

PLAN COMMISSION MINUTES

The City Plan Commission held a regular Zoning Hearing on August 3, 2017, with the briefing starting at 11:34 a.m., in Room 5ES and the public hearing at 1:48 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, P. Michael Jung, Tipton Housewright, Jaynie Schultz, Carolyn "Cookie" Peadon, Margot Murphy and Paul E. Ridley. The following Commissioner was absent from this hearing as defined in the City Plan Commission rules: Corwin Haney. 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: Sharmila Gurung-Shrestha

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) **S156-146R**

Motion: It was moved to **approve** an application to replat a 14.603 tract of land containing part of Lot A and all of Lot B in City Block I/5414, all of City Block 5415 on property located on Abrams Road between East Northwest Highway and Theater Way, subject to compliance with the conditions listed in the docket.

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

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

Against: 0
Absent: 1 - Haney
Vacancy: 0

*out of the room, shown voting in favor

Speakers: None

(2) S167-228

Motion: It was moved to **approve** an application to replat a 0.205-acre tract of land containing all of Lot 1 and part of Lot 2 in City Block 6/849 to create one lot on property located on Murray Street, south of Commerce Street, subject to compliance with the conditions listed in the docket.

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

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

Against: 0
Absent: 1 - Haney
Vacancy: 0

*out of the room, shown voting in favor

Speakers: None

(3) S167-229

Motion: It was moved to **approve** an application to replat a 9.221-acre tract of land containing part of Lot 1 in City Block G/8466 to create one 3.338-acre lot and one 3.521-acre lot in City Block G/8466 on property located on Rombauer Road at Byron Bay Street, northeast corner, subject to compliance with the conditions listed in the docket.

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

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

Against: 0
Absent: 1 - Haney
Vacancy: 0

*out of the room, shown voting in favor

Speakers: None

(4) S167-230

Motion: It was moved to **approve** an application to create one 1.991-acre lot and one 5.955-acre lot from a 7.946-acre tract of land in City Block 8493 on property located at 9313 Leon Drive, north of Prairie Creek Road, subject to compliance with the conditions listed in the docket.

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

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

Against: 0
Absent: 1 - Haney
Vacancy: 0

*out of the room, shown voting in favor

Speakers: None

(5) S167-231

Motion: It was moved to **approve** an application to create one 0.568-acre lot from a tract of land on property located on Oak Lawn Avenue between Congress Avenue and Gillespie Street, subject to compliance with the conditions listed in the docket.

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

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

Against: 0
Absent: 1 - Haney
Vacancy: 0

*out of the room, shown voting in favor

Speakers: None

(6) S167-232

Motion: It was moved to **approve** an application to create 147 lots and three common areas ranging in size from 0.082-acre to 0.524-acre from a 26.101-acre tract of land on property located in the City of Dallas ETJ in Kaufman County, Texas, on Lake Ray Hubbard Drive, west of FM 740, subject to compliance with the conditions listed in the docket.

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

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

Against: 0
Absent: 1 - Haney
Vacancy: 0

*out of the room, shown voting in favor

Speakers: None

(7) S167-233

Motion: It was moved to **approve** an application to replat a 3.471-acre tract of land containing all of lot 1 in City Block A/6476 to create three lots ranging in size from 0.362 acres to 2.738 acres on property located on Olympic Drive at Lombardy Lane, southwest corner, subject to compliance with the conditions listed in the docket.

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

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

Against: 0
Absent: 1 - Haney
Vacancy: 0

*out of the room, shown voting in favor

Speakers: None

(8) S167-234

Motion: It was moved to **approve** an application to replat a 0.456-acre tract of land containing part of Lots 5 and 6, and all of Lots 7 and 8 to create one lot on property located on Moody Street between McKinnon Street and Harwood Street, subject to compliance with the conditions listed in the docket.

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

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

Against: 0
Absent: 1 - Haney
Vacancy: 0

*out of the room, shown voting in favor

Speakers: None

(9) S167-235

Motion: It was moved to **approve** an application to create a 19.240-acre lot from tracts of land in City Block B/6509 and City Block C/6509 on property located on Walnut Hill Lane at James Parker Way, southeast corner, subject to compliance with the conditions listed in the docket.

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

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

Against: 0
Absent: 1 - Haney
Vacancy: 0

*out of the room, shown voting in favor

Speakers: For: None

For (Did not speak): Philip Cervantes, 2540 Walnut Hill Ln., Dallas, TX, 75229
Alex Sanchez, 6175 Main St., Frisco, TX, 75034

Against: None

(10) **S167-236**

Motion: It was moved to **approve** an application to replat a 0.530-acre tract of land containing all of Lots 1, 2, and 3 in City Block B/458 to create one lot on property located at Harwood Street and Hickory Street, south corner, subject to compliance with the conditions listed in the docket.

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

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

Against: 0
Absent: 1 - Haney
Vacancy: 0

*out of the room, shown voting in favor

Speakers: None

(11) **S167-237**

Motion: It was moved to **approve** an application to replat a 0.545-acre tract of land containing all of Lots 10 and 11 in City Block 7/708 to create a 15 lot shared access development on property located on Bennett Avenue, southwest of San Jacinto Street, subject to compliance with the conditions listed in the docket.

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

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

Against: 0
Absent: 1 - Haney
Vacancy: 0

*out of the room, shown voting in favor

Speakers: None

(12) **S167-238**

Motion: It was moved to **approve** an application to create one 1.527-acre lot from a tract of land in City Block L/5997 on property located on Beckley Avenue at Overton Road, northeast corner, subject to compliance with the conditions listed in the docket.

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

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

Against: 0
Absent: 1 - Haney
Vacancy: 0

*out of the room, shown voting in favor

Speakers: None

(13) **S167-239**

Motion: It was moved to **approve** an application to replat a 10.685-acre tract of land containing all of Lots 5 through 8, Lot 10, all of lots 14 through 16 in City Block 8795 to create 9 lots ranging in size from 0.662-acre lot to 2.394- acre lot on property located on Ravenview Road at Garden Springs Drive, southeast corner, subject to compliance with the conditions listed in the docket.

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

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

Against: 0
Absent: 1 - Haney
Vacancy: 0

*out of the room, shown voting in favor

Speakers: None

Miscellaneous Items:

M167-036

Planner: Pamela Daniel

Motion: It was moved to **approve** a minor amendment to the development plan and landscape plan for an R-5(A) Single Family and Urban Agriculture use within Planned Development Subdistrict No. 936, generally bounded by Canaan Street on the west, Vesper Street on the north, Bexar Street on the east, and the Trinity River levee on the south.

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

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

Against: 0
Absent: 1 - Haney
Vacancy: 0

Speakers: None

D167-023

Planner: Pamela Daniel

Motion: It was moved to **approve** a development plan for R-7.5(A) Single Family District uses on property zoned Planned Development District No. 969, on the southwest line of Lasater Road, northwest of Stark Road.

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

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

Against: 0
Absent: 1 - Haney
Vacancy: 0

*out of the room, shown voting in favor

Speakers: None

Note: Chair Tarpley announced miscellaneous agenda items D167-025 and D167-026 would be heard together. The Commission heard Items D167-025 and D167-026 next.

D167-025

Planner: Andrew Ruegg

Motion: It was moved to **approve** a development plan and landscape plan for restaurant and retail uses on property zoned Subarea B within Planned Development District No. 811, on the south line of East Interstate-30 Frontage Road, west of North Westmoreland Road.

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

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

Against: 0
Absent: 1 - Haney
Vacancy: 0

*out of the room, shown voting in favor

Speakers: None

D167-026

Planner: Andrew Ruegg

Motion: It was moved to **approve** a development plan and landscape plan for restaurant uses on property zoned Subarea B within Planned Development District No. 811, on the southwest corner of East Interstate-30 Frontage Road and North Westmoreland Road.

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

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

Against: 0
Absent: 1 - Haney
Vacancy: 0

*out of the room, shown voting in favor

Speakers: None

D167-027

Planner: Andrew Ruegg

Motion: It was moved to **approve** a development plan for a vehicle display, sales, and service use on property zoned Subdistrict 2 and 3 within Planned Development District No. 738, on the northeast corner of Lemmon Avenue and Haggar Way.

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

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

Against: 0
Absent: 1 - Haney
Vacancy: 0

*out of the room, shown voting in favor

Speakers: None

D167-028

Planner: Andrew Ruegg

Motion: It was moved to **approve** a development plan for warehouse and office uses on property zoned Subarea A and Subarea B, North Zone within Planned Development District No. 521, on the south line of South Merrifield Road, east of Mountain Creek Parkway.

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

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

Against: 0
Absent: 1 - Haney
Vacancy: 0

*out of the room, shown voting in favor

Speakers: None

Miscellaneous Items – Under Advisement:

W167-008

Planner: Neva Dean

Motion: In considering an application for a waiver of the two-year waiting period to submit an application for a zoning change on property zoned Planned Development District No. 970 for MF-2(A) Multifamily District uses on the northwest line of Capitol Avenue, southwest of North Henderson Avenue, it was moved to **hold** this case under advisement until September 7, 2017.

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

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

Against: 0
Absent: 1 - Haney
Vacancy: 0

Speakers: For: None
For (Did not speak): Rob Baldwin, Address not given
Against: None

Certificates of Appropriateness for Signs – Under Advisement:

1705150026

Planner: Sharon Hurd

Motion: In considering an application for a Certificate of Appropriateness for a 700-square-foot upper level attached sign at 400 S. Record Street (east elevation), it was moved to **hold** this case under advisement until August 17, 2017.

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

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

Against: 0
Absent: 1 - Haney
Vacancy: 0

Speakers: None

Zoning Cases – Consent:

1. Z167-316(JM)

Planner: Jennifer Muñoz

Note: The Commission considered this item individually.

De minimus Significant Change Motion: In considering the requirement in Section 5(m)(1)(B) of the CPC Rules of Procedure, the finding is it does not apply because the impact of the proposed change in the Commission's judgment is *de minimus* in nature.

Maker: Houston
Second: Anglin
Result: Carried: 13 to 1

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

Against: 1 - Jung
Absent: 1 - Haney
Vacancy: 0

Motion: It was moved to recommend **approval** of an amendment to Planned Development District No. 438, subject to a revised development plan, two revised landscape plans and revised conditions (as briefed) to include a height limitation of 45 ft. to Building 4, south of Davis Street and east of Calumet Avenue.

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

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

Against: 0
Absent: 1 - Haney
Vacancy: 0

Note: Commissioner Jung offered friendly amendment to apply a 45 foot height limitation to Building 4 (the Church) only. Mr. Houston, the maker of the motion accepted the friendly amendment. Commissioner Anglin, the seconder of the motion also accepted the friendly amendment.

Notices: Area: 500 Mailed: 80
Replies: For: 2 Against: 0

Speakers: For: Luis Carrera, 3930 Meredith St., Dallas, TX, 75211
Against: None

2. Z167-323(JM)

Planner: Jennifer Muñoz

Note: The Commission considered this item individually.

Motion: It was moved to recommend **approval** of the termination of deed restrictions on property zoned a CR Community Retail District, on the southwest corner of East Illinois Avenue and South Denley Drive.

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

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

Against: 0
Absent: 1 - Haney
Vacancy: 0

Notices: Area: 200 Mailed: 25
Replies: For: 1 Against: 1

Speakers: For: Benito Mojica, Sr., 2419 S. Lancaster Rd., Dallas, TX, 75216
Benito Mojica, Jr., 2419 S. Lancaster Rd., Dallas, TX, 75216
Against: None

3. Z167-151(WE)

Planner: Warren Ellis

Note: The Commission considered this item individually.

Motion: In considering an application for the renewal of Specific Use Permit No. 1824 for an open enrollment charter school on property zoned an RR Regional Retail District on the west line of South R.L. Thornton Frontage Road, south of West Kiest Boulevard, it was moved to **hold** this case under advisement until September 28, 2017.

Maker: Davis
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

Notices: Area: 400 Mailed: 19
Replies: For: 1 Against: 0

Speakers: For: None
FOR (Did not speak): Rob Baldwin, Address not given
Against: None

4. Z167-292(WE)

Planner: Warren Ellis

Note: The Commission considered this item individually.

Motion: In considering an application for the renewal of Specific Use Permit No. 2155 for a recycling buy-back center for household metals and industrial metals on property zoned an IM Industrial Manufacturing District on the southwest side of South Lamar Street between Lenway Street and Martin Luther King Jr. Boulevard, it was moved to **hold** this case under advisement until September 17, 2017.

Maker: Mack
Second: Houston
Result: **The motion and second were withdrawn.**

Motion: It was moved to recommend **approval** of the renewal of Specific Use Permit No. 2155 for a recycling buy-back center for household metals and industrial metals for a one-year period, subject to conditions on property zoned an IM Industrial Manufacturing District on the southwest side of South Lamar Street between Lenway Street and Martin Luther King Jr. Boulevard.

Maker: Mack
Second: Houston
Result: Carried: 13 to 1

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

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

Notices: Area: 300 Mailed: 36
Replies: For: 0 Against: 1

Speakers: For: Prabha Cinclair, 1800 Valley View Ln., Farmers Branch, TX, 75234
Jerome Amman, 3301 S. Lamar, Dallas, TX, 75215
Against: Terry Flowers, 1600 Pennsylvania Ave., Dallas, TX, 75215
Against (Did not speak): Julie Sagueton, 3505 Parnell St., Dallas, TX, 75215

Zoning Cases – Individual:

5. **Z167-303(JM)**

Planner: Jennifer Muñoz

Motion: In considering an application for an IR Industrial Research District and a Specific Use Permit for an Industrial (outside) not potentially incompatible use limited to a concrete batch plant on property zoned an A(A) Agricultural District, on the south line of Simpson Stuart Road, west of South Central Service Expressway, it was moved to **hold** this case under advisement until September 7, 2017.

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

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

Against: 0
Absent: 1 - Haney
Vacancy: 0

Notices: Area: 300 Mailed: 17
Replies: For: 1 Against: 0

Speakers: None

6. **Z167-294(WE)**

Planner: Warren Ellis

Motion: It was moved to recommend **approval** of an amendment to Planned Development District No. 581 for a public school other than an open-enrollment charter school, subject to a revised development plan, revised traffic management plan and revised conditions to include screening of off-street parking be required, as approved by the Director, and be counted as a design standard on the north corner of Chriswell Road and Bellewood Drive.

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

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

Against: 0
Absent: 1 - Haney
Vacancy: 0

Notices: Area: 500 Mailed: 195
Replies: For: 25 Against: 3

Speakers: For: Karl Crawley, 900 Jackson St., Dallas, TX, 75200
Dean Stellar, 1201 N. Bowser Rd., Richardson, TX, 75081
Michael Longanecker, 6968 Blackwood Dr., Dallas, TX, 75231
For (Did not speak): Daniel R. Day, 9624 Crestedge Dr., Dallas, TX, 75238
Jesse Boling, 3126 Noble Ln., Garland, TX, 75044
Against: None
Staff: Phil Erwin, Chief Arborist, Sustainable Development and Construction

7. Z167-319(WE)

Planner: Warren Ellis

Motion: It was moved to recommend **denial** of an R-5(A) Single Family District on property zoned a CR Community Retail District on the southeast corner of Pueblo Street and Navaro Street.

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

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

Against: 0
Absent: 1 - Haney
Vacancy: 0

*out of the room, shown voting in favor

Notices: Area: 200 Mailed: 39
Replies: For: 0 Against: 1

Speakers: None

Authorization of a Hearing:

Donna Moorman

Motion: It was moved to **authorize** a public hearing to determine the proper zoning on property zoned Subdistrict 6 within Planned Development No. 830 in an area generally bounded by Mary Cliff Road, both sides of Davis Street between Mary Cliff Road and Stevens Village Drive, the south side of Davis Street between Stevens Village Drive and Tenna Loma Court, Jefferson Boulevard, Plymouth Road, and both sides of Davis Street to east of Hampton Road, with consideration to be given to incorporating the property into a previously authorized hearing for Subdistrict 6 within Planned Development District No. 830 to establish appropriate regulations pertaining to height, lot size, lot width, residential proximity slope, urban form setback, and architectural designs such as articulation. **This is a hearing to consider the request to authorize the hearing and not the rezoning of property at this time.**

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

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

Against: 0
Absent: 1 - Haney
Vacancy: 0

*out of the room, shown voting in favor

Speakers: None

Note: Staff announced correction to the City Council District. The City Council district for this item is District 13.

Motion: It was moved to **authorize** a public hearing to determine the proper zoning on property zoned: 1) a MU-2 Mixed Use District, a MU-3 Mixed Use District, a MO-1 Mid-range Office District, a LI Light Industrial District, a NS(A) Neighborhood Service District, a CR Community Retail District, a GO (A) General Office District, a MF-1 (A) Multifamily District, a MF-2(A) Multifamily District, a MF-3(A) Multifamily District, a R-7.5(A) Single Family District, a TH-3(A) Townhouse District; and 2) Planned Development District Nos: 65, 85,182, 267, 344, 476, 488, 529, 530, 531, 592, 720, and 984, with consideration to be given to establishing appropriate zoning regulations including use, development standards, and other appropriate regulations in an area generally bounded by Walnut Hill Lane to the north, Northwest Highway to the south, Pineland Drive to the east and Greenville Avenue to the west. **This is a hearing to consider the request to authorize the hearing and not the rezoning of property at this time.**

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

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

Against: 0
Absent: 1 - Haney
Vacancy: 0

*out of the room, shown voting in favor

Speakers: None

Other Matters

Minutes

Motion: It was moved to **approve** the minutes of the July 20, 2017, City Plan Commission meeting, subject to the following corrections:

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

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

Against: 0
Absent: 1 - Haney
Vacancy: 0

Adjournment

Motion: It was moved to **adjourn** the August 3, 2017, City Plan Commission meeting at 4:11 p.m.

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

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

Against: 0
Absent: 1 - Haney
Vacancy: 0

Gloria Tarpley, Chair