

PLAN COMMISSION MINUTES

The City Plan Commission held a regular Zoning Hearing on November 19, 2015, with the briefing starting at 10:33 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 Robert Abtahi, Vice-Chair. The following Commissioners were present during the hearing: Mike Anglin, Neil Emmons, Matt Houston, 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 Commissioner was 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: Sharon Hurd

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) **S156-014**

Motion: It was moved to **approve** an application to replat a 10.043-acre tract of land containing all of Lots 2A and 2B in City Block 6051 into one lot on property located south of Ledbetter Drive and west of Hampton Road, subject to compliance with the conditions listed in the docket.

Maker: Houston
Second: Anglin
Result: Carried: 15 to 0

For: 15 - Anglin, Emmons, Houston, Davis, Shidid,
Anantasomboon, Abtahi*, Haney, Jung,
Housewright, Schultz, Peadon, Murphy, Ridley,
Tarpley

Against: 0
Absent: 0
Vacancy: 0

*out of the room, shown voting in favor

Speakers: None

(2) S156-015

Motion: It was moved to **approve** an application to replat a 0.367-acre tract of land containing all of Lot 18A in City Block 5/2043 into a Shared Access Development with eight single family lots ranging between 1,725 and 2,575 square feet on property located on Holland Avenue, northwest of Herschel Avenue., subject to compliance with the conditions listed in the docket.

Maker: Houston
Second: Anglin
Result: Carried: 15 to 0

For: 15 - Anglin, Emmons, Houston, Davis, Shidid,
Anantasomboon, Abtahi*, 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) S156-016

Motion: It was moved to **approve** an application to replat a 0.254-acre tract of land containing all of Lot 7 in City Block E/2011 into one 0.165-acre lot and one 0.089-acre lot on property located on Kirby Street at Deere Street, west corner, subject to compliance with the conditions listed in the docket.

Maker: Houston
Second: Anglin
Result: Carried: 15 to 0

For: 15 - Anglin, Emmons, Houston, Davis, Shidid,
Anantasomboon, Abtahi*, 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) S156-017

Motion: It was moved to **approve** an application to replat a 2.569-acre tract of land containing part of Lot 43 in City Block 2373 into one lot on property located on Butler Street at Maple Avenue, south corner, subject to compliance with the conditions listed in the docket.

Maker: Houston
Second: Anglin
Result: Carried: 15 to 0

For: 15 - Anglin, Emmons, Houston, Davis, Shidid,
Anantasomboon, Abtahi*, 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) S156-018

Motion: It was moved to **approve** an application to create one lot from a 3.6183-acre tract of land in City Block A/7019 on property located at 5327 Lyndon B. Johnson Freeway/Interstate Highway No. 635, subject to compliance with the conditions listed in the docket.

Maker: Houston
Second: Anglin
Result: Carried: 15 to 0

For: 15 - Anglin, Emmons, Houston, Davis, Shidid,
Anantasomboon, Abtahi*, 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) S156-019

Motion: It was moved to **approve** an application to replat a 0.669-acre tract of land containing all of Lots 8-10 in City Block 38/3158 into one lot on property located at Tenth Street and Zang Boulevard, northwest corner, subject to compliance with the conditions listed in the docket.

Maker: Houston
Second: Anglin
Result: Carried: 15 to 0

For: 15 - Anglin, Emmons, Houston, Davis, Shidid,
Anantasomboon, Abtahi*, 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) S156-020

Motion: It was moved to **approve** an application to create one lot from a 5.556-acre tract of land in City Block 5502 on property located at Royal Lane and Dallas North Tollway, northwest corner, subject to compliance with the conditions listed in the docket.

Maker: Houston
Second: Anglin
Result: Carried: 15 to 0

For: 15 - Anglin, Emmons, Houston, Davis, Shidid,
Anantasomboon, Abtahi*, 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): Jamie Gallagher, 12801 N. Central Expwy, Dallas, TX, 75243
Against: None

(8) **S156-021**

Motion: It was moved to **approve** an application to replat a 0.266-acre tract of land containing all of Lots 7 and 8 in City Block 10/1598 into four lots ranging between 2,818 and 3,033 square feet on property located on Lafayette Street and California Avenue, west corner, subject to compliance with the conditions listed in the docket.

Maker: Houston
Second: Anglin
Result: Carried: 15 to 0

For: 15 - Anglin, Emmons, Houston, Davis, Shidid,
Anantasomboon, Abtahi*, 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) **S156-022**

Motion: It was moved to **approve** an application to replat a 1.802-acre tract of land containing all of abandoned Austin Street; part of Lot 6 and all of Lots 1, 2, 7 and 8 in City Block 18/4; and all of Lots 1-8 in City Block 33/48 into one lot on property located between Main Street, Lamar Street, Commerce Street and Market Street, subject to compliance with the conditions listed in the docket with the following changes: 1) Condition #12 revised to require minimum 43' ROW from centerline of Lamar, instead of 40' that was indicated in the report, and 2) Condition #15 retracted since the subject property does not front upon Market Street.

Maker: Houston
Second: Anglin
Result: Carried: 15 to 0

For: 15 - Anglin, Emmons, Houston, Davis, Shidid, Anantasomboon, Abtahi*, Haney, Jung, Housewright, Schultz, Peadon, Murphy, Ridley, Tarpley

Against: 0
Absent: 0
Vacancy: 0

*out of the room, shown voting in favor

Speakers: None

Residential Replats:

(10) **S156-023**

An application to replat a 0.489-acre tract of land containing all of Lots 5 and 6 and an abandoned 15-foot alley in City Block 10/1928 into one 0.196-acre lot and one 0.294-acre lot on property located at 5516 Vickery Boulevard, between Glencoe Street and McMillan Avenue.

This case was withdrawn by the applicant.

(11) **S156-024**

Motion: It was moved to **approve** an application to replat a 0.243-acre tract of land containing part of Lot 2 and all of Lot 3 in City Block 3/5224 into one lot on property located at 8610 San Fernando Way, subject to compliance with the conditions listed in the docket.

Maker: Jung
Second: Emmons
Result: Carried: 15 to 0

For: 15 - Anglin, Emmons, Houston, Davis, Shidid,
Anantasomboon, Abtahi*, 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: 22
Replies: For: 0 Against: 0

Speakers: For: Douglas Barrilleaux, 5616 Reiger Ave., Dallas, TX, 75214
Sandra Thomas, 8550 Eustis Ave., Dallas, TX, 75218
Against: None

Note: The Commission heard the item considering taking an amendment to Division 51A-4.411, Shared Access Development, from the Zoning Ordinance Committee for consideration by the Subdivision Review Committee pursuant to Section 13(d)(4) of the City Plan Commission rules of procedure, under Other Matters next.

Miscellaneous Docket

W156-002

Planner: Aldo Fritz

Motion I: It was moved to **deny** a waiver of the two-year waiting period to submit a request to submit a zoning request to permit a child-care facility and an office use on property zoned as an R-10(A) Single Family District and an R-7.5(A) Single Family District on the northeast side of Oldgate Lane, northwest of Diceman Drive.

Maker: Jung
Second: Ridley
Result: Failed: 2 to 13

For: 2 - Jung, Ridley

Against: 13 - Anglin, Emmons, Houston, Davis, Shidid,
Anantasomboon, Abtahi, Haney, Housewright,
Schultz, Peadon, Murphy, Tarpley
Absent: 0
Vacancy: 0

Motion II: It was moved to **approve** a waiver of the two-year waiting period to submit a request to submit a zoning request to permit a child-care facility and an office use on property zoned as an R-10(A) Single Family District and an R-7.5(A) Single Family District on the northeast side of Oldgate Lane, northwest of Diceman Drive.

Maker: Anglin
Second: Abtahi
Result: Carried: 13 to 2

For: 13 - Anglin, Emmons, Houston, Davis, Shidid,
Anantasomboon, Abtahi, Haney, Housewright,
Schultz, Peadon, Murphy, Tarpley

Against: 2 - Jung, Ridley
Absent: 0
Vacancy: 0

Speakers: For: Rob Baldwin, 3904 Elm St., Dallas, TX, 75226
Against: None

Zoning Cases – Consent:

1. **Z145-332(WE)**

Planner: Warren Ellis

Motion: It was moved to recommend **approval** of an MF-2(A) Multifamily Subdistrict on property zoned Tract 1, RS-C Regional Service Commercial Subdistrict within Planned Development District No. 595, the South Dallas/Fair Park Special Purpose District on the southeast line of Sanger Avenue, between Riggs Street and South Ervay Street.

Maker: Abtahi
Second: Emmons
Result: Carried: 15 to 0

For: 15 - Anglin, Emmons, Houston, Davis, Shidid*,
Anantasomboon, Abtahi, 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: 14
Replies: For: 0 Against: 0

Speakers: For (Did not speak): Brad Eubanks, 2400 S. Ervay St., Dallas, TX, 75215
Against: None

2. Z145-340(WE)

Planner: Warren Ellis

Motion: It was moved to recommend **approval** of a WR-5 Walkable Urban Residential District with a Height Map Overlay on property zoned Planned Development District No. 466 and an MF-2(A) Multifamily District on the north corner of North Hall Street and Roseland Avenue.

Maker: Abtahi
Second: Emmons
Result: Carried: 15 to 0

For: 15 - Anglin, Emmons, Houston, Davis, Shidid*,
Anantasomboon, Abtahi, 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: 24
Replies: For: 2 Against: 0

Speakers: None

3. Z145-359(AF)

Planner: Aldo Fritz

Note: The Commission considered this item individually.

Motion: In considering an application for an R-7.5(A) Single Family District on property zoned a CR Community Retail District, east of the intersection of Brunner Avenue and Balboa Place, it was a moved to **hold** this case under advisement indefinitely.

Maker: Anglin
Second: Abtahi
Result: Carried: 15 to 0

For: 15 - Anglin, Emmons, Houston, Davis, Shidid,
Anantasomboon, Abtahi, Haney, Jung,
Housewright, Schultz, Peadon, Murphy, Ridley,
Tarpley

Against: 0
Absent: 0
Vacancy: 0

Notices: Area: 200 Mailed: 28
Replies: For: 3 Against: 2

Speakers: None

4. Z145-360(AF)

Planner: Aldo Fritz

Motion: In considering an application for an IM Industrial Manufacturing District on property zoned an MF-1(A) Multifamily District, generally north of South Belt Line Road and northeast of Foothill Road, it was a moved to **hold** this case under advisement until December 17, 2015.

Maker: Abtahi
Second: Emmons
Result: Carried: 15 to 0

For: 15 - Anglin, Emmons, Houston, Davis, Shidid*,
Anantasomboon, Abtahi, 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: 8
Replies: For: 0 Against: 1

Speakers: None

Zoning Cases – Under Advisement:

5. **Z145-269(AF)**

Planner: Aldo Fritz

Motion: It was moved to recommend **approval** of a Specific Use Permit for an Open-enrollment charter school for a five-year period with eligibility for automatic renewals for additional ten-year periods, subject to a revised site plan (36 feet maximum height), traffic management plan and conditions on property zoned an RR Regional Retail District, north of West Camp Wisdom Road and west of Interstate 35E Freeway.

Maker: Houston
Second: Anglin
Result: Carried: 15 to 0

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

Against: 0
Absent: 0
Vacancy: 0

Notices: Area: 400 Mailed: 145
Replies: For: 10 Against: 6

Speakers: For: Eric Goodloe, 3807 Cypress Point Cove, Round Rock, TX, 78664
Yasmin Bhatia, 4230 Beechwood Ln., Dallas, TX, 75220
Bessie Record, 726 Edgemont Ave., Dallas, TX, 75216
Tiffany Serrano, 735 Owensons Dr., Dallas, TX, 75224
Patricia Durham, 735 Owensons Dr., Dallas, TX, 75224
Brian Nelson, 3206 Waldrop Dr., Dallas, TX, 75229
Against: None

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

Planner: Olga Torres Holyoak

Motion: In considering an application for 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, it was moved to **hold** this case under advisement until January 21, 2016.

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

For: 14 - Anglin, Emmons, Houston, Davis, Shidid,
Anantasomboon, Abtahi, Haney, Jung,
Housewright*, Schultz, Peadon, Murphy,
Tarpley

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

*out of the room, shown voting in favor

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

Speakers: None

7. Z145-181(OTH)

Planner: Olga Torres Holyoak

Motion: It was moved to recommend **approval** of the renewal of Specific Use Permit No. 1803 for an open-enrollment charter school for a five-year period with eligibility for automatic renewals for additional five-year periods, subject to a revised traffic management plan and conditions on property zoned a CA-1(A) Central Area District in an area bounded by McKinney Avenue, Laws Street, Munger Avenue and North Lamar Street.

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

For: 15 - Anglin, Emmons, Houston, Davis, Shidid,
Anantasomboon, Abtahi, 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: 24
Replies: For: 3 Against: 5

Speakers: For: Yasmin Bhatia, 4230 Beechwood Ln., Dallas, TX, 75220
For (Did not speak): Eric Goodloe, 3807 Cypress Point Cove, Round Rock, TX, 78664
Against: John McCall Jr., 1650 Oak Knoll St., Dallas, TX, 75208

8. **Z145-292(WE)**

Planner: Warren Ellis

Motion: It was moved to recommend **denial without prejudice** of a Specific Use Permit for a private recreation center, club or area on property zoned an R-16(A) Single Family District on the northwest corner of Walnut Hill Lane and Betty Jane Lane.

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

For: 15 - Anglin, Emmons, Houston, Davis, Shidid, Anantasomboon, Abtahi, Haney, Jung, Housewright, Schultz, Peardon, Murphy, Ridley, Tarpley*

Against: 0
Absent: 0
Vacancy: 0

*out of the room, shown voting in favor

Notices: Area: 300 Mailed: 19
Replies: For: 1 Against: 1

Speakers: None

Note: The Commission heard agenda Item #10 Z145-347(WE) next.

Zoning Cases – Individual:

9. **Z145-273(WE)**

Planner: Warren Ellis

Motion: It was moved to recommend **approval** of a Planned Development District for multifamily uses, subject to a development plan and conditions on property zoned an MF-2(A) Multifamily District on the southwest line of Coronado Avenue, east of East Grand Avenue.

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

For: 15 - Anglin, Emmons, Houston, Davis, Shidid, Anantasomboon, Abtahi*, Haney, Jung, Housewright, Schultz, Peardon, Murphy, Ridley, Tarpley

Against: 0
Absent: 0
Vacancy: 0

*out of the room, shown voting in favor

Notices: Area: 500 Mailed: 103
Replies: For: 2 Against: 1

Speakers: For: Rob Baldwin, 3904 Elm St., Dallas, TX, 75226
Against: None

Note: The Commission returned to the regular order of the agenda and heard Miscellaneous item W156-002 next.

10. Z145-347(WE)

Planner: Warren Ellis

Motion: It was moved to recommend **approval** of a CR Community Retail District with deed restrictions volunteered by the applicant, subject to a site plan on property zoned an R-7.5(A) Single Family District on the southwest corner of East Illinois Avenue and Seevers Avenue.

Maker: Davis
Second: Abtahi
Result: Carried: 14 to 1

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

Against: 1 - Housewright
Absent: 0
Vacancy: 0

Notices: Area: 200 Mailed: 39
Replies: For: 20 Against: 0

Speakers: For: Santos Martinez, 900 Jackson St., Dallas, TX, 75226
Maria Segovia, 2327 Seevers Ave., Dallas, TX, 75216
Linda Soliz, 2329 Seevers Ave., Dallas, TX, 75216
Maria Rojas, 2322 Seevers Ave., Dallas, TX, 75216
Jose Angel Salazar, 2324 Seevers Ave., Dallas, TX, 75216
Francisco Rojas, 2322 Seevers Ave., Dallas, TX, 75216
Marvin Crenshaw, 5134 S. Malcolm X Blvd., Dallas, TX, 75215
Victor Segovia, 2327 & 2329 Seevers Ave., Dallas, TX, 75216
Clemmie Skiff, 2402 S. Beckley Ave., Dallas, TX, 75224
Dallas Cothrum, 900 Jackson St., Dallas, TX, 75226

William Cothrum, 900 Jackson St., Dallas, TX, 75226
For (Did not speak): Maria Rojas, 2314 Seevers Ave., Dallas, TX, 75216
Veronica Pedaza, 2322 Seevers Ave., Dallas, TX, 75216
Mariel Chagolla, 2322 Seevers Ave., Dallas, TX, 75216
Jose Mata, 2314 Seevers Ave., Dallas, TX, 75216
Adnana R. Mata, 2314 Seevers Ave., Dallas, TX, 75216
Fermin Saucedo, 2306 Seevers Ave., Dallas, TX, 75216
Maria Saucedo, 2306 Seevers Ave., Dallas, TX, 75216
Against: Alicia Quintans, 227 N. Shore Dr., Dallas, TX, 75216
George Baum, 1514 Seevers Ave., Dallas, TX, 75216

11. Z145-235(AF)

Planner: Aldo Fritz

Motion: It was moved to recommend **approval** of a Planned Development District for R-7.5(A) Single Family District and private school uses, subject to a revised development plan, revised landscape plan, traffic management plan and conditions with the following modifications: 1) Revise development plan and landscape plan to reflect no sidewalks on the north side of Westlake Avenue, 2) Cap Upper school maximum enrollment at 175 students, and 3) Require compliance with the residential proximity slope as it applies to all new construction for the project in the Planned Development on property zoned an R-7.5(A) Single Family District on the northeast corner of Westlake Avenue and Hillside Drive.

Maker: Jung
Second: Tarpley
Result: Carried: 15 to 0

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

Against: 0
Absent: 0
Vacancy: 0

Notices: Area: 500 Mailed: 145
Replies: For: 9 Against: 14

Speakers: For: Roger Perry, 2720 Hillside Dr., Dallas, TX, 75214
Brian Moore, 10125 Trailpine Dr., Dallas, TX, 75208
Joe Goggians, 6526 Westlake Ave., Dallas, TX, 75214
For (Did not speak): Beverly Godbey, 6758 Lakewood Blvd., Dallas, TX, 75214
Against: Chris King, 6544 Westlake Ave., Dallas, TX, 75214
Against (Did not speak): Cynthia Fitch, 6414 Blanch Cir., Dallas, TX, 75214
Fran Charbeneau, 6447 Vickery Blvd., Dallas, TX, 75214

12. **Z145-240(SM)**

Planner: Sarah May

Motion: It was moved to recommend **approval** of a Planned Development District for A(A) Agricultural District and camp recreation center uses and to repeal Specific Use Permit No. 928 for a community welfare or health center, subject to a development/landscape plan and staff's recommended conditions on property zoned an A(A) Agricultural District, generally on the west line of Whispering Cedars Drive and on the east and west lines of Cedar Ridge Drive, north of West Red Bird Lane and Rancho Lane.

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

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

Against: 0
Absent: 1 - Anglin
Vacancy: 0

Notices: Area: 500 Mailed: 106
Replies: For: 1 Against: 2

Speakers: For: Robert Reeves, 900 Jackson St., Dallas, TX, 75229
Debbie Rolling, 12512 Cedar Bend Dr., Dallas, TX, 75244
Against: None

13. **Z145-321(SM)**

Planner: Sarah May

Motion: In considering an application for a Planned Development District for R-7.5(A) Single Family District and open-enrollment charter school uses on property zoned an R-7.5(A) Single Family District, on the southwest corner of Old Seagoville Road and South Masters Drive, it was moved to **hold** this case under advisement until December 17, 2015.

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

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

Against: 0
Absent: 1 - Anglin
Vacancy: 0

Notices: Area: 500 Mailed: 187
Replies: For: 3 Against: 3

Speakers: For: None
Against (Did not speak): Galvan Raymundo, 10019 Boston Pl., Dallas, TX, 75217
Marcela Ramirez, 352 Ancestry Ln., Dallas, TX, 75217

14. **Z145-363(SM)**

Planner: Sarah May

Motion: It was moved to recommend **approval** of a Specific Use Permit for a tower/antenna for cellular communication limited to a monopole cellular tower for a three-year period, subject to a site plan and conditions on property zoned an MF-3(A) Multifamily District on the north line of Belmont Avenue, west of Greenville Avenue.

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

For: 12 - Emmons, Houston, Davis, Shidid,
Anantasomboon, Abtahi, Haney, Housewright,
Schultz, Peardon, Murphy, Tarpley

Against: 0
Absent: 1 - Anglin
Vacancy: 0
Conflict: 2 - Jung, Ridley

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

Speakers: For: Kira Bauman, 2300 Springmere Dr., Arlington, TX, 76012
Mark Rieves, 5530 Goodwin Ave., Dallas, TX, 75206
For (Did not speak): Kathy Zibilich, 8150 N. Central Expwy., Dallas, TX, 75206
Against: None

15. **Z134-319(RB)**

Planner: Richard Brown

Motion: In considering an application for a Planned Development District for certain CS Commercial Service District Uses, a Specific Use Permit for a Mini-warehouse, and the termination of deed restrictions on property zoned a CS Commercial Service District on the north line of East University Boulevard, east of North Central Expressway, it was moved to **hold** this case under advisement until December 17, 2015.

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

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

Against: 0
Absent: 1 - Anglin
Vacancy: 0
Conflict: 1 - Housewright

Notices: Area: 500 Mailed: 28
Replies: For: 3 Against: 1

Speakers: None

16. **Z145-333(RB)**

Planner: Richard Brown

Motion: In considering an application for an amendment to the Subdistrict E, North Zone portion within Planned Development District No. 521 on property generally along the east line of Mountain Creek Parkway, southwest of West Kiest Boulevard, it was moved to **hold** this case under advisement until December 17, 2015.

Maker: Houston
Second: Jung
Result: Carried: 11 to 0

For: 11 - Houston, Davis, Anantasomboon, Abtahi,
Haney, Jung, Housewright, Schultz, Peadon,
Murphy, Tarpley

Against: 0
Absent: 4 - Anglin, Emmons, Shidid, Ridley
Vacancy: 0

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

Speakers: For: Jon Napper, 300 N. Akard St., Dallas, TX, 75201
Alvin James, 6777 W. Kiest Blvd., Dallas, TX, 75236
For (Did not speak): Elsie Thurman, 9406 Biscayne Blvd., Dallas, TX, 75218
Against: Anne Redhead, 3209 Potters House Way, Dallas, TX, 75236
Shane Gulley, 3620 Patience Blvd., Dallas, TX, 75236
Michael Beard, 3509 Patience Blvd., Dallas, TX, 75236
Frank Wright, 3632 Patience Blvd., Dallas, TX, 75236

Other Matters

Consider taking an amendment to Division 51A-4.411, Shared Access Development, from the Zoning Ordinance Committee for consideration by the Subdivision Review Committee pursuant to Section 13(d)(4) of the City Plan Commission rules of procedure.

Motion: It was moved to **approve** taking an amendment to Division 51A-4.411, Shared Access Development, from the Zoning Ordinance Committee for consideration by the Subdivision Review Committee pursuant to Section 13(d)(4) of the City Plan Commission rules of procedure.

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

For: 15 - Anglin, Emmons, Houston, Davis, Shidid,
Anantasomboon, Abtahi*, Haney, Jung,
Housewright, Schultz, Peadon, Murphy, Ridley,
Tarpley

Against: 0
Absent: 0
Vacancy: 0

*out of the room, shown voting in favor

Speakers: None

Note: Commissioner Emmons moved to change the order of the agenda and hear Agenda Item #9, Z145-273(WE) next. Commissioner Shidid seconded the motion. The Commission unanimously voted to hear Agenda Item #9, Z145-273(WE) next. Commissioners Abtahi and Murphy were out of the room when the vote was taken. The Commission heard Agenda Item #9, Z145-273(WE) next.

Minutes

Motion: It was moved to **approve** the minutes of the November 5, 2015, City Plan Commission meeting, subject to corrections.

Maker: Abtahi
Second: Jung
Result: Carried: 11 to 0

For: 11 - Houston, Davis, Anantasomboon, Abtahi,
Haney, Jung, Housewright, Schultz, Peadon,
Murphy, Tarpley

Against: 0
Absent: 4 - Anglin, Emmons, Shidid, Ridley
Vacancy: 0

Adjournment

Motion: It was moved to **adjourn** the November 19, 2015, City Plan Commission meeting at 7:03 p.m.

Maker: Anantasomboon
Second: Abtahi
Result: Carried: 11 to 0

For: 11 - Houston, Davis, Anantasomboon, Abtahi,
Haney, Jung, Housewright, Schultz, Peadon,
Murphy, Tarpley

Against: 0
Absent: 4 - Anglin, Emmons, Shidid, Ridley
Vacancy: 0

Gloria Tarpley, Chair