

## PLAN COMMISSION MINUTES

The City Plan Commission held a regular Zoning Hearing on November 5, 2015, with the briefing starting at 11:40 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 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 Commissioners were absent from this hearing as defined in the City Plan Commission rules: Neil Emmons and Michael Jung. There are no vacancies.

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

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

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

### **PUBLIC HEARINGS:**

#### Subdivision Docket

Planner: Paul Nelson

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

#### Consent Items:

##### (1) **S145-001R**

**Motion:** It was moved to **approve** an application to revise a previously approved preliminary plat (S145-001) to replat a 1.5152-acre tract of land containing all of Lots 5, 6, 7A, and 7B in City Block 10/5201 into one lot on property located at 7039 Twin Hills Avenue, subject to compliance with the conditions listed in the docket.

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

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

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

**Speakers:** None

(2) **S156-002**

**Motion:** It was moved to **approve** an application to replat a 0.91-acre tract of land containing all of Lots 15, 16, and 17 in City Block 9/1884 into one lot on property located on Glasgow Drive at Gaston Avenue, east corner, subject to compliance with the conditions listed in the docket.

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

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

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

**Speakers:** None

(3) **S156-004**

**Motion:** It was moved to **approve** an application to replat a 0.7819-acre tract of land containing all of Lots 17, 18, 19 and 20 in City Block A/1989 into one lot on property located on Moser Avenue southeast of Capitol Avenue, subject to compliance with the conditions listed in the docket.

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

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

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

**Speakers:** None

**(4) S156-005**

**Motion:** It was moved to **approve** an application to replat a 10.571 acre tract of land containing all of Lots 1, 3, 4, and 5 in City Block A/8476 into one 6.340 acre lot, one 1.475-acre lot, one 0.899 acre lot and one 1.857-acre lot on property located in the vicinity of S. Buckner Boulevard and Samuell Boulevard, northeast corner, subject to compliance with the conditions listed in the docket.

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

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

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

**Speakers:** None

**(5) S156-006**

**Motion:** It was moved to **approve** an application to replat a 1.305-acre tract of land containing all of Lots 1A, 7, and 8 in City Block 4/1637 on property located on Samuell Boulevard at Winslow Avenue, southeast corner, subject to compliance with the conditions listed in the docket.

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

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

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

**Speakers:** None

(6) **S156-007**

**Motion:** It was moved to **approve** an application to replat a 0.519-acre tract of land containing all of Lots 36, 37, and 38 in City Block 2/8778 into one 0.173-acre lot and one 0.346-acre lot on property fronting on Rylie Road at Tempest Drive, southeast corner, subject to compliance with the conditions listed in the docket.

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

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

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

**Speakers:** None

(7) **S156-008**

**Motion:** It was moved to **approve** an application to replat a 0.699-acre tract of land containing all of Lots 17, 18, and 19 in City Block C/7248, into one lot on property located on Pollard Street at Vilbig Road, northwest corner, subject to compliance with the conditions listed in the docket.

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

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

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

**Speakers:** None

(8) **S156-010**

**Motion:** It was moved to **approve** an application to replat a 1.798-acre tract of land containing all of Lot 1B in City Block 10/5993 into one 0.867-acre lot and one 0.931-acre lot on property located on Oak Park Drive at Ledbetter Drive, subject to compliance with the conditions listed in the docket.

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

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

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

**Speakers:** None

(9) **S156-012**

**Motion:** It was moved to **approve** an application to replat a 0.826-acre tract of land containing all of Lots 7, 8, 9, and 10 in City Block 8/695 to create one lot on property located on Bennett Avenue at Fuqua Street, west corner, subject to compliance with the conditions listed in the docket.

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

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

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

**Speakers:** None

(10) **S156-013**

**Motion:** It was moved to **approve** an application to replat a 0.736-acre tract of land containing all of Lot 2A in City Block 1/2475; and all of Lots 1, 2, 3, and 4 in City Block 3/2475 into 12 lots ranging in size from 2,545 square feet to 2,750 square feet on property located on Dorothy Avenue, southwest of Holland Street, subject to compliance with the conditions listed in the docket.

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

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

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

**Speakers:** None

Residential Replats:

(11) **S145-183R**

**Building Line Removal Motion:** It was moved to **approve** an application to remove the 30 foot platted building line from Lots 18 and 19 along the southeast line of Goforth Road 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 at 7720 Goforth Road and 7728 Goforth Circle, subject to compliance with the conditions listed in the docket.

Maker: Housewright  
Second: Abtahi  
Result: Carried: 13 to 0

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

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

**Replat Motion:** It was moved to **approve** an application to replat a 0.573-acre tract of land containing all of Lots 17, 18, and 19 in City Block B/5446 into one lot on property located at 7720 Goforth Road and 7728 Goforth Circle, subject to compliance with the conditions listed in the docket.

Maker: Housewright  
Second: Abtahi  
Result: Carried: 13 to 0

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

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

**Notices:** Area: 200 Mailed: 17  
**Replies:** For: 0 Against: 0

**Speakers:** For: Robert Reeves, 900 Jackson St., Dallas, TX, 75202  
Against: None

(12) **S156-001**

**Motion:** It was moved to **approve** an application to replat a 0.5011-acre tract of land containing all of Lot 7, part of Lots 6, 8 and a portion of an abandoned alley in City Block J/2838 to create one 12,876-square foot lot, and one 8,951 square foot lot on property located at 7131 Tokalon Drive at Heath Street, west corner, subject to compliance with the conditions listed in the docket.

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

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

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

**Notices:** Area: 200 Mailed: 15  
**Replies:** For: 2 Against: 2

**Speakers:** For: Richard Triplett, 7131 Tokalon Dr., Dallas, TX, 75214  
Against: Melissa Tinning, 7122 Lakewood Blvd., Dallas, TX, 75214

(13) **S156-003**

**Motion:** It was moved to **approve** an application to replat a 0.6807-acre tract of land containing part of Lot 12, and all of Lots 13, 14, 15, and 16 in City Block O/2605 to create one lot on property located on Mockingbird Lane at Roper Street, northwest corner, subject to compliance with the conditions listed in the docket.

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

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

Against: 0  
Absent: 2 - Emmons, Jung  
Vacancy: 00.

**Notices:** Area: 200 Mailed: 27  
**Replies:** For: 4 Against: 0

**Speakers:** For: John Feathers ton, 10755 Samuell Rd., Dallas, TX, 75238  
Against: None

Miscellaneous Docket

**W145-009**

Planner: Warren Ellis

**Motion:** It was moved to **approve** of a waiver of the two-year waiting period to submit a request to amend Subdistrict B in Planned Development District No. 466, on the east side of North Central Expressway, north of Cochran Street.

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

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

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

**Speakers:** For: Katie Edgar, 4411 McKinney Ave., Dallas, TX, 75205  
Against: None

**W156-001**

Planner: Olga Torres Holyoak

**Motion:** It was moved to **approve** of a waiver of the two-year waiting period to submit a request to terminate Specific Use Permit No. 2158 for a tattoo studio on property zoned Tract A in Planned Development District No. 269, the Deep Ellum/Near East Side District located on the south line of Elm Street, east of North Good Latimer Expressway.

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

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

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

**Speakers:** For (Did not speak): Audra Buckley, Address not given  
Against: None

**D145-032**

Planner: Laura Evans

**Motion:** It was moved to **approve** of a development plan and landscape plan on property within Planned Development District No. 741, Subarea A-2, at the south of the intersection of Water Mill Road and Chapel Oaks Drive.

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

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

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

**Speakers:** None

**D145-034**

Planner: Laura Evans

**Motion:** It was moved to **approve** of a development/landscape plan on property within Planned Development District No. 745, Subarea B, east of Manderville Lane and north of Meadow Road.

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

For: 13 - Anglin, Houston, Davis, Shidid,  
Anantasomboon, Abtahi, Haney, Housewright,  
Schultz, Peadon, Murphy, Ridley, Tarpley  
Against: 0  
Absent: 2 - Emmons, Jung  
Vacancy: 0

**Speakers:** None

**D145-035**

Planner: Danielle Lerma

**Motion:** In considering an application for a development plan and a landscape plan for property zoned Subarea D-3 of Subdistrict D within the West Mixed Use Subzone of the West Zone within Planned Development District No. 305, on the south corner of Noble Avenue and Blackburn Street, it was moved to **hold** this case under advisement until December 3, 2015.

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

For: 13 - Anglin, Houston, Davis, Shidid,  
Anantasomboon, Abtahi, Haney, Housewright,  
Schultz, Peadon, Murphy, Ridley, Tarpley  
Against: 0  
Absent: 2 - Emmons, Jung  
Vacancy: 0

**Speakers:** None

**D145-036**

Planner: Danielle Lerma

**Motion:** It was moved to **approve** of a development plan on property zoned South Subdistrict of Planned Development District No. 582, the Victory Planned Development District, on the northeast corner of Museum Way and Victory Avenue.

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

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

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

**Speakers:** None

**M134-013**

Planner: Richard Brown

**Motion:** It was moved to **approve** of a minor amendment to the development plan and landscape plan for the Tract B portion of Planned Development District No. 272 for SC Shopping Center District Uses, on property along the west line of Preston Road, south of the terminus of Alexis Drive at Preston Road.

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

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

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

**Speakers:** None

Certificate of Appropriateness for Signs:

**1509031116**

Planner: Laura Evans

**Motion:** It was moved to **approve** of a Certificate of Appropriateness, by Kuni Shimizu of Texas Pro Signs, for a 64.4-square foot attached sign at 333 1st Avenue (southeast elevation).

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

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

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

**Speakers:** For (Did not speak): Mike Gary, 2312 Fabens Rd., Dallas, TX, 75229  
Against: None

Zoning Cases – Consent:

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

Planner: Laura Evans

**Motion:** In considering an application for a development plan and landscape plan on property zoned Planned Development District No. 466 generally bounded by North Hall Street, Flora Street, Watkins Avenue, and Cochran Street, it was moved to **hold** this case under advisement until February 4, 2016.

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

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

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

**Notices:** Area: 500 Mailed: 78  
**Replies:** For: 1 Against: 1

**Speakers:** None

**2. Z145-334(SM)**

Planner: Sarah May

**Motion:** It was moved to recommend **approval** of a Specific Use Permit for a vehicle display, sales and service for a five-year period with eligibility for automatic renewals for additional five-year periods, subject to a site plan and conditions on property zoned a CA-1(A) Central Area District with a Core Pedestrian Overlay on the west corner of Olive Street and Live Oak Street.

Maker: Ridley

Second: Murphy

Result: Carried: 13 to 0

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

Against: 0

Absent: 2 - Emmons, Jung

Vacancy: 0

**Notices:** Area: 300

Mailed: 28

**Replies:** For: 0

Against: 0

**Speakers:** None

**3. Z145-354(SM)**

Planner: Sarah May

**Motion:** It was moved to recommend **approval** of a Specific Use Permit for an adult day care facility for a ten-year period with eligibility for automatic renewals for additional ten-year periods, subject to a site plan and conditions and **approval** of the repeal of Specific Use Permit No. 1161 for a community service center on property zoned an R-7.5(A) Single Family District with Specific Use Permit No. 105 for an institutional use on the southwest corner of Samuell Boulevard and Hunnicut Road.

Maker: Ridley

Second: Murphy

Result: Carried: 13 to 0

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

Against: 0

Absent: 2 - Emmons, Jung

Vacancy: 0

**Notices:** Area: 300 Mailed: 7  
**Replies:** For: 0 Against: 0

**Speakers:** None

4. **Z145-338(WE)**

Planner: Warren Ellis

**Motion:** It was moved to recommend **approval** of a Specific Use Permit for a bail bond office for a three-year period with eligibility for automatic renewals for additional three-year periods, subject to a site plan and conditions on property zoned Mixmaster Riverfront Subarea, Planned Development District No. 784, the Trinity River Corridor Special Purpose District, on the southwest corner of Rock Island Street and South Riverfront Boulevard.

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

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

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

**Notices:** Area: 200 Mailed: 17  
**Replies:** For: 4 Against: 0

**Speakers:** None

5. **Z145-345(AF)**

Planner: Aldo Fritz

**Motion:** It was moved to recommend **approval** of an R-10(A) Single Family District on property zoned an A(A) Agricultural District generally southwest of the intersection of South St. Augustine Road and Middlefield Road.

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

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

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

**Notices:** Area: 300 Mailed: 16  
**Replies:** For: 0 Against: 0

**Speakers:** None

6. Z145-348(AF)

Planner: Aldo Fritz

**Motion:** It was moved to recommend **approval** of a Specific Use Permit for an animal shelter or clinic with outside runs for a three-year period with eligibility for automatic renewals for additional five-year periods, subject to a site plan and revised conditions to include the following: 1) Outside runs – Hours of Operation will be limited to 7:00 a.m. to 7:00 p.m., Sunday thorough Saturday and 2) Amend Condition 5B to include daily monitoring and cleaning of waste containers and dumpsters on property zoned an IR Industrial Research District along the north line of West Commerce Street, west of Chappell Street.

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

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

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

**Notices:** Area: 200 Mailed: 21  
**Replies:** For: 4 Against: 0

**Speakers:** None

7. Z145-349(AF)

Planner: Aldo Fritz

**Motion:** It was moved to recommend **approval** of an MU-3 Mixed Use District on property zoned an IR Industrial Research District on the southwest line of Monitor Street, west of Wycliff Avenue

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

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

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

**Notices:** Area: 200 Mailed: 14  
**Replies:** For: 5 Against: 0  
**Speakers:** None

Zoning Cases – Under Advisement:

8. Z145-308(SM)

Planner: Sarah May

**Motion:** It was moved to recommend **approval** of a new Planned Development Subdistrict, subject to staff's recommended revised conditions with the following change: Parking ratio - One space per 200 square feet of floor area used for retail sales and seating; and **approval** of a Specific Use Permit for a five-year period with eligibility for automatic renewals for additional five-year periods, subject to a site plan and conditions on property zoned Center Core Area, Subdistrict E-F within Planned Development District No. 281, the Lakewood Special Purpose District, on the southeast corner of Prospect Avenue and Kidwell Street.

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

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

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

**Notices:** Area: 500 Mailed: 158  
**Replies:** For: 5 Against: 2

**Speakers:** For: Rob Baldwin, 3904 Elm St., Dallas, TX, 75226  
Robert Wilson, 5027 Creighton Dr., Dallas, TX, 75214  
Against: None

9. Z145-322(SM)

Planner: Sarah May

**Motion:** It was moved to recommend **approval** of a Specific Use Permit for a utility or government installation other than listed for a permanent period, subject to a site plan and conditions on property zoned an LI Light Industrial District on the east line of Guard Drive, north of Lake June Road.

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

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

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

**Notices:** Area: 400 Mailed: 138  
**Replies:** For: 6 Against: 4

**Speakers:** For: Charyl McAfee Duncan, 2014 Portsmouth Dr., Richardson, TX, 75082  
Against: John Sheppard, 1449 Mission Hills Ln., Dallas, TX, 75217  
Staff: Raul Ascosta, 1111 S. Akard St., Dallas, TX, 75215  
James Page, 9818 Navajo Ln., Quinlan, TX, 75474

10. Z145-306(RB)

Planner: Richard Brown

**Motion:** It was moved to recommend **approval** of an amendment to Planned Development Subdistrict No. 96, subject to revised conditions 1) Under Attached signage – Limit to 8 attached signs within Planned Development District No. 193, the Oak Lawn Special Purpose District, on the west line of Harry Hines Boulevard and the east line of the Houston Street Extension.

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

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

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

\*out of the room, shown voting in favor

**Notices:** Area: 500 Mailed: 17  
**Replies:** For: 0 Against: 0

**Speakers:** None

Zoning Cases – Individual:

11. **Z145-346(DL)**

Planner: Danielle Lerma

**Motion:** It was moved to recommend **approval** of an amendment to a development plan, subject to a revised development plan with the following change: 1) In Subarea 1, any covered areas, all paddocks and all overflow parking must remain unpaved and be constructed of permeable materials on property zoned Subarea 1 of Planned Development District No. 883 on property at the terminus of Jeane Street, west of Pemberton Hill Road, and north of Great Trinity Forest Way.

Maker: Abtahi  
Second: Peadon  
Result: Carried: 9 to 2

For: 9 - Anglin, Houston, Davis, Shidid, Abtahi, Haney,  
Peadon, Ridley, Tarpley

Against: 2 - Schultz, Murphy  
Absent: 4 - Emmons, Anantasomboon, Jung, Housewright  
Vacancy: 0

**Notices:** Area: 500 Mailed: 186  
**Replies:** For: 3 Against: 5

**Speakers:** For: Santos Martinez, 900 Jackson St., Dallas, TX, 75202  
Andrew Steingasser, 6921 Southridge Dr., Dallas, TX, 75214  
Yolanda Williams, Address not given  
For (Did not speak): Gonzalo Escandon, 623 Neomi Ave., Dallas, TX, 75217  
Martina Gonzalez, 626 Neomi Ave., Dallas, TX, 75217  
Maria Mirian Torres, 639 Neomi Ave., Dallas, TX, 75217  
Against: Ben Sandifer, 8610 Southwestern Blvd., Dallas, TX, 75206  
Richard Grayson, 6230 Vanderbilt Ave., Dallas, TX, 75214  
Against (Did not speak): Ervin Friesen, 706 Pemberton Hill Rd., Dallas, TX, 75217  
Earlie James Durham, Jr., 6114 Misty Wood Dr., Dallas, TX, 75217  
Staff: Sarah Standifer, Director, Trinity Watershed Management  
Neutral: Eleazar Dominguez, 754 Pemberton Hill Rd., Dallas, TX, 75217

12. **Z134-353(WE)**

Planner: Warren Ellis

**Motion:** It was moved to recommend **approval** of a Planned Development Subdistrict for GR General Retail Subdistrict uses and an outdoor dining area, subject to a development plan and conditions on property zoned a GR General Retail Subdistrict within Planned Development District No. 193, the Oak Lawn Special Purpose District on the southwest line of Fairmount Street, west of Cedar Springs Road.

Maker: Ridley  
Second: Murphy  
Result: Carried: 11 to 0

For: 11 - Anglin, Houston, Davis, Shidid, Abtahi, Haney,  
Schultz, Peardon, Murphy, Ridley, Tarpley

Against: 0  
Absent: 4 - Emmons, Anantasomboon, Jung, Housewright  
Vacancy: 0

**Notices:** Area: 500 Mailed: 70  
**Replies:** For: 0 Against: 2

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

13. **Z145-343(AF)**

Planner: Aldo Fritz

**Motion:** In considering an application for the renewal of Specific Use Permit No. 1922 for a late-hours establishment limited to an alcoholic beverage establishment operated limited to a bar, lounge or tavern on property zoned Planned Development District No. 842 on the west side of Greenville Avenue, southeast of Ross Avenue, it was moved to **hold** this case under advisement until December 3, 2015.

Maker: Ridley  
Second: Murphy  
Result: Carried: 11 to 0

For: 11 - Anglin, Houston, Davis, Shidid, Abtahi, Haney,  
Schultz, Peardon, Murphy, Ridley, Tarpley

Against: 0  
Absent: 4 - Emmons, Anantasomboon, Jung, Housewright  
Vacancy: 0

**Notices:** Area: 200 Mailed: 12  
**Replies:** For: 0 Against: 1  
**Speakers:** None

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Other Matters

Consideration of appointment to the following CPC Committee:  
**SPECIAL SIGN DISTRICT ADVISORY COMMITTEE (SSDAC)**  
**ARTS DISTRICT SIGN ADVISORY COMMITTEE (ADSAC)**

**Motion:** It was moved to **approve** appointments to the Special Sign District Advisory Committee and the Arts District Sign Advisory Committee.

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

For: 11 - Anglin, Houston, Davis, Shidid, Abtahi, Haney,  
Schultz, Peadon, Murphy, Ridley, Tarpley

Against: 0  
Absent: 4 - Emmons, Anantasomboon, Jung, Housewright  
Vacancy: 0

Minutes

**Motion:** It was moved to **approve** the minutes of the October 15, 2015, City Plan Commission meeting, subject to corrections.

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

For: 11 - Anglin, Houston, Davis, Shidid, Abtahi, Haney,  
Schultz, Peadon, Murphy, Ridley, Tarpley

Against: 0  
Absent: 4 - Emmons, Anantasomboon, Jung, Housewright  
Vacancy: 0

Adjournment

**Motion:** It was moved to **adjourn** the November 5, 2015, City Plan Commission meeting at 4:22 p.m.

Maker: Abtahi  
Second: Ridley

Result: Carried: 11 to 0

For: 11 - Anglin, Houston, Davis, Shidid, Abtahi, Haney,  
Schultz, Peadon, Murphy, Ridley, Tarpley

Against: 0  
Absent: 4 - Emmons, Anantasomboon, Jung, Housewright  
Vacancy: 0

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Gloria Tarpley, Chair