

PLAN COMMISSION MINUTES

The City Plan Commission held a regular Zoning Hearing on January 5, 2017, with the briefing starting at 11:10 a.m., in Room 5ES and the public hearing at 1:54 p.m., in the City Council Chambers of City Hall. Presiding were, Gloria Tarpley, Chair and Matt Houston, Vice-Chair. The following Commissioners were present during the hearing: Mike Anglin, Mark Rieves, Jarred Davis, Tony Shidid, Jed Anantasomboon, Corwin Haney, P. Michael Jung, 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: Tipton Housewright. There is one vacancy: District 7.

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

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

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

PUBLIC HEARINGS:

Subdivision Docket

Planner: Mohammad Bordbar

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

Consent Items:

(1) **S167-038**

Motion: It was moved to **approve** an application to replat a 2.998-acre tract of land containing all of Lot 1A in City Block 6275 to create one 1.223-acre lot, and one 1.761-acre lot on property located on Jim Miller Road at Great Trinity Forest Way (State Highway Loop No. 12), northeast corner, subject to compliance with the conditions listed in the docket.

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

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

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

*out of the room, shown voting in favor

Speakers: None

(2) S167-040

Motion: It was moved to **approve** an application to replat a 0.158-acre tract of land containing part of Lots 19 and 20 in City Block B/657 into one lot on property located on Delano Place northeast of Haskell Avenue, subject to compliance with the conditions listed in the docket.

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

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

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

*out of the room, shown voting in favor

Speakers: None

(3) S167-041

Motion: It was moved to **approve** an application to create one 1.737-acre lot from a tract of land in City Block 520 on property located on Field Street between Munger Avenue and Woodall Rodgers Freeway, subject to compliance with the conditions listed in the docket.

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

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

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

*out of the room, shown voting in favor

Speakers: None

(4) **S167-042**

Motion: It was moved to **approve** an application to create one 1.9976-acre lot from a tract of land in 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: Haney
Second: Davis
Result: Carried: 13 to 0

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

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

*out of the room, shown voting in favor

Speakers: None

(5) **S167-044**

Motion: It was moved to **approve** an application to create one 0.9292-acre lot from a tract of land in City Block 6383 on property located on Forest Lane, west of Preston Road, subject to compliance with the conditions listed in the docket.

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

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

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

*out of the room, shown voting in favor

Speakers: None

(6) S167-045

Motion: It was moved to **approve** an application to create one 5.667-acre lot from a tract of land in City Block 6356 on property located on Prairie Creek Road, north of C.F. Hawn Freeway (U.S. Highway No. 175), subject to compliance with the conditions listed in the docket.

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

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

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

*out of the room, shown voting in favor

Speakers: None

(7) S167-046

Motion: It was moved to **approve** an application to create one 1.204-acre lot from a tract of land in City Block 6882 on property located on Bonnie View Road, south of Simpson Stuart Road, subject to compliance with the conditions listed in the docket.

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

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

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

*out of the room, shown voting in favor

Speakers: None

(8) **S167-047**

Motion: It was moved to **approve** an application to replat a 56.389-acre tract of land containing all of Lot 1A in City Block B/8023 and a tract of land in City Block A/8023 to create one 20.124-acre lot and one 36.265-acre lot on property located on Kiest Boulevard at Ledbetter Drive, southeast corner, subject to compliance with the conditions listed in the docket.

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

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

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

*out of the room, shown voting in favor

Speakers: None

(9) **S167-048**

Motion: It was moved to **approve** an application to replat a 7.852-acre tract of land containing part of Lot 2 in City Block G/8465 to create one 1.210-acre lot and one 5.332-acre lot on property located on Cypress Waters Boulevard at Saintsbury Street, southeast corner, subject to compliance with the conditions listed in the docket.

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

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

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

*out of the room, shown voting in favor

Speakers: None

(10) **S167-049**

Motion: It was moved to **approve** an application to create a 10.000-acre lot from a tract of land in City Block 8281 on property located on Cleveland Road east of Blanco Drive, subject to compliance with the conditions listed in the docket.

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

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

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

*out of the room, shown voting in favor

Speakers: None

(11) **S167-050**

Motion: It was moved to **approve** an application to create one 9.636-acre lot from a tract of land in City Block 6866 on property located on Simpson Stuart Road at Highland Hills Drive, northeast corner, subject to compliance with the conditions listed in the docket.

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

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

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

*out of the room, shown voting in favor

Speakers: None

(12) **S167-051**

Motion: It was moved to **approve** an application to create two 0.6855-acre lots from a 1.37-acre tract of land in City Block B/6357 on property located on Pleasant Drive, north of C.F. Hawn Freeway (U.S. Highway No. 175), subject to compliance with the conditions listed in the docket.

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

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

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

*out of the room, shown voting in favor

Speakers: For (Did not speak): Benjamin Jasso, 118 Pleasant Dr., Dallas, TX, 75217
Against: None

(13) **S167-052**

Motion: It was moved to **approve** an application to replat a 0.730-acre tract of land containing all of Lots 1 through 4 in City Block 1/660 into one lot on property located on Cabell Drive at Carroll Avenue, south corner, subject to compliance with the conditions listed in the docket.

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

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

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

*out of the room, shown voting in favor

Speakers: None

(14) **S167-053**

Motion: It was moved to **approve** an application to replat a 0.344-acre tract of land containing all of Lots 7 and 8 in City Block J/660 into one lot on property located on Cabell Drive, northeast of Ashby Street, subject to compliance with the conditions listed in the docket.

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

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

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

*out of the room, shown voting in favor

Speakers: None

(15) **S167-058**

Motion: It was moved to **approve** an application to replat a 16.270-acre tract of land containing all of Lot 2A in City Block 1 (Town of Addison), and a 0.4767-acre tract of land in City Block 7009 (City of Dallas) into one 6.686-acre lot and one 9.584-acre lot on property fronting on Inwood Road and Dallas North Tollway, north of International Parkway, subject to compliance with the conditions listed in the docket.

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

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

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

*out of the room, shown voting in favor

Speakers: None

Certificates of Appropriateness for Signs:

1610140035

Planner: Pamela Daniel

Motion: It was moved to **deny without prejudice** an application for a Certificate of Appropriateness by Monti Heflin of Alltex Signs for a 13.3 square-foot attached sign at 1920 McKinney Avenue (northern elevation).

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

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

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

*out of the room, shown voting in favor

Speakers: None

1610190025

Planner: Sharon Hurd

Motion: It was moved to **approve** an application for a Certificate of Appropriateness by Andre Robothan of Signs Up for a 15 square-foot projecting attached sign at 400 N. St. Paul Street (southeast elevation).

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

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

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

Speakers: None

1610190026

Planner: Sharon Hurd

Motion: It was moved to **approve** an application for a Certificate of Appropriateness by Andre Robothan of Signs Up for a 7 square-foot projecting attached sign at 400 N. St. Paul Street (southwest elevation).

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

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

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

Speakers: None

1610190027

Planner: Sharon Hurd

Motion: It was moved to **approve** an application for a Certificate of Appropriateness by Andre Robothan of Signs Up for a 7 square-foot projecting attached sign at 400 N. St. Paul Street (southeast elevation).

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

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

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

Speakers: None

1610190028

Planner: Sharon Hurd

Motion: It was moved to **approve** an application for a Certificate of Appropriateness by Andre Robothan of Signs Up for a 7 square-foot projecting attached sign at 400 N. St. Paul Street (southwest elevation).

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

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

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

Speakers: None

1610190030

Planner: Sharon Hurd

Motion: It was moved to **approve** an application for a Certificate of Appropriateness by Andre Robothan of Signs Up for a 15 square-foot projecting attached sign at 400 N. St. Paul Street (northwest elevation).

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

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

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

Speakers: None

Note: Commissioner Murphy moved to change the regular order of the agenda and hear the Northwest Highway and Preston Road Area Plan next. Commissioner Shidid seconded the motion. The Commission unanimously voted to hear the Northwest Highway and Preston Road Area Plan next. The Commission heard the Northwest Highway and Preston Road Area Plan next.

Zoning Cases – Consent:

1. **Z167-118(SM)**

Planner: Sarah May

Note: The Commission considered this item individually.

Motion: It was moved to recommend **approval** of an MU-1 Mixed Use tract on property zoned an MF-2(A) Multifamily tract within Subdistrict 9 of Planned Development District No. 298, the Bryan Place Special Purpose District on an internal lot northwest of the northwest line of Bryan Street and southwest of Burlew Street.

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

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

Against: 0
Absent: 1 - Housewright
Vacancy: 1 - District 7
Conflict: 1 - Jung

*out of the room, shown voting in favor

Notices: Area: 500 Mailed: 49
Replies: For: 0 Against: 0

Speakers: For: Audra Buckley, 416 S. Ervay St., Dallas, TX, 75201
Against: None

2. **Z156-357(OTH)**

Planner: Olga Torres Holyoak

Note: The Commission considered this item individually.

Motion: In considering an application for a Specific Use Permit for an industrial (outside) not potentially incompatible use limited to a concrete batch plant on property zoned an IM Industrial Manufacturing District on the east side of Spangler Road, south of Walnut Hill Lane, and north of Mañana Drive, it was moved to **hold** this case under advisement until February 2, 2017.

Maker: Anantasomboon
Second: Schultz
Result: Carried: 12 to 0

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

Against: 0
Absent: 1 - Housewright
Vacancy: 1 - District 7
Conflict: 1 - Ridley

*out of the room, shown voting in favor

Notices: Area: 400 Mailed: 7
Replies: For: 0 Against: 1

Speakers: None

3. Z167-104(WE)

Planner: Warren Ellis

Note: The Commission considered this item individually.

Motion: It was moved to recommend **approval** of a Specific Use Permit 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, subject to site plan and conditions on property zoned a CR-D-1 Community Retail District with a D-1 Liquor Control Overlay on the northeast corner of Great Trinity Forest Way (Loop 12) and Jim Miller Road.

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

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

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

Notices: Area: 300 Mailed: 15
Replies: For: 0 Against: 0

Speakers: For: Walt McMennamy, 105 YMC Blvd., Waxahachie, TX, 75165
Against: None

4. Z167-108(WE)

Planner: Warren Ellis

Note: The Commission considered this item individually.

Motion: It was moved to recommend **approval** of a CS Commercial Service District, subject to revised deed restrictions volunteered by the applicant on property zoned an R-7.5(A) Single Family District on the south line of Ravenview Road, east of Garden Springs Drive.

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

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

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

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

Speakers: For: Audra Buckley, 416 S. Ervay St., Dallas, TX, 75201
Against: None

5. Z167-112(WE)

Planner: Warren Ellis

Note: The Commission considered this item individually.

Motion: It was moved to recommend **approval** of a Planned Development District for MU-3 Mixed Use District uses and a Utility or government installation other than listed limited to a courthouse and offices, subject to a development plan and conditions on property zoned an MU-3 Mixed Use District and Specific Use Permit No. 1507 for a radio, television or microwave tower on the southeast corner of Greenville Avenue and Blackwell Street.

Maker: Murphy
Second: Schultz
Result: Carried: 12 to 0

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

Against: 0
Absent: 1 - Housewright
Vacancy: 1 - District 7
Conflict: 1 - Jung

Notices: Area: 500 Mailed: 26
Replies: For: 0 Against: 0

Speakers: None

Zoning Cases – Under Advisement:

6. Z145-157(WE)

Planner: Warren Ellis

Motion: In considering an application to amend and expand Planned Development District No. 400 for R-16(A) Single Family District and private school uses on property zoned an R-16(A) Single Family District and Planned Development District No. 400 on the west line of Midway Road, north of South Better Drive, it was moved to **hold** this case under advisement until February 2, 2017.

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

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

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

Notices: Area: 500 Mailed: 231
Replies: For: 19 Against: 47

Speakers: None

7. Z167-103(JM)

Planner: Jennifer Muñoz

Motion: It was moved to recommend **approval** of an MU-3 Mixed Use District, subject to deed restrictions volunteered by the applicant on property zoned a GO(A) General Office District, on the east line of North Central Expressway, north of Meadow Road.

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

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

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

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

Speakers: None

Zoning Cases – Individual:

8. Z156-332(PD)

Planner: Pamela Daniel

Motion: It was moved to recommend **denial** of the renewal of Specific Use Permit No. 1813 for a recycling collection center for the collection of household metals, industrial metals and recyclable materials on property zoned an IR Industrial Research District on the northeast corner of Sylvan Avenue and Fabrication Street.

Maker: Anantasomboon
Second: Davis
Result: Carried: 9 to 4

For: 9 - Anglin, Rieves, Houston, Davis,
Anantasomboon, Haney, Jung, Schultz,
Peadon

Against: 4 - Shidid, Murphy, Ridley, Tarpley
Absent: 1 - Housewright
Vacancy: 1 - District 7

Notices: Area: 200 Mailed: 18
Replies: For: 2 Against: 0

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

9. Z167-101(OTH)

Planner: Olga Torres Holyoak

Motion: In consider an application to amend Planned Development District No. 938 on property on the south side of Clarkwood Drive and the east side of Clark Springs Drive, north of Camp Wisdom Road, it was move to **hold** this case under advisement until February 2, 2017.

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

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

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

Notices: Area: 500 Mailed: 184
Replies: For: 3 Against: 6

Speakers: For: Thomas Gaubert, 1120 N. Westmoreland Rd., Desoto, TX, 75115
Marjorie Winn Ford, 4835 W. Lawther Dr., Dallas, TX, 75214
Opal Thomas, 920 Peach Ln., Desoto, TX, 75115
Against: Richard Barrick, 6515 High Timber Dr., Dallas, TX, 75236
Staff: Hamid Fard, Traffic Engineering Division
Phil Erwin, Chief Arborist, Building Inspection

10. 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 February 16, 2017.

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

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

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

Notices: Area: 500 Mailed: 214
Replies: For: 98 Against: 20

Speakers: For: Mark L. Masinter, 5410 Surrey Cir., Dallas, TX, 75209
Evan Beattie, 2808 Fairmount St., Dallas, TX, 75201
Spencer Bryson, 2025 Glencoe St., Dallas, TX, 75206
Crystal Nolan, 1833 McMillian Ave., Dallas, TX, 75206
Tommy Mann, 2728 N. Harwood St., Dallas, TX, 75201
Brooks Anderson, 5624 Goodwin Ave., Dallas, TX, 75206
For (Did not speak): Daniel Hernandez, 5321 Belmont Ave., Dallas, TX, 75206
Debora Gonzales, 5308 & 5310 Belmont Ave., Dallas, TX, 75206
Brian Payne, 1929 McMillan Ave., Dallas, TX, 75206
Ian Blair, 1830 Moser Ave., Dallas, TX, 75206
Tommy Dealano, 5237 Vickery Blvd., Dallas, TX, 75206
Neal Zurbruggen, 1833 McMillan Ave., Dallas, TX, 75206
Against: Bruce Richardson, 5607 Richmond Ave., Dallas, TX, 75206
Robert Irvin, 5234 Goodwin Ave., Dallas, TX, 75206
Richard Bentley, 5551 Vickery Blvd., Dallas, TX, 75206
Susana Infante, 2023 Cullen Dr., Dallas, TX, 75206
David McCullough, 1914 Moser Ave., Dallas, TX, 75206
Against (Did not speak): Fonya Mondell, 1918 Moser Ave., Dallas, TX, 75206
Staff: Hamid Fard, Traffic Engineering Division

Note: Upon the conclusion of agenda item #10, Z145-300(SH); the Commission heard items under Other Matters next.

Northwest Highway and Preston Road Area Plan:

Planner: Luis Tamayo

Motion: It was moved to recommend **approval** of the adoption of the Northwest Highway and Preston Road Area Plan to be used as a planning and implementation guide for future development as presented to the City Plan Commission by the Northwest Highway and Preston Road Area Advisory Task Force with the following changes recommended by the Urban Design Advisory Committee: 1) The "Summary of Policies and Strategic Actions" prepared by City Staff be listed in the plan's Table of Contents and included in the document as an appendix, and 2) Include a statement to the Appendix Section titled Pedestrian Recommendations for Zone 4 on page III-10, that the City should consider using the public right-of-way to create a connected urban form, in the area generally bounded by Meadowbrook Drive to the west; Walnut Hill Lane to the north; Preston Road and Hillcrest Road to the east; Greenbrier Drive and Northwest Highway to the south.

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

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

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

Speakers: For: Peter Kline, 5807 Deloache Ave., Dallas, TX, 75225
Besty del Monte, 4420 Greenbrier Dr., Dallas, TX, 75225
Bill Archer, 6347 Deloache Ave., Dallas, TX, 75225
Steve Dawson, 8440 Tulane St., Dallas, TX, 75225
Against: None

Note: Upon the conclusion of the Northwest Highway and Preston Road Area Plan item; the Commission returned to the regular order of the agenda and heard Consent Item #1, Z167-118(SM) next.

Other Matters

FY2015-16 City Plan Commission Annual Report

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

Minutes

Motion: It was moved to **approve** the minutes of the December 15, 2016, City Plan Commission meeting (as submitted), subject to corrections.

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

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

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

Adjournment

Motion: It was moved to **adjourn** the January 5, 2017, City Plan Commission meeting at 6:02 p.m.

Maker: Ridley

Second: Houston

Result: Carried: 12 to 1

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

Against: 1 - Anantasomboon

Absent: 1 - Housewright

Vacancy: 1 - District 7

Gloria Tarpley, Chair