

PLAN COMMISSION MINUTES

The City Plan Commission held a regular Zoning Hearing on February 4, 2016, with the briefing starting at 10:44 a.m., in Room 5ES and the public hearing at 1:40 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) **S156-073**

Motion: It was moved to **approve** an application to create a 0.429-acre lot from a tract of land in City Block 7480 on property fronting on Northwest Highway and Ferndale Road, northwest corner, subject to compliance with the conditions listed in the docket.

Maker: Housewright
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

Speakers: None

(2) S156-075

Motion: It was moved to **approve** an application to create an 11 lot single family residential subdivision with lot areas ranging from 0.286 acre to 1.065 acres in size from a 4.425 acre tract of land in City Block 8557 on property located on Middlefield Road at St. Augustine Road, subject to compliance with the conditions listed in the docket.

Maker: Housewright
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

Speakers: None

(3) S156-076

Motion: It was moved to **approve** an application to replat a 10.938-acre tract of land containing all of Lots 6A, 7A, and 7B in City Block 5213 ½ to create one lot on property located on Meadow Lane at Rambler Road, southwest corner, subject to compliance with the conditions listed in the docket.

Maker: Housewright
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

Speakers: None

(4) S156-077

Motion: It was moved to **approve** an application to replat a 1.529-acre tract of land containing all of City Block L/1478 to create one lot on property located on Ross Avenue, Matilda Street, Hudson Street, and Hope Street, subject to compliance with the conditions listed in the docket.

Maker: Housewright
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

Speakers: None

(5) **S156-078**

Motion: It was moved to **approve** an application to create a 0.352-acre lot from a tract of land in City Block 1014 located on property at 3503 Fairmount Street at Enid Street, southwest corner, subject to compliance with the conditions listed in the docket.

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

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

Against: 0
Absent: 0
Vacancy: 0

*out of the room, shown voting in favor

Speakers: None

(6) **S156-080**

Motion: It was moved to **approve** an application to replat a 1.586-acre tract of land containing all of Lots 1, 2, 3, and 4 in City Block A/4136 to create one lot on property located between 3620 Davis Street and Eighth Street, west of Kramer Street, subject to compliance with the conditions listed in the docket.

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

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

Against: 0
Absent: 0
Vacancy: 0

*out of the room, shown voting in favor

Speakers: None

(7) **S156-081**

Motion: It was moved to **approve** an application to replat an 11.069-acre tract of land containing all of Lot 1B, and part of Lot 2 in City Block G/8465 on property located on 8950 Cypress Waters Boulevard, north of Hackberry Road, subject to compliance with the conditions listed in the docket.

Maker: Housewright
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

Speakers: None

(8) **S156-082**

Motion: It was moved to **approve** an application to create a 0.425-acre lot from a tract of land in City Block 3108 on property located at 803 and 819 W. Davis Street at Vernon Avenue, northwest corner, subject to compliance with the conditions listed in the docket.

Maker: Housewright
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

Speakers: None

(9) **S156-083**

Motion: It was moved to **approve** an application to replat a 1.209-acre tract of land containing part of Lot 1, and all of Lot 2 in City Block 2/6634 on property located on R.L. Thornton Freeway / Interstate 35E at Burrell Drive, subject to compliance with the conditions listed in the docket.

Maker: Housewright
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

Speakers: None

Residential Replats:

(10) **S156-074**

Motion: It was moved to **approve** an application to replat a 0.418-acre tract of land containing all of Lot 11 in City Block 8/2976 and all of City Block 2976 on property located on Sunnyland Lane east of Hillside Drive, subject to compliance with the conditions listed in the docket.

Maker: Jung
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

Notices: Area: 200 Mailed: 24
Replies: For: 0 Against: 1

Speakers: For (Did not speak): James Manning, 6927 Lyre Ln., Dallas, TX, 75214
Against: None

(11) **S156-079**

An application to replat a 0.235-acre tract of land containing all of Lot 5 in City Block D/1998 into one 2,841-square foot lot, one 3,530-square foot lot, and one 3,849-square foot lot on property located at 5001 Alcott Street at Lee Street, northwest corner.

This case was withdrawn by the applicant.

Miscellaneous Docket:

M156-008

Planner: Danielle R. Lerma

Motion: It was moved to **approve** a minor amendment to the site plan for Specific Use Permit No. 1811 for a metal salvage facility on property zoned an IM Industrial Manufacturing District, south of Rhome Street along the north and west lines of Tantor 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

Speakers: None

M156-012

Planner: Danielle R. Lerma

Motion: In considering an application for a minor amendment to the development and landscape plans for Planned Development District No. 758, Subarea C, at the southeast corner of Skillman Street and Walnut Hill Lane, it was moved to **hold** this case under advisement until March 3, 2016.

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

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

Against: 0
Absent: 0
Vacancy: 0

Speakers: None

D156-005

Planner: Laura Evans

Motion: It was moved to **approve** a development plan and landscape plan on property zoned Planned Development District No. 745, Subarea A, at the southwest corner of Meadow Road and Rambler Road.

Maker: Murphy
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

Speakers: None

Certificates of Appropriateness for Signs:

1512150005

Planner: Laura Evans

Motion: It was moved to **approve** a Certificate of Appropriateness by Bobby Nichols of Chandler Signs for a 198 square-foot upper level attached sign at 325 N. St. Paul Street (east elevation).

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

Speakers: None

1512150006

Planner: Laura Evans

Motion: It was moved to **approve** a Certificate of Appropriateness by Bobby Nichols of Chandler Signs for a 198 square-foot upper level attached sign at 325 N. St. Paul Street (south elevation).

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

Speakers: None

Thoroughfare Plan Amendments:

Knox Street from Travis Street to McKinney Avenue

Planner: Tanya Brooks

Motion: In considering an amendment to the City of Dallas Thoroughfare Plan to change the dimensional classification of Knox Street from Travis Street to McKinney Avenue from a four-lane undivided (M-4-U) roadway within 60 feet of right-of-way to a special three-lane undivided (SPCL 3U) roadway within 60 feet of right-of-way, it was moved to **hold** this case under advisement until March 3, 2016, to allow the Public Improvement District Board time to provide written confirmation agreeing to obtain (at PID Board's expense) and provide a survey to staff for further consideration.

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

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

Against: 0
Absent: 0
Vacancy: 0

*out of the room, shown voting in favor

Speakers: For: None

Against: Richard Yeh, 4223 Buena Vista St., Dallas, TX, 75205
Robert Miklos, 1800 Valley View Ln., Farmers Branch, TX, 75234
Blake Weir, 9222 Loma Vista Dr., Dallas, TX, 75243
Michael Monsauye, 4608 Abbott Ave., Dallas, TX, 75205
Alfred Boulden, 3219 Knox St., Dallas, TX, 75205
Mark Moore, 4800 Spring Valley Rd., Farmers Branch, TX, 75244
Staff: Peer Chacko, Assistant Director, Planning and Urban Design

Special Provision Sign District Amendments:

SPSD145-001(SM)

Planner: Sarah May

Motion: In considering a City Plan Commission authorized hearing with consideration being given to expand and modify the sign regulations for properties within the Victory Special Purpose Sign District generally east of Stemmons Freeway and north of Woodall Rogers Freeway, it was moved to **hold** this case under advisement until February 18, 2016.

Maker: Emmons
Second: Peadon
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: 437
Replies: For: 149 Against: 0

Speakers: None

Zoning Cases – Consent:

1. Z156-126(WE)

Planner: Warren Ellis

Motion: It was moved to recommend **approval** of an amendment to Planned Development District No. 83, subject to a revised development plan and conditions on the north side of Samuell Boulevard, east of Ferguson 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: 500 Mailed: 24
Replies: For: 1 Against: 0

Speakers: None

2. **Z156-148(OTH)**

Planner: Olga Torres Holyoak

Note: The Commission considered this item individually.

Motion: It was moved to recommend **approval** of an R-5(A) Single Family District on property zoned a CR Community Retail District at the north corner of Kiska Street and Burma Road.

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

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

Against: 0
Absent: 0
Vacancy: 0

*out of the room, shown voting in favor

Notices: Area: 200 Mailed: 31
Replies: For: 4 Against: 2

Speakers: For: Stephen Dimitt, 2323 Ross Ave., Dallas, TX, 75201
Against: Kenneth Wade, 537 Breneman Blvd., Hutchins, TX, 75141

3. **Z156-149(OTH)**

Planner: Olga Torres Holyoak

Motion: It was moved to recommend **approval** of an R-5(A) Single Family District on property zoned a CR Community Retail District on the north side of Yancy Street, east of Kiska Street.

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: 24
Replies: For: 2 Against: 1

Speakers: None

4. Z156-150(OTH)

Planner: Olga Torres Holyoak

Note: The Commission considered this item individually.

Motion: It was moved to recommend **approval** of an R-5(A) Single Family District on property zoned a CR Community Retail District on the south side of Burma Road, west of Kiska Street.

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

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

Against: 0
Absent: 0
Vacancy: 0

Notices: Area: 200 Mailed: 20
Replies: For: 3 Against: 0

Speakers: For: Stephen Dimitt, 2323 Ross Ave., Dallas, TX, 75201
Against: Kenneth Wade, 537 Breneman Blvd., Hutchins, TX, 75141

5. Z156-151(OTH)

Planner: Olga Torres Holyoak

Motion: It was moved to recommend **approval** of an R-5(A) Single Family District on property zoned a CS Commercial Service District on the south side of Solar Lane, east of Carbondale Street.

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: 31
Replies: For: 2 Against: 2

Speakers: None

Zoning Cases – Under Advisement:

6. 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 May 19, 2016.

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

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

Against: 0
Absent: 0
Vacancy: 0

*out of the room, shown voting in favor

Notices: Area: 500 Mailed: 78
Replies: For: 1 Against: 2

Speakers: None

7. Z156-123(LHS)

Planner: Lashondra Holmes Stringfellow

Motion: In considering an application for a Specific Use Permit for an adult day care facility and to repeal Specific Use Permit No. 1669 for a foster home on property zoned an R-7.5(A) Single Family District on the east side of Manitoba Avenue, north of Red Wing Drive, it was moved to **hold** this case under advisement until February 18, 2016.

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

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

Against: 0
Absent: 0
Vacancy: 0

*out of the room, shown voting in favor

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

Speakers: None

8. Z156-103(OTH)

Planner: Olga Torres Holyoak

Motion: In considering an application for the renewal of Specific Use Permit No. 1863 for the sale of alcoholic beverages in conjunction with a general merchandise or food store 3,500 square feet or less on property zoned a CR Community Retail District with a D-1 Liquor Control Overlay on the north side of Scyene Road, west of North Jim Miller Road, it was moved to **hold** this case under advisement until March 3, 2016.

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: 300 Mailed: 53
Replies: For: 2 Against: 0

Speakers: None

9. Z156-136(OTH)

Planner: Olga Torres Holyoak

Motion: In considering an application for the renewal of Specific Use Permit No. 2059 for the sale of alcoholic beverages in conjunction with a general merchandise or food store 3,500 square feet or less on property zoned a CR Community Retail District with a D-1 Liquor Control Overlay on the northwest corner of Bruton Road and North Prairie Creek Road, it was moved to **hold** this case under advisement until February 18, 2016.

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: 200 Mailed: 12
Replies: For: 0 Against: 1

Speakers: None

Zoning Cases – Individual:

10. Z156-170(SM)

Planner: Sarah May

Motion: In considering an application for a City Plan Commission authorized hearing to determine proper zoning on property zoned Planned Development District No. 582, the Victory Planned Development District with consideration being given to appropriate zoning for the area including use, development standards, parking, and other appropriate regulations on property generally east of Stemmons Freeway and north of Woodall Rogers Freeway, it was moved to **hold** this case under advisement until February 18, 2016.

Maker: Ridley
Second: Schultz
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: 484
Replies: For: 148 Against: 0

Speakers: None

11. Z145-366(SM)

Planner: Sarah May

Motion: In considering an application for a Planned Development District for A(A) Agricultural District, IR Industrial/Research District, and utility and public service uses on property zoned an A(A) Agricultural District south of Belt Line Road and west of South Northlake Road, it was moved to **hold** this case under advisement until March 3, 2016.

Maker: Anantasomboon
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: 17
Replies: For: 6 Against: 0

Speakers: None

12. Z156-129(SM)

Planner: Sarah May

Motion: It was moved to recommend **denial** of a Specific Use Permit for a vehicle or engine repair or maintenance use on property zoned Subarea 1B of Planned Development District No. 298, the Bryan Area Special Purpose District on the south corner of Ross Avenue and Villars Street.

Maker: Ridley
Second: Emmons
Result: Carried: 11 to 4

For: 11 - Anglin, Emmons, Davis, Shidid, Anantasomboon, Abtahi, Jung, Housewright, Peadon, Ridley, Tarpley

Against: 4 - Houston, Haney, Schultz, Murphy
Absent: 0
Vacancy: 0

Notices: Area: 200 Mailed: 12
Replies: For: 2 Against: 0

Speakers: For: Dan Branum, 9203 Spring Water Dr., Dallas, TX, 75228
Hinga Mbogo, 3516 Ross Ave., Dallas, TX, 75201
Richard Tesauro, 3124 Trevolle Pl., Dallas, TX, 75204
Daniel Njenga, 1000 Lock Hart Dr., Plano, TX, 75023
Farroukh Zaibi, 6315 Campbell Rd., Dallas, TX, 75240
Moses Rop, 2620 Bluffs Ct., McKinney, TX, 75071
Harriet Mimaria, 1624 Commerce Dr., Plano, TX, 75093
Mary Mungai, 9821 Summerwood Cir., Dallas, TX, 75243
Maurice Smith, 1010 Allen St., Dallas, TX, 75204
For (Did not speak): John Goodrich, 821 Pavillion St., Dallas, TX, 75204
Dfedan Mbogo, 3516 Ross Ave., Dallas, TX, 75201
Andrew Oostdyk, 9860 Shoreview Rd., Dallas, TX, 75238
Robert Woodliff, 4144 N. Central Expy., Dallas, TX, 75204
Arine Steel, 9959 Adleta Blvd., Dallas, TX, 75243
Mike Salinas, 1222 Commerce St., Dallas, TX, 75202
William Araiza, 5414 Longview St., Dallas, TX, 75206
Robert Cunningham, 9635 Hilldale Dr., Dallas, TX, 75231
George Toomer, Jr., 2125 Peavy Rd., Dallas, TX, 75228
Jamwell Kaman, P.O. Box 742634, Dallas, TX, 75375
Joshua Okallo, 3001 E. Ave., Grand Prairie, TX, 75050
Lee Mbogo Mwangi, 2030 Woodhaven Ln., Mesquite, TX, 75181
Margaret Githire, 1309 Maple Ridge Dr., Mesquite, TX, 75143
Angela Davis, 4706 Tremont St., Dallas, TX, 75246
Loyce Brown, 6302 Duck Creek Dr., Garland, TX, 75043
Robert Vaughan, 5140 Rexton Ln., Dallas, TX, 75214
Lucy Kanyangi, 2800 Kernville Dr., Wylie, TX, 75098
Mathew Ngao, 6817 Richwood Dr., Dallas, TX, 75287
Judy Ngatia, 18777 Midway Rd., Dallas, TX, 75287
Sammy Kainaimburi, 14041 Preston Rd., Dallas, TX, 75254
Raphael Wilson, 5219 Maple Ave., Dallas, TX, 75235
Desek Njoroge, 11110 Woodmeadow Pkwy., Dallas, TX, 75228
Edward Kiarie, 4845 N. O'Connor, Irving, TX, 75062
Samson Woube, 1801 Lake Tawakoni Dr., Allen, TX, 75002
Adisu Tadesse, 3104 Silver Springs Ln., Richardson, TX, 75082
Karl Ward, 3600 San Jacinto St., Dallas, TX, 75204
Simon Njihia, 9030 Markville Dr., Dallas, TX, 75243
Patrick Kagu, 4212 Sun Valley Dr., Dallas, TX, 75216
Anthony Kimani, 14041 Preston Rd., Dallas, TX, 75254
Irene Ngatia, 18777 Midway Rd., Dallas, TX, 75287
Peter Muriithi, 1212 Vineland Ct., Allen, TX, 75002
Dexter McDonald, 1405 McCoy St., Dallas, TX, 75204
Karen Henry, 610 Squire Ct., Allen, TX, 75002
Peter Ndungu, 4300 Rosemeade Pkwy., Dallas, TX, 75287

Mumbi Baskin, 5805 Antique Rose Trail, Fairview, TX, 75069
Lucy Kamau, 11110 Woodmeadow Pkwy., Dallas, TX, 75228
Roshan Patel, 2403 N. Washington Ave., Dallas, TX, 75204
Ron Olson, 4058 Buena Vista St., Dallas, TX, 75204
Charity Njuguna, Address not given

Against: Linda Collins, 3203 Lakenheath Pl., Dallas, TX, 75204
Gary Mitchell, 908 Pavillion St., Dallas, TX, 75204
Eric Williamson, 3507 Bryan St., Dallas, TX, 75204
Wayne Smith, 927 Liberty St., Dallas, TX, 75204

13. Z156-139(SM)

Planner: Sarah May

Motion: It was moved to recommend **approval** of a Planned Development District for IR Industrial/Research District and domestic violence facility uses, subject to a development plan and conditions on property zoned an IR Industrial/Research District on the north corner of Redfield Street and Butler Street.

Maker: Emmons
Second: Housewright
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: 28
Replies: For: 1 Against: 0

Speakers: For (Did not speak): Laura Hoffmann, 2728 N. Harwood St., Dallas, TX, 75201
Against: None

14. Z156-153(SM)

Planner: Sarah May

Motion: In considering an application for a Planned Development District for LO-1 Limited Office District and animal shelter or clinic with outside runs uses on property zoned an LO-1 Limited Office District on the southeast corner of Sexton Lane and Midway Road, it was moved to **hold** this case under advisement until February 18, 2016.

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

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

Against: 0
Absent: 1 - Anantasomboon
Vacancy: 0

*out of the room, shown voting in favor

Notices: Area: 500 Mailed: 72
Replies: For: 1 Against: 18

Speakers: For: None
Against: Nicole Morris, 4221 Sexton Ln., Dallas, TX, 75229
Jeff Morris, 4221 Sexton Ln., Dallas, TX, 75229

15. **Z156-158(WE)**

Planner: Warren Ellis

Motion: It was moved to recommend **approval** of Subdistrict 2 (Moderate Density Mixed Use Corridors) on property zoned Subdistrict 6 (Old City Park Institutional) within Planned Development District No. 317, the Cedar Area Special Purpose District on the southeast line of Gano Street, northwest of Beaumont Street.

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

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

Against: 0
Absent: 1 - Anantasomboon
Vacancy: 0

*out of the room, shown voting in favor

Notices: Area: 500 Mailed: 77
Replies: For: 6 Against: 0

Speakers: For: Michael Przekwas, 1602 Beaumont St., Dallas, TX, 75215
Zad Roumaya, 8359 San Fernando Way, Dallas, TX, 75218
Against: None

16. **Z156-160(WE)**

Planner: Warren Ellis

Motion: In considering an application for a Specific Use Permit for a mini-warehouse use on property zoned a CR Community Retail District with a D Liquor Control Overlay on the south side of Lake June Road and west of North St. Augustine Drive, it was moved to **hold** this case under advisement until February 18, 2016.

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

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

Against: 0
Absent: 1 - Anantasomboon
Vacancy: 0

*out of the room, shown voting in favor

Notices: Area: 300 Mailed: 29
Replies: For: 0 Against: 1

Speakers: None

17. **Z156-131(RB)**

Planner: Richard Brown

Motion: In considering an application for a new Subdistrict on property zoned Subdistrict 1 within Planned Development District No. 621, the Old Trinity and Design District Special Purpose District, at the west corner of Hi Line Drive and Turtle Creek Boulevard; it was moved to **hold** this case under advisement until February 18, 2016.

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

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

Against: 0
Absent: 1 - Anantasomboon
Vacancy: 0

*out of the room, shown voting in favor

Notices: Area: 500 Mailed: 25
Replies: For: 4 Against: 0

Speakers: None

18. Z156-140(RB)

Planner: Richard Brown

Motion: In considering an application for a new Subdistrict on property zoned Subdistrict 1 within Planned Development District No. 621, the Old Trinity and Design District Special Purpose District, at the west corner of the North Stemmons Freeway Access Road, and Edison Street, it was moved to **hold** this case under advisement until February 18, 2016.

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

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

Against: 0
Absent: 1 - Anantasomboon
Vacancy: 0

*out of the room, shown voting in favor

Notices: Area: 500 Mailed: 22
Replies: For: 7 Against: 0

Speakers: None

19. Z156-141(RB)

Planner: Richard Brown

Motion: In considering an application for a new Subdistrict on property zoned Subdistrict 1 within Planned Development District No. 621, the Old Trinity and Design District Special Purpose District, on the southwest line of the North Stemmons Freeway Access Road, east of Oak Lawn Avenue, it was moved to **hold** this case under advisement until February 18, 2016.

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

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

Against: 0
Absent: 1 - Anantasomboon
Vacancy: 0

*out of the room, shown voting in favor

Notices: Area: 500 Mailed: 20
Replies: For: 1 Against: 6

Speakers: None

Other Matters

Minutes

Motion: It was moved to **approve** the minutes of the January 21, 2016, City Plan Commission meeting, subject to corrections.

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

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

Against: 0
Absent: 1 - Anantasomboon
Vacancy: 0

*out of the room, shown voting in favor

Adjournment

Motion: It was moved to **adjourn** the February 4, 2016, City Plan Commission meeting at 5:12 p.m.

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

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

Against: 0
Absent: 1 - Anantasomboon
Vacancy: 0

*out of the room, shown voting in favor

Gloria Tarpley, Chair