

## PLAN COMMISSION MINUTES

The City Plan Commission held a regular Zoning Hearing on January 19, 2017, with the briefing starting at 10:39 a.m., in Room 5ES and the public hearing at 1:30 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 are no vacancies.

The City Plan Commission was briefed by staff on each item on the agenda and a question and answer period followed each briefing.

A variety of dockets, requests and briefings were presented to the Commission during the open public hearing. The applicants or their representatives presented their arguments, citizen comments were heard, and using the information and staff recommendations in the hearing dockets, the Commission took the following actions.

NOTE: For more detailed information on discussion on any issue heard during this briefing and public hearing, refer to the tape recording retained on file in the Department of Sustainable Development and Construction. Briefing and public hearing recordings are retained on file for 90 days after approval of CPC minutes.

### **PUBLIC HEARINGS:**

#### Subdivision Docket

Planner: Paul Nelson

Pursuant to Texas Local Government Code Section 212.009(e) these minutes and recording of the hearing certify the reasons for denial of any plat application.

#### Consent Items:

##### (1) **S167-059**

**Motion:** It was moved to **approve** an application to create one 1.653-acre lot from a tract of land in City Block C/6978 on property located on Westmoreland Road at Hansboro Avenue, northwest corner, subject to compliance with the conditions listed in the docket.

Maker: Houston  
Second: Mack  
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

**Speakers:** For (Did not speak): Louis Salcedo, 512 W. 8<sup>th</sup> St., Dallas, TX, 75208  
Against: None

(2) **S167-060**

**Motion:** It was moved to **approve** an application to create one 1.753-acre lot, and one 6.194-acre lot from a 7.947-acre tract of land in City Block 8821 on property located on South Belt Line Road, north of C.F. Hawn Freeway (U.S. Highway 175), subject to compliance with the conditions listed in the docket with an additional condition to read as follows: "23. On the final plat the 10 foot wide flagpole for proposed Lot 2 must be either increased to be a minimum width of 20 feet, or a 10 foot mutual access easement needs to be created along the northwest line of proposed lot 1 which will increase the width for access to 20 feet".

Maker: Houston  
Second: Mack  
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

**Speakers:** None

(3) **S167-061**

**Motion:** It was moved to **approve** an application to create one 1.700-acre lot from a tract of land in City Block 8473 and City Block 8474 on property located on Highland Road, between Jim Miller Road and St. Francis Avenue, subject to compliance with the conditions listed in the docket.

Maker: Houston  
Second: Mack  
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

**Speakers:** None

(4) **S167-062**

**Motion:** It was moved to **approve** an application to create one 1.627-acre lot from a tract of land in City Block 8473 on property located on Highland Road, between Jim Miller Road and St. Francis Avenue, subject to compliance with the conditions listed in the docket.

Maker: Houston  
Second: Mack  
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

**Speakers:** None

(5) **S167-063**

**Motion:** It was moved to **approve** an application to create one 0.787-acre lot from a tract of land in City Block 3398 on property located on Clarendon Drive at Ewing Avenue, southeast corner, subject to compliance with the conditions listed in the docket.

Maker: Houston  
Second: Mack  
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

**Speakers:** None

(6) **S167-065**

**Motion:** It was moved to **approve** an application to replat a 1.099-acre tract of land containing all of Lot 1 in City Block A/2745 and a tract of land in City Block A/2745 to create one lot on property located on Garland Road at Gaston Avenue, northeast corner, subject to compliance with the conditions listed in the docket.

Maker: Houston  
Second: Mack  
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

**Speakers:** None

(7) **S167-068**

**Motion:** It was moved to **approve** an application to create one 0.555-acre lot from a tract of land in City Block 1005 on property located on Routh Street at Katy Trail, southwest corner, subject to compliance with the conditions listed in the docket.

Maker: Houston  
Second: Mack  
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

**Speakers:** None

(8) **S167-069**

**Motion:** It was moved to **approve** an application to create one 1.077-acre lot from a tract of land in City Block 420 on property located on Lamar Street at Powhattan Street, northwest corner, subject to compliance with the conditions listed in the docket.

Maker: Houston  
Second: Mack  
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

**Speakers:** None

(9) **S167-070**

**Motion:** It was moved to **approve** an application to create one 8.441-acre lot from a tract of land in City Block 8466 on property located on Cypress Waters Boulevard at Olympus Boulevard, southeast corner, subject to compliance with the conditions listed in the docket.

Maker: Houston  
Second: Mack  
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

**Speakers:** None

(10) **S167-071**

**Motion:** It was moved to **approve** an application to replat a 1.335-acre tract of land containing all of Lots 19 through 25, and part of Lot 26 in City Block 917 to create a 36 lot Shared Access Development with lots ranging in size from 0.029-acre to 0.050-acre on property located on Ervay Street at Lear Street, northeast corner, subject to compliance with the conditions listed in the docket.

Maker: Houston  
Second: Mack  
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

**Speakers:** None

(11) **S167-072**

**Motion:** It was moved to **approve** an application to replat a 1.299-acre tract of land containing all of Lots 1 through 7 in City Block 2/2663 into one lot on property located on Winfield Avenue at Samuell Boulevard, southeast corner, subject to compliance with the conditions listed in the docket.

Maker: Houston  
Second: Mack  
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

**Speakers:** None

(12) **S167-073**

**Motion:** It was moved to **approve** an application to replat a 3.032-acre tract of land containing all of Lot 1 in City Block A/8047, and a tract of land in City Block A/8047 to create one 1.728-acre lot, and one 1.304-acre lot on property located on Northwest Highway at Shiloh Road, northeast corner, subject to compliance with the conditions listed in the docket.

Maker: Houston  
Second: Mack  
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

**Speakers:** None

(13) **S167-074**

**Motion:** It was moved to **approve** an application to create three lots ranging in size from 0.524-acre to 7.537-acre from a 9.6605-acre tract of land in City Block H/8644 on property located on Olympus Boulevard and Wharf Road, northeast corner, subject to compliance with the conditions listed in the docket.

Maker: Houston  
Second: Mack  
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

**Speakers:** None

Public Hearing:

(14) **S167-067**

**Motion:** It was moved to **approve** an application to create one 3.000-acre lot and one 95.714-acre lot from a tract of land in City Block 8790 on property located on Haymarket Road, south of Hazelcrest Drive, subject to compliance with the conditions listed in the docket.

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

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

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

**Speakers:** For: Santos Martinez, 900 Jackson St., Dallas, TX, 75202  
Against: None

Miscellaneous Items:

**D167-010**

Planner: Sharon Hurd

**Motion:** It was moved to **approve** a development plan on property within Planned Development District No. 944, on the south line of Cedardale Road, west of Cleveland Road.

Maker: Haney  
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

**D167-007**

Planner: Pamela Daniel

**Motion:** In considering an application for a development plan on property zoned Planned Development District No. 779, on the northwest corner of Shoreview Road and Ferndale Road, it was moved to **hold** this case under advisement until February 16, 2017.

Maker: Housewright  
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

Zoning Cases – Consent:

1. **Z56-360(PD)**

Planner: Pamela Daniel

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

**Motion:** In considering an application for a Specific Use Permit for a motor vehicle fueling station on property zoned an NS(A)-D-1 Neighborhood Service District with a D-1 Liquor Overlay Control on the west corner of Buckner Boulevard and St. Francis Avenue, it was moved to **hold** this case under advisement until February 16, 2017.

Maker: Mack  
Second: Jung  
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: 28

**Replies:** For: 1 Against: 2

**Speakers:** For: None

Against: Larry Estes, 6146 Symphony Ln., Dallas, TX, 75227  
Daniel Wood, 5137 Colter Way, Dallas, TX, 75227  
Carolyn Thomas, 4739 Clover Haven St., Dallas, TX, 75227

James Dollins, 5168 Freestone Cir., Dallas, TX, 75227  
Robin Sloan, 4727 Clover Haven St., Dallas, TX, 75227  
Jose Leanos, Jr., 7148 Teresita Trail, Dallas, TX, 75227  
Helen Gonzales-Crawford, 8432 Londonderry Ln., Dallas, TX, 75228  
Against (Did not speak): Carolyn Burns, 4815 Clover Haven St., Dallas, TX, 75227  
Reva Ballard, 4831 Clover Haven St., Dallas, TX, 75227  
Dana James, 6131 Symphony Ln., Dallas, TX, 75227

**Note: The Commission returned to the regular order of the agenda and heard Zoning Cases – Under Advisement items next. Starting with agenda item, #6 Z156-334(OTH).**

**2. Z167-125(KK)**

Planner: Kiesha Kay

**Motion:** It was moved to recommend **approval** of an amendment to Specific Use Permit No. 2034 for the sale of alcoholic beverages in conjunction with a general merchandise or food store greater than 3,500 square feet for a five-year period with eligibility for automatic renewals for additional five-year periods, subject to a revised site plan and conditions on property zoned Subarea 6 within Planned Development District No. 366 with a D-1 Liquor Control Overlay, east of South Buckner Boulevard, south of Scyene Road.

Maker: Shidid  
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

**Notices:** Area: 300                      Mailed: 30  
**Replies:** For: 1                              Against: 0

**Speakers:** None

3. **Z156-278(WE)**

Planner: Warren Ellis

**Motion:** In considering an application for an amendment to, and an expansion of, Planned Development Subdistrict No. 111 for LC Light Commercial Subdistrict uses on property zoned an LC Light Commercial Subdistrict and Planned Development Subdistrict No. 111 within Planned Development District No. 193, the Oak Lawn Special Purpose District, on the northwest line of McKinney Avenue, northeast of Bowen Street, it was moved to **hold** this case under advisement until February 2, 2017.

Maker: Shidid  
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

**Notices:** Area: 500                      Mailed: 402  
**Replies:** For: 3                              Against: 0

**Speakers:** None

4. **Z167-128(JM)**

Planner: Jennifer Muñoz

**Motion:** It was moved to recommend **approval** of a Specific Use Permit for a utility or government installation other than listed to allow an elevated water storage tank use for a permanent period, subject to a site plan, landscape plan, and conditions on property zoned an IR Industrial Research District on the northwest corner of Forest Land and the eastern section of Forestgate Drive.

Maker: Shidid  
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

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

**Speakers:** None

**5. Z167-126(OTH)**

Planner: Olga Torres Holyoak

**Motion:** It was moved to recommend **approval** of the renewal of Specific Use Permit No. 2189 for a recycling buy-back center for the collection of household metals and industrial metals for a two-year period, subject to conditions on property zoned an IM Industrial Manufacturing District on the northeast line of South Barry Avenue, north of South Haskell Avenue.

Maker: Shidid  
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

**Notices:** Area: 400 Mailed: 53  
**Replies:** For: 0 Against: 0

**Speakers:** None

**Note: Upon the conclusion of the Consent agenda items; the Commission heard agenda item #1, Z156-360(PD) next.**

Zoning Cases – Under Advisement:

6. **Z156-334(OTH)**

Planner: Olga Torres Holyoak

**Motion:** In considering an application for a Planned Development District for R-7.5(A) Single Family District uses and a child-care facility and repealing Specific Use Permit No. 597 for a day nursery on property zoned an R-7.5(A) Single Family District, on the northwest corner of Inwood Road and Oriole Drive, it was moved to **hold** this case under advisement until February 16, 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

\*out of the room, shown voting in favor

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

**Speakers:** None

7. **Z156-235(JM)**

Planner: Jennifer Muñoz

**Motion:** In considering an application for an MU-3 Mixed Use District and termination of existing deed restrictions on property zoned a GO(A) General Office District on the southwest corner of LBJ Freeway and Montfort Drive, it was moved to **hold** this case under advisement until March 16, 2017.

Maker: Murphy  
Second: Shidid  
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: 400 Mailed: 147  
**Replies:** For: 128 Against: 0

**Speakers:** None

8. **Z156-364(AR)**

Planner: Andrew Ruegg

**Motion:** It was moved to recommend **approval** of the renewal of Specific Use Permit No. 2129 for the sale of alcoholic beverages in conjunction with a general merchandise or food store 3,500 square feet or less for a five-year period with eligibility for automatic renewals for additional five-year periods, subject to conditions on property zoned CR-D-1 Community Retail District with D-1 Liquor Control Overlay, on the north side of Lake June Road at the terminus of McElree Street, east of Oak Hill Circle.

Maker: Shidid  
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: 200 Mailed: 29  
**Replies:** For: 2 Against: 0

**Speakers:** None

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

Planner: Sharon Hurd

**Motion:** It was moved to recommend **denial without prejudice** of a Specific Use Permit for an industrial (outside) not potentially incompatible use limited to a concrete batch plant on property zoned an IR-D-1 Industrial Research District with a D-1 Liquor Control Overlay, at the northwest corner of Edd Road and Kleberg Road.

Maker: Haney  
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: 400 Mailed: 61  
**Replies:** For: 1 Against: 13

**Speakers:** For: None  
Against: William Freeman, 13815 Kleberg Rd., Dallas, TX, 75253  
Kelly Donlin, 2529 Dell View Dr., Dallas, TX, 75253  
Georgia Maddox, 2517 Dell View Dr., Dallas, TX, 75253  
Jose De Alba, Address not given  
Against (Did not speak): Herschel Wade Maddox, 2517 Dell View Dr., Dallas, TX, 75253

**10. Z145-209(WE)**

Planner: Warren Ellis

**Motion:** In considering an application for a Specific Use Permit for an open enrollment charter school on property zoned Tract A of Planned Development District No. 269, the Deep Ellum/Near East Side District with an H/30 Historic District Overlay, on the east line of Trunk Avenue, north of Elm Street, it was moved to **hold** this case under advisement until February 16, 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

\*out of the room, shown voting in favor

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

**Speakers:** None

11. Z145-301(WE)

Planner: Warren Ellis

**Motion:** In considering an application for 1) a Planned Development District for commercial, industrial and transportation uses, 2) an amendment to Specific Use Permit No. 1715 for an industrial (outside) potentially incompatible use for an asphalt batching plant, 3) a Specific Use Permit for two industrial (outside) potentially incompatible use for concrete batching plants [Tract I and Tract III], 4) terminate Specific Use Permit No. 1613 for an industrial (outside) not potentially incompatible use for a concrete batch plant, and 5) terminate deed restrictions [Z078-204] on property zoned an IR Industrial Research District with a Dry Overlay on a portion and Specific Use Permit No. 1613 on a portion; a CS Commercial Service District with a Dry Overlay on a portion and Specific Use Permit No. 1602 on a portion; and an IM Industrial Manufacturing District with a Dry Overlay on a portion, Specific Use Permit No. 1715 on a portion and deed restrictions on a portion on the northeast corner of State Highway 310 and Linfield Road, it was moved to **hold** this case under advisement until February 16, 2017.

Maker: Mack  
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: 500 Mailed: 64  
**Replies:** For: 3 Against: 1

**Speakers:** None

12. **Z156-237(WE)**

Planner: Warren Ellis

**Motion:** In considering an application for a Planned Development District for CR Community Retail District uses on property zoned a CR Community Retail District on the south line of West Northwest Highway, east of Lemmon Avenue, it was moved to **hold** this case under advisement until March 16, 2017.

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

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

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

**Notices:** Area: 500 Mailed: 23  
**Replies:** For: 1 Against: 0

**Speakers:** None

13. **Z156-250(WE)**

Planner: Warren Ellis

**Motion:** It was moved to recommend **approval** of a new subdistrict within Planned Development District No. 830, subject to staff's recommended conditions with the following modifications: 1) Accept staff's recommended conditions (Page 22) regarding the parking of outdoor dining, 2) Accept applicant's recommended conditions (Page 17) regarding dwelling unit cap and street façade provisions, 3) Under Personal Service Uses (Massage) accept applicant's recommended language to read as follows: "...A message establishment is permitted as an accessory use to a hotel, salon, or spa use only.", and 4) Remove the TIF language from the ordinance; and **approval** of the removal of the D Liquor Control Overlay on a portion on property zoned Subdistrict 3 within Planned Development District No. 830 in an area generally bounded by West 10<sup>th</sup> Street, both sides of North Bishop Avenue, both sides of Melba Street and both sides of North Madison Avenue.

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

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

Against: 0  
Absent: 0  
Vacancy: 0  
Abstained: 1 - Mack\*\*

\*\*abstained from voting, due to bus tour requirement

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

**Speakers:** For: Michael Nazerian, 4113 Buena Vista St., Dallas, TX, 75204  
Rob Baldwin, 3904 Elm St., Dallas, TX, 75206  
Rick Garza, 1314 Kings Highway, Dallas, TX, 75208  
Chris Faison, 206 N. Clinton Ave., Dallas, TX, 75208  
Tracy Popken Springer, 301 Melba St., Dallas, TX, 75208  
Daniel Quintana, 700 W. 8<sup>th</sup> St., Dallas, TX, 752508  
Shane Spillers, 407 N. Bishop Ave., Dallas, TX, 75208  
Amanda Popken, 2519 Catherine St., Dallas, TX, 75211  
For (Did not speak): Scott Henry, 615 N. Willomet Ave., Dallas, TX, 75208  
J.S. Frank, 615 N. Willomet Ave., Dallas, TX, 75208  
Against: None

Zoning Cases – Individual:

14. **Z167-122(WE)**

Planner: Warren Ellis

**Motion:** In considering an application for a D(A) Duplex District with deed restrictions volunteered by the applicant on property zoned an R-7.5(A) Single Family District on the southeast line of Capital Avenue, northeast of North Carroll Avenue, it was moved to **hold** this case under advisement until February 2, 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

\*out of the room, shown voting in favor

**Notices:** Area: 200 Mailed: 31  
**Replies:** For: 1 Against: 1

**Speakers:** For: None  
Against (Did not speak): Christina Casar, 4419 Rusk Ave., Dallas, TX, 75204

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Other Matters

**FY2015-16 City Plan Commission Annual Report**

**Motion:** It was moved to **approve** the FY2015-16 City Plan Commission Annual Report with the following revisions:

- 1) Page 2 – The title SUBCOMMITTEES OF THE CITY PLAN COMMISSION revised to read as COMMITTEES OF THE CITY PLAN COMMISSION
- 2) Page 6 – The title PLANNING AND URBAN DESIGN DEPARTMENT revised to read as STRATEGIC PLANNING.
- 3) Page 6 – The first sentence revised to read as follows: “Strategic planning is carried out in the new Planning and Urban Design Department. This department was created was created in FY2015-16 integrating functions from several departments.”
- 4) Page 8 – The title CURRENT PLANNING DIVISION revised to read as CURRENT PLANNING.
- 5) Page 8 – The first sentence revised to as follows: “The Current Panning Division of the Sustainable Development and Construction Services Department is responsible for the review and processing of zoning requests,” etc.
- 6) The Table of Content revised to reflect revisions.

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

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

Against: 0  
Absent: 0  
Vacancy: 0

Minutes

**Motion:** It was moved to **approve** the minutes of the January 5, 2017, City Plan Commission meeting, subject to corrections.

Maker: Ridley  
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

Adjournment

**Motion:** It was moved to **adjourn** the January 19, 2017, City Plan Commission meeting at 3:39 p.m.

Maker: Davis  
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

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Gloria Tarpley, Chair