

PLAN COMMISSION MINUTES

The City Plan Commission held a regular Zoning Hearing on October 6, 2016, with the briefing starting at 9:09 a.m., in Room 5ES and the public hearing at 1:37 p.m., in the City Council Chambers of City Hall. Presiding were, Gloria Tarpley, Chair and Mark Rieves, Acting Vice-Chair. The following Commissioners were present during the hearing: Mike Anglin, Jarred Davis, Tony Shidid, Jed Anantasomboon, 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: Matt Houston. 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: 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) **S156-282**

Motion: It was moved to **approve** an application to create one 8.103-acre lot from a tract of land in City Block 8032 on property located on Ledbetter Drive at Duncanville Road, northwest quadrant, subject to compliance with the conditions listed in the docket.

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

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

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

Speakers: None

(2) **S156-283**

Motion: It was moved to **approve** an application to create one 13.315-acre lot from a tract of land in City Block 6882 on property located on Simpson Stuart Road at Bonnie View Road, south corner., subject to compliance with the conditions listed in the docket.

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

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

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

Speakers: None

(3) **S156-285**

Motion: It was moved to **approve** an application to replat a 2.230-acre tract of land containing all of Lots 1 and 2 in City Block 2570 to create one 1.008-acre lot and one 1.221-acre lot on property located on Maple Avenue at Mockingbird Lane, north corner, subject to compliance with the conditions listed in the docket.

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

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

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

Speakers: None

(4) S156-290

Motion: It was moved to **approve** an application to replat a 0.874-acre tract of land containing part of Lot 7, and all of Lots 8, 9, 10, and 11 in City Block 466 to create one lot on property located on Harwood Street at Corinth Street, north corner, subject to compliance with the conditions listed in the docket.

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

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

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

Speakers: None

(5) S156-291

Motion: It was moved to **approve** an application to create one 0.965-acre lot from a tract of land in City Block A/5719 on property located on 3140 W. Mockingbird Lane, northeast of Cedar Springs Road, subject to compliance with the conditions listed in the docket.

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

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

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

Speakers: None

(6) **S156-292**

Motion: It was moved to **approve** an application to create one 12.055-acre lot from a tract of land in City Block 8041 on property bounded by Village Trail Drive, Birchridge Drive, Cliffbrook Drive, and Meandering Way, subject to compliance with the conditions listed in the docket.

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

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

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

Speakers: None

(7) **S156-293**

Motion: It was moved to **approve** an application to create one 19.922-acre lot from a tract of land in City Block 6213 on property located on Samuel Boulevard between Buckner Boulevard and Shoe Drive, subject to compliance with the conditions listed in the docket.

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

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

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

Speakers: None

Building Line Removal:

(8) **S134-154BR**

Building Line Removal Motion I: It was moved to **approve** an application to remove the existing platted 10-foot building line along the southwest line of Peak Street with the finding of fact that removal of the platted building line will not require a minimum front, side, or rear yard setback line less than required by the zoning regulation; be contrary to the public interest; adversely affect neighboring properties; or adversely affect the plan for the orderly development of the subdivision on property located on Peak Street between Live Oak Street and Swiss Avenue.

Maker: Rieves
Second: Ridley
Result: Failed: 7 to 6

For: 7 - Rieves, Shidid, Haney, Housewright, Peadon,
Ridley, Tarpley

Against: 6 - Anglin, Davis, Anantasomboon, Jung, Schultz,
Murphy

Absent: 1 - Houston

Vacancy: 1 - District 7

Building Line Removal Motion II: It was moved to **deny** an application to remove the existing platted 10-foot building line along the southwest line of Peak Street with the finding of fact that removal of the platted building line will adversely affect neighboring properties on property located on Peak Street between Live Oak Street and Swiss Avenue.

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

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

Against: 0

Absent: 1 - Houston

Vacancy: 1 - District 7

Replat Motion: It was moved to **deny** an application to replat a 2.5361-acre tract of land containing part of Lot 1A in City Block 10/740 on property located on Peak Street between Live Oak Street and Swiss Avenue, due to the denial of the building line removal causing the replat moot.

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

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

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

*out of the room, shown voting in favor

Speakers: For: Dallas Cothrum, 900 Jackson St., Dallas, TX, 75202
Against: Wendy Millsap, 4530 Reiger Ave., Dallas, TX, 75246
Martha Heimberg, 1523 Abrams Rd., Dallas, TX, 75214
Joanna Hampton, 5408 Swiss Ave., Dallas, TX, 75214
Don Yarbrough, 4709 Swiss Ave., Dallas, TX, 75204
Against (Did not speak): Virginia McAlester, 5701 Swiss Ave., Dallas, TX, 75214

Residential Replats:

(9) **S156-281**

Motion: It was moved to **deny** an application to replat a 1.6178-acre tract of land containing all of Lot 2A in City Block 6225 to create one 16,392-square foot (0.3763-ac.) lot, one 16,613-square foot (0.3814-ac.) lot, and one 37,465-square foot (0.8601-acre) lot on property located at 10062 Betty Jane Lane between Walnut Hill Lane and Merrell Road, due to non-compliance with Section 51A-8.503 of the Dallas Development Code.

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

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

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

Notices: Area: 200 Mailed: 18
Replies: For: 0 Against: 11

Note: Chair Tarpley clarified a total of 13 replies in opposition.

Speakers: For: Matt Kane, Address not given
John Wimberley, 20 Wimberley Court, Dallas, TX, 75229
Doug Caudill, Address not given
Against: Virginia Worley, 3816 Martha Ln., Dallas, TX, 75229
Shelby Spak, 10110 Betty Jane Ln., Dallas, TX, 75229
James Forke, 3009 Maple Ave., Dallas, TX, 75201

(10) **S156-288**

Motion: It was moved to **deny** an application to replat a 14,675-square foot (0.337 ac.) tract of land containing all of Lot 15 in City Block 13/7158 to create one 8,587.5-square foot lot, and one 6,087-square foot lot on property located on Weisenberger Drive at Pueblo Street, southeast corner, due to non-compliance with Section 51A-8.503 of the Dallas Development Code.

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

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

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

Notices: Area: 200 Mailed: 20
Replies: For: 2 Against: 0

Speakers: For: Raul Arrambide, 3130 Weisenberger Dr., Dallas, TX, 75212
Xavier Chapa, 1425 W. Pioneer, Irving, TX, 75061
Against: None

Miscellaneous Items:

D156-018

Planner: Andrew Ruegg

Motion: It was moved to **approve** a development plan and landscape plan for office uses on property zoned Planned Development District No. 741, Subdistrict A-2, on the southwest corner of Rombauer Road and Byron Bay Street.

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

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

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

*out of the room, shown voting in favor

Speakers: None

Certificates of Appropriateness for Signs:

1608290004

Planner: Laura Evans

Motion: It was moved to **approve** a Certificate of Appropriateness by Marie Byrum of Byrum Signs & Lighting, Inc. for a 2,016 square-foot attached sign at 1011 S. Akard Street (southeastern elevation).

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

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

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

*out of the room, shown voting in favor

Speakers: For: Lawrence Hamilton, 311 S. Harwood St., Dallas, TX, 75201
Michael Przekwas, 1602 Beaumont St., Dallas, TX, 75215
Against: None

1608290006

Planner: Laura Evans

Motion: It was moved to **approve** a Certificate of Appropriateness by Marie Byrum of Byrum Signs & Lighting, Inc. for a 2,016 square-foot attached sign at 1011 S. Akard Street (northwestern elevation).

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

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

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

*out of the room, shown voting in favor

Speakers: For: Lawrence Hamilton, 311 S. Harwood St., Dallas, TX, 75201
Michael Przekwas, 1602 Beaumont St., Dallas, TX, 75215
Against: None

1609060018

Planner: Laura Evans

Motion: It was moved to **approve** a Certificate of Appropriateness by Michael Bones of Byrum Signs & Lighting, Inc. for an 88 square-foot attached sign at 1011 S. Akard Street (eastern elevation).

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

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

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

*out of the room, shown voting in favor

Speakers: For: Lawrence Hamilton, 311 S. Harwood St., Dallas, TX, 75201
Michael Przekwas, 1602 Beaumont St., Dallas, TX, 75215
Against: None

1609060019

Planner: Laura Evans

Motion: It was moved to **approve** a Certificate of Appropriateness, by Michael Bones of Byrum Signs & Lighting, Inc. for an 88 square-foot attached sign at 1011 S. Akard Street (western elevation).

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

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

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

*out of the room, shown voting in favor

Speakers: For: Lawrence Hamilton, 311 S. Harwood St., Dallas, TX, 75201
Michael Przekwas, 1602 Beaumont St., Dallas, TX, 75215
Against: None

Zoning Cases – Consent:

1. **Z156-288(SH)**

Planner: Sharon Hurd

Note: The Commission considered this item individually.

***De minimus* Significate 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: Rieves
Second: Anglin
Result: Carried: 13 to 0

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

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

*out of the room, shown voting in favor

Motion: In considering an application for a new subarea on property zoned Subarea C within Planned Development District No. 326, the West Lovers Lane Planned Development District, on the south side of West Lovers Lane, east of Taos Road, it was moved to **hold** this case under advisement until October 20, 2016.

Maker: Rieves
Second: Anglin

Result: Carried: 13 to 0

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

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

*out of the room, shown voting in favor

Notices: Area: 500 Mailed: 91
Replies: For: 7 Against: 3

Speakers: For: Suzan Kedron, 2323 Ross Ave., Dallas, TX, 75201
Against: None

Note: The Commission heard Agenda Item #4, Z156-292(JM) next.

2. Z156-314(PD)

Planner: Pamela Daniel

Motion: It was moved to recommend **approval** of the renewal of Specific Use Permit No. 1907 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 site/landscape plan and conditions on property zoned a RR-D-1 Regional Retail District with a D-1 Liquor Control Overlay on the southeast corner of Samuell Boulevard and North Jim Miller Road.

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

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

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

Notices: Area: 200 Mailed: 13
Replies: For: 0 Against: 0

Speakers: None

3. Z156-319(ND)

Planner: Neva Dean

Motion: It was moved to recommend **approval** of an MU-3 Mixed Use District on property zoned an IR Industrial Research District on the south side of Quaker Street at the terminus of Iberia Avenue.

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

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

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

Notices: Area: 200 Mailed: 6
Replies: For: 0 Against: 0

Speakers: None

4. Z156-292(JM)

Planner: Jennifer Muñoz

Note: The Commission considered this item individually.

Motion: It was moved to recommend **approval** of an RR Regional Retail District, subject to deed restrictions volunteered by the applicant to include prohibiting the use of a general merchandise store greater than 100,000 sq. ft. on property zoned an MC-3 Multiple Commercial District, on the south side of the President George Bush Turnpike, and the north side of Frankford Road, east of Coit Road.

Maker: Peadon
Second: Anglin
Result: Carried: 13 to 0

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

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

*out of the room, shown voting in favor

Notices: Area: 400 Mailed: 10
Replies: For: 0 Against: 0

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

Note: The Commission heard Agenda Item #6, Z156-317(JM) next.

5. Z156-315(JM)

Planner: Jennifer Muñoz

Motion: It was moved to recommend **approval** of a Specific Use Permit for the sale of alcoholic beverages in conjunction with a restaurant for a two-year period with eligibility for automatic renewals for additional five-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 on the southwest side of Peavy Road, northwest of Garland Road.

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

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

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

Notices: Area: 200 Mailed: 22
Replies: For: 3 Against: 1

Speakers: None

6. Z156-317(JM)

Planner: Jennifer Muñoz

Note: The Commission considered this item individually.

Motion: In considering an application for a Specific Use Permit for a tattoo studio on property within the Subdistrict 1A portion of Planned Development District No. 621, the Old Trinity and Design District Special Purpose District, on the south line of East Levee Street, between Manufacturing Street and Express Street, out was moved to **hold** this case under advisement until November 10, 2016.

Maker: Anantasomboon
Second: Schultz

Result: Carried: 13 to 0

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

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

Notices: Area: 200 Mailed: 14
Replies: For: 0 Against: 5

Speakers: For: Freddie Trevino, 2025 E. Levee St., Dallas, TX, 75207
For (Did not speak): Mark Hall, 1322 Easton Rd, Dallas, TX, 75228
Against: Ed Oakley, 5811 Lewis St., Dallas, TX, 75219
Bob Darrouzet, 5445 Caruth Haven Ln., Dallas, TX, 75225

Note: The Commission returned to the regular order of the agenda and heard Zoning Cases – Under Advisement items next. Starting with Agenda item, #10 Z156-237(WE).

7. Z156-279(WE)

Planner: Warren Ellis

Motion: It was moved to recommend **approval** of an amendment to Planned Development District No. 759 for RR Regional Retail District uses, subject to a revised conceptual plan and revised conditions with the following modification: In Subarea 2B allow maximum height 48 ft. and applying the residential proximity slope in Subarea 2B in the location generally bounded by West Mockingbird Lane, Forest Park Road, Empire Central and Maple Avenue.

Maker: Rieves
Second: Ridley
Result: Carried: 10 to 3

For: 10 - Rieves, Shidid, Anantasomboon, Haney, Jung,
Housewright, Peadon, Murphy, Ridley, Tarpley

Against: 3 - Anglin, Davis, Schultz
Absent: 1 - Houston
Vacancy: 1 - District 7

Notices: Area: 500 Mailed: 92
Replies: For: 7 Against: 2

Speakers: For: Bill Dahlstrom, 2323 Ross Ave., Dallas, TX, 75201
For (Did not speak): Jorge Ramirez, 6717 Minosa Ln., Dallas, TX, 75230
Against: None

8. Z156-320(WE)

Planner: Warren Ellis

Motion: It was moved to recommend **approval** of a Specific Use Permit for the sale of alcoholic beverages in conjunction with a restaurant without drive-in service for a two-year period, subject to a site plan and conditions on property within Subarea 6 of Planned Development District No. 366-D-1, the Buckner Boulevard Special Purpose District, with a D-1 Liquor Control Overlay on the east side of South Buckner Boulevard, between Scylene Road and Bearden Lane.

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

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

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

Notices: Area: 200 Mailed: 6
Replies: For: 1 Against: 0

Speakers: None

9. Z156-328(WE)

Planner: Warren Ellis

Motion: It was moved to recommend **approval** of an amendment to Planned Development District No. 937 for R-7.5(A) Single Family District and an open-enrollment charter school, subject to conditions on the southwest corner of Korgan Street and South Ewing Avenue.

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

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

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

Notices: Area: 500 Mailed: 187
Replies: For: 8 Against: 1

Speakers: None

Zoning Cases – Under Advisement:

10. **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 W. Northwest Highway, east of Lemmon Avenue, it was moved to **hold** this case under advisement until November 10, 2016.

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

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

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

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

Speakers: For (Did not speak): Tonya Meier, 1601 Elm St., Dallas, TX, 75201
Against: None

11. **Z145-140(OTH)**

Planner: Olga Torres Holyoak

Motion: It was moved to recommend **denial without prejudice** of a Specific Use Permit for a tower/antenna for cellular communication limited to a monopole cellular tower on property zoned a CR Community Retail District south of Goodwin Avenue, east of Greenville Avenue.

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

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

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

*out of the room, shown voting in favor

Notices: Area: 200 Mailed: 27
Replies: For: 4 Against: 3

Speakers: None

12. Z156-208(OTH)

Planner: Olga Torres Holyoak

Motion: It was moved to recommend **approval** of a Specific Use Permit for a commercial amusement (inside) for a dance hall and for the sale or service of alcohol in conjunction with a commercial amusement inside use for a two-year period, subject to a site plan and conditions on property zoned Subarea 6 within Planned Development District No. 366–D-1 with a D-1 Liquor Control Overlay on the east side of South Buckner Boulevard, south of Scyene Circle.

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

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

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

*out of the room, shown voting in favor

Notices: Area: 300 Mailed: 15
Replies: For: 1 Against: 2

Speakers: For (Did not speak): Teresa Hernandez, 804 Trailwood Dr., Desoto, TX, 75115
Against: None

13. **Z156-284(JM)**

Planner: Jennifer Muñoz

Motion: In considering an application for a Planned Development District for MF-1(A) Multifamily District uses on property zoned an R-10(A) Single Family District, on the north side of Modella Avenue, east of Dennis Road, it was moved to **hold** this case under advisement until October 20, 2016.

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

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

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

*out of the room, shown voting in favor

Notices: Area: 500 Mailed: 106
Replies: For: 8 Against: 4

Speakers: For (Did not speak): Rob Baldwin, 3904 Elm St., Dallas, TX, 75226
Against: None

14. **Z145-358(LE)**

Planner: Laura Evans

Motion: In considering an application for a new subdistrict for mixed uses on property zoned subdistrict A within Planned Development District No. 466 and a portion of Planned Development District No. 466 (not assigned a subdistrict), on property generally bounded by North Hall Street, Flora Street, Watkins Avenue, and Cochran Street, it was moved to **hold** this case under advisement until November 10, 2016.

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

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

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

*out of the room, shown voting in favor

Notices: Area: 500 Mailed: 103
Replies: For: 6 Against: 0Z

Speakers: None

Zoning Cases – Individual:

15. **Z156-285(SH)**

Planner: Sharon Hurd

Motion: It was moved to recommend **denial** of a new subarea within Planned Development District No. 99, on property zoned Area I within Planned Development District No. 99, on the east corner of Gaston Avenue and Glasgow Drive.

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

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

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

Notices: Area: 500 Mailed: 108
Replies: For: 2 Against: 41

Speakers: For (Did not speak): Rob Baldwin, 3904 Elm St., Dallas, TX, 75226
Against: Virginia McAlester, 5701 Swiss Ave., Dallas, TX, 75214
Joanna Hampton, 5408 Swiss Ave., Dallas, TX, 75214
Bill Williams, 5612 Reiger Ave., Dallas, TX, 75214
Rene Schmidt, 715 Parkmont St., Dallas, TX, 75214
David Preziosi, 2922 Swiss Ave., Dallas, TX, 75204
Martha Heimberg, 1523 Abrams Rd., Dallas, TX, 75214
David Bailey, 5516 Gaston Ave., Dallas, TX, 75214
Michael Kaplor, 707 N. Glasgow Dr., Dallas, TX, 75214
Against (Did not speak): Mark Reeves, 724 Lipscomb Ave., Dallas, TX, 75214
Kristi Miranda, 6021 Gaston Ave., Dallas, TX, 75214
Nancy Sanford, 715 N. Glasgow Dr., Dallas, TX, 75214
Constance Lewis, 5740 Gaston Ave., Dallas, TX, 75214
Tam Pham Pitre, 5532 Tremont St., Dallas, TX, 75214
Samuel Siegel, 716 N. Glasgow Dr., Dallas, TX, 75214

Simon Lewis, 5740 Gaston Ave., Dallas, TX, 75214
Sharron Sadacca, 4806 Gaston Ave., Dallas, TX, 75246
Stephanie Stanley, 5505 Gaston Ave., Dallas, TX, 75214
Steve Clicque, 5703 Swiss Ave., Dallas, TX, 75214

Development Code Amendment:

DCA156-004

Planner: Diana Lowrance

Motion: It was moved to recommend **approval** of an amendment to Chapter 51 and Chapter 51A of the Dallas Development Code, Section 51-4.211 Retail Uses and Section 51A-4.210 Retail and Personal Service Uses, to define a new use, called "Paraphernalia Shop," and related regulations with an additional correction to the ordinance under additional provisions (iv) to read as follows: "(iv) A paraphernalia shop may not have a drive-in, drive-through or walk-up window".

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

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

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

*out of the room, shown voting in favor

Notices: Area: 500 Mailed: 108
Replies: For: 2 Against: 41

Speakers: None

Other Matters

Consideration of the 2017 City Plan Commission Calendar

Motion: It was moved to **approve** the 2017 City Plan Commission Calendar.

Maker: Ridley
Second: Davis
Result: Carried: 12 to 0

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

Against: 0
Absent: 2 - Houston, Anantasomboon
Vacancy: 1 - District 7

Minutes

Motion: It was moved to **approve** the minutes of the September 15, 2016, City Plan Commission meeting, subject to corrections.

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

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

Against: 0
Absent: 2 - Houston, Anantasomboon
Vacancy: 1 - District 7

Adjournment

Motion: It was moved to **adjourn** the October 6, 2016, City Plan Commission meeting at 5:53 p.m.

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

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

Against: 0
Absent: 2 - Houston, Anantasomboon
Vacancy: 1 - District 7

*out of the room, shown voting in favor

Gloria Tarpley, Chair