

PLAN COMMISSION MINUTES

The City Plan Commission held a regular Zoning Hearing on February 16, 2017, with the briefing starting at 10:48 a.m., in Room 5ES and the public hearing at 1:47 p.m., in the City Council Chambers of City Hall. Presiding were, Matt Houston, Acting Chair and Paul E. Ridley, Acting Vice-Chair. The following Commissioners were present during the hearing: Mike Anglin, Mark Rieves, Jarred Davis, Tony Shidid, Korey Mack, Corwin Haney, P. Michael Jung, Tipton Housewright, Jaynie Schultz, Carolyn "Cookie" Peadon, and Margot Murphy. The following Commissioner was absent from this hearing as defined in the City Plan Commission rules: Jed Anantasomboon and Gloria Tarpley. 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: 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) **S156-046R**

Motion: It was moved to **approve** an application to revise a previously approved preliminary plat (S156-046) to create one 7.35-acre lot and one 14.00-acre lot from a 21.35-acre tract of land in City Block 8759 on property located between George Bush Turnpike and Frankford Road, and east of Coit Road, northwest corner, subject to compliance with the conditions listed in the docket.

Maker: Peadon
Second: Rieves
Result: Carried: 13 to 0

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

Against: 0
Absent: 2 - Anantasomboon, Tarpley
Vacancy: 0

Speakers: None

(2) S167-077

Motion: It was moved to **approve** an application to replat all of Lots 1, 2, 3, 8, 9, and part of Lots 4 and 10 in City Block 596 to create one 0.8297-acre lot on property located on Roseland Avenue and McCoy Street, south quadrant, subject to compliance with the conditions listed in the docket.

Maker: Peadon
Second: Rieves
Result: Carried: 13 to 0

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

Against: 0
Absent: 2 - Anantasomboon, Tarpley
Vacancy: 0

Speakers: None

(3) S167-078

Motion: It was moved to **approve** an application to create one 18.0542-acre lot, one 35.1825-acre lot, and one 66.0790 acre lot from a 124.918-acre tract of land in City Block 8279 on property located on Cleveland Road east of Bonnie View Road, subject to compliance with the conditions listed in the docket.

Maker: Peadon
Second: Rieves
Result: Carried: 13 to 0

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

Against: 0
Absent: 2 - Anantasomboon, Tarpley
Vacancy: 0

Speakers: None

(4) S167-079

Motion: It was moved to **approve** an application to replat all of Lot 1, City Block A/393 to create one 1.5084-acre lot, and one 2.4127-acre lot from a 3.9211-acre tract of land on property located on Olive Street between Victory Avenue and Victory Park Lane, subject to compliance with the conditions listed in the docket.

Maker: Peadon
Second: Rieves
Result: Carried: 13 to 0

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

Against: 0
Absent: 2 - Anantasomboon, Tarpley
Vacancy: 0

Speakers: None

(5) S167-080

Motion: It was moved to **approve** an application to create 284 lots and 3 common areas as a Community Unit Development from a 78.202-acre tract of land in City Block 8813 on property located on U.S. Highway 175 (C. F. Hawn Freeway) between Stark Road and Woody Road, subject to compliance with the conditions listed in the docket with the following additional condition to read as follows: "Condition 27a. The open space area must be within 1,320 feet, measured radially, of any residential lot that is reduced in size in accordance with Section 51A-8.510(c) of the Development Code."

Maker: Peadon
Second: Rieves
Result: Carried: 13 to 0

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

Against: 0
Absent: 2 - Anantasomboon, Tarpley
Vacancy: 0

Speakers: None

(6) S167-081

Motion: It was moved to **approve** an application to replat all of Lot 1 in City Block B/8310 and a 103.54-acre tract of land in City Block 8310 to create one 50.55-acre lot, one 56.00 acre lot, and one 2.19-acre lot on property located on Cedardale Road between Cleveland Road and Honeysuckle Road, subject to compliance with the conditions listed in the docket.

Maker: Peadon
Second: Rieves
Result: Carried: 13 to 0

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

Against: 0
Absent: 2 - Anantasomboon, Tarpley
Vacancy: 0

Speakers: None

(7) S167-083

Motion: It was moved to **approve** an application to replat a 3.862-acre tract of land to create one 3.225-acre lot and one 0.637-acre lot on property containing all of Lots 22 and 23 in City Block 6821 on property located on West Commerce Street at Pittman Street, northeast corner, subject to compliance with the conditions listed in the docket.

Maker: Peadon
Second: Rieves
Result: Carried: 13 to 0

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

Against: 0
Absent: 2 - Anantasomboon, Tarpley
Vacancy: 0

Speakers: None

(8) S167-084

Motion: It was moved to **approve** an application to create one 0.969-acre lot, one 1.551-acre lot and one 1.586-acre lot from a 4.106-acre tract of land in City Block 6189 on property located on Bruton Road at McKim Drive/Greendale Drive, northeast corner, subject to compliance with the conditions listed in the docket.

Maker: Peadon
Second: Rieves
Result: Carried: 13 to 0

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

Against: 0
Absent: 2 - Anantasomboon, Tarpley
Vacancy: 0

Speakers: None

(9) S167-086

Motion: It was moved to **approve** an application to create one 3.2044-acre lot and 3.381-acres of right-of-way from a 6.5853-acre tract of land in City Block 8461 on property located on East Belt Line Road at Northlake Road, subject to compliance with the conditions listed in the docket.

Maker: Peadon
Second: Rieves
Result: Carried: 13 to 0

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

Against: 0
Absent: 2 - Anantasomboon, Tarpley
Vacancy: 0

Speakers: None

(10) **S167-087**

Motion: It was moved to **approve** an application to replat a 0.3575-acre tract of land containing part of Lot 7 and all of Lot 8 in City Block 1/716 to create a 10 lot Shared Access Development on property located on Burlew Street at Scurry Street, east corner, subject to compliance with the conditions listed in the docket.

Maker: Peadon
Second: Rieves
Result: Carried: 13 to 0

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

Against: 0
Absent: 2 - Anantasomboon, Tarpley
Vacancy: 0

Speakers: None

(11) **S167-088**

Motion: It was moved to **approve** an application to replat a 0.3194-acre tract of land containing all of Lots 18, 19 and part of 20 in City Block A/653 to create an 8 lot Shared Access Development on property located between Prairie Avenue and Westburg Avenue, between Capitol Avenue and Ross Avenue, subject to compliance with the conditions listed in the docket.

Maker: Peadon
Second: Rieves
Result: Carried: 13 to 0

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

Against: 0
Absent: 2 - Anantasomboon, Tarpley
Vacancy: 0

Speakers: None

(12) **S167-090**

Motion: It was moved to **approve** an application to replat a 0.5182-acre tract of land containing all of Lots 10, 11, and 12 in City Block 5/602 to create a 16 lot Shared Access Development on property located on Caddo Street at Roseland Avenue, north corner, subject to compliance with the conditions listed in the docket.

Maker: Peadon
Second: Rieves
Result: Carried: 13 to 0

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

Against: 0
Absent: 2 - Anantasomboon, Tarpley
Vacancy: 0

Speakers: None

(13) **S167-091**

Motion: It was moved to **approve** an application to create one 0.692-acre lot from a tract of land located in City Blocks 641 and 644 on property located on Washington Avenue at San Jacinto Street, east quadrant, subject to compliance with the conditions listed in the docket.

Maker: Peadon
Second: Rieves
Result: Carried: 13 to 0

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

Against: 0
Absent: 2 - Anantasomboon, Tarpley
Vacancy: 0

Speakers: None

Building Line Removal:

(14) **S167-089**

Building Line Removal Motion: It was moved to **approve** an application to remove the platted 10 foot building line on the southerly line of Griffin Street West, and the platted 10 foot building line on the northeasterly line of Griffin Street East 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 on Peters Street between Griffin Street West and Griffin Street East.

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

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

Against: 0
Absent: 2 - Anantasomboon, Tarpley
Vacancy: 0

Replat Motion: It was moved to **approve** an application to replat a 0.692-acre tract of land containing all of Lot 12A in City Block A/441 on property located on Peters Street between Griffin Street West and Griffin Street East, subject to compliance with the conditions listed in the docket.

Maker: Rieves
Second: Jung
Result: Carried: 13 to 0

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

Against: 0
Absent: 2 - Anantasomboon, Tarpley
Vacancy: 0

Speakers: For: Jim Depeteis, 1100 S. Akard St., Dallas, TX, 75215
Miguel Ramirez, 1100 Akard St., Dallas, TX, 75215
Against: None

Residential Replat:

(15) **S167-085**

Motion: It was moved to **approve** an application to create two 9,000 square foot lots (0.2066-acre per lot) from the remainder of Lot 24 (0.4132-acre tract of land) in City Block 1/8016 on property located west of Knoxville Street between Wyoming Street and La Rue Street, subject to compliance with the conditions listed in the docket.

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

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

Against: 0
Absent: 2 - Anantasomboon, Tarpley
Vacancy: 0

Speakers: For: Shola Morohunfola, 112 S. Madison Ave., Dallas, TX, 75208
Hugo, Alvarez, 4743 La Rue St., Dallas, TX, 75211
Veronica Guerrero, 4727 La Rue St., Dallas, TX, 75211
For (Did not speak): Mario Gonzalez, 4751 La Rue St., Dallas, TX, 75211
Against: None

Miscellaneous Items:

Z156-260(SM)

Planner: Sarah May

Motion: It was moved to **approve** an extension of the six month time period for a three-month extension period for scheduling a zoning request for City Council consideration of an application for the renewal of Specific Use Permit No. 1601 for a Commercial amusement (inside) use, limited to a Class A dance hall for a three-year period, subject to a site plan and conditions on the west corner of East Grand Avenue and St. Mary Avenue.

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

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

Against: 0
Absent: 2 - Anantasomboon, Tarpley
Vacancy: 0

Notices: Area: 300 Mailed: 20
Replies: For: 2 Against: 0

Speakers: None

D167-008

Planner: Andrew Ruegg

Motion: It was moved to **approve** a development plan for retail uses on property zoned Subdistrict 1 within Planned Development District No. 759, on the northwest side of West Mockingbird Lane, southwest of Maple Avenue.

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

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

Against: 0
Absent: 2 - Anantasomboon, Tarpley
Vacancy: 0

Speakers: None

D167-011

Planner: Andrew Ruegg

Motion: It was moved to **approve** a development plan and landscape plan for retail and office uses on property zoned Subarea A within Planned Development District No. 741, north of Olympus Boulevard, west of Cypress Waters Boulevard.

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

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

Against: 0
Absent: 2 - Anantasomboon, Tarpley
Vacancy: 0

Speakers: None

Miscellaneous Items – Under Advisement:

D167-007

Planner: Pamela Daniel

Motion: In considering an application for a development plan on property zoned Planned Development District No. 779, on the northwest corner of Shoreview Road and Ferndale Road, it was moved to **hold** this case under advisement until March 16, 2017.

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

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

Against: 0
Absent: 2 - Anantasomboon, Tarpley
Vacancy: 0

Speakers: None

Thoroughfare Plan Amendments:

[Harwood Street between Commerce Street and Jackson Street and Harwood Street between Jackson Street and IH-30 Amendment](#)

Planner: Tanya Brooks

Motion: It was moved to recommend **approval** of an amendment to the City of Dallas Central Business District Streets and Vehicular Circulation Plan to reduce the right-of-way on (1) Harwood Street between Commerce Street and Jackson Street from 85 feet of right-of-way to 64 feet of right-of-way and (2) Harwood Street between Jackson Street and IH-30 from 78-130 feet of right-of-way to 64-68 feet of right-of-way.

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

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

Against: 0
Absent: 2 - Anantasomboon, Tarpley
Vacancy: 0

Speakers: For: Victor Lissiak, 4205 Beltway Dr., Addison, TX, 75001
For (Did not speak): Prabha Cinclair, 1800 Valley View Ln., Farmers Branch, TX, 75234
Michael VanHuss, 1800 Valley View Ln., Farmers Branch, TX, 75234
Against: None

Live Oak Street from Harwood Street to Saint Paul Street Amendment

Planner: Tanya Brooks

Motion: It was moved to recommend **approval** of an amendment to the City of Dallas Central Business District Streets and Vehicular Circulation Plan to delete Live Oak Street from Harwood Street to Pacific Avenue/Saint Paul Street.

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

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

Against: 0
Absent: 2 - Anantasomboon, Tarpley
Vacancy: 0

Speakers: For: John Reynolds, 1500 Marilla St., Dallas, TX, 75201
Amy Meadows, 5545 Meletio Ln., Dallas, TX, 75230
Against: None

Note: Commissioner Houston, Acting Chair announced agenda item #20, Z156-155(SH) was to be included and considered with the Consent agenda.

Zoning Cases – Consent:

1. Z167-145(SM)

Planner: Sarah May

Motion: In considering an application to amend and expand Specific Use Permit No. 1496 for an open-enrollment charter school on property zoned an IR Industrial Research District, on the southeast corner of Exchange Service Drive and Joseph Hardin Drive and on the west side Joseph Hardin Drive between Country Creek Drive and the terminus of Exchange Service Drive, it was moved to **hold** this case under Advisement until March 16, 2017.

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

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

Against: 0
Absent: 2 - Anantasomboon, Tarpley
Vacancy: 0

*out of the room, shown voting in favor

Notices: Area: 300 Mailed: 11
Replies: For: 0 Against: 1

Speakers: None

2. Z167-163(SM)

Planner: Sarah May

Note: The Commission considered this item individually.

Motion: It was moved to recommend **approval** of a Planned Development Subdistrict for GR General Retail Subdistrict, bank or savings and loan office with drive-through window service, and service station uses, subject to a revised development plan and revised conditions (as briefed) on property zoned an LC Light Commercial and an MF-2 Multiple Family Subdistricts within Planned Development District No. 193, the Oak Lawn Special Purpose District, on the west corner of Denton Drive and Hudnall Street.

Maker: Rieves
Second: Haney
Result: Carried: 13 to 0

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

Against: 0
Absent: 2 - Anantasomboon, Tarpley
Vacancy: 0

Notices: Area: 500 Mailed: 261
Replies: For: 5 Against: 2

Speakers: For: Rob Baldwin, 3904 Elm St., Dallas, TX, 75226
Greg Coutant, 3102 Oak Lawn Ave., Dallas, TX, 75219
Against: None

Note: The Commission heard agenda item #3, Z167-114(JM) next.

3. Z167-114(JM)

Planner: Jennifer Muñoz

Note: The Commission considered this item individually.

Motion: It was moved to recommend **approval** of a TH-2(A) Townhouse District, subject to revised deed restrictions volunteered by the applicant on property zoned an LI Light Industrial District and an R-7.5(A) Single Family District on the northern portion of the request area; and **approval** of the termination of existing deed restrictions on property zoned an LI Light Industrial District, on the east line of North Prairie Creek Road, north of Cedar Run Drive.

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

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

Against: 0
Absent: 2 - Anantasomboon, Tarpley
Vacancy: 0

Notices: Area: 400 Mailed: 55
Replies: For: 0 Against: 2

Speakers: For: Victor Toledo, 4400 N. Prairie Creek Rd., Dallas, TX, 75227
Against: None

Note: The Commission heard agenda item #9, Z167-158(PD) next.

4. Z167-123(JM)

Planner: Jennifer Muñoz

Motion: It was moved to recommend **approval** of a Specific Use Permit for a private school or open- enrollment charter school for a five-year period, subject to a site plan, a traffic management plan and conditions on property zoned an A(A) Agricultural District on the north line of Grady Niblo Road, between the termini of Old Settlers Way and Founders Court.

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

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

*out of the room, shown voting in favor

Notices: Area: 400 Mailed: 30
Replies: For: 1 Against: 1

Speakers: None

5. **Z167-150(JM)**

Planner: Jennifer Muñoz

Motion: It was moved to recommend **approval** of an R-3.8(A) Single Family Subdistrict on property zoned an NC Neighborhood Commercial Subdistrict within Planned Development District No. 595, the South Dallas/Fair Park Special Purpose District, on the northwest line of Frank Street, northeast of Foreman Street.

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

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

*out of the room, shown voting in favor

Notices: Area: 200 Mailed: 28
Replies: For: 0 Against: 0

Speakers: None

6. Z167-156(JM)

Planner: Jennifer Muñoz

Motion: It was moved to recommend **approval** of an amendment to Planned Development District No. 206 for a pre-retirement home and a private community center to revise the parking regulations and update the uses to MF-2(A) Multifamily District uses, subject to a development plan, a landscape plan, and conditions on the northeast corner of Meadow Road and Stone Canyon Road.

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

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

Against: 0
Absent: 2 - Anantasomboon, Tarpley
Vacancy: 0

*out of the room, shown voting in favor

Notices: Area: 500 Mailed: 680
Replies: For: 203 Against: 0

Speakers: None

7. Z167-161(JM)

Planner: Jennifer Muñoz

Motion: It was moved to recommend **approval** of to amend Planned Development District No. 76 to allow changes to the sign regulations, subject to a sign location plan and revised conditions on the northeast corner of Walnut Hill Lane and Rambler Road.

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

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

Against: 0
Absent: 2 - Anantasomboon, Tarpley
Vacancy: 0

*out of the room, shown voting in favor

Notices: Area: 500 Mailed: 34
Replies: For: 0 Against: 0

Speakers: None

8. **Z167-154(OTH)**

Planner: Olga Torres Holyoak

Motion: It was moved to recommend **approval** of the renewal of Specific Use Permit No. 2122 for a bar, lounge, or tavern use for a three-year period, subject to conditions on property zoned Tract A within Planned Development District No. 269 Tract A on the south side of Elm Street, west of North Crowds Street.

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

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

Against: 0
Absent: 2 - Anantasomboon, Tarpley
Vacancy: 0

*out of the room, shown voting in favor

Notices: Area: 200 Mailed: 15
Replies: For: 3 Against: 0

Speakers: None

9. **Z167-158(PD)**

Planner: Pamela Daniel

Note: The Commission considered this item individually.

Motion: It was moved to recommend **denial without prejudice** of an NC Neighborhood Commercial Subdistrict on property zoned an MF-2(A) Multifamily Subdistrict within Planned Development District No. 595, the South Dallas/Fair Park Special Purpose District, on the north corner of Julius Schepps Freeway Service Road and Lenway Street.

Maker: Mack
Second: Rieves
Result: Carried: 12 to 0

For: 12 - Anglin, Rieves, Houston, Davis, Shidid, Haney,
Mack, Jung, Housewright, Peadon, Murphy,
Ridley

Against: 0
Absent: 3 - Anantasomboon, Schultz, Tarpley
Vacancy: 0

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

Speakers: For: David Frisby, 1917 Hemphill St., Fort Worth, TX, 76110
Against: James Price, 3639 Wendelkin St., Dallas, TX, 75215
Chartle L. Burns, 3730 Spence St., Dallas, TX, 75215
Against (Did not speak): Baldwin Hamilton, 3505 Wendelkin St., Dallas, TX, 75215
Cedric Chance, 3705 Wendelkin St., Dallas, TX, 75215

Note: Upon the conclusion of agenda item #9, Z167-158(PD) the Commission returned to the regular order of the agenda and heard Zoning Cases – Under Advisement items next, beginning with agenda item, #10 Z156-360(PD).

Zoning Cases – Under Advisement:

10. Z156-360(PD)

Planner: Pamela Daniel

Motion: In considering an application for a Specific Use Permit for a motor vehicle fueling station on property zoned an NS(A)-D-1 Neighborhood Service District with a D-1 Liquor Control Overlay on the west corner of Buckner Boulevard and St. Francis Avenue, it was moved to **hold** this case under advisement until March 2, 2017.

Maker: Mack
Second: Rieves
Result: Carried: 12 to 0

For: 12 - Anglin, Rieves, Houston, Davis, Shidid,
Haney*, Mack, Jung, Housewright, Peadon,
Murphy, Ridley

Against: 0
Absent: 3 - Anantasomboon, Schultz, Tarpley
Vacancy: 0

*out of the room, shown voting in favor

Notices: Area: 300 Mailed: 28

Replies: For: 1 Against: 5

Speakers: For: Shazpb Daredia, 8088 Park Ln., Dallas, TX, 75231
Against: None

11. Z156-334(OTH)

Planner: Olga Torres Holyoak

Motion: In considering an application for a Planned Development District for R-7.5(A) Single Family District uses and a child-care facility and repealing Specific Use Permit No. 597 for a day nursery on property zoned an R-7.5(A) Single Family District, on the northwest corner of Inwood Road and Oriole Drive, it was moved to **hold** this case under advisement until March 2, 2017.

Maker: Rieves
Second: Haney
Result: Carried: 12 to 0

For: 12 - Anglin, Rieves, Houston*, Davis, Shidid,
Haney, Mack, Jung, Housewright, Peadon,
Murphy, Ridley

Against: 0
Absent: 3 - Anantasomboon, Schultz, Tarpley
Vacancy: 0

*out of the room, shown voting in favor

Notices: Area: 500 Mailed: 248

Replies: For: 8 Against: 7

Speakers: None

12. Z167-101(OTH)

Planner: Olga Torres Holyoak

Motion: It was moved to recommend **approval** of an amendment to Planned Development District No. 938, subject to a revised development plan and staff's recommended conditions (as briefed) with the applicant's request regarding the property line fence retaining wall on property on the south side of Clarkwood Drive and the east side of Clark Springs Drive, north of Camp Wisdom Road.

Maker: Houston
Second: Ridley
Result: Carried: 11 to 1

For: 11 - Anglin, Rieves, Houston, Davis, Shidid*,
Haney, Mack, Jung, Housewright*, Murphy,
Ridley

Against: 1 - Peadon
Absent: 3 - Anantasomboon, Schultz, Tarpley
Vacancy: 0

*out of the room, shown voting in favor

Notices: Area: 500 Mailed: 184
Replies: For: 3 Against: 12

Speakers: For: Thomas Gaubert, 1120 N. Westmoreland Rd., Desoto, TX, 75115
Against: None

13. **Z145-300(SH)**

Planner: Sharon Hurd

Motion: In consider an application for a new subdistrict on property zoned Subdistricts 4 and 5 within Planned Development District No. 462, and an MF-2(A) Multifamily District, on the northeast side of Henderson Avenue, between McMillan Avenue and Glencoe Street, and the southwest side of Henderson Avenue, east of Glencoe Street, it was move to **hold** this case under advisement until April 6, 2017.

Maker: Rieves
Second: Ridley
Result: Carried: 12 to 0

For: 12 - Anglin, Rieves, Houston, Davis, Shidid*,
Haney, Mack, Jung, Housewright*, Peadon,
Murphy, Ridley

Against: 0
Absent: 3 - Anantasomboon, Schultz, Tarpley
Vacancy: 0

*out of the room, shown voting in favor

Notices: Area: 500 Mailed: 214
Replies: For: 96 Against: 22

Speakers: None

14. 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 March 16, 2017.

Maker: Rieves
Second: Ridley
Result: Carried: 12 to 0

For: 12 - Anglin, Rieves, Houston, Davis, Shidid*,
Haney, Mack, Jung, Housewright, Peadon,
Murphy, Ridley

Against: 0
Absent: 3 - Anantasomboon, Schultz, Tarpley
Vacancy: 0

*out of the room, shown voting in favor

Notices: Area: 300 Mailed: 17
Replies: For: 1 Against: 6

Speakers: None

15. Z145-301(WE)

Planner: Warren Ellis

Motion: It was moved to recommend **approval** of a Planned Development District for commercial, industrial and transportation uses, subject to a conceptual plan and conditions, **approval** of an amendment to Specific Use Permit No. 1715 for an asphalt batch plant for a ten-year period with eligibility for automatic renewals for additional ten-year periods, subject to a site/landscape plan and conditions, **approval** of a Specific Use Permit for an industrial (outside) not potentially incompatible use for a concrete batch plant on Tract I for a ten-year period with eligibility for automatic renewal for one ten-year period, subject to a site/landscape plan and conditions, **approval** of a Specific Use Permit for an industrial (outside) not potentially incompatible use for a concrete batch plant on Tract III for a ten-year period with eligibility for automatic renewal for one ten-year period, subject to a site/landscape plan and conditions, **approval** of the termination of Specific Use Permit No. 1613 and termination of deed restrictions on a portion; and **approval** of the termination of deed restrictions [Z078-204] on property zoned an IR Industrial Research District with a Dry Overlay on a portion and Specific Use Permit No.

1613 on a portion; a CS Commercial Service District with a Dry Overlay on a portion and Specific Use Permit No. 1602 on a portion; and an IM Industrial Manufacturing District with a Dry Overlay on a portion, Specific Use Permit No. 1715 on a portion and deed restrictions on a portion on the northeast corner of State Highway 310 and Linfield Road.

Maker: Mack
Second: Anglin
Result: Carried: 10 to 2

For: 10 - Anglin, Rieves, Houston, Shidid, Mack, Jung,
Housewright, Peadon, Murphy, Ridley

Against: 2 - Davis, Haney
Absent: 3 - Anantasomboon, Schultz, Tarpley
Vacancy: 0

Notices: Area: 500 Mailed: 64
Replies: For: 3 Against: 1

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

Zoning Cases – Individual:

16. **Z167-164(WE)**

Planner: Warren Ellis

Motion: In considering an application for a Specific Use Permit for an alcoholic beverage establishment limited to a bar, lounge or tavern on property zoned Subdistrict 6 (Davis Corridor) within Planned Development District No. 830, on the east side of North Tyler Street, between Fouraker Street and West Davis Street, it was moved to **hold** this case under advisement until March 2, 2017, and to instruct staff to re-advertise to include a private club use.

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

For: 12 - Anglin, Rieves, Houston, Davis, Shidid, Haney,
Mack, Jung, Housewright, Peadon, Murphy,
Ridley

Against: 0
Absent: 3 - Anantasomboon, Schultz, Tarpley
Vacancy: 0

Notices: Area: 200 Mailed: 19
Replies: For: 11 Against: 2

Speakers: For: None
Against (Did not speak): Stan Aten, 3165 O Bannon Dr., Dallas, TX, 75224

17. **Z156-323(JM)**

Planner: Jennifer Muñoz

Motion: It was moved to recommend **approval** of a Specific Use Permit for a private recreation center, club, or area for a two-year period, subject to a site plan and conditions on property zoned an A(A) Agricultural District on the south line of Tea Garden Road, west of Haymarket Road.

Maker: Haney
Second: Davis
Result: Carried: 12 to 0

For: 12 - Anglin, Rieves, Houston, Davis, Shidid, Haney,
Mack, Jung, Housewright, Peadon, Murphy,
Ridley

Against: 0
Absent: 3 - Anantasomboon, Schultz, Tarpley
Vacancy: 0

Notices: Area: 400 Mailed: 18
Replies: For: 0 Against: 6

Speakers: None

18. **Z167-135(KK)**

Planner: Kiesha Kay

Motion: In considering an application for an RR Regional Retail District on property zoned an R-7.5(A) Single Family District, on the southwest corner of Beckleymeade Avenue and Bluecrest Drive, it was moved to **hold** this case under advisement until March 16, 2017.

Maker: Haney
Second: Davis
Result: Carried: 6 to 5

For: 6 - Rieves, Houston, Davis, Haney, Mack, Jung

Against: 5 - Anglin, Shidid, Peadon, Murphy, Ridley
Absent: 4 - Anantasomboon, Housewright, Schultz, Tarpley
Vacancy: 0

Notices: Area: 200 Mailed: 15
Replies: For: 2 Against: 1

Speakers: For: Barry Brewer, 202 Beckleymeade Dr., Dallas, TX, 75232
Juan Martinez, 9132 Beckley View Ave., Dallas, TX, 75232
Albert Vance, 5131 Whispering Oaks Dr., Dallas, TX, 75236
Reydesel Valdez, 5620 Trailwood Dr., Dallas, TX, 75241
Delisa Rose, 3117 Cedar Ridge Dr., Richardson, TX, 75082
Rob Elmore, 223 N. Shore Dr., Dallas, TX, 75216
Dawn Brewer, 1260 Bold Forbes, Grand Prairie, TX, 75052
For (Did not speak): Juan Martinez, 9132 Beckley View Ave., Dallas, TX, 75232
Kevin Williams, 414 Ash Ln., Lancaster, TX, 75146
Candace Lee, 1083 Streamside Dr., Cedar Hill, TX, 75104
Quonda Brewer, 7750 N. MacArthur Blvd., Irving, TX, 75063
Robert Burdett, 2722 Wilhurt Ave., Dallas, TX, 75216
Against: Vidal Gutierrez Jr., 9025 Newhall St., Dallas, TX, 75232
Against (Did not speak): Vidal Gutierrez Sr., Address not given

19. **Z167-162(KK)**

Planner: Kiesha Kay

Motion: It was moved to recommend **approval** of the creation of a new subdistrict within Planned Development District No. 784 to allow a tower/antenna for cellular communication use by Specific Use Permit; and **approval** of a Specific Use Permit for the tower/antenna for cellular communication use 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 the Mixmaster Riverfront Subarea within Planned Development District No. 784, Trinity River Corridor Special Purpose District, on the southeast side of Rock Island Street, west of South Riverfront Boulevard.

Maker: Rieves
Second: Mack
Result: Carried: 9 to 0

For: 9 - Anglin, Rieves, Houston, Davis, Shidid, Haney,
Mack, Peadon, Murphy

Against: 0
Absent: 4 - Anantasomboon, Housewright, Schultz, Tarpley
Vacancy: 0
Conflict: 2 - Jung, Ridley

Notices: Area: 500 Mailed: 18
Replies: For: 3 Against: 2

Speakers: For: Vincent Huebrug, 1715 Capital Texas Highway South, Austin, TX, 78746
Against: None

Note: Upon the conclusion of agenda item #19, Z167-162(KK); the Commission heard items under Other Matters next.

20. Z156-155(SH)

Planner: Sharon Hurd

Note: The Commission included and considered this item along with the Consent agenda.

Motion: In considering an application to amend Planned Development District No. 750 for certain mixed uses on property generally on the northwest corner of North Central Expressway and Walnut Hill Lane, it was moved to **hold** this case under advisement until April 6, 2017.

Maker: Davis
Second: Schultz
Result: Carried: 11 to 0

For: 11 - Anglin, Rieves, Houston, Davis, Shidid*,
Haney, Mack, Jung, Peadon, Murphy, Ridley

Against: 0
Absent: 4 - Anantasomboon, Housewright, Schultz, Tarpley
Vacancy: 0

*out of the room, shown voting in favor

Notices: Area: 500 Mailed: 506
Replies: For: 6 Against: 83

Speakers: None

Note: Upon the conclusion of the Consent agenda items the Commission heard agenda item #2, Z167-163(SM) next.

Other Matters

Minutes

Motion: It was moved to **approve** the minutes of the February 2, 2017, City Plan Commission meeting, subject to corrections.

Maker: Davis
Second: Shidid
Result: Carried: 11 to 0

For: 11 - Anglin, Rieves, Houston, Davis, Shidid, Haney,
Mack, Jung*, Peadon, Murphy, Ridley

Against: 0
Absent: 4 - Anantasomboon, Housewright, Schultz, Tarpley
Vacancy: 0

*out of the room, shown voting in favor

Adjournment

Motion: It was moved to **adjourn** the February 16, 2017, City Plan Commission meeting at 5:23 p.m.

Maker: Davis
Second: Shidid
Result: Carried: 11 to 0

For: 11 - Anglin, Rieves, Houston, Davis, Shidid, Haney,
Mack, Jung*, Peadon, Murphy, Ridley

Against: 0
Absent: 4 - Anantasomboon, Housewright, Schultz, Tarpley
Vacancy: 0

*out of the room, shown voting in favor

Gloria Tarpley, Chair