out of the room, shown voting in favor

Notices: Area: 200 Mailed: 8
Replies: For: 0 Against: 0

Speakers: None

2. Z167-172(SM)

Planner: Sarah May

Motion: It was moved to recommend **approval** of an amendment to Subdistrict 4B for single family uses, subject to a development plan and revised conditions (as briefed) within Planned Development District No. 714, the West Commerce Street/Fort Worth Avenue Special Purpose District, on property on the northwest side of Fort Worth Avenue, between West Colorado Boulevard and Walter Drive.

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

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

Against: 0
Absent: 0
Vacancy: 0

*out of the room, shown voting in favor

Notices: Area: 500 Mailed: 89
Replies: For: 9 Against: 1

Speakers: None

3. Z167-173(SM)

Planner: Sarah May

Note: The Commission considered this item individually.

Motion: It was moved to recommend **approval** of 1) repealing a portion of Specific Use Permit No. 98 for a quarry, **approval** of 2) a CR Community Retail District on the southeastern quadrant of the area of request; and **approval** of 3) a Planned Development District for a CR Community Retail District uses on the remainder of the area of request, subject to a development plan, revised conditions, and a landscape plan with the following five elements: 1) nine additional trees along the retaining wall, 2) 10 additional trees along the back of the facility, 3) pedestrian path with pavement treatment from Westmoreland to the building, 4) pavement treatment on pedestrian paths intersecting drives, and 5) six-foot instead of five-foot sidewalk along Westmoreland to match adjacent development to the west on property zoned an NO(A) Neighborhood Office District and an IR Industrial Research District on the east side of North Westmoreland Drive, south of Interstate Highway 30.

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

For: 12 - Anglin, Rieves, Houston, Davis, Shidid,
Anantasomboon*, Haney, Mack, Housewright,
Schultz, Murphy, Tarpley

Against: 0
Absent: 0
Vacancy: 0
Conflict: 3 - Jung, Peadon, Ridley

*out of the room, shown voting in favor

Notices: Area: 500 Mailed: 14
Replies: For: 0 Against: 0

Speakers: None

Note: The Commission heard agenda item #8, Z167-159(KK) next.

4. Z167-181(SM)

Planner: Sarah May

Motion: It was moved to recommend **approval** of the creation of a new subdistrict, subject to a site plan and conditions within the Cedars West Subdistrict of Planned Development District No. 784, the Trinity River Corridor Special Purpose District on the north line of South Riverfront Boulevard, west of Cadiz Street.

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

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

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

*out of the room, shown voting in favor

Notices: Area: 500 Mailed: 9
Replies: For: 1 Against: 0

Speakers: None

5. **Z167-232(SM)**

Planner: Sarah May

Motion: It was moved to recommend **approval** of an amendment to and expansion of Specific Use Permit No. 80 for a Salvation Army Community Center, subject to a revised site plan (as briefed) on property zoned an R-7.5(A) Single Family District, on the north line of Elam Road, west of Holcomb Road.

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

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

Against: 0
Absent: 0
Vacancy: 0

*out of the room, shown voting in favor

Notices: Area: 400 Mailed: 112
Replies: For: 1 Against: 3

Speakers: None

6. **Z156-352(WE)**

Planner: Warren Ellis

Motion: It was moved to recommend **approval** of an amendment to Planned Development District No. 398 for MU-1 Mixed Use District and outside sales to add an outdoor commercial amusement use, subject to a revised development/landscape plan and conditions on the west corner of Bryan Street and Burlew Street.

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

For: 12 - Anglin, Rieves, Houston, Davis, Shidid,
Anantasomboon, Haney, Mack, Housewright,
Schultz, Murphy, Tarpley

Against: 0
Absent: 0
Vacancy: 0
Conflict: 3 - Jung, Peadon, Ridley

Notices: Area: 500 Mailed: 60
Replies: For: 0 Against: 0

Speakers: None

7. Z167-206(WE)

Planner: Warren Ellis

Motion: It was moved to recommend **approval** of an amendment to Specific Use Permit No. 580 for a private school, subject to a revised site/traffic management plan and revised conditions (as briefed) on property zoned an R-1ac(A) Single Family District on the south line of West Northwest Highway at the terminus of Meadowbrook Drive.

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

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

Against: 0
Absent: 0
Vacancy: 0

*out of the room, shown voting in favor

Notices: Area: 300 Mailed: 18
Replies: For: 1 Against: 1

Speakers: None

8. Z167-159(KK)

Planner: Kiesha Kay

Note: The Commission considered this item individually.

Motion: It was moved to recommend **approval** of an amendment to Planned Development District No. 157 for mixed uses, subject to a revised development/landscape plan and conditions with the following modifications: 1) Remove angle parking on Welborn Street and 2) Limit signage to a maximum of 5 percent of the relevant façade on the east corner of Cedar Springs Road and Oak Lawn Avenue.

Maker: Ridley
Second: Murphy

Result: Carried: 14 to 1

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

Against: 1 - Peadon
Absent: 0
Vacancy: 0

Notices: Area: 500 Mailed: 240
Replies: For: 6 Against: 0

Speakers: For: Suzan Kedron, 2323 Ross Ave., Dallas, TX, 75201
Against: Christopher Meringer, 3111 Welborn St., Dallas, TX, 75219
Jonathan Formanek, 3111 Welborn St., Dallas, TX, 75219

Note: The Commission heard agenda item #10, Z167-184(KK) next.

9. Z167-177(KK)

Planner: Kiesha Kay

Motion: It was moved to recommend **approval** of an amendment to Planned Development District No. 84 for a private school and a school for special education, subject to a revised development plan, landscape plan and conditions on the northwest corner of Dallas North Tollway and Royal Lane.

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

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

Against: 0
Absent: 0
Vacancy: 0

*out of the room, shown voting in favor

Notices: Area: 500 Mailed: 277
Replies: For: 9 Against: 2

Speakers: None

10. **Z167-184(KK)**

Planner: Kiesha Kay

Note: The Commission considered this item individually.

Motion: It was moved to recommend **approval** a Specific Use Permit for a tower/antenna for cellular communication for a ten-year period with eligibility for automatic renewals for additional ten-year periods, subject to a site plan, elevation, and conditions on property zoned an R-7.5(A) Single Family District and an NS(A) Neighborhood Services District on the southeast side of South Westmoreland Road, south of Irwindell Boulevard.

Maker: Anglin
Second: Houston
Result: Carried: 8 to 6

For: 8 - Anglin, Rieves, Houston, Shidid, Peadon,
Murphy, Ridley, Tarpley

Against: 6 - Davis, Anantasomboon, Haney, Mack, Jung,
Schultz

Absent: 1 - Housewright

Vacancy: 0

Notices: Area: 500 Mailed: 124

Replies: For: 6 Against: 24

Speakers: For: Hart Mason, 4017 Courtshire Dr., Dallas, TX, 75229

Against: Christopher McElheney, 3323 Brooklyndell Ave., Dallas, TX, 75211

Milton Campos, 514 S. Westmoreland Rd., Dallas, TX, 75211

Against (Did not speak): Catherine Garrison, 3308 Arnoldell St., Dallas, TX, 75211

Note: The Commission heard agenda item #12, Z167-243(KK) next.

11. **Z167-222(KK)**

Planner: Kiesha Kay

Motion: It was moved to recommend **approval** of the renewal of Specific Use Permit No. 1929 for an open-enrollment charter school for a five-year period with eligibility for automatic renewals for additional five-year periods, subject to a traffic management plan and conditions on property zoned an NO(A) Neighborhood Office District and a CR Community Retail District, on the northwest corner of West Camp Wisdom Road and South Westmoreland Road.

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

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

Against: 0
Absent: 0
Vacancy: 0

*out of the room, shown voting in favor

Notices: Area: 400 Mailed: 52
Replies: For: 2 Against: 1

Speakers: None

12. **Z167-243(KK)**

Planner: Kiesha Kay

Note: The Commission considered this item individually.

Motion: In considering an application for a CS Commercial Services District on property zoned an A(A) Agricultural District, south of Telephone Road, east of Travis Trail, it was moved to **hold** this case under advisement until May 18, 2017.

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

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

Against: 0
Absent: 1 - Housewright
Vacancy: 0

*out of the room, shown voting in favor

Notices: Area: 400 Mailed: 18
Replies: For: 1 Against: 1

Speakers: For: Quincy Roberts, 2508 Club Terrace Dr., Dallas, TX, 75237
For (Did not speak): Elsie Thurman, 9406 Biscayne Blvd., Dallas, TX, 75218
Against: Anayeli Rubio, 9631 Travis Trl., Dallas, TX, 75241

Note: The Commission heard agenda item #13, Z167-210(JM) next.

13. Z167-210(JM)

Planner: Jennifer Muñoz

Note: The Commission considered this item individually.

Motion: It was moved to recommend **denial without prejudice** of a Specific Use Permit for a restaurant with drive-in or drive-through service on property zoned Subarea 1 within Planned Development District No. 298, the Bryan Area Special Purpose District on the northeast corner of Ross Avenue and McCoy Street.

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

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

Against: 0
Absent: 1 - Housewright
Vacancy: 0

Notices: Area: 200 Mailed: 18
Replies: For: 3 Against: 0

Speakers: For: Eric Wilhite, 3030 LBJ Freeway, Dallas, TX, 75234
Against: None

Note: The Commission heard agenda item #14, Z167-225(JM) next.

14. Z167-225(JM)

Planner: Jennifer Muñoz

Note: The Commission considered this item individually.

Motion: It was moved to recommend **approval** of a Planned Development District for R-7.5(A) Single Family District uses and a public school other than an open-enrollment charter school use, subject to a development plan, landscape plan, traffic management plan, and conditions on property zoned an R-7.5(A) Single Family District, in an area bounded by Indian Ridge Trail, Algebra Drive, McKissick Lane, and Wheatland Road.

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

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

Against: 0
Absent: 1 - Housewright
Vacancy: 0

Notices: Area: 500 Mailed: 111
Replies: For: 0 Against: 4

Speakers: For: Rob Baldwin, 3904 Elm St., Dallas, TXD, 75226
Against: LaShawn Robertson, 1920 Dolores Way, Dallas, TX, 75232
Against (Did not speak): Terry Harris, 1926 Dolores Way, Dallas, TX, 75232

Note: The Commission heard agenda item #20, Z167-216(OTH) next.

15. Z167-226(JM)

Planner: Jennifer Muñoz

Motion: It was moved to recommend **approval** of a Planned Development District for R-7.5(A) Single Family District uses and public school other than an open-enrollment charter school uses, subject to a development 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 South St. Augustine Drive and Grady Lane and the northeast corner of Crenshaw Drive and Old Seagoville Road.

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

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

Against: 0
Absent: 0
Vacancy: 0

*out of the room, shown voting in favor

Notices: Area: 500 Mailed: 190
Replies: For: 3 Against: 1

Speakers: None

16. **Z167-244(JM)**

Planner: Jennifer Muñoz

Motion: It was moved to recommend **approval** of a renewal of Specific Use Permit No. 2153 for a child-care facility for a period to expire on September 13, 2021, with eligibility for automatic renewals for additional five-year periods, subject to a revised site plan, a revised landscape plan, and conditions on property zoned an R-5(A) Single Family District on the northeast corner of McBroom Street & North Winnetka Avenue.

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

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

Against: 0
Absent: 0
Vacancy: 0

*out of the room, shown voting in favor

Notices: Area: 200 Mailed: 17
Replies: For: 1 Against: 0

Speakers: None

17. **Z167-224(PD)**

Planner: Pamela Daniel

Motion: It was moved to recommend **approval** of a GR General Retail Subdistrict on property zoned an O-2 Office Subdistrict within Planned Development District No. 193, the Oak Lawn Special Purpose District, on the east corner of Congress Avenue and Shelby Street.

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

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

Against: 0
Absent: 0
Vacancy: 0

*out of the room, shown voting in favor

Notices: Area: 200 Mailed: 29
Replies: For: 0 Against: 0

Speakers: None

18. **Z167-231(PD)**

Planner: Pamela Daniel

Motion: It was moved to recommend **approval** of an LI Light Industrial District on property zoned an A(A) Agricultural District, southeast of the intersection of South Ledbetter and Walton Walker Freeway (Loop 12).

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

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

Against: 0
Absent: 0
Vacancy: 0

*out of the room, shown voting in favor

Notices: Area: 300 Mailed: 14
Replies: For: 1 Against: 0

Speakers: None

19. **Z167-179(OTH)**

Planner: Olga Torres Holyoak

Motion: In considering an application for a renew and amend Specific Use Permit No. 2135 for the sale of alcoholic beverages in conjunction with a general merchandise or food store greater than 3,500 square feet for a two-year period with eligibility for automatic renewals for additional five-year periods, subject to a revised site plan and conditions on property zoned Subarea 1, within Planned Development District No. 366, the Buckner Boulevard Special Purpose District with a D-1 Liquor Control Overlay, on the southeast corner of South Buckner Boulevard and Jennie Lee Lane, it was moved to **hold** this case under advisement until May 18, 2017.

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

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

Against: 0
Absent: 0
Vacancy: 0

*out of the room, shown voting in favor

Notices: Area: 200 Mailed: 16
Replies: For: 1 Against: 0

Speakers: None

20. **Z167-216(OTH)**

Planner: Olga Torres Holyoak

Note: The Commission considered this item individually.

Motion: It was moved to recommend **approval** a Specific Use Permit for the sale of alcoholic beverages in conjunction with a restaurant without drive-in or drive-through service for a two-year period with eligibility for automatic renewals for additional two-year periods, subject to a site plan and conditions on property zoned a CR-D-1 Community Retail District with a D-1 Liquor Control Overlay, west of Marsh Lane, north of Walnut Hill Lane.

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

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

Against: 0
Absent: 1 - Housewright
Vacancy: 0

*out of the room, shown voting in favor

Notices: Area: 400 Mailed: 24
Replies: For: 2 Against: 0

Speakers: For: Karina Rios, 10031 Marsh Ln., Dallas, TX, 75229
Against: None

Note: Upon the conclusion of agenda item #20, Z167-216(OTH) the Commission returned to the regular order of the agenda and heard Zoning Cases – Under Advisement items, beginning with agenda item, #22, Z167-124(OTH).

21. Z167-218(OTH)

Planner: Olga Torres Holyoak

Motion: It was moved to recommend **approval** of a renewal of Specific Use Permit No. 1692 for an alcoholic beverage establishment limited to a bar, lounge, or tavern for a three-year period, subject to conditions on property zoned Tract A within Planned Development District No. 269, the Deep Ellum/Near East Side Special Purpose District on the southwest side of Exposition Avenue, west of Parry Avenue.

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

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

Against: 0
Absent: 0
Vacancy: 0

*out of the room, shown voting in favor

Notices: Area: 200 Mailed: 9
Replies: For: 2 Against: 0

Speakers: None

Note: Upon the conclusion of the consent agenda items the Commission heard agenda item #3, Z167-173(SM) next.

Zoning Cases – Under Advisement:

22. Z167-124(OTH)

Planner: Olga Torres Holyoak

Motion: It was moved to recommend **approval** of a Specific Use Permit for a tower/antenna for cellular communication for a ten-year period with eligibility for automatic renewals for additional ten-year periods, subject to a site plan, elevation and conditions on property zoned a CR Community Retail District on the east side of Beckley Avenue, south of Ohio Avenue.

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

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

Against: 0
Absent: 1 - Housewright
Vacancy: 0

*out of the room, shown voting in favor

Notices: Area: 500 Mailed: 98
Replies: For: 2 Against: 6

Speakers: For: Dave Kirk, 11314 Dujon Ln., Dallas, TX, 75218
Against: None

23. Z145-300(SH)

Planner: Sharon Hurd

Motion: In consider an application for a new subdistrict on property zoned Subdistricts 4 and 5 within Planned Development District No. 462, and an MF-2(A) Multifamily District, on the northeast side of Henderson Avenue, between McMillan Avenue and Glencoe Street, and the southwest side of Henderson Avenue, east of Glencoe Street, it was move to **hold** this case under advisement until June 8, 2017.

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

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

Against: 0
Absent: 1 - Housewright
Vacancy: 0

*out of the room, shown voting in favor

Notices: Area: 500 Mailed: 214
Replies: For: 99 Against: 19

Speakers: None

24. **Z167-138(SM)**

Planner: Sarah May

Motion: It was moved to recommend **approval** of a renewal of Specific Use Permit No. 2138 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 on property zoned a CR-D-1 Community Retail District with a D-1 Liquor Control Overlay on the south side of Military Parkway, between Scottsdale Drive and McNeil Street.

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

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

Against: 0
Absent: 1 - Housewright
Vacancy: 0

*out of the room, shown voting in favor

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

Speakers: For: Pamela Craig, 400 S. Zang Blvd, Dallas, TX, 75208
Against: None

25. **Z167-191(KK)**

Planner: Kiesha Kay

Motion: In considering an application for an MF-2(A) Multifamily District on property zoned an RR Regional Retail District, on the southeast corner of Keeneland Parkway and Walton Walker Boulevard, it was moved to **hold** this case under advisement until June 8, 2017.

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

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

Against: 0
Absent: 1 - Housewright
Vacancy: 0

Notices: Area: 400 Mailed: 33
Replies: For: 0 Against: 6

Speakers: For (Did not speak): Michael Coker, 3111 Canton St., Dallas, TX, 75226
Against: None

Zoning Cases - Individual:

26. **Z167-207(KK)**

Planner: Kiesha Kay

Motion: It was moved to recommend **approval** of an amendment to and expansion of Specific Use Permit No. 1374 for a private school and an open-enrollment charter school limited to grades Pre-K through 6th, which includes before and after-school care for a five-year period with eligibility for automatic renewals for additional five-year periods, subject to a revised site plan and staff's recommended conditions on property zoned Tract I and Tract II within Conservation District No. 6 - Hollywood/Santa Monica, on the east corner of Lindsley Avenue and Tenison Memorial Road.

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

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

Against: 0
Absent: 1 - Housewright
Vacancy: 0

*out of the room, shown voting in favor

Notices: Area: 300 Mailed: 39
Replies: For: 4 Against: 1

Speakers: For (Did not speak): Michael Coker, 3111 Canton St., Dallas, TX, 75226
Against: None

27. Z167-219(KK)

Planner: Kiesha Kay

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 staff's recommended conditions on property zoned an MU-3 Mixed Use District, on the south side of Plantation Road, west of the terminus of Hawes Avenue.

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

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

Against: 0
Absent: 1 - Housewright
Vacancy: 0

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

Speakers: None

28. Z167-212(OTH)

Planner: Olga Torres Holyoak

Motion: It was moved to recommend **approval** of a TH-3(A) Townhouse District, subject to deed restrictions volunteered by the applicant 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: 12 to 2

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

Against: 2 - Jung, Ridley
Absent: 1 - Housewright
Vacancy: 0

Notices: Area: 400 Mailed: 40
Replies: For: 1 Against: 2

Speakers: For: Elsie Thurman, 9406 Biscayne Blvd., Dallas, TX, 75218
Ravi Komari, 7 and 8 Leigh Ann, Dallas, TX, 75232
Against: None

29. **Z167-220(OTH)**

Planner: Olga Torres Holyoak

Motion: It was moved to recommend **approval** of a renewal of Specific Use Permit No. 1530 for an Industrial (outside) use limited to a concrete plant for a five-year period, subject to a revised site plan and conditions on property zoned Subdistrict 1, Tract 2 within Planned Development District No. 498, the Harry Hines Corridor Special Purpose District, on the southwest corner of Joe Field Road and Denton Drive.

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

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

Against: 0
Absent: 1 - Housewright
Vacancy: 0

*out of the room, shown voting in favor

Notices: Area: 300 Mailed: 14
Replies: For: 2 Against: 0

Speakers: None

30. **Z167-160(JM)**

Planner: Jennifer Muñoz

Motion: It was moved to recommend **approval** of a Planned Development District for MF-2(A) Multifamily District uses, subject to a development plan and conditions with the following modifications under (f) Facades (2) to read as: “(A) The surface of each exterior wall (excluding doors and windows) facing a public street, residential use, or public open space must consist of stone, brick, glass block, tile, cast metal, cast or cultured stone, concrete, or a combination of these materials.”, “(B) Other cement products (such as stucco, Hardy plank, or other similar materials) are limited to 50 percent of the buildings’ exterior finishes.”, “(C) When used, stucco must be located at least eight feet above grade on a facade visible from a public right-of-way or a public area.” on property zoned an MF-2(A) Multifamily District and a P(A) Parking District on the northwest line of San Jacinto Street, between Annex Avenue and Grigsby Avenue.

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

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

Against: 0
Absent: 1 - Housewright
Vacancy: 0

*out of the room, shown voting in favor

Notices: Area: 500 Mailed: 107
Replies: For: 5 Against: 0

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

31. **Z167-205(SM)**

Planner: Sarah May

Motion: It was moved to recommend **approval** of a Planned Development District for TH-3(A) Townhouse District and public school other than an open-enrollment charter school uses, subject to a revised development plan, traffic management plan, and staff's recommended conditions; specifically Section 114 to read as follows: "(a) For a public school other than open-enrollment charter school, at each intersection of driveway and sidewalk, sidewalks must be constructed of a material that differs in texture and color from that of vehicular ingress and egress driveways" on property zoned a TH-3(A) Townhouse District and a MF-2(A) Multifamily District, on the west corner of North Henderson Avenue and Manett Street.

Maker: Ridley
Second: Rieves
Result: Carried: 13 to 1

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

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

Notices: Area: 500 Mailed: 184
Replies: For: 9 Against: 22

Speakers: For: Rob Baldwin, 3904 Elm St., Dallas, TXD, 75226
Alan Rister, 5222 Homer St., Dallas, TX, 75206
For (Did not speak): Tiana Booker, 2525 N. Henderson Ave., Dallas, TX, 75206
Against: None

32. **Z167-230(SM)**

Planner: Sarah May

Motion: It was moved to recommend **denial** of a Specific Use Permit for a tower/antenna for cellular communication on property zoned a CR Community Retail District on the south corner of East Overton Road and Ramona Avenue.

Maker: Davis
Second: Anantasomboon
Result: Carried: 10 to 4

For: 10 - Rieves, Houston, Davis, Shidid,
Anantasomboon, Haney, Mack, Jung, Schultz,
Peadon

Against: 4 - Anglin, Murphy, Ridley, Tarpley
Absent: 1 - Housewright
Vacancy: 0

Notices: Area: 500 Mailed: 107
Replies: For: 0 Against: 1

Speakers: For: Hart Mason, 4017 Courtshire Dr., Dallas, TX, 75229
Mr. Zarkauskas, 2600 Ventura Dr., Plano, TX, 75093
Against: None

33. **Z167-106(SH)**

Planner: Sarah Hurd

Signage Motion: It was moved to **proceed** with the finding that the applicant demonstrated a good faith effort to post the required signage.

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

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

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

Speakers: For: Michael Davis, 1910 Pacific Ave., Dallas, TX, 75201
Against: Kim Nobles, 3537 Rio Grande Cir., Dallas, TX, 75233

Motion: In considering an application for a Planned Development District for R-7.5(A) Single Family District uses on property zoned an R-10(A) Single Family District with Specific Use Permit No. 541, on the south side of Blue Ridge Boulevard, west of Rio Grande Avenue, it was moved to **hold** this case under advisement until June 8, 2017.

Maker: Houston
Second: Anglin
Result: Carried: 10 to 3

For: 10 - Anglin, Rieves, Houston, Shidid, Mack, Jung,
Schultz, Peadon, Murphy, Tarpley

Against: 3 - Anantasomboon, Haney, Ridley
Absent: 2 - Davis, Housewright
Vacancy: 0

Notices: Area: 500 Mailed: 81
Replies: For: 0 Against: 12

Speakers: For: Michael Davis, 1910 Pacific Ave., Dallas, TX, 75201
Against: Carol Branch, 3505 Rio Grande Cir., Dallas, TX, 75233
Kim Nobles, 3537 Rio Grande Cir., Dallas, TX, 75233
Johnny Crowder, 4039 Oak Arbor Dr., Dallas, TX, 75233
Darryl Baker, 2606 Woodmere Dr., Dallas, TX, 75233
Albert Taylor, Jr., 3648 Blue Ridge Blvd., Dallas, TX, 75233

34. **Z167-233(WE)**

Planner: Warren Ellis

Motion: It was moved to recommend **approval** of a renewal of Specific Use Permit No. 1685 for a bar, lounge, or tavern for a five-year period, subject to staff's recommended conditions on property zoned Tract A of Planned Development District No. 269, the Deep Ellum/Near East Side Special Purpose District on the northeast corner of Crowds Street and July Alley.

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

For: 12 - Anglin, Rieves, Houston, Anantasomboon,
Haney, Mack, Jung, Schultz, Peadon, Murphy,
Ridley, Tarpley

Against: 0
Absent: 3 - Davis, Shidid, Housewright
Vacancy: 0

Notices: Area: 200 Mailed: 10
Replies: For: 4 Against: 0

Speakers: For: Dave Murry, 210 N. Crowds St., Dallas, TX, 75226
Against: None

35. **Z167-239(WE)**

Planner: Warren Ellis

Motion: In considering an application to renew Specific Use Permit No. 1624 for an Industrial (outside) not potentially incompatible use for a concrete batch plant on property zoned an IR Industrial Research District on the northwest corner of Commerce Street and Manila Road, it was moved to **hold** this case under advisement until June 8, 2017.

Maker: Anantasomboon
Second: Schultz

Result: Carried: 12 to 0

For: 12 - Anglin, Rieves, Houston, Anantasomboon,
Haney, Mack, Jung, Schultz, Peadon, Murphy,
Ridley, Tarpley

Against: 0

Absent: 3 - Davis, Shidid, Housewright

Vacancy: 0

Notices: Area: 300 Mailed: 15

Replies: For: 1 Against: 0

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

Other Matters

Minutes

Motion: It was moved to **approve** the minutes of the April 27, 2017, City Plan Commission meeting, subject to the following corrections:

Maker: Ridley

Second: Houston

Result: Carried: 12 to 0

For: 12 - Anglin, Rieves, Houston, Anantasomboon,
Haney, Mack, Jung, Schultz, Peadon, Murphy,
Ridley, Tarpley

Against: 0

Absent: 3 - Davis, Shidid, Housewright

Vacancy: 0

Adjournment

Motion: It was moved to **adjourn** the May 4, 2017, City Plan Commission meeting at 8:17 p.m.

Maker: Ridley

Second: Houston

Result: Carried: 12 to 0

For: 12 - Anglin, Rieves, Houston, Anantasomboon,
Haney, Mack, Jung, Schultz, Peadon, Murphy,
Ridley, Tarpley

Against: 0

Absent: 3 - Davis, Shidid, Housewright

Vacancy: 0

Gloria Tarpley, Chair