

## PLAN COMMISSION MINUTES

The City Plan Commission held a regular Zoning Hearing on March 16, 2017, with the briefing starting at 10:45 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 Matt Houston, Vice-Chair. The following Commissioners were present during the hearing: Mike Anglin, Mark Rieves, Jarred Davis, Tony Shidid, Jed Anantasomboon, Korey Mack, P. Michael Jung, Tipton Housewright, Jaynie Schultz, Carolyn "Cookie" Peadon, Margot Murphy, and Paul E. Ridley. The following Commissioner was absent from this hearing as defined in the City Plan Commission rules: Corwin Haney. There were 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) **S167-109**

**Motion:** It was moved to **approve** an application to replat a 0.97-acre tract of land containing all of 20, 21, 22, 23, and 24 in City Block G/1624 on property located on McKinney Avenue southwest of Monticello Avenue, subject to compliance with the conditions listed in the docket.

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

For: 14 - Anglin, Rieves, Houston, Davis, Shidid,  
Anantasomboon, Mack, Jung, Housewright,  
Schultz, Peadon, Murphy, Ridley, Tarpley

Against: 0  
Absent: 1 - Haney  
Vacancy: 0

**Speakers:** None

(2) **S167-110**

**Motion:** It was moved to **approve** an application to replat part of City Block 5088 and all of City Block A/5089 to create one 10.27-acre lot on property located at 3932 W. Northwest Highway, subject to compliance with the conditions listed in the docket.

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

For: 14 - Anglin, Rieves, Houston, Davis, Shidid,  
Anantasomboon, Mack, Jung, Housewright,  
Schultz, Peadon, Murphy, Ridley, Tarpley

Against: 0  
Absent: 1 - Haney  
Vacancy: 0

**Speakers:** None

(3) **S167-114**

**Motion:** It was moved to **approve** an application to replat a 0.573-acre tract of land containing all of Lots 10 and 11 in City Block 6285 to create one lot on CF Hawn Freeway (U.S. Hwy.175) at Old South Parkway, subject to compliance with the conditions listed in the docket.

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

For: 14 - Anglin, Rieves, Houston, Davis, Shidid,  
Anantasomboon, Mack, Jung, Housewright,  
Schultz, Peadon, Murphy, Ridley, Tarpley

Against: 0  
Absent: 1 - Haney  
Vacancy: 0

**Speakers:** None

**(4) S167-115**

**Motion:** It was moved to **approve** an application to create one lot from a 6.483-acre tract of land in City Block 8770 on property located on Haymarket Road east of St. Augustine Road, subject to compliance with the conditions listed in the docket.

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

For: 14 - Anglin, Rieves, Houston, Davis, Shidid,  
Anantasomboon, Mack, Jung, Housewright,  
Schultz, Peadon, Murphy, Ridley, Tarpley

Against: 0  
Absent: 1 - Haney  
Vacancy: 0

**Speakers:** None

**(5) S167-116**

**Motion:** It was moved to **approve** an application to create one 2.341-acre lot from a tract of land in City Block 7495 on property located at 7002 Forest Lane, east of Hillcrest Road, subject to compliance with the conditions listed in the docket.

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

For: 14 - Anglin, Rieves, Houston, Davis, Shidid,  
Anantasomboon, Mack, Jung, Housewright,  
Schultz, Peadon, Murphy, Ridley, Tarpley

Against: 0  
Absent: 1 - Haney  
Vacancy: 0

**Speakers:** None

(6) **S167-117**

**Motion:** It was moved to **approve** an application to replat a 1.18-acre tract of land containing all of Lot 84-C-1 and part of 84-C-2 in City Block 2366 to create one lot on property located on 2053 and 2103 Empire Central, northeast of Harry Hines Boulevard, subject to compliance with the conditions listed in the docket.

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

For: 14 - Anglin, Rieves, Houston, Davis, Shidid,  
Anantasomboon, Mack, Jung, Housewright,  
Schultz, Peadon, Murphy, Ridley, Tarpley

Against: 0  
Absent: 1 - Haney  
Vacancy: 0

**Speakers:** None

(7) **S167-120**

**Motion:** It was moved to **approve** an application to create one lot from a 1.939-acre tract of land in City Block 7914 on property located on Wayside Drive between Arlington Park and Mesa Wayside, subject to compliance with the conditions listed in the docket.

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

For: 14 - Anglin, Rieves, Houston, Davis, Shidid,  
Anantasomboon, Mack, Jung, Housewright,  
Schultz, Peadon, Murphy, Ridley, Tarpley

Against: 0  
Absent: 1 - Haney  
Vacancy: 0

**Speakers:** None

(8) **S167-122**

**Motion:** It was moved to **approve** an application to replat a 0.442-acre tract of land containing part of Lot 6 in City Block 7033 to create a 10 lot Shared Access Development with lots ranging in size from 1600 square feet to 3,424 square feet on property located on Ferguson Road southwest of Highland Road, subject to compliance with the conditions listed in the docket.

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

For: 14 - Anglin, Rieves, Houston, Davis, Shidid,  
Anantasomboon, Mack, Jung, Housewright,  
Schultz, Peadon, Murphy, Ridley, Tarpley

Against: 0  
Absent: 1 - Haney  
Vacancy: 0

**Speakers:** None

(9) **S167-123**

**Motion:** It was moved to **approve** an application to replat a 0.597-acre tract of land containing part of Lots 2 and 3 in City Block H/912 to create one lot on property located on McKee Street at Browder Street, southeast corner, subject to compliance with the conditions listed in the docket.

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

For: 14 - Anglin, Rieves, Houston, Davis, Shidid,  
Anantasomboon, Mack, Jung, Housewright,  
Schultz, Peadon, Murphy, Ridley, Tarpley

Against: 0  
Absent: 1 - Haney  
Vacancy: 0

**Speakers:** None

(10) **S167-124**

An application to replat a 2.252-acre tract of land containing part of Lots 2 and 6, and all of Lots 3, 4A, 5A, 7, 8, 9, 10, 11, 12, 13, 14, 15 and a portion of an alley to be abandoned in City Block M/1537 to create one lot on property located on Knox Street at Travis Street.

**This case was withdrawn by the applicant.**

(11) **S167-125**

**Motion:** It was moved to **approve** an application to replat a 4.47-acre tract of land containing all of Lot 7 in City Block A/8014 to create one 0.70-acre lot, and one 3.75-acre lot on property located on West Illinois Avenue, between Duncanville Road and Knoxville Street, subject to compliance with the conditions listed in the docket.

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

For: 14 - Anglin, Rieves, Houston, Davis, Shidid,  
Anantasomboon, Mack, Jung, Housewright,  
Schultz, Peadon, Murphy, Ridley, Tarpley

Against: 0  
Absent: 1 - Haney  
Vacancy: 0

**Speakers:** None

(12) **S167-126**

**Motion:** It was moved to **approve** an application to create a 40 lot subdivision with 4 common areas from a 3.320-acre tract of land in City Block 6128 on property located on Forney Road west of Prairie Flower Trail, subject to compliance with the conditions listed in the docket to include the following modifications: 1) Condition #9 changed to read as follows: "The maximum number of lots permitted by this plat is 39 plus 5 common areas." and 2) Add Condition #30 changed to read as follows: "On the final plat remove lot numbers from the common areas."

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

For: 14 - Anglin, Rieves, Houston, Davis, Shidid,  
Anantasomboon, Mack, Jung, Housewright,  
Schultz, Peadon, Murphy, Ridley, Tarpley

Against: 0  
Absent: 1 - Haney  
Vacancy: 0

**Speakers:** None

Residential Replat:

(13) **S167-113**

**Motion:** It was moved to **approve** an application to replat 23.365-acre tract of land containing all of City Blocks 5998, 14/6000, 15/6000, 16/6000, and all of abandoned alleys in City Blocks 14/6000, 15/6000, and 16/6000 as well as all of abandoned Alaska Avenue, and Michigan Avenue to create one lot on property located on Marsalis Avenue between Overton Road and Garza Street, northeast corner, subject to compliance with the conditions listed in the docket.

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

For: 14 - Anglin, Rieves, Houston, Davis, Shidid,  
Anantasomboon, Mack, Jung, Housewright,  
Schultz, Peadon, Murphy, Ridley, Tarpley

Against: 0  
Absent: 1 - Haney  
Vacancy: 0

**Speakers:** None

(14) **S167-118**

**Motion:** It was moved to **approve** an application to replat a 1.208-acre tract of land containing part of Lot 1C in City Block 28/2280 to create a 15 lot Shared Access Development on property located on Sylvester Street between Knight Street and Throckmorton, northeast corner, subject to compliance with the conditions listed in the docket with the following modification: Condition #9 changed to read as follows: "The maximum number of lots permitted by this plat is 14".

Maker: Rieves  
Second: Ridley

Result: Carried: 10 to 3

For: 10 - Anglin, Rieves, Shidid, Mack, Housewright,  
Schultz, Peadon, Murphy, Ridley, Tarpley

Against: 3 - Davis, Anantasomboon, Jung  
Absent: 1 - Haney  
Vacancy: 0  
Conflict: 1 - Houston

**Notices:** Area: 200 Mailed: 40  
**Replies:** For: 1 Against: 2

**Speakers:** None

(15) **S167-119**

**Motion:** It was moved to **approve** an application to replat a 1.157-acre tract of land containing part of Lot 1C in City Block 28/2280 to create a 16 lot Shared Access Development on property located southwest of Sylvester Street between Knight Street and Throckmorton, northeast corner, subject to compliance with the conditions listed in the docket with the following modification: Condition #9 changed to read as follows: "The maximum number of lots permitted by this plat is 13".

Maker: Rieves  
Second: Ridley  
Result: Carried: 10 to 3

For: 10 - Anglin, Rieves, Shidid, Mack, Housewright,  
Schultz, Peadon, Murphy, Ridley, Tarpley

Against: 3 - Davis, Anantasomboon, Jung  
Absent: 1 - Haney  
Vacancy: 0  
Conflict: 1 - Houston

**Notices:** Area: 200 Mailed: 24  
**Replies:** For: 1 Against: 3

**Speakers:** None



(16) **S167-121**

**Motion:** It was moved to **approve** an application to replat Lots 2 and 3 in City Block 10/5389 to create one 0.50-acre lot on property located at 9420 W. Lake Highlands Drive, northeast corner, subject to compliance with the conditions listed in the docket.

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

For: 14 - Anglin, Rieves, Houston, Davis, Shidid,  
Anantasomboon, Mack, Jung, Housewright,  
Schultz, Peadon, Murphy, Ridley, Tarpley

Against: 0  
Absent: 1 - Haney  
Vacancy: 0

**Notices:** Area: 200 Mailed: 17  
**Replies:** For: 3 Against: 2

**Speakers:** For: Mark Dann, 9420 W. Lake Highlands Dr., Dallas, TX, 75218  
Kurt Kretsinger, 9316 W. Lake Highlands Dr., Dallas, TX, 75218  
Dallas Cothrum, 900 Jackson St., Dallas, TX, 75201  
Against: None

Street Name Change:

(17) **NC167-001**

**Motion:** It was moved to **approve** an application to change the name of Akron Street, between Beeville Street and Amonette Street, to "Broadway Avenue".

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

For: 14 - Anglin, Rieves, Houston, Davis, Shidid,  
Anantasomboon, Mack, Jung, Housewright,  
Schultz, Peadon, Murphy, Ridley, Tarpley

Against: 0  
Absent: 1 - Haney  
Vacancy: 0

**Notices:** Area: 1' Mailed: 9  
**Replies:** For: 4 Against: 0

**Speakers:** None

Miscellaneous Items:

**W167-004**

Planner: Neva Dean

**Motion:** It was moved to **approve** a waiver of the two-year waiting period to submit an application for an amendment to Planned Development District No. 612, on the east side of Spur 408, north of Grady Niblo Road.

Maker: Houston  
Second: Anglin  
Result: Carried: 13 to 1

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

Against: 1 - Jung  
Absent: 1 - Haney  
Vacancy: 0

**Speakers:** For: Tony Callaway, 1207 Hampshire Ln., Richardson, TX, 75080  
Brance Baker, 3838 Spur 408, Dallas, TX, 75211  
Against: None

**M167-016**

Planner: Pamela Daniel

**Motion:** It was moved to **approve** a minor amendment to the development plan on property zoned Tracts 1 and 2 within Planned Development District No. 775, on the northwest corner of Northwest Highway and Lullwater Drive.

Maker: Housewright  
Second: Houston  
Result: Carried: 14 to 0

For: 14 - Anglin, Rieves, Houston, Davis, Shidid,  
Anantasomboon, Mack, Jung, Housewright,  
Schultz, Peadon, Murphy, Ridley, Tarpley

Against: 0  
Absent: 1 - Haney  
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 April 6, 2017.

Maker: Housewright  
Second: Houston  
Result: Carried: 14 to 0

For: 14 - Anglin, Rieves, Houston, Davis, Shidid, Anantasomboon, Mack, Jung, Housewright, Schultz, Peadon, Murphy\*, Ridley, Tarpley

Against: 0  
Absent: 1 - Haney  
Vacancy: 0

\*out of the room, shown voting in favor

**Speakers:** None

Zoning Cases – Consent:

1. **Z167-166(PD)**

Planner: Pamela Daniel

**Motion:** It was moved to recommend **approval** of a Planned Development Subdistrict for GR General Retail Subdistrict uses, subject to a development plan and conditions on property zoned a GR General Retail Subdistrict within Planned Development District No. 193, the Oak Lawn Special Purpose District, between Maple Avenue and the Dallas North Tollway, southeast of the intersection of Maple Avenue and the Dallas North Tollway.

Maker: Rieves  
Second: Houston  
Result: Carried: 14 to 0

For: 14 - Anglin, Rieves, Houston, Davis, Shidid, Anantasomboon, Mack, Jung, Housewright, Schultz, Peadon, Murphy, Ridley, Tarpley

Against: 0  
Absent: 1 - Haney  
Vacancy: 0

**Notices:** Area: 500 Mailed: 75  
**Replies:** For: 13 Against: 1

**Speakers:** None

2. **Z167-113(WE)**

Planner: Warren Ellis

**Motion:** In considering an application for an NS(A) Neighborhood Service District with deed restrictions volunteered by the applicant on property zoned an NO(A) Neighborhood Office District on the southeast corner of Trinity Mills Road and Westgrove Road, it was moved to **hold** this case under advisement until April 27, 2017.

Maker: Rieves  
Second: Houston  
Result: Carried: 14 to 0

For: 14 - Anglin, Rieves, Houston, Davis, Shidid,  
Anantasomboon, Mack, Jung, Housewright,  
Schultz, Peadon, Murphy, Ridley, Tarpley

Against: 0  
Absent: 1 - Haney  
Vacancy: 0

**Notices:** Area: 300 Mailed: 35  
**Replies:** For: 1 Against: 3

**Speakers:** None

3. **Z167-116(WE)**

Planner: Warren Ellis

**Motion:** It was moved to recommend **approval** of an RS-I Regional Service Industrial Subdistrict on property zoned a P(A) Parking Subdistrict within Planned Development District No. 595, the South Dallas/Fair Park Special Purpose District on the southwest line of South Ervay Street, northwest of Al Lipscomb Way.

Maker: Rieves  
Second: Houston  
Result: Carried: 14 to 0

For: 14 - Anglin, Rieves, Houston, Davis, Shidid,  
Anantasomboon, Mack, Jung, Housewright,  
Schultz, Peadon, Murphy, Ridley, Tarpley

Against: 0  
Absent: 1 - Haney  
Vacancy: 0

**Notices:** Area: 500 Mailed: 66  
**Replies:** For: 0 Against: 0

**Speakers:** None

4. **Z167-174(WE)**

Planner: Warren Ellis

**Motion:** In considering an application for a Specific Use Permit for a tower/antenna for cellular communication on property zoned an R-7.5(A) Single Family District on the east line of North Masters Drive, between Checota Drive and Oak Gate Lane, it was moved to **hold** this case under advisement until April 27, 2017, and instruct staff to re-advertise and re-notify.

Maker: Rieves  
Second: Houston  
Result: Carried: 14 to 0

For: 14 - Anglin, Rieves, Houston, Davis, Shidid,  
Anantasomboon, Mack, Jung, Housewright,  
Schultz, Peadon, Murphy, Ridley, Tarpley

Against: 0  
Absent: 1 - Haney  
Vacancy: 0

**Notices:** Area: 500 Mailed: 94  
**Replies:** For: 1 Against: 2

**Speakers:** None

5. **Z167-186(KK)**

Planner: Kiesha Kay

**Motion:** It was moved to recommend **approval** of a CR Community Retail District on property zoned an R-7.5(A) Single Family District, east of South Interstate 35, south of East Laureland Road.

Maker: Rieves  
Second: Houston

Result: Carried: 14 to 0

For: 14 - Anglin, Rieves, Houston, Davis, Shidid,  
Anantasomboon, Mack, Jung, Housewright,  
Schultz, Peadon, Murphy, Ridley, Tarpley

Against: 0  
Absent: 1 - Haney  
Vacancy: 0

**Notices:** Area: 400 Mailed: 24  
**Replies:** For: 0 Against: 0

**Speakers:** For: None

For (Did not speak): Josh McNeil, 1999 Bryan St., Dallas, TX, 75201  
Travis Rigdon, 5020 Slim Ridge Rd., Ft. Worth, TX, 76119  
Kevin Harris, 1929 Allen Pkwy., Houston, TX, 77019

Against: None

6. Z167-191(KK)

Planner: Kiesha Kay

**Note: The Commission considered this item individually.**

**Note: During the discussion period of this item Vice-Chair Houston moved to hold further discussion and consider this item after Zoning Cases - Under Advisement agenda items. Commissioner Shidid seconded the motion. The Commission unanimously voted to continue further discussion later in the meeting. The Commission heard agenda item #10. Z167-173(SM) next.**

**Motion:** In considering an application for an MF-2(A) Multifamily District on property zoned an RR Regional Retail District, on the southeast corner of Keeneland Parkway and Walton Walker Boulevard, it was moved to **hold** this case under advisement until May 4, 2017.

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

For: 14 - Anglin, Rieves, Houston, Davis, Shidid,  
Anantasomboon, Mack, Jung, Housewright,  
Schultz, Peadon, Murphy, Ridley, Tarpley

Against: 0  
Absent: 1 - Haney  
Vacancy: 0

**Notices:** Area: 400 Mailed: 33  
**Replies:** For: 0 Against: 3

**Speakers:** For: Michael Coker, 3111 Canton St., Dallas, TX, 75226  
Against: Ana Davila, 5249 Bryce Canyon Rd., Dallas, TX, 75211

**Note: Upon the conclusion of agenda item #6. Z167-191(KK); the Commission returned to the regular order of the agenda and heard agenda item #17. Z167-119(WE) next.**

**7. Z167-193(KK)**

Planner: Kiesha Kay

**Motion:** It was moved to recommend **approval** of a Specific Use Permit for a bail bonds office for a two-year period with eligibility for automatic renewals for additional two-year periods, subject to a site plan and conditions on property within the Mixmaster Riverfront Subarea of Planned Development District No. 784, the Trinity River Corridor Special Purpose District, on the west side of South Riverfront Boulevard, north of Bessemer Street.

Maker: Rieves  
Second: Houston  
Result: Carried: 14 to 0

For: 14 - Anglin, Rieves, Houston, Davis, Shidid,  
Anantasomboon, Mack, Jung, Housewright,  
Schultz, Peadon, Murphy, Ridley, Tarpley

Against: 0  
Absent: 1 - Haney  
Vacancy: 0

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

**Speakers:** None

**8. Z167-178(JM)**

Planner: Jennifer Muñoz

**Motion:** It was moved to recommend **approval** of an R-5(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, southwest of Foreman Street.

Maker: Rieves  
Second: Houston

Result: Carried: 14 to 0

For: 14 - Anglin, Rieves, Houston, Davis, Shidid,  
Anantasomboon, Mack, Jung, Housewright,  
Schultz, Peadon, Murphy, Ridley, Tarpley

Against: 0  
Absent: 1 - Haney  
Vacancy: 0

**Notices:** Area: 200 Mailed: 29  
**Replies:** For: 1 Against: 1

**Speakers:** None

9. Z167-183(JM)

Planner: Jennifer Muñoz

**Motion:** It was moved to recommend **approval** of a D-1 Liquor Control Overlay; and **approval** of a Specific Use Permit for the sale of alcoholic beverages in conjunction with a restaurant without drive-in service for a two-year period with eligibility for automatic renewals for additional five-year periods, subject to a site plan and conditions on property zoned a CR-D Community Retail District with a D Liquor Control Overlay, on the southeast corner of Garland Road and Moran Drive.

Maker: Rieves  
Second: Houston  
Result: Carried: 14 to 0

For: 14 - Anglin, Rieves, Houston, Davis, Shidid,  
Anantasomboon, Mack, Jung, Housewright,  
Schultz, Peadon, Murphy, Ridley, Tarpley

Against: 0  
Absent: 1 - Haney  
Vacancy: 0

**Notices:** Area: 200 Mailed: 27  
**Replies:** For: 4 Against: 1

**Speakers:** For: None

**Note: Upon the conclusion of the Consent agenda items the Commission heard agenda item #6. Z167-191(KK) next.**



10. Z167-173(SM)

Planner: Sarah May

**Note: The Commission considered this item individually.**

**Motion:** It was moved to recommend **approval** of 1) a CR Community Retail District on the southeastern quadrant of the area of request; and **approval** of 2) a Planned Development District for CR Community Retail District uses on the remainder of the area of request, subject to a development plan and conditions on property zoned an NO(A) Neighborhood Office District on the east side of North Westmoreland Drive, south of Interstate Highway 30.

Maker: Anglin  
Second: Murphy  
Result: Carried: 10 to 0

For: 10 - Anglin, Rieves, Houston, Davis, Shidid,  
Anantasomboon, Mack, Housewright, Schultz,  
Murphy

Against: 0  
Absent: 1 - Haney  
Vacancy: 0  
Conflict: 4 - Jung, Peadon, Ridley, Tarpley

**Notices:** Area: 500 Mailed: 14  
**Replies:** For: 2 Against: 0

**Speakers:** For: Dallas Cothrum, 900 Jackson St., Dallas, TX, 75202  
Jake Pietras, 1120 N. Industrial Blvd., Euless, TX, 76039  
Against: None

**Note: Upon the conclusion of agenda item #10. Z167-173(SM) the Commission continued with the regular order of the agenda and heard Zoning Cases – Under Advisement items next.**

Zoning Cases – Under Advisement:

11. Z167-145(SM)

Planner: Sarah May

**De minimus Significate Change Motion:** In considering the requirement in Section 5(m)(1)(B) of the CPC Rules of Procedure, the finding is it does not apply because the impact of the proposed change in the Commission's judgment is *de minimus* in nature.

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

For: 14 - Anglin, Rieves, Houston, Davis, Shidid,  
Anantasomboon, Mack, Jung, Housewright,  
Schultz, Peadon, Murphy, Ridley, Tarpley

Against: 0  
Absent: 1 - Haney  
Vacancy: 0

**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 April 6, 2017.

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

For: 14 - Anglin, Rieves, Houston, Davis, Shidid,  
Anantasomboon, Mack, Jung, Housewright,  
Schultz, Peadon, Murphy, Ridley, Tarpley

Against: 0  
Absent: 1 - Haney  
Vacancy: 0

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

**Speakers:** For: Santos Martinez, 900 Jackson St., Dallas, TX, 75202  
Against: None

12. **Z156-235(JM)**

Planner: Jennifer Muñoz

**Motion:** In considering an application for an MU-3 Mixed Use District and termination of existing deed restrictions on property zoned a GO(A) General Office District on the southwest corner of LBJ Freeway and Montfort Drive, it was moved to **hold** this case under advisement until May 18, 2017.

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

For: 14 - Anglin, Rieves, Houston, Davis, Shidid\*,  
Anantasomboon, Mack\*, Jung, Housewright,  
Schultz, Peadon, Murphy, Ridley, Tarpley

Against: 0  
Absent: 1 - Haney  
Vacancy: 0

\*out of the room, shown voting in favor

**Notices:** Area: 400 Mailed: 147  
**Replies:** For: 128 Against: 0

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

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

Planner: Kiesha Kay

**Motion I:** 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 April 27, 2017.

Maker: Houston  
Second: None  
Result: Failed for lack of a second

**Motion II:** It was moved to recommend **denial** of 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,

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

For: 14 - Anglin, Rieves, Houston, Davis, Shidid,  
Anantasomboon, Mack, Jung, Housewright,  
Schultz, Peadon, Murphy, Ridley, Tarpley

Against: 0  
Absent: 1 - Haney  
Vacancy: 0

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

**Speakers:** For: Rob Baldwin, 3904 Elm St., Dallas, TX, 75226  
Against: Isabel Gutierrez, 9020 Newhall St., Dallas, TX, 75232

14. Z167-131(OTH)

Planner: Olga Torres Holyoak

**Motion:** It was moved to recommend **approval** of a Planned Development Subdistrict for O-2 Subdistrict uses, subject to a development plan and conditions including the 7.5-foot encroachment into the side yard setback on the northeast part of the building to accommodate the existing parking garage entrance and not include all other applicant's requested conditions including the restaurant by right and encroachment into the front yard setback on property zoned an O-2 Office Subdistrict within Planned Development No. 193, the Oak Lawn Special Purpose District, on the north corner of Turtle Creek Boulevard and Gillespie Street.

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

For: 14 - Anglin, Rieves, Houston, Davis, Shidid, Anantasomboon, Mack, Jung, Housewright, Schultz, Peadon, Murphy, Ridley, Tarpley

Against: 0  
Absent: 1 - Haney  
Vacancy: 0

**Notices:** Area: 500 Mailed: 98  
**Replies:** For: 2 Against: 24

**Speakers:** For: Rob Baldwin, 3904 Elm St., Dallas, TX, 75226  
Joseph Pangburn, Address not given  
Against: Charles Bowen, 2801 Turtle Creek Blvd., Dallas, TX, 75219  
Nancy Allen, 2801 Turtle Creek Blvd., Dallas, TX, 75219  
Against (Did not speak): Susan S. Campbell, 2801 Turtle Creek Blvd., Dallas, TX, 75219  
Elizabeth S. Campbell, 2801 Turtle Creek Blvd., Dallas, TX, 75219  
Katy Bock, 2801 Turtle Creek Blvd., Dallas, TX, 75219  
Paula S. Walker, 2801 Turtle Creek Blvd., Dallas, TX, 75219  
Mary Anne Cree, 2801 Turtle Creek Blvd., Dallas, TX, 75219  
Jon Beasley, 3215 Carlisle St., Dallas, TX, 75204

15. 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 April 27, 2017.

Maker: Rieves  
Second: Houston  
Result: Carried: 14 to 0

For: 14 - Anglin, Rieves, Houston, Davis, Shidid,  
Anantasomboon, Mack, Jung, Housewright,  
Schultz, Peadon, Murphy, Ridley, Tarpley

Against: 0  
Absent: 1 - Haney  
Vacancy: 0

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

**Speakers:** None

16. Z156-237(WE)

Planner: Warren Ellis

**Motion:** In considering an application for a Planned Development District for CR Community Retail District uses on property zoned a CR Community Retail District on the south line of West Northwest Highway, east of Lemmon Avenue, it was moved to **hold** this case under advisement until April 27, 2017.

Maker: Murphy  
Second: Schultz  
Result: Carried: 10 to 0

For: 10 - Anglin, Rieves, Houston, Davis, Shidid,  
Anantasomboon, Mack, Housewright, Schultz,  
Murphy

Against: 0  
Absent: 1 - Haney  
Vacancy: 0  
Conflict: 4 - Jung, Peadon, Ridley, Tarpley

**Notices:** Area: 500 Mailed: 23  
**Replies:** For: 1 Against: 0

**Speakers:** None

**Note: Upon the conclusion of Zoning Cases – Under Advisement agenda items the Commission returned to agenda item #6. Z167-191(KK).**

Zoning Cases – Individual:

17. **Z167-119(WE)**

Planner: Warren Ellis

**Motion:** In considering an application for a Specific Use Permit for a drive-through restaurant on property zoned a GR General Retail Subdistrict within Planned Development District No. 193, the Oak Lawn Special Purpose District on the east corner of Oak Lawn Avenue and Congress Avenue, it was moved to **hold** this case under advisement until April 6, 2017.

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

For: 14 - Anglin, Rieves, Houston, Davis, Shidid,  
Anantasomboon, Mack, Jung, Housewright,  
Schultz, Peadon, Murphy, Ridley, Tarpley

Against: 0  
Absent: 1 - Haney  
Vacancy: 0

**Notices:** Area: 200                      Mailed: 87  
**Replies:** For: 27                      Against: 2

**Speakers:** For: Angela Hunt, 1700 Pacific Ave., Dallas, TX, 75201  
Against: Steve Strange, 2713 Hanover Ave., Dallas, TX, 75225

18. **Z167-171(WE)**

Planner: Warren Ellis

**Motion:** In considering an application for a CS Commercial Service District with deed restrictions volunteered by the applicant on property zoned an RR Regional Retail District on the north line of West Kiest Boulevard, east of South Walton Walker Boulevard, it was moved to **hold** this case under advisement until April 27, 2017.

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

For: 14 - Anglin, Rieves, Houston, Davis, Shidid,  
Anantasomboon, Mack, Jung, Housewright,  
Schultz, Peadon, Murphy, Ridley, Tarpley

Against: 0  
Absent: 1 - Haney  
Vacancy: 0

**Notices:** Area: 400 Mailed: 57  
**Replies:** For: 1 Against: 2

**Speakers:** For: Angela Hunt, 1700 Pacific Ave., Dallas, TX, 75201  
Against: None

19. **Z167-189(WE)**

Planner: Warren Ellis

**Motion:** It was moved to recommend **approval** of an MU-1 Mixed Used District on property zoned an IM Industrial Manufacturing District on the east corner of Dawson Street and Jeffries Street.

Maker: Mack  
Second: Jung  
Result: Carried: 12 to 1

For: 12 - Anglin, Houston, Davis, Shidid,  
Anantasomboon, Mack, Jung, Housewright,  
Schultz, Peadon, Murphy, Tarpley

Against: 1 - Rieves  
Absent: 1 - Haney  
Vacancy: 0  
Conflict: 1 - Ridley

**Notices:** Area: 200 Mailed: 21  
**Replies:** For: 1 Against: 1

**Speakers:** For: Keith Smith, 2900 Dawson St., Dallas, TX, 75226  
Mary Fehler, 1510 McKee St., Dallas, TX, 75215  
Hansel Von Quenzer, 2915 Santa Fe Ave., Dallas, TX, 75226  
Against: None

20. **Z167-175(PD)**

Planner: Pamela Daniel

**Motion:** It was moved to recommend **approval** of a CR Community Retail District, subject to deed restrictions volunteered by the applicant (including college dormitory and fueling station) on property zoned an R-7.5(A) Single Family District, on the east side of South Bagley Street and south of West Jefferson Boulevard.

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

For: 14 - Anglin, Rieves, Houston, Davis, Shidid,  
Anantasomboon, Mack, Jung, Housewright,  
Schultz, Peadon, Murphy, Ridley, Tarpley

Against: 0  
Absent: 1 - Haney  
Vacancy: 0

**Notices:** Area: 200 Mailed: 18  
**Replies:** For: 1 Against: 0

**Speakers:** For: Santos Martinez, 900 Jackson St., Dallas, TX, 75202  
Olegario Estrada, 1223 N. Bagley St., Dallas, TX, 75211  
Against: None

**21. Z167-182(JM)**

Planner: Jennifer Muñoz

**Motion:** It was moved to recommend **approval** of the renewal of Specific Use Permit No. 1750 for commercial motor vehicle parking for a two-year period, subject to a revised site plan and conditions on property zoned a CS Commercial Service District on the northwest corner of Chalk Hill Road and Fitchburg Street.

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

For: 14 - Anglin, Rieves, Houston, Davis, Shidid,  
Anantasomboon, Mack, Jung, Housewright,  
Schultz, Peadon, Murphy, Ridley, Tarpley

Against: 0  
Absent: 1 - Haney  
Vacancy: 0

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

**Speakers:** For: Michael Coker, 3111 Canton St., Dallas, TX, 75226  
Against: None



22. Z167-192(JM)

Planner: Jennifer Muñoz

**Motion:** In considering an application for a CR Community Retail District with deed restrictions volunteered by the applicant on property zoned an R-7.5(A) Single Family District, on the southeast corner of Bruton Road and Shortal Drive, it was moved to **hold** this case under advisement until May 18, 2017; and instruct staff to re-advertise and re-notice for a planned development district and expanded area of request.

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

For: 14 - Anglin, Rieves, Houston, Davis, Shidid,  
Anantasomboon, Mack, Jung, Housewright,  
Schultz, Peadon, Murphy\*, Ridley, Tarpley

Against: 0  
Absent: 1 - Haney  
Vacancy: 0

\*out of the room, shown voting in favor

**Notices:** Area: 300                      Mailed: 32  
**Replies:** For: 0                         Against: 3

**Speakers:** None

Authorization of a Hearing:

Planner: Donna Moorman

**Motion:** It was moved to **approve** a public hearing to determine the proper zoning on property zoned Planned Development District No. 830 Subdistrict 6 being two areas: 1) generally located on both sides of Davis Street between Tyler Street and Adams Avenue; and 2) generally bound by Zang Boulevard, West 8<sup>th</sup> Street, Madison Avenue (both sides north of Davis Street), and both sides of Davis Street (excluding property zoned Conservation District No. 7) with consideration being given to a new subdistrict with appropriate amendments to the Subdistrict 6 regulations pertaining to height, lot size, lot width, residential proximity slope, urban form setback, and architectural designs such as articulation.

**Note: This is a hearing to consider the request to authorize the hearing and not the rezoning of property at this time.**

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

For: 14 - Anglin, Rieves, Houston, Davis, Shidid,  
Anantasomboon, Mack, Jung, Housewright,  
Schultz, Peadon, Murphy, Ridley, Tarpley

Against: 0  
Absent: 1 - Haney  
Vacancy: 0

**Speakers:** None

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Other Matters

Appointments to CPC Committees:  
**THOROUGHFARE COMMITTEE**

Chair Tarpley announced Jeremy McGahan's appointment to the Thoroughfare Committee.

Minutes

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

Page 21, under Z156-334(OTH) correct the spelling of the words "cupola" and "shrubs".

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

For: 14 - Anglin, Rieves, Houston, Davis, Shidid,  
Anantasomboon, Mack, Jung, Housewright,  
Schultz, Peadon, Murphy, Ridley, Tarpley

Against: 0  
Absent: 1 - Haney  
Vacancy: 0

Adjournment

**Motion:** It was moved to **adjourn** the March 16, 2017, City Plan Commission meeting at 6:18 p.m.

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

For: 14 - Anglin, Rieves, Houston, Davis, Shidid,  
Anantasomboon, Mack, Jung, Housewright,  
Schultz, Peadon, Murphy, Ridley, Tarpley

Against: 0  
Absent: 1 - Haney  
Vacancy: 0

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Gloria Tarpley, Chair