

PLAN COMMISSION MINUTES

The City Plan Commission held a regular Zoning Hearing on December 1, 2016, with the briefing starting at 10:36 a.m., in Room 5ES and the public hearing at 1:30 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: Mohammad Bordbar

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

Consent Items:

(1) **S167-018**

Motion: It was moved to **approve** an application to replat a 0.5049-acre tract of land containing all of Lots 7 and 8 in City Block 15/646 and a portion of a 15 foot alley into one lot on property located on San Jacinto Street between Peak Street and Haskell Avenue, subject to compliance with the conditions listed in the docket.

Maker: Rieves

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

Speakers: None

(2) **S167-019**

Motion: It was moved to **approve** an application to replat a 1.18-acre tract of land containing all of Lot 1 in City Block 11/4003 to create one 0.339-acre lot, and one 0.841-acre lot on property bounded by Seale Street, Topeka Avenue, Pollard Street, and Evanston Avenue, subject to compliance with the conditions listed in the docket.

Maker: Rieves
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

Speakers: None

(3) **S167-020**

Motion: It was moved to **approve** an application to create a 1.46-acre lot from a tract of land in City Block 6339 on property located on Buckner Boulevard, south of Alto Garden Drive, subject to compliance with the conditions listed in the docket.

Maker: Rieves
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

Speakers: None

(4) S167-023

Motion: It was moved to **approve** an application to create one 87.985-acre lot from a tract of land in City Block 8720 on property located on Mountain Creek Parkway, north of Grady Niblo Road, subject to compliance with the conditions listed in the docket.

Maker: Rieves
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

Speakers: None

(5) S167-024

Motion: It was moved to **approve** an application to replat a 3.968-acre tract of land containing all of Lot 1 in City Block 6610 and part of City Block 6609 into one lot on property located on Royal Lane, between Harry Hines Boulevard and Denton Drive, subject to compliance with the conditions listed in the docket.

Maker: Rieves
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

Speakers: None

(6) **S167-025**

Motion: It was moved to **approve** an application to replat a 3.607-acre tract of land containing all of Lot 1A in City Block 1/405 to create one lot on property located on Houston Street, south of Continental Avenue, subject to compliance with the conditions listed in the docket.

Maker: Rieves
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

Speakers: None

Residential Replats:

(7) **S167-021**

Motion: It was moved to **approve** an application to replat a 1.576-acre tract of land containing all of Lots 1 through 4 and a tract of land in City Block 1/6119 to create one lot on property located on Jim Miller Road at Scyene Road; southeast corner, subject to compliance with the conditions listed in the docket.

Maker: Shidid
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

Notices: Area: 200 Mailed: 22
Replies: For: 1 Against: 0

Speakers: None

Miscellaneous Items:

M156-048

Planner: Andrew Ruegg

Motion: It was moved to **approve** a minor amendment to the development/landscape plan for Planned Development District No. 404 on the southeast corner of Walnut Hill Lane and Ables Lane.

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

Speakers: None

M167-001

Planner: Pamela Daniel

Motion: It was moved to **approve** a minor amendment to the development plan, landscape plan, and concept warehouse elevations for Planned Development District No. 960 for an auto service center, motor vehicle fueling station, and a general merchandise or food store 100,000 square feet or more uses on the northeast corner of Coit Road and Churchill Way.

Maker: Schultz
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: Michael Clark, 6750 Hillcrest Plaza Dr., Dallas, TX, 75230
Against: None

D167-003

Planner: Pamela Daniel

Motion: It was moved to **approve** a development plan on property within Subarea B of Planned Development District No. 933, on property generally bounded by Singleton Boulevard, Obenchain Street, Duluth Street, and Borger Street.

Maker: Anantasomboon
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

Speakers: None

W167-002

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 Planned Development District No. 703, in an area bounded by Hillcrest Road, Lakehurst Avenue, Airline Road, and Aberdeen Avenue.

Maker: Schultz
Second: Murphy
Result: Carried: 10 to 4

For: 10 - Anglin, Rieves, Houston, Davis,
Anantasomboon, Haney, Housewright, Schultz,
Murphy, Tarpley

Against: 4 - Shidid, Jung, Peadon, Ridley
Absent: 0
Vacancy: 1 - District 7

Speakers: None

Miscellaneous Items – Under Advisement:

D134-019

Planner: Laura Evans

Motion: It was moved to **approve** a development plan for Planned Development Subdistrict No. 67 within Planned Development District No. 193, the Oak Lawn Special Purpose District, on the east corner of Wheeler Street and Holland Avenue.

Maker: Rieves
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

Speakers: None

Zoning Cases – Consent:

1. Z156-274(LE)

Planner: Laura Evans

Motion: It was moved to recommend **approval** of the renewal of Specific Use Permit No. 1559 for an open-enrollment charter school for a three-year period with eligibility for automatic renewals for additional three-year periods, subject to a traffic management plan and conditions on property zoned D(A) Duplex and R-7.5(A) Single Family Districts, on the northwest corner of Scyene Road and Glover Pass.

Maker: Shidid
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: 300 Mailed: 40
Replies: For: 0 Against: 0

Speakers: None

2. **Z156-364(AR)**

Planner: Andrew Ruegg

Motion: In considering an application for the renewal of Specific Use Permit No. 2129 for the sale of alcoholic beverages in conjunction with a general merchandise or food store 3,500 square feet or less on property zoned CR-D-1 Community Retail District with D-1 Liquor Control Overlay, on the north side of Lake June Road at the terminus of McElree Street, east of Oak Hill Circle, it was moved to **hold** this case under advisement until January 19, 2017.

Maker: Shidid
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: 200 Mailed: 29
Replies: For: 0 Against: 0

Speakers: None

3. **Z156-370(JM)**

Planner: Jennifer Muñoz

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 Farrington Street, northwest of Crampton Street.

Maker: Shidid
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: 200 Mailed: 23
Replies: For: 1 Against: 0

Speakers: None

4. Z156-254(WE)

Planner: Warren Ellis

Note: The Commission considered this item individually.

Motion: It was moved to recommend **approval** of a Planned Development Subdistrict for LC Light Commercial Subdistrict uses, subject to a revised development plan, landscape plan and revised conditions with the following additional conditions: 1) Submit prior to Council approval a revised development plan showing the location of the pool on the pool deck fronting McKinney Avenue, 2) No parking agreements allowed with off-site alcoholic beverage establishments, 3) Section .113 Sidewalks – add “c Access drive to the project on Boll Street must be in a contrasting colored material to differentiate it from the street paving to provide visual cues to pedestrians of the conflict between pedestrian and vehicular traffic on property zoned an LC Light Commercial Subdistrict within Planned Development District No. 193, the Oak Lawn Special Purpose District on the southeast corner of McKinney Avenue and Boll 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: 130
Replies: For: 3 Against: 35

Speakers: For: Dallas Cothrum, 900 Jackson St., Dallas, TX, 75202
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, #10 Z156-338(OTH).

5. Z156-316(WE)

Planner: Warren Ellis

Motion: It was moved to recommend **approval** of a Specific Use Permit for a motor vehicle fueling station for a ten-year period with eligibility for automatic renewals for additional ten-year periods, subject to a site plan and conditions on property zoned an NS(A) Neighborhood Service District on the east side of South Hampton Road, north of Mountain Lake Road.

Maker: Shidid
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: 200 Mailed: 21
Replies: For: 1 Against: 4

Speakers: None

6. Z156-340(WE)

Planner: Warren Ellis

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

Maker: Shidid
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: 200 Mailed: 13
Replies: For: 1 Against: 0

Speakers: For (Did not speak): Rick Hutton, 2348 Irving Blvd., Dallas, TX, 75207
Against: None

7. Z156-309(OTH)

Planner: Olga Torres Holyoak

Motion: It was moved to recommend **approval** of a Specific Use Permit for the sale of alcoholic beverages in conjunction with a general merchandise or food store greater than 3,500 square feet for a two-year period, subject to a site plan and conditions (as briefed) on property zoned an RR-D-1 Regional Retail District with D-1 Liquor Control Overlay on the northeast corner of Murdock Road and Elkton Circle, southwest of C.F. Hawn Freeway.

Maker: Shidid
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: 300 Mailed: 31
Replies: For: 1 Against: 0

Speakers: None

8. Z156-367(OTH)

Planner: Olga Torres Holyoak

Motion: It was moved to recommend **approval** of the renewal of Specific Use Permit No. 1953 for a restaurant with drive-in or drive-through service for a five-year period, subject to conditions on property zoned Cedars West Subdistrict 1, Urban Village Form District within Planned Development District No. 784, the Trinity River Corridor Special Purpose District, on the south corner of East R.L. Thornton Freeway (Interstate 35E) and South Riverfront Boulevard.

Maker: Shidid
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: 300 Mailed: 10
Replies: For: 0 Against: 0

Speakers: None

9. Z167-102(OTH)

Planner: Olga Torres Holyoak

Motion: It was moved to recommend **approval** of an amendment to Specific Use Permit No. 1501 for a private recreation center, club, or area and private elementary school use to include a middle school and a high school and to revise the existing site plan for a ten-year period with eligibility for automatic renewals for additional five-year periods, subject to a site plan, traffic management plan, and conditions on property zoned an R-7.5(A) Single Family District on the south line of Samuell Boulevard, east of South Buckner Boulevard.

Maker: Shidid
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: 400 Mailed: 6
Replies: For: 0 Against: 0

Speakers: None

Zoning Cases – Under Advisement:

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

Planner: Olga Torres Holyoak

***De minimus* Significant 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: Murphy
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

Motion II: It was moved to recommend **approval** of an amendment to Planned Development District No. 623 for R-10(A) Single Family District uses to allow for a private school by right, subject to a revised development plan, a traffic management plan, and revised conditions with the following additions and modifications: 1) Limit Building A and D to 37 feet in height; Building B 34 feet in height and Building C 18 feet in height, 2) If the solid fence shown on the development plan is constructed using wood it must be board on board construction, 3) Any windows on the second floor of Building A that faces east (toward Earlishire) will be opaque or translucent or glass block below 6 feet in height, per the conditions; 4) The landscape buffer along the most easterly Property line will include large canopy trees at a maximum spacing of one tree per 30 linear feet, and 5) Traffic Study – The Property owner or operator shall prepare a traffic study evaluating the sufficiency of the TMP and must be submitted to the Director by the one-year anniversary of issuance of the Certificate of Occupancy on property on the southeast corner of Webb Chapel Road and Royal Lane.

Maker: Murphy
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

Notices: Area: 500 Mailed: 122
Replies: For: 25 Against: 2

Speakers: For: Karl Crawley, 900 Jackson St., Dallas, TX, 75202
Robert Ekblad, Address not given
Paul Wolfe, 3877 Walnut Hill Ln., Dallas, TX, 75229
Against: None

11. Z156-197(OTH)

Planner: Olga Torres Holyoak

Motion: It was moved to recommend **denial without prejudice** of an R-7.5(A) Single Family District and deed restrictions volunteered by the applicant to: 1) restrict lot size to be not less than 8,000 square feet; and 2) prohibit access to the lots from Churchill Way, on property zoned an R-1ac(A) Single Family District on the north line of Churchill Way, west of Hillcrest Road.

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

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

Against: 0
Absent: 0
Vacancy: 1 - District 7
Abstained: 1 - Rieves**

**abstained from voting, due to bus tour requirement

Notices: Area: 300 Mailed: 33
Replies: For: 4 Against: 13

Speakers: None

12. **Z156-270(JM)**

Planner: Jennifer Muñoz

Motion: It was moved to recommend **approval** of a Specific Use Permit for a mini-warehouse use for a ten-year period with eligibility for automatic renewals for additional ten-year periods, subject to a site plan, elevations, and conditions 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.

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 (Did not speak): Michael Coker, 3111 Canton St., Dallas, TX, 75226
Against: None

13. **Z156-272(SH)**

Planner: Sharon Hurd

Motion: It was moved to recommend **approval** of a Planned Development District for single family uses, subject to a conceptual plan and conditions with the private recreation center, club, or area, limited to 2,500 sq. ft. on property zoned an NO(A) Neighborhood Office District, north of Forest Lane, east of Abrams Road.

Maker: Housewright
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

Notices: Area: 500 Mailed: 139
Replies: For: 20 Against: 5

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

14. **Z156-342(SH)**

Planner: Sharon Hurd

Motion: In considering an application for a Planned Development District for a mixed use development and termination of Specific Use Permit No. 1373 for a college, child-care facility, and public or private school on property zoned an R-7.5(A) Single Family District with Specific Use Permit No. 1373 on a portion and a CR Community Retail District generally on the northeast corner of Simpson Stuart Drive and Highland Hills Drive, it was moved to **hold** this case under advisement until December 15, 2016.

Maker: Haney
Second: Anglin
Result: Carried: 14 to 0

For: 14 - Anglin, Rieves, Houston, Davis, Shidid,
Anantasomboon, Haney, Jung, Housewright,
Schultz*, Peardon, Murphy*, Ridley, Tarpley

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

*out of the room, shown voting in favor

Notices: Area: 500 Mailed: 311
Replies: For: 18 Against: 26

Speakers: None

Zoning Cases – Individual:

15. **Z156-333(SH)**

Planner: Sharon Hurd

Motion: It was moved to recommend **approval** of a WR-20 Walkable Urban Residential District, subject to a height map overlay with deed restrictions volunteered by the applicant with the following changes: 1) Add provision to require access gate to parking along Lemmon have a 30 ft. setback from the right-of-way to allow for stacking space, pursuant to 51A-8.604(d)(12) and 2) Strike language related to Market Rate within Section III to read as follows: “The property shall be restricted to a maximum of 750 units”, on property zoned Subdistrict B-1, West Residential Subzone within Planned Development District No. 305 bounded by Blackburn Street, Cole Avenue, Travis Street, and Lemmon Avenue East.

Maker: Ridley
Second: Shidid
Result: Carried: 10 to 4

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

Against: 4 - Houston, Davis, Haney, Schultz
Absent: 0
Vacancy: 1 - District 7

Notices: Area: 400 Mailed: 274
Replies: For: 84 Against: 15

Speakers: For: Katy Slade, 3711 Cole Ave., Dallas, TX, 75204
Jim Garrett, 3304 Blackburn St., Dallas, TX, 75204
Kevin Curley, 6941 Kenwood Ave., Dallas, TX, 75214
Ryan Garcia, 3901 Travis St., Dallas, TX, 75204
Neal Sleeper, 3324 Blackburn St., Dallas, TX, 75204
David Boldrick, 3223 N. Haskell Ave., Dallas, TX, 75204
For (Did not speak): Suzan Kedron, 2323 Ross Ave., Dallas, TX, 75201
Vickie Klise, 3318 Blackburn St., Dallas, TX, 75204
Against: David Flick, 3310 Blackburn St., Dallas, TX, 75204
Karla Barber, 3510 Turtle Creek Blvd., Dallas, TX, 75219
Jane Idzi, 3305 N. Haskell Ave., Dallas, TX, 75204
Leslie Kennedy Barnett, 3821 Travis St., Dallas, TX, 75204
Against (Did not speak): Holly S. Gill, 3510 Turtle Creek Blvd., Dallas, TX, 75219
Frank Cacopardo, 3510 Turtle Creek Blvd., Dallas, TX, 75219
Shirley Black, 3510 Turtle Creek Blvd., Dallas, TX, 75219
Kyle Vannguyen, 3314 Blackburn St., Dallas, TX, 75204

16. Z156-223(SM)

Planner: Sarah May

Motion: It was moved to recommend **denial** of a new subdistrict for Light Commercial/Office and restaurant with drive-in or drive-through service uses within the Light Commercial/Office Subdistrict of Planned Development District No. 631, the West Davis Special Purpose District and an R-7.5(A) Single Family District on property on the southwest corner of West Davis Street and North Westmoreland Road.

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

*out of the room, shown voting in favor

Notices: Area: 500 Mailed: 77
Replies: For: 3 Against: 3

Speakers: For: Marty Brown, 1811 Marydale Dr., Dallas, TX, 75208
Against: None

17. Z156-369(JM)

Planner: Jennifer Muñoz

Motion: In considering an application to create a new subdistrict and amend conditions within Subdistricts 1 & 1C in Planned Development District No. 621, the Old Trinity and Design District Special Purpose District, at the southwest intersection of Inspiration Drive and North Stemmons Freeway, it was moved to **hold** this case under advisement until December 15, 2016.

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: 500 Mailed: 74
Replies: For: 0 Against: 0

Speakers: For: None
Against (Did not speak): Gary Day, 1532 & 1550 Edison St., Dallas, TX, 75207

18. **Z156-363(OTH)**

Planner: Olga Torres Holyoak

Motion: In considering an application for an MF-2(A) Multifamily District on property zoned an R-7.5(A) Single Family District on the west line of Leigh Ann Drive, north of West Wheatland Road, it was moved to **hold** this case under advisement until December 15, 2016.

Maker: Haney
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

*out of the room, shown voting in favor

Notices: Area: 200 Mailed: 16
Replies: For: 0 Against: 2

Speakers: None

19. **Z145-209(WE)**

Planner: Warren Ellis

Motion: In considering an application for a Specific Use Permit for an open enrollment charter school on property zoned Tract A of Planned Development District No. 269, the Deep Ellum/Near East Side District with an H/30 Historic District Overlay, on the east line of Trunk Avenue, north of Elm Street, it was moved to **hold** this case under advisement until December 15, 2016.

Maker: Rieves
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: 300 Mailed: 17
Replies: For: 0 Against: 6

Speakers: None

Other Matters

Minutes

Motion: It was moved to **approve** the minutes of the November 17, 2016, City Plan Commission meeting, subject to corrections.

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

Adjournment

Motion: It was moved to **adjourn** the December 1, 2016, City Plan Commission meeting at 4:23 p.m.

Maker: Davis
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

Gloria Tarpley, Chair