

## PLAN COMMISSION MINUTES

The City Plan Commission held a regular Zoning Hearing on March 17, 2016, with the bus tour starting at 8:42 a.m. followed by the briefing starting at 12:30 p.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, Margot Murphy and Paul E. Ridley. The following Commissioner was absent from this hearing as defined in the City Plan Commission rules: Carolyn "Cookie" Peadon. 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) **S156-120**

**Motion:** It was moved to **approve** an application to replat a 3.423-acre tract of land containing all of Lot 9 and the remainder of Lot 8 in City Block 18/6959 into one lot on property located on Altoona Drive at Ledbetter Drive, northeast corner, subject to compliance with the conditions listed in the docket.

**Note: Subdivision history was corrected to only include S134-180, which was an application to create a 1.71-acre lot from tract of land in City Block 6955 on property located 4220 West Ledbetter Drive. The request was approved on July 14, 2014, but has not been recorded.**

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

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

Against: 0  
Absent: 1 - Peadon  
Vacancy: 0

**Speakers:** None

(2) **S156-121**

**Motion:** It was moved to **approve** an application to replat a 0.195-acre tract of land containing all of Lot 25 in City Block A/1989 into a five-lot Shared Access Development with lots ranging in size from 1,463 square feet to 2,228 square feet on property located at 2214 Moser Avenue, subject to compliance with the conditions listed in the docket.

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

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

Against: 0  
Absent: 1 - Peadon  
Vacancy: 0

**Speakers:** None

Residential Replats:

(3) **S156-119**

**Motion:** It was moved to **approve** an application to replat a 2.0372-acre tract of land containing all of Lot 1B in City Block 7452 and all of Lot 1 in City Block A/7451 into one lot on property located on Whitley Lane, between Churchill Way and Turner Way, subject to compliance with the conditions listed in the docket.

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

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

Against: 0  
Absent: 1 - Peadon  
Vacancy: 0

**Speakers:** None

(4) **S156-122**

**Motion:** It was moved to **deny** an application to replat a 0.406-acre tract of land containing all of Lots 18 and 19 in City Block E/2848 into one lot with the finding of fact that the proposed lot does not conform in width, depth, and area to the pattern already established in adjacent areas as required by Section 51A-8.503 of the Dallas Development Code on property located at 6207 and 6211 Marquita Avenue, east of Norris Street.

Maker: Ridley  
Second: Murphy  
Result: Carried: 11 to 3

For: 11 - Emmons, Davis, Shidid, Anantasomboon,  
Haney, Jung, Housewright, Schultz, Murphy,  
Ridley, Tarpley

Against: 3 - Anglin, Houston, Abtahi  
Absent: 1 - Peadon  
Vacancy: 0

**Notices:** Area: 200 Mailed: 26  
**Replies:** For: 9 Against: 0

**Speakers:** For: Bill Dahlstrom, 2323 Ross Ave., Dallas, TX, 75201  
Liz Haynsworth, 6211 Marquita Ave., Dallas, TX, 75214  
Katie Skinner, 6217 Marquita Ave., Dallas, TX, 75214  
Timothy O'Brien, 6202 Marquita Ave., Dallas, TX, 75214  
Franklin Hatchett, 6203 Marquita Ave., Dallas, TX, 75214  
Robert Kelly, 6238 Llano Ave., Dallas, TX, 75214

For (Did not speak): Jason Haynsworth, 6211 Marquita Ave., Dallas, TX, 75214  
Jeff Baron, 6203 Vanderbilt Ave., Dallas, TX, 75214

Woodrow W. Austin, 3311 Fairview Ave., Dallas, TX, 75223  
Against: Melanie Vanlandingham, 6311 Lakeshore Dr., Dallas, TX, 75214  
Kenneth Lampton, 6014 Llano Ave., Dallas, TX, 75206  
Rene Schmidt, 715 Parkmont St., Dallas, TX, 75214  
Joanna Hampton, 5408 Swiss Ave., Dallas, TX, 75214

Miscellaneous Docket:

**M145-065**

Planner: Richard Brown

**Motion:** It was moved to **approve** a minor amendment to the site plan and traffic management plan for Specific Use Permit No. 1522 for an Open-enrollment charter school on property zoned an RR Regional Retail District on the south line of West Ledbetter Drive, west of South Hampton Road.

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

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

Against: 0  
Absent: 1 - Peadon  
Vacancy: 0

**Speakers:** None

**M156-005**

Planner: Warren Ellis

**Motion:** It was moved to **approve** a minor amendment a minor amendment to the site plan for Specific Use Permit No. 1262 for a private school on property zoned Planned Development District No. 803, on the northwest corner of Rosa Road and Midway Road.

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

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

Against: 0  
Absent: 1 - Peadon  
Vacancy: 0

**Speakers:** For (Did not speak): Anna Urban, 9407 Midway Rd., Dallas, TX, 75220  
Against: None

**M156-006**

Planner: Warren Ellis

**Motion:** It was moved to **approve** a minor amendment to the development plan on property zoned Planned Development District No. 803, on the northwest corner of Midway Road and Rosa Road.

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

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

Against: 0  
Absent: 1 - Peadon  
Vacancy: 0

**Speakers:** None

**M156-016**

Planner: Danielle R. Lerma

**Motion:** It was moved to **approve** a minor amendment to the development plans and landscape plans for Planned Development District No. 883, Subareas 2A and 2B, north and south of Great Trinity Forest Way, west of Elam Road.

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

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

Against: 0  
Absent: 1 - Peadon  
Vacancy: 0

\*out of the room, shown voting in favor

**Speakers:** For: Robert Reeves, 900 Jackson St., Dallas, TX, 75202  
Against: None

**M156-011**

Planner: Danielle R. Lerma

**Motion:** In considering an application for a minor amendment to the development/landscape plan for Planned Development District No. 943, at the southeast corner of Rosemeade Parkway and Lina Street, it was moved to **hold** this case under advisement until April 7, 2016.

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

For: 13 - Anglin, Emmons, Houston, Davis, Shidid, Abtahi\*, Haney, Jung, Housewright, Schultz, Murphy\*, Ridley, Tarpley

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

\*out of the room, shown voting in favor

**Speakers:** None

**D156-008**

Planner: Danielle R. Lerma

**Motion:** It was moved to **approve** a development plan and landscape plan on property zoned Subarea A Planned Development Subdistrict No. 79, the Harwood Special Purpose District, within Planned Development District No. 193, the Oak Lawn Special Purpose District, at the east corner of North Harwood Street and Randall Street.

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

For: 13 - Anglin, Emmons, Houston, Davis, Shidid, Abtahi\*, Haney, Jung, Housewright, Schultz, Murphy\*, Ridley, Tarpley

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

\*out of the room, shown voting in favor

**Speakers:** For: None  
Against (Did not speak): Michael Milliken, 3532 Cedarplaza Ln., Dallas, TX, 75209

Miscellaneous Docket – Under Advisement:

**D156-007**

Planner: Laura Evans

**Motion:** In considering an application for a development plan on property zoned Planned Development District No. 521, South Zone, Subareas S-1C and S-1D, along the east side of Mountain Creek Parkway, north of Camp Wisdom Road, it was moved to **hold** this case under advisement until April 7, 2016.

Maker: Houston  
Second: Anglin  
Result: Carried: 13 to 0

For: 13 - Anglin, Emmons, Houston, Davis, Shidid, Abtahi\*, Haney, Jung, Housewright\*, Schultz, Murphy\*, Ridley, Tarpley

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

\*out of the room, shown voting in favor

**Speakers:** None

Zoning Cases – Consent:

1. **Z134-301(WE)**

Planner: Warren Ellis

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

**Motion:** In considering an application for a Planned Development District for retail, office, and residential uses on property zoned Planned Development District No. 9 with a D Liquor Control Overlay and GR General Retail Subdistrict within Planned Development District No. 193, the Oak Lawn Special Purpose District in an area generally bound by Cedar Springs Road, Routh Street, Howell Street and Fairmount Street, it was moved to **hold** this case under advisement until April 21, 2016.

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

For: 12 - Anglin, Emmons, Houston, Davis, Shidid,  
Abtahi, Haney, Housewright, Schultz, Murphy,  
Ridley, Tarpley

Against: 0  
Absent: 2 - Anantasomboon, Peadon  
Vacancy: 0  
Conflict: 1 - Jung

**Notices:** Area: 500                      Mailed: 113  
**Replies:** For: 3                              Against: 8

**Speakers:** For: None  
Against: Jack Irwin, 2708 Fairmount St., Dallas, TX, 75201

**Note: The Commission returned to the regular order of the agenda and heard Agenda Item #3 Z145-326(RB) next.**

2. **Z156-169(RB)**

Planner: Richard Brown

**Motion:** In considering an application of a P(A) Parking District on property zoned an MF-1(A) Multifamily District, on the south line of Glen Lakes Drive, west of Manderville Lane, it was moved to **hold** this case under advisement until April 7, 2016.

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



For: 13 - Anglin, Emmons, Houston, Davis, Shidid,  
Abtahi\*, Haney, Jung, Housewright\*, Schultz,  
Murphy, Ridley, Tarpley

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

\*out of the room, shown voting in favor

**Notices:** Area: 200 Mailed: 12  
**Replies:** For: 1 Against: 1  
**Speakers:** None

**Note: The Commission heard Agenda Item #1 Z134-301(WE) next.**

Zoning Cases – Under Advisement:

**3. Z145-326(RB)**

Planner: Richard Brown

**Motion:** In considering an application to amend Subareas I and II within Planned Development District No. 799, on property at the southeast corner of East Lovers and Matilda Street, it was moved to **hold** this case under advisement until April 7, 2016.

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

For: 13 - Anglin, Emmons, Houston, Davis, Shidid,  
Abtahi\*, Haney, Jung, Housewright, Schultz\*,  
Murphy, Ridley, Tarpley

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

\*out of the room, shown voting in favor

**Notices:** Area: 500 Mailed: 217  
**Replies:** For: 3 Against: 59  
**Speakers:** None

4. **Z156-112(WE)**

Planner: Warren Ellis

**Motion:** It was moved to recommend **approval** of a Specific Use Permit for a recycling buy-back center for the collection of household metals and industrial metals for a one-year period, subject to a revised site plan and conditions to include a provision for maximum floor area of 2,000 sq. ft. on property zoned an IM Industrial Manufacturing District on the northeast line of South Barry Avenue, north of South Haskell Avenue.

Maker: Emmons  
Second: Abtahi  
Result: Carried: 11 to 2

For: 11 - Anglin, Emmons, Houston, Shidid, Abtahi,  
Haney, Jung, Schultz, Murphy, Ridley, Tarpley

Against: 2 - Davis, Housewright  
Absent: 2 - Anantasomboon, Peadon  
Vacancy: 0

**Notices:** Area: 400 Mailed: 62  
**Replies:** For: 2 Against: 6

**Speakers:** For: Robert Miklos, 1800 Valley View Ln., Farmers Branch, TX, 75234  
Joel Litman, 1420 S. Barry Ave., Dallas, TX, 75223  
Anna Hill, 4819 Silver Ave., Dallas, TX, 75223  
Marsha Burton, 1624 S. Barry Ave., Dallas, TX, 75223  
James Reed, 3412 Detonte St., Dallas, TX, 75223  
Woodrow W. Austin Jr., 3311 Fairview Ave., Dallas, TX, 75223  
Mariano Lopez, 425 Edgemere Ct., Garland, TX, 75043  
Against: Ovidia Amaya, 1405 S. Fitzhugh Ave., Dallas, TX, 75223

5. **Z145-291(DL)**

Planner: Danielle R. Lerma

**Motion:** In considering an application for the renewal of and an amendment to Specific Use Permit No. 1814 for a vehicle display, sales, and service use and a commercial motor vehicle parking lot on property zoned Subdistrict 5A within Planned Development District No. 533, the C.F. Hawn Special Purpose District No. 1, with a D-1 Liquor Control Overlay on the northeast line of C.F. Hawn Service Road, west of Southeast Drive, it was moved to **hold** this case under advisement until April 7, 2016.

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

For: 13 - Anglin, Emmons, Houston\*, Davis, Shidid,  
Abtahi, Haney, Jung, Housewright, Schultz,  
Murphy, Ridley, Tarpley

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

\*out of the room, shown voting in favor

**Notices:** Area: 300 Mailed: 21  
**Replies:** For: 1 Against: 0

**Speakers:** None

6. Z145-360(LHS)

Planner: Lashondra Holmes Stringfellow

**Motion:** In considering an application for an IM Industrial Manufacturing District on property zoned an MF-1(A) Multifamily District, generally north of South Belt Line Road and northeast of Foothill Road, it was a moved to **hold** this case under advisement until April 7, 2016 and instruct staff to re-advertise for IR Industrial Research zoning.

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

For: 13 - Anglin, Emmons, Houston\*, Davis, Shidid,  
Abtahi\*, Haney, Jung, Housewright, Schultz,  
Murphy\*, Ridley, Tarpley

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

\*out of the room, shown voting in favor

**Notices:** Area: 300 Mailed: 8  
**Replies:** For: 2 Against: 1

**Speakers:** None

7. Z156-105(OTH)

Planner: Olga Torres Holyoak

**Motion:** It was moved to recommend **denial** of a Specific Use Permit for the sale of alcoholic beverages in conjunction with a general merchandise or food store 3,500 square feet or less on property zoned a CR Community Retail District with a D-1 Liquor Control Overlay and deed restrictions on the southeast corner of Great Trinity Forest Way and Forsythe Drive.

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

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

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

**Notices:** Area: 300 Mailed: 30  
**Replies:** For: 0 Against: 0

**Speakers:** None

8. Z156-137(SM)

Planner: Sarah May

**Motion:** It was moved to recommend **approval** of an amendment to Planned Development District No. 696, subject to a revised development/landscape plan (as briefed by applicant) to be submitted before Council meeting, revised traffic management plan (dated 3-16-2016), and revised conditions (as briefed) with the following modifications: include in Traffic Management Plan: 1) Restrict exit from student parking lot as right-turn only on Crestline, 2) Strike Subsection (b) which does not allow for queuing in public right-of-way, 3) Require initial traffic study be submitted by January 30, 2018, 4) Under Traffic Study add a subsection "h" to require a list of the number of buses and the number of students riding those buses, 5) Under Traffic Study add a subsection "i" to require a list of parking permits issued to faculty, staff and students, and 6) Under Additional Provisions add subsection (d) to say: For public school, the building designated as a weight room on the development/landscape plan must be relocated within the area of expansion within 6 months of the issuance of a Certificate of Occupancy or final inspection of the addition shown on the landscape/development plan, 7) Under Additional Provisions add subsection (c) to say: For a public school, a maximum of 84 classrooms allowed. As per Code, 9.5 parking spaces are required per classroom. With 84 classrooms, code would require 798 parking

spaces. This Planned Development District reduces the parking requirement to 560 spaces. Result a deficit of 127 parking spaces. There is no physical space to add additional parking spaces to the site based on its current configuration. If classrooms are added some consideration must be given to parking and traffic, and 8) Planned Development District conditions: Under Parking, Subsection (c) "For a public school use with 84 classrooms, 560 off-street parking spaces must be provided" on property bound by Welch Road, Rickover Drive, Crestline Avenue, and Ridgeside Drive.

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

For: 13 - Anglin, Emmons, Houston, Davis, Shidid, Abtahi\*, Haney, Jung, Housewright, Schultz, Murphy, Ridley, Tarpley

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

\*out of the room, shown voting in favor

**Notices:** Area: 500 Mailed: 162  
**Replies:** For: 11 Against: 17

**Speakers:** For: Karl Crawley, 900 Jackson St., Dallas, TX, 75202  
Louisa Meyer, 4635 Sugar Mill Rd., Dallas, TX, 75244  
Mary Fent, 4606 Gulfstream Dr., Dallas, TX, 75244  
For (Did not speak): Marie-Louise Van Hummel, 4623 Gulfstream Dr., Dallas, TX, 75244  
Against: None

## 9. Z156-153(SM)

Planner: Sarah May

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

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

For: 13 - Anglin, Emmons, Houston, Davis, Shidid, Abtahi, Haney, Jung, Housewright, Schultz, Murphy, Ridley, Tarpley\*

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

\*out of the room, shown voting in favor

**Notices:** Area: 500 Mailed: 73  
**Replies:** For: 1 Against: 22

**Speakers:** For: Bill Dahlstrom, 2323 Ross Ave., Dallas, TX, 75201  
Against: None  
Against (Did not speak): L.R. Winski, 4303 Middleton Rd., Dallas, TX, 75229  
Nicole Morris, 4221 Sexton Ln., Dallas, TX, 75229  
Jeff Morris, 4221 Sexton Ln., Dallas, TX, 75229

10. **Z156-163(SM)**

Planner: Sarah May

**Motion:** It was moved to recommend **approval** of a Specific Use Permit for a mini-warehouse use for a ten-year period, subject to a site plan, landscape plan, revised elevation plans, and conditions; and **approval** of a Specific Use Permit for the sale of alcoholic beverages in conjunction with a general merchandise or food store 3,500 square feet or less for a two-year period, subject to a site plan and conditions; and **approval** of an amendment to deed restrictions including additional restrictions volunteered by the applicant on property zoned an MU-1 Mixed Use District, on the northeast corner of Lake June Road and Guard Drive.

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

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

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

**Notices:** Area: 300 Mailed: 50  
**Replies:** For: 1 Against: 6

**Speakers:** For (Did not speak): Michael Coker, Address not given  
Against: None

Zoning Cases – Individual:

**11. Z156-120(MP)**

Planner: Marsha Prior

**Motion:** It was moved to recommend **approval** of an Historic Overlay, subject to preservation criteria with the following modifications: 1) Under Section 3.3, Subsection (c) to read as follows: “Permanent outdoor lighting is prohibited. Temporary outdoor lighting must be appropriate and enhance the natural and cultural features and may not be lite more than 30 consecutive days”, and 2) Under Section 3.4, (b) to read as follows: “Interior fences must be constructed of wood, wire, stacked local stone, or other appropriate materials.” on property zoned Subarea 1 (Texas Horse Park) of Planned Development District No. 883 with Specific Use Permit No. 383 for a sand and gravel mine on a portion west of the intersection of Pemberton Hill Road and Sarah Lee Drive.

Maker: Abtahi  
Second: Houston  
Result: Carried: 10 to 0

For: 10 - Emmons, Houston, Shidid, Abtahi, Haney,  
Jung, Schultz, Murphy, Ridley, Tarpley

Against: 0  
Absent: 2 - Anantasomboon, Peadon  
Vacancy: 0  
Abstained: 3 - Anglin\*\*, Davis\*\*, Housewright\*\*

\*\*abstained from voting, due to bus tour requirement

**Notices:** Area: 400 Mailed: 5  
**Replies:** For: 1 Against: 0

**Speakers:** For: Veletta Forsythe Lill, 622 Blair Blvd., Dallas, TX, 75223  
Becky Rader, 9703 Champa Dr., Dallas, TX, 75218  
Richard Grayson, 6230 Vanderbilt Ave., Dallas, TX, 75214  
Ben Sandifer, 8610 Southwestern Blvd., Dallas, TX, 75206  
Tim Dalbey, 2719 Santa Cruz Dr., Dallas, TX, 75227  
Against: None  
Staff: Mark Doty, Chief Historic Planner

12. **Z156-166(WE)**

Planner: Warren Ellis

**Motion:** In considering an application for an amendment to Planned Development Subdistrict No. 104 within Planned Development District No. 193, the Oak Lawn Special Purpose District on the northwest line of Hawthorne Avenue, between Production Drive and Afton Street, it was moved to **hold** this case under advisement until April 21, 2016.

Maker: Emmons  
Second: Houston  
Result: Carried: 13 to 0

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

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

**Notices:** Area: 500 Mailed: 77  
**Replies:** For: 3 Against: 0

**Speakers:** For: None  
FOR (Did not speak): Robert Jory, 2313 Hawthorne Ave., Dallas, TX, 75219  
Against: Michael Milliken, 3532 Cedarplaza Ln., Dallas, TX, 75209

13. **Z156-124(RB)**

Planner: Richard Brown

**Motion:** In considering an application for a Planned Development Subdistrict for I-2 Industrial-2 Subdistrict Uses on property zoned an I-2 Industrial-2 Subdistrict within Planned Development District No. 193, the Oak Lawn Special Purpose District, on the southeast line of Reagan Street, east of Harry Hines Boulevard, it was moved to **hold** this case under advisement until April 21, 2016.

Maker: Emmons  
Second: Abtahi  
Result: Carried: 13 to 0

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



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

**Notices:** Area: 500 Mailed: 50  
**Replies:** For: 0 Against: 15

**Speakers:** For: Barry Knight, 2728 N. Harwood St., Dallas, TX, 75201  
Michael Milliken, 3532 Cedarplaza Ln., Dallas, TX, 75209  
Against: Stephen Blackburn, 2401 Douglas Ave., Dallas, TX, 75219  
Patrick Bilgere, 2324 Throckmorton St., Dallas, TX, 75219  
Against (Did not speak): Hugh Hennesy, 2316 Throckmorton St., Dallas, TX, 75219  
Folashade Afolabi, 2320 Throckmorton St., Dallas, TX, 75219  
Shad Rasco, 2338 Throckmorton St., Dallas, TX, 75219  
Jo Rohde, 2338 Throckmorton St., Dallas, TX, 75219  
Joseph Florer, 2338 Throckmorton St., Dallas, TX, 75219  
Deidre Miller, 2330 Throckmorton St., Dallas, TX, 75219  
Richard Miller, 2330 Throckmorton St., Dallas, TX, 75219  
Patrick Aunkst, 2318 Throckmorton St., Dallas, TX, 75219  
Corey Leon Martin, 2326 Throckmorton St., Dallas, TX, 75219  
Patrick Westlake, 2336 Throckmorton St., Dallas, TX, 75219  
Jack Lewis, 2344 Throckmorton St., Dallas, TX, 75219  
Jennifer Vermillion, 2324 Throckmorton St., Dallas, TX, 75219  
Madison Black, 2328 Throckmorton St., Dallas, TX, 75219  
Alan Colvin, 2344 Throckmorton St., Dallas, TX, 75219  
Audrey Cho, 2401 Douglas Ave., Dallas, TX, 75219

Authorization of a Hearing:

Planner: Donna Moorman

**Motion:** In considering an authorized hearing to determine the proper zoning on property zoned Planned Development District No. 462 with consideration given to appropriate zoning for the area including appropriate development regulations to establish an enhanced pedestrian and resident experience, minimize motor vehicle related impact, and improve safety and walkability. The area is generally located along the northeast side of Henderson Avenue between Central Expressway and Glencoe Street and between McMillan Avenue and Ross Avenue and along the southwest side of Henderson Avenue between Central Expressway and the alley between Milam Street and Alcott Street and between the alley between Belmont Street and Capitol Avenue and Ross Avenue except for four lots between Capitol Avenue and Fuqua Street and two lots between Monarch Street and Ross Avenue, it was moved to **hold** this case under advisement until April 21, 2016.

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

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

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

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

**Speakers:** None

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### Other Matters

### Minutes

**Motion:** It was moved to **approve** the minutes of the January 28, 2016, City Plan Commission Bus Tour and the March 3, 2016, City Plan Commission meeting, subject to corrections.

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

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

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

### Adjournment

**Motion:** It was moved to **adjourn** the March 17, 2016, City Plan Commission meeting at 6:08 p.m.

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

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

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

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Gloria Tarpley, Chair