

## PLAN COMMISSION MINUTES

The City Plan Commission held a regular Zoning Hearing on December 17, 2015, with the bus tour starting at 8:35 a.m. followed by the briefing starting at 12:01 a.m. in Room 5ES and the public hearing at 1:38 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: 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) **S156-033**

**Motion:** It was moved to **approve** an application to replat a 0.23-acre tract of land containing part of Lot 7 in City Block D/3370 into one lot on property located on North Zang Boulevard, between Canty Street and Neely Street, subject to compliance with the conditions listed in the docket.

Maker: Anglin  
Second: Houston  
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

**Speakers:** None

**(2) S156-035**

**Motion:** It was moved to **approve** an application to create two equal-sized lots from a 0.241-acre tract of land containing all of Lot 15 and part of Lots 14 and 16 of an unrecorded addition in City Block B/7128 on property located on Shaw Street, west of Harston Street, subject to compliance with the conditions listed in the docket with Condition # 13 revised to require the dedication of a 7.5 foot alley easement from the established centerline of the alley, instead of the right-of-way.

Maker: Anglin  
Second: Houston  
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

**Speakers:** None

**(3) S156-036**

**Motion:** It was moved to **approve** an application to create a 95-lot single family development with one common area from a 19.913-acre tract of land on property located in City of Dallas ETJ in Kaufman County, Texas, on F.M. 548 between Ridge Crest Road and University Drive, subject to compliance with the conditions listed in the docket.

Maker: Anglin  
Second: Houston

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

**Speakers:** None

**(4) S156-037**

**Motion:** It was moved to **approve** an application to create one 0.996-acre lot and one 0.964-acre lot from a 1.980-acre tract of land in City Blocks 765 and 766 on property located between Floyd Street and Gaston Avenue, southwest of Haskell Avenue, subject to compliance with the conditions listed in the docket.

Maker: Anglin

Second: Houston

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

**Speakers:** None

**(5) S156-039**

**Motion:** It was moved to **approve** an application to replat a 0.9372-acre tract of land containing part of Lot 3 and all of Lots 1, 2, 17, and 18 in City Block 494 into one lot on property located on Hall Street, between Swiss Avenue and Floyd Street, subject to compliance with the conditions listed in the docket.

Maker: Anglin

Second: Houston

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

**Speakers:** None

**(6) S156-040**

**Motion:** It was moved to **approve** an application to replat a 2.91-acre tract of land in City Block M/7940 into one 2.33-acre lot and one 0.58-acre lot on property located at 8330 Stemmons Freeway, between Empire Central Drive and Hollow Brook Lane, subject to compliance with the conditions listed in the docket.

Maker: Anglin  
Second: Houston  
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

**Speakers:** None

**(7) S156-041**

**Motion:** It was moved to **approve** an application to create a 1.525-acre lot from a tract of land in City Block 7420 on property located on Alpha Road, east of Hughes Lane, subject to compliance with the conditions listed in the docket.

Maker: Anglin  
Second: Houston  
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

**Speakers:** None

**(8) S156-042**

**Motion:** It was moved to **approve** an application to replat a 0.514-acre tract of land containing all of Lot 12 and part of Lots 10, 11, and 13 in City Block 9/730 into one lot on property located at North Fitzhugh Avenue and Live Oak Street, north corner, subject to compliance with the conditions listed in the docket.

Maker: Anglin  
Second: Houston  
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

**Speakers:** None

**(9) S156-043**

**Motion:** It was moved to **approve** an application to replat a 1.030-acre tract of land containing a part of Tract 1 in City Block 6666 into one lot on property located at Elam Road and Southgate Lane, northwest corner, subject to compliance with the conditions listed in the docket.

Maker: Anglin  
Second: Houston  
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

**Speakers:** None

(10) **S156-044**

**Motion:** It was moved to **approve** an application to create one lot from a 13.902-acre tract of land in City Block 1/8375 on property located on Ryan Road, east of Luna Road, subject to compliance with the conditions listed in the docket.

Maker: Anglin  
Second: Houston  
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

**Speakers:** None

(11) **S156-046**

**Motion:** It was moved to **approve** an application to create one lot from a 21.543-acre tract of land in City Block 8759 on property located between the service road of President George Bush Turnpike (SH 190) and Frankford Road, east of Coit Road, subject to compliance with the conditions listed in the docket.

**Note: Agenda correction to owner of the property is I-190/Frankford Partners, Ltd. and the correct surveyor is Kimley-Horn and Associates.**

Maker: Anglin  
Second: Houston  
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

**Speakers:** None

(12) **S156-047**

**Motion:** It was moved to **approve** an application to replat a 1.408-acre tract of land being two tracts of land located on South Boulevard and Jeffries Street and described as follows: Tract 1 being a 0.616-acre tract of land containing all of Lots 1 through 7 in City Block 8/1363 to be replatted into one 0.263-acre lot, and two 0.175-acre lots. Tract 2 being a 0.792-acre tract of land containing all of Lots 11 through 19 in City Block 7/1365 to be replatted into one 0.263-acre lot and three 0.175-acre lots, subject to compliance with the conditions listed in the docket.

Maker: Anglin  
Second: Houston  
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

**Speakers:** None

(13) **S156-048**

**Motion:** It was moved to **approve** an application to create one lot from a 2.682-acre tract of land in City Block 6509 on property located between Goodnight Lane and Stemmons Freeway (IH 35E), south of Walnut Hill Lane, subject to compliance with the conditions listed in the docket.

Maker: Anglin  
Second: Houston  
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

**Speakers:** None

(14) **S156-049**

**Motion:** It was moved to **approve** an application to create one lot from a 1.112-acre tract of land in City Block F/8478 on property located at Highland Road and St. Francis Avenue, southwest corner, subject to compliance with the conditions listed in the docket.

Maker: Anglin  
Second: Houston  
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

**Speakers:** None

(15) **S156-050**

**Motion:** It was moved to **approve** an application to replat a 3.836-acre tract of land containing part of Lots 3-9 and Lots 11-13 in City Blocks 3/7088 and 3/7089 and a portion of an abandoned right-of-way into one lot on property located at Singleton Boulevard and Gulden Lane, northeast corner, subject to compliance with the conditions listed in the docket.

Maker: Anglin  
Second: Houston  
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

**Speakers:** None

(16) **S156-051**

**Motion:** It was moved to **approve** an application to replat a 0.8747-acre tract of land containing all of Lots 6-10 in City Block 31/2283 into one lot on property located on Reagan Street, between Harry Hines Boulevard and Dallas North Tollway, subject to compliance with the conditions listed in the docket.

Maker: Anglin  
Second: Houston  
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

**Speakers:** None

(17) **S156-052**

**Motion:** It was moved to **approve** an application to create one lot from a 2.021-acre tract of land in City Blocks 471 and 160 on property located at South Cesar Chavez Boulevard and Bluebell Street, north corner, subject to compliance with the conditions listed in the docket.

Maker: Anglin  
Second: Houston  
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

**Speakers:** None

Residential Replats:

(18) **S156-038**

**Motion:** It was moved to **approve** an application to replat a 0.517-acre tract of land containing all of Lots 4-6 in City Block 1/5764 into one 13,500 square foot lot and one 9,000 square foot lot on property located at 2130 Roanoke Avenue, between Harry Hines Boulevard and Huron Drive, subject to compliance with the conditions listed in the docket.

Maker: Emmons  
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: 25  
**Replies:** For: 2                              Against: 0

**Speakers:** None

Miscellaneous Docket:

**M156-001**

Planner: Warren Ellis

**Motion:** It was moved to **approve** of a minor amendment to the site plan for Specific Use Permit No. 2023 for an open-enrollment charter school on property zoned an A(A) Agricultural District, in the northeast quadrant of West Illinois Avenue and South Walton Walker Boulevard/Spur 408.

Maker: Houston  
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

**Speakers:** None

**W156-004**

Planner: Aldo Fritz

**Motion:** It was moved to **approve** a waiver of the two-year waiting period to submit an application to rezone property zoned an MO-2 Mid-Range Office District with deed restrictions on the east side of Preston Road, south of Frankford Road.

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

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

Against: 1 - Jung  
Absent: 0  
Vacancy: 0

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

Zoning Cases – Under Advisement:

1. **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 March 17, 2016.

Maker: Haney  
Second: Shidid  
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: 2 Against: 1

**Speakers:** None

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

Planner: Richard Brown

**Motion:** It was moved to recommend **approval** of an amendment to the Subdistrict E, North Zone portion within Planned Development District No. 521, subject to a revised conceptual plan and staff's revised conditions with the following revisions: 1) prohibit extension of Cappella Park Avenue to Mountain Creek Parkway, 2) alternative tree mitigation for Subdistrict E, inclusive of revised site tree requirements, 3) maximum structures height for nonresidential uses is 75 feet, 4) maximum dwelling unit density is five dwelling units per acre, and 5) warehouse structures must utilize muted tones for all facades and rooftop finishes on property generally along the east line of Mountain Creek Parkway, southwest of West Kiest Boulevard.

Maker: Houston  
Second: Abtahi  
Result: Carried: 8 to 6

For: 8 - Anglin, Houston, Shidid, Abtahi, Jung,  
Housewright, Ridley, Tarpley

Against: 6 - Emmons, Davis, Haney, Schultz, Peadon,  
Murphy

Absent: 0

Vacancy: 0

Abstained: 1 - Anantasomboon\*\*

\*\* Abstained from voting, due to bus tour requirements

**Notices:** Area: 500 Mailed: 11

**Replies:** For: 0 Against: 0

**Speakers:** For: Jon Napper, 300 N. Akard St., Dallas, TX, 75201  
Alvin James, 3635 Dan Morton Dr., Dallas, TX, 75236  
For (Did not speak): Elsie Thurman, 9406 Biscayne Blvd., Dallas, TX, 75218  
Against: Wes Keys, 6949 Clay Academy Blvd., Dallas, TX, 75236  
Frank Wright, 3632 Patience Blvd., Dallas, TX, 75236  
Audry Peterson, 6930 Clay Academy Blvd., Dallas, TX, 75236  
William Gietema, 8142 Garland Rd., Dallas, TX, 75218  
Helen Foley, 3519 Los Angeles Blvd., Dallas, TX, 75233  
Against (Did not speak): Colin Laison, 3644 Patience Blvd., Dallas, TX, 75236  
Staff: Phil Erwin, Chief Arborist, City of Dallas Building Inspections

### 3. Z134-319(RB)

Planner: Richard Brown

**Motion:** It was moved to recommend **denial without prejudice** 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.

Maker: Ridley  
Second: Schultz  
Result: Carried: 14 to 0

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

Against: 0

Absent: 0

Vacancy: 0

Conflict: 1 - Housewright

\*out of the room, shown voting in favor

**Notices:** Area: 500 Mailed: 29  
**Replies:** For: 2 Against: 1

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

4. **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 January 7, 2016, and to instruct staff to re-advertise for a Specific Use Permit.

Maker: Shidid  
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: 500 Mailed: 187  
**Replies:** For: 6 Against: 9

**Speakers:** For: None  
For (Did not Speak): Audra Buckley, 416 S. Ervay St., Dallas, TX, 75201  
Against: None

Zoning Cases – Individual:

5. **Z156-101(WE)**

Planner: Warren Ellis

**Motion I:** In considering an application for a CS Commercial Service District with deed restrictions volunteered by the applicant and the removal of Neighborhood Stabilization Overlay No. 13 on property zoned an R-5(A) Single Family District with a Neighborhood Stabilization Overlay No. 13 on the west side of Topeka Avenue, south of Pueblo Street, it was moved to **hold** this case under advisement until January 7, 2016.

Maker: Anantasomboon  
Second: Emmons  
Result: Failed: 2 to 13

For: 2 - Anantasomboon, Jung

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

Absent: 0  
Vacancy: 0

**Motion II:** It was moved to recommend **denial** of CS Commercial Service District with deed restrictions volunteered by the applicant and for removal of Neighborhood Stabilization Overlay No. 13 on property zoned an R-5(A) Single Family District with a Neighborhood Stabilization Overlay No. 13 on the west side of Topeka Avenue, south of Pueblo Street.

Maker: Murphy  
Second: Ridley  
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: 22  
**Replies:** For: 0                              Against: 0

**Speakers:** For: Rob Baldwin, 3904 Elm St., Dallas, TX, 75226

Steve Salazar, 3324 Parvia Ave., Dallas, TX, 75212  
John Mongona, 6058 Windbreak Trail, Dallas, TX, 75252  
Against: Eva Elvove, 3326 Herbert St., Dallas, TX, 75212  
Helen Foley, 3519 Los Angeles Blvd., Dallas, TX, 75233

**6. Z156-108(WE)**

Planner: Warren Ellis

**Motion:** It was moved to recommend **approval** of a Planned Development District for IR Industrial/Research District and a library, art gallery or museum uses, subject to a development plan and revised conditions to include a maximum 30,900 sq. ft. of floor area on property zoned an IR Industrial/Research District on the southeast corner of Royal Lane and Luna Road.

Maker: Anantasomboon  
Second: Shidid  
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: 500 Mailed: 29  
**Replies:** For: 1 Against: 0

**Speakers:** None

**7. Z145-335(RB)**

Planner: Richard Brown

**Motion:** It was moved to recommend **approval** of a Planned Development District for a Community service center, Child-care facility, and NO(A) Neighborhood Office District Uses, subject to a revised development plan, revised landscape plan and revised conditions to include the following: 1) required off-street parking for community service center is one space for each 235 sq. ft. of floor area, 2) minimum 8 foot clearance of encroachment to the side yard, and 3) include court yard gate height to development and landscape plans on property zoned an NO(A) Neighborhood Office District and an MF-2(A) Multifamily District, at the southeast corner of Lombardy Lane and Geraldine Drive.



Maker: Anantasomboon  
Second: Shidid  
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: 500 Mailed: 72  
**Replies:** For: 4 Against: 1

**Speakers:** For: Margaret McKissack, 700 N. Pearl St., Dallas, TX, 75201  
Tommy Mann, 500 Winstead Bldg., Dallas, TX  
Evan Beattie, 2808 Fairmount St., Dallas, TX, 75201  
Roxan Staff, 2707 Northwest Hwy., Dallas, TX, 75220  
For (Did not speak): Joe Carreon, 3150 Kendale Dr., Dallas, TX, 75220  
Against: None

**8. Z156-113(SM)**

Planner: Sarah May

**Motion:** It was moved to recommend **approval** of an amendment and expansion of Planned Development District No. 805, subject to a revised development plan and revised conditions to include 1) maximum effective area of 5ft. in height and 10ft. in width on property zoned Planned Development District No. 805 with a D-1 Liquor Control Overlay and a CR Community Retail District with a D Liquor Control Overlay, generally at the northeast corner of Lake June Road and North Masters Drive.

Maker: Shidid  
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

**Notices:** Area: 500 Mailed: 177  
**Replies:** For: 0 Against: 0

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

9. Z156-114(OTH)

Planner: Olga Torres Holyoak

**Motion:** It was moved to recommend **approval** of a D-1 Liquor Control Overlay and **approval** a Specific Use Permit for the sale of alcoholic beverages in conjunction with a general merchandise or food store 3,500 square feet or less for a two-year period, subject to a site plan and conditions on property zoned an RR Regional Retail District with a D Liquor Control Overlay on the south side of Samuell Boulevard, east of North Jim Miller Road.

Maker: Abtahi  
Second: Houston  
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: 9  
**Replies:** For: 1 Against: 0

**Speakers:** None

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Other Matters

Consideration of appointment(s) to CPC Committee(s):  
**ZONING ORDINANCE COMMITTEE (ZOC)**

Chair Tarpley announced Mr. Chad Benedict appointment to the Zoning Ordinance Committee (ZOC)

Minutes

**Motion:** It was moved to **approve** the minutes of the December 3, 2015, City Plan Commission meeting, subject to corrections.

Maker: Ridley  
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

Briefing

**Member conduct and decorum under Chapter 8 of the Dallas City Code and the CPC Rules of Procedure**

Commission was briefed on member conduct and decorum under Chapter 8 of the Dallas City Code and the CPC Rules of Procedure by Casey Burgess, Assistant City Attorney.

Adjournment

**Motion:** It was moved to **adjourn** the December 17, 2015, City Plan Commission meeting at 6:03 p.m.

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

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Gloria Tarpley, Chair