

PLAN COMMISSION MINUTES

The City Plan Commission held a regular Zoning Hearing on November 10, 2016, with the briefing starting at 11:08 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, 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 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) **S167-001**

Motion: It was moved to **approve** an application to create four 0.274-acre lots lot from a 1.209-acre tract of land in City Block C/6040 on property located on Crow Creek Drive and Bridal Wreath Lane between Franklin Street and Pyka Street, subject to compliance with the conditions listed in the docket.

Maker: Houston

Second: Davis

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: 1 - District 7

*out of the room, shown voting in favor

Speakers: None

(2) **S167-002**

Motion: It was moved to **approve** an application to create one 3.106-acre lot from a tract of land in City Block 1/5717 on property located on Cedar Springs Road, southeast of Manor Way, subject to compliance with the conditions listed in the docket.

Maker: Houston
Second: Davis
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: 1 - District 7

*out of the room, shown voting in favor

Speakers: None

(3) **S167-003**

Motion: It was moved to **approve** an application to create one 1.244-acre lot, and one 3.485-acre lot from a 4.729-acre tract of land containing part of abandoned portions of Hawkins Street, and a variable width alley in City Blocks 270½, 280 and G3/280 on property located at 2505 Elm Street and fronting on Pacific Avenue, Good-Latimer Expressway, Elm Street, and Hawkins Street, subject to compliance with the conditions listed in the docket.

Maker: Houston
Second: Davis
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: 1 - District 7

*out of the room, shown voting in favor

Speakers: None

(4) S167-004

Motion: It was moved to **approve** an application to create a 1.260 acre lot from a tract of land containing part of City Block G3/280 and a portion of an abandoned alley on property located on Elm Street between N. Hawkins Street and Good-Latimer Expressway, subject to compliance with the conditions listed in the docket.

Maker: Houston
Second: Davis
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: 1 - District 7

*out of the room, shown voting in favor

Speakers: None

(5) S167-005

Motion: It was moved to **approve** an application to create one 3.983-acre lot, one 8.051-acre lot and one 1.224-acre common area from a 13.258-acre tract of land located within the cities of Mesquite, Garland, and Dallas and located on Interstate Highway 30 (I-30), east of Northwest Drive, subject to compliance with the conditions listed in the docket.

Maker: Houston
Second: Davis
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: 1 - District 7

*out of the room, shown voting in favor

Speakers: None

(6) S167-006

Motion: It was moved to **approve** an application to create one 0.914-acre lot from a tract of land containing all of Lots 4 through 9 and a tract of land within City Block 127 on property located on Jackson Street between Harwood Street and Pearl Street, subject to compliance with the conditions listed in the docket with a change to the wording in Condition #13 to read as follows: "On the final plat dedicate either 42.5 feet of right-of-way from the established center line of Harwood Street or if a thoroughfare plan amendment has been approved prior to approval of final plat dedicate the amount of right-of-way required on Harwood Street after the thoroughfare plan amendment.

Maker: Houston
Second: Davis
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: 1 - District 7

*out of the room, shown voting in favor

Speakers: None

(7) S167-007

Motion: It was moved to **approve** an application to replat a 0.5754-acre tract of land containing part of City Block 6772 on property located on Bruton Road east of Nantucket Village Drive, subject to compliance with the conditions listed in the docket.

Maker: Houston
Second: Davis
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: 1 - District 7

*out of the room, shown voting in favor

Speakers: None

(8) S167-008

Motion: It was moved to **approve** an application to replat a 1.044-acre tract of land containing part of Lots 5 and 7 in City Block 36/7888 on property located on Turtle Creek Boulevard at Hi-Line Drive, southwest corner, subject to compliance with the conditions listed in the docket.

Maker: Houston
Second: Davis
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: 1 - District 7

*out of the room, shown voting in favor

Speakers: None

(9) S167-009

Motion: It was moved to **approve** an application to create one 0.483-acre lot from a tract of land in City Block 5084 on property located on Lakemont Drive, south of Wembly Terrace, subject to compliance with the conditions listed in the docket.

Maker: Houston
Second: Davis
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: 1 - District 7

*out of the room, shown voting in favor

Speakers: None

(10) **S167-011**

Motion: It was moved to **approve** an application to create one 0.514-acre lot, and one 0.530-acre lot from a 1.044-acre tract of land in City Block 7861 on property located on Cabot Drive and Dowdy Ferry Road, north of Queensway Drive, subject to compliance with the conditions listed in the docket.

Maker: Houston
Second: Davis
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: 1 - District 7

*out of the room, shown voting in favor

Speakers: None

Residential Replats:

(11) **S167-010**

Motion: It was moved to **deny** an application to replat a 15,200-square foot tract of land containing all of Lot 7 and part of Lot 8 in City Block 20/5247 to create two 7,600-square foot lots on property located on 9027 Eustus Avenue, southwest of Old Gate Lane, due to non-compliance with Section 51A-8.503 of the Dallas Development Code.

Maker: Jung
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: 1 - District 7

Notices: Area: 200 Mailed: 22
Replies: For: 0 Against: 2

Speakers: For: Danny Sipes, P.O. Box 3293, Forney, TX
Tavis Westbrook, 9027 Eustis Ave., Dallas, TX, 75218
Against: Vail Fassett, 9007 San Fernando Way, Dallas, TX, 75218

Miscellaneous Items:

M156-045

Planner: Pamela Daniel

Motion: It was moved to **approve** a minor amendment to the development plan for Planned Development District No. 896 for an R-7.5(A) Single Family District and public school uses on the east corner of Farola Drive and Monterrey Avenue.

Maker: Jung
Second: Ridley
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: 1 - District 7

Speakers: None

W167-001

Planner: Neva Dean

Motion: It was moved to **approve** a waiver of the two-year waiting period to submit an application for an amendment to Subdistrict B within Planned Development District No. 466, the Hall Street Special Purpose District on the east side of North Central Expressway, north of Cochran Street.

Maker: Jung
Second: Ridley
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: 1 - District 7

Speakers: For: Leslie Ford, 513 Main St., Fort Worth, TX, 76102
Against: None

Certificates of Appropriateness for Signs:

1609200013

Planner: Laura Evans

Motion: It was moved to **approve** of a Certificate of Appropriateness by Kenneth Waits of City Sign Services, Inc. for a 105 square-foot attached sign at 1919 McKinney Avenue (north elevation).

Maker: Ridley
Second: Murphy
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: 1 - District 7

Speakers: None

1609200023

Planner: Laura Evans

Motion: It was moved to **approve** of a Certificate of Appropriateness by Scott Reynolds of Reynolds FM LLC for a 1,200 square-foot rooftop sign at 1011 S. Pearl Street (north elevation).

No action was taken on this item as it requires Director review and was mistakenly placed on the City Plan Commission agenda.

1609200025

Planner: Laura Evans

Motion: It was moved to **approve** of a Certificate of Appropriateness by Scott Reynolds of Reynolds FM LLC for a 455 square-foot supergraphic sign at 1011 S. Pearl Street (east elevation).

No action was taken on this item as it requires Director review and was mistakenly placed on the City Plan Commission agenda.

Thoroughfare Plan Amendments:

[Pearl Expressway from Pacific Avenue to Live Oak Street Amendments](#)

Planner: Tanya Brooks

Motion: In considering an application for an amendment to the City of Dallas Central Business District Streets and Vehicular Circulation Plan to change the operational characteristic on Pearl Expressway between Pacific Avenue and Live Oak Street from five-lanes southbound in 85-146 feet of right-of-way to two-lanes northbound and two-lanes southbound in 85 feet of right-of-way, it was moved to **hold** this case under advisement until November 17, 2016.

Maker: Ridley
Second: Murphy
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: 1 - District 7

Speakers: For: Kourtney Garrett, 2123 Canton St., Dallas, TX, 75201
Todd Awe, 901 Main St., Dallas, TX, 75202
Jody Short, 3030 LBJ Freeway, Dallas, TX, 75234

Against: None

[McKinney Avenue between Allen Street and Harvard Avenue; Allen Street between McKinney Avenue and Carlisle Street; Carlisle Street between Allen Street and Cole Avenue; and Cole Avenue between Carlisle Street and Harvard Avenue Amendments](#)

Planner: Tanya Brooks

Motion: It was moved to recommend **approval** of amendments to the City of Dallas Thoroughfare Plan to change the dimensional classification of: (1) McKinney Avenue between Allen Street and Harvard Avenue from an existing couplet (EXST CPLT) to a special three-lane undivided (SPCL 3U) roadway within 60-80 feet of right-of-way; (2) Allen Street between McKinney Avenue and Carlisle Street from an existing couplet (EXST CPLT) to a special three-lane undivided (SPCL 3U) roadway within 60 feet of right-of-way; (3) Carlisle Street between Allen Street and Cole Avenue from an existing couplet (EXST CPLT) to a special three-lane undivided (SPCL 3U) roadway within 60 feet of right-of-way; and (4) Cole Avenue between Carlisle Street and Harvard Avenue from an existing couplet (EXST CPLT) to a special three-lane undivided (SPCL 3U) roadway within 60-80 feet of right-of-way based on the projected two-way conversion safety benefits, conformity with the Dallas Complete Streets Manual, and community support.

Maker: Ridley
Second: Murphy
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: 1 - District 7

Speakers: For: Katy Slade, 2500 McKinney Ave., Dallas, TX, 75201
Nolan Marshall, 3839 McKinney Ave., Dallas, TX, 75204
Anthony Page, 3210 Carlisle St., Dallas, TX, 75204
Patrick Kennedy, 413 Melba St., Dallas, TX, 75204
Mary Warren, 4312 McKinney Ave., Dallas, TX, 75205
Dawn Mickey, 4805 McKinney Ave., Dallas, TX, 75205
Neal Sleeper, 3324 Blackburn Rd., Dallas, TX, 75204
Brian Ratner, 3355 Blackburn Rd., Dallas, TX, 75204
Larry Good, 3601 Overbrook Dr., Dallas, TX, 75205
Joseph Pitchford, 200 Crescent Court, Dallas, TX, 75201
For (Did not speak): Fitzgerald Llavder, 7221 Petersburg Dr., Plano, TX
Richard Brink, 1999 McKinney Ave., Dallas, TX, 75201
Paula Peters, 2607 State St., Dallas, TX, 75204

Robert Harrell, 4805 McKinney Ave., Dallas, TX, 75205
Against: Michael Koler, 4503 ½ Travis St., Dallas, TX, 75205
Keith Jones, 4412 McKinney Ave., Dallas, TX, 75205
Shelley Potter, 4437 Cole Ave., Dallas, TX, 75205
Casandra Russell, 4203 Holland Ave., Dallas, TX, 75219
Geoff Grunski, 4132 Cole Ave., Dallas, TX, 75204
Keith Quarterman, 3966 McKinney Ave., Dallas, TX, 75204
Against (Did not speak): Jason Gillman, 4100 Travis St., Dallas, TX, 75204
Peter Lu, 4100 Travis St., Dallas, TX, 75204

Zoning Cases – Consent:

1. Z156-347(LE)

Planner: Laura Evans

Motion: It was moved to recommend **approval** of an R-7.5(A) Single Family District with retention of the D-1 Liquor Control Overlay on property zoned a CR-D-1 Community Retail District with a D-1 Liquor Control Overlay with deed restrictions on the northwest corner of Haymarket Road and Oakwood Drive.

Maker: Haney
Second: Peadon
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: 1 - District 7

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

Speakers: None

2. 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 January 19, 2017.

Maker: Haney
Second: Peadon
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: 1 - District 7

Notices: Area: 400 Mailed: 147
Replies: For: 127 Against: 0

Speakers: None

3. Z156-334(OTH)

Planner: Olga Torres Holyoak

Note: The Commission considered this item individually.

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 November 17, 2016.

Maker: Rieves
Second: Ridley
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: 1 - District 7

Notices: Area: 500 Mailed: 248
Replies: For: 4 Against: 4

Speakers: For: Karl Crawley, 900 Jackson St., Dallas, TX, 75202
Against: Jason Bandy, 6348 Oriole Dr., Dallas, TX, 75209

Note: The Commission heard Agenda item #6, Z156-335(WE) next.

4. **Z156-338(OTH)**

Planner: Olga Torres Holyoak

Motion: In considering an application to amend Planned Development District No. 623 for R-10(A) Single Family District uses to allow for a private school by right on property on the southeast corner of Webb Chapel Road and Royal Lane, it was moved to **hold** this case under advisement until December 1, 2016, and to instruct staff to re-notify.

Maker: Haney
Second: Peadon
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: 1 - District 7

Notices: Area: 500 Mailed: 122
Replies: For: 14 Against: 1

Speakers: None

5. **Z156-346(OTH)**

Planner: Olga Torres Holyoak

Motion: In considering an application to amend and expand Specific Use Permit No. 88 for an electric substation on property zoned an R-7.5(A) Single Family District on the southeast corner of North Jim Miller Road and Scyene Road, it was moved to **hold** this case under advisement until November 17, 2016.

Maker: Haney
Second: Peadon
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: 1 - District 7

Notices: Area: 300 Mailed: 38
Replies: For: 0 Against: 0

Speakers: None

6. Z156-335(WE)

Planner: Warren Ellis

Note: The Commission considered this item individually.

Motion I: In considering an application for a Specific Use Permit for a tower/antenna for cellular communication on property zoned a CC Community Commercial Subdistrict within Planned Development District No. 595, the South Dallas/Fair Park Special Purpose District on the northwest line of Pennsylvania Avenue, southwest of J.B. Jackson Jr. Boulevard, it was moved to **hold** this case under advisement until December 1, 2016.

Maker: Houston
Second: Peadon
Failed: Carried: 5 to 9

For: 5 - Rieves, Houston, Shidid, Jung, Peadon

Against: 9 - Anglin, Davis, Anantasomboon, Haney,
Housewright, Schultz, Murphy, Ridley, Tarpley

Absent: 0

Vacancy: 1 - District 7

Motion II: It was moved to recommend **denial without prejudice** of a Specific Use Permit for a tower/antenna for cellular communication on property zoned a CC Community Commercial Subdistrict within Planned Development District No. 595, the South Dallas/Fair Park Special Purpose District on the northwest line of Pennsylvania Avenue, southwest of J.B. Jackson Jr. Boulevard, due to non-compliance with Section 51A-4.219 of the Dallas Development Code.

Maker: Davis
Second: Schultz
Result: Carried: 9 to 5

For: 9 - Anglin, Rieves, Davis, Anantasomboon,
Haney, Housewright, Schultz, Murphy, Ridley

Against: 5 - Houston, Shidid, Jung, Peadon, Tarpley

Absent: 0

Vacancy: 1 - District 7

Notices: Area: 500 Mailed: 56
Replies: For: 0 Against: 0

Speakers: For: Patrick Hardage, 4193 Wilada Dr., Dallas, TX, 75220
Against: None

Note: The Commission returned to the regular order of the agenda and heard Zoning Cases – Under Advisement items next. Starting with Agenda item, #7 Z156-237(WE).

Zoning Cases – Under Advisement:

7. 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 January 19, 2017.

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

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

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

*out of the room, shown voting in favor

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

Speakers: None

8. Z156-329(OTH)

Planner: Olga Torres Holyoak

Note: Chair Tarpley corrected the applicant listed on the agenda to read as "Karl Crawley - Masterplan".

Motion: It was moved to recommend **approval** of an amendment to Planned Development District No. 676 for MF-1(A) Multifamily District and public school uses, subject to a development plan, landscape plan, traffic management plan, and conditions on property zoned Planned Development District No. 676 with Specific Use Permit No. 1277 for a tower/antenna for cellular communication limited to one monopole cellular tower on property bounded by Verde Valley Lane, Montfort Drive, Celestial Road and Noel Road.

Maker: Schultz
Second: Davis
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: 1 - District 7

*out of the room, shown voting in favor

Notices: Area: 500 Mailed: 219
Replies: For: 5 Against: 8

Speakers: For: Karl Crawley, 900 Jackson St., Dallas, TX, 75202
Against: None

Z156-329(OTH) Reconsideration

Motion to Reconsider: It was moved to **reconsider** the action taken earlier in the meeting to approval of an amendment to Planned Development District No. 676 for MF-1(A) Multifamily District and public school uses, subject to a development plan, landscape plan, traffic management plan, and conditions on property zoned Planned Development District No. 676 with Specific Use Permit No. 1277 for a tower/antenna for cellular communication limited to one monopole cellular tower on property bounded by Verde Valley Lane, Montfort Drive, Celestial Road and Noel Road.

Maker: Schultz
Second: Davis
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: 1 - District 7

Motion: It was moved to recommend **approval** of an amendment to Planned Development District No. 676 for MF-1(A) Multifamily District and public school uses, subject to a development plan, landscape plan (presented to Commission and signed and dated by Commissioner Schultz), traffic management plan, and conditions on property zoned Planned Development District No. 676 with Specific Use Permit No. 1277 for a tower/antenna for cellular communication limited to one monopole cellular tower on property bounded by Verde Valley Lane, Montfort Drive, Celestial Road and Noel Road.

Maker: Schultz
Second: Davis
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: 1 - District 7

Notices: Area: 500 Mailed: 219
Replies: For: 5 Against: 8

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

Note: Upon the conclusion of the reconsideration of Zoning Case – Under Advisement item #8, Z156-329(OTH); the Commission returned to the regular order of the agenda and heard Zoning Case – Individual agenda item #13, Z145-157(WE) next.

9. Z156-358(LE)

Planner: Laura Evans

Motion: It was moved to recommend **approval** of a new subdistrict for mixed uses, subject to a revised development plan, landscape plan and conditions 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.

Maker: Ridley
Second: Murphy
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: 1 - District 7

Notices: Area: 500 Mailed: 103
Replies: For: 11 Against: 0

Speakers: For: Tommy Mann, 2728 N. Harwood St., Dallas, TX, 75201
Against: None

10. Z156-270(JM)

Planner: Jennifer Muñoz

Motion: In considering an application for a Specific Use Permit for a mini-warehouse use on property zoned a CR-D Community Retail District with a D Liquor Control Overlay on the southeast corner of Military Parkway and North St. Augustine Drive, it was moved to **hold** this case under advisement until December 1, 2016.

Maker: Houston
Second: Anglin
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: 1 - District 7

Notices: Area: 300 Mailed: 59
Replies: For: 1 Against: 0

Speakers: For: Michael Coker, 3111 Canton St., Dallas, TX, 75226
Against: None

11. **Z156-289(JM)**

Planner: Jennifer Muñoz

Motion: It was moved to recommend **approval** of a CR Community Retail District with deed restrictions volunteered by the applicant; and **denial** of a Specific Use Permit for the sale of alcoholic beverages in conjunction with a general merchandise store 3,500 square feet or less on property zoned an NS(A)-D-1 Neighborhood Service District with a D-1 Liquor Control Overlay, on the west corner of South Beltline Road and Garden Grove Drive.

Maker: Haney
Second: Ridley
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: 1 - District 7

Notices: Area: 300 Mailed: 54
Replies: For: 0 Against: 9

Speakers: For: Michael Coker, 3111 Canton St., Dallas, TX, 75226
Against: None

12. **Z156-317(JM)**

Planner: Jennifer Muñoz

Motion: It was moved to recommend **approval** of a Specific Use Permit for a tattoo studio for a two-year period, subject to a site plan and conditions (as briefed) including limiting the tattoo studio use to a floor area of 571 sq. ft., 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.

Maker: Anantasomboon
Second: Davis
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: 1 - District 7

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

Speakers: For: Freddie Trevino, 2025 E. Levee St., Dallas, TX, 75207
Mark Hall, 1322 Easton Rd, Dallas, TX, 75228
Secily Hall, 1322 Easton Rd, Dallas, TX, 75228
Linda Trevino, 329 Hemlock, Grand Prairie, TX
Against: Bob Darrouzet, 5445 Caruth Haven Ln., Dallas, TX, 75225

Note: Upon the conclusion of Zoning Case – Under Advisement agenda item #12, Z156-317(JMH); the Commission heard reconsideration of Zoning Case – Under Advisement agenda item #8, Z156-329(OTH) next.

Zoning Cases – Individual:

13. 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 November 17, 2016.

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

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

Against: 0
Absent: 0
Vacancy: 1 - District 7
Abstained: 1 - Haney* (abstained from voting, due to bus tour requirement)

*out of the room, shown voting in favor

Notices: Area: 500 Mailed: 231
Replies: For: 16 Against: 25

Speakers: For: None
Against (Did not speak): Karen Coston, 4146 Meadowdale Ln., Dallas, TX, 75229

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

Planner: Warren Ellis

Motion: In considering an application for a new subdistrict within Planned Development District No. 830 and the removal of a 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 10th Street, both sides of North Bishop Avenue, both sides of Melba Street and both sides of North Madison Avenue, it was moved to **hold** this case under advisement until December 15, 2016.

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: 1 - District 7

Notices: Area: 500 Mailed: 196
Replies: For: 13 Against: 3

Speakers: None

Other Matters

Minutes

Motion: It was moved to **approve** the minutes of the October 20, 2016, City Plan Commission meeting, subject to corrections.

Maker: Ridley
Second: Schultz
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: 1 - District 7

Adjournment

Motion: It was moved to **adjourn** the November 10, 2016, City Plan Commission meeting at 6:18 p.m.

Maker: Davis
Second: Ridley
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: 1 - District 7

Gloria Tarpley, Chair