

PLAN COMMISSION MINUTES

The City Plan Commission held a regular Zoning Hearing on March 2, 2017, with the bus tour starting at 9:10 a.m., followed by the briefing starting at 12:30 p.m., in Room 5ES and the public hearing at 1:36 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, March Rieves, Jarred Davis, Tony Shidid, Jed Anantasomboon, Korey Mack, 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 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) **S167-092**

Motion: It was moved to **approve** an application to replat a 9.3093-acre tract of land containing all of Lot 193A and part of Lots 194 and 198 in City Block 8031 on property located on Crystal Lake Boulevard at Ledbetter Drive, northeast corner, subject to compliance with the conditions listed in the docket.

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

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

Against: 0
Absent: 0
Vacancy: 0

*out of the room, shown voting in favor

Speakers: None

(2) S167-093

Motion: It was moved to **approve** an application to create a 29.40-acre lot from a tract land in City Block 7566 on property bounded by Wheatland Road, Indian Ridge Trail, Algebra Drive, and Mckissick Lane, subject to compliance with the conditions listed in the docket.

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

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

Against: 0
Absent: 0
Vacancy: 0

*out of the room, shown voting in favor

Speakers: None

(3) S167-094

Motion: It was moved to **approve** an application to replat a 3.907-acre tract of land containing all of Lots 3 through 8 in City Block A/1991 into one lot on property located on Henderson Avenue at Manett Street, southwest corner, subject to compliance with the conditions listed in the docket.

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

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

Against: 0
Absent: 0
Vacancy: 0

*out of the room, shown voting in favor

Speakers: None

(4) S167-095

Motion: It was moved to **approve** an application to create one 46.672-acre and one 13.803-acre lots from a 60.47-acre tract of land on property located on FM 740 south of Saddle Club Drive in Kaufman County, subject to compliance with the conditions listed in the docket.

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

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

Against: 0
Absent: 0
Vacancy: 0

*out of the room, shown voting in favor

Speakers: None

(5) S167-097

Motion: It was moved to **approve** an application to replat 37.1-acre tract of land containing all of Lots 2 through 5 and common area A and B in City Block E/2367 into 11 lots ranging in size from 0.313-acre to 2.656-acre on property located on Mockingbird Lane at Maple Avenue, southwest corner, subject to compliance with the conditions listed in the docket.

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

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

Against: 0
Absent: 0
Vacancy: 0

*out of the room, shown voting in favor

Speakers: None

(6) S167-099

Motion: It was moved to **approve** an application to replat a 0.797-acre tract of land containing all of Lot 24 in City Block C/1990 and all of Lots 4 through 6 in City Block 9/696 to create one lot on property located on Bennett Avenue, northwest of Fuqua, subject to compliance with the conditions listed in the docket.

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

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

Against: 0
Absent: 0
Vacancy: 0

*out of the room, shown voting in favor

Speakers: None

(7) **S167-102**

Motion: It was moved to **approve** an application to create a 7.374-acre lot from tracts of land in City Block 7770 on property located on Ferguson Road at Barnes Bridge Road, northeast corner, subject to compliance with the conditions listed in the docket.

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

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

Against: 0
Absent: 0
Vacancy: 0

*out of the room, shown voting in favor

Speakers: None

(8) **S167-103**

Motion: It was moved to **approve** an application to replat a 1.826-acre tract of land containing all of Lots 1 through 6, and part of Lots 7 and 8 in City Block 10/2471; all of Lots 1 through 6 and part of Lots 7 through 12 in City Block 5/2459; and all of an abandoned 15-foot alley, to create a 27 lot Shared Access Development and one Common Area on property located on Holland Avenue between Wheeler Street and Mahanna Street, subject to compliance with the conditions listed in the docket with Conditions #21 and #32 deleted.

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

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

Against: 0
Absent: 0
Vacancy: 0

*out of the room, shown voting in favor

Speakers: None

(9) **S167-104**

Motion: It was moved to **approve** an application to replat a 1.240-acre tract of land containing all of Lots 9 through 11, and part of Lots 7, 8, and 12 in City Block 10/2471; part of Lots 7 through 12 in City Block 5/2459; and an abandoned portion of Gilbert Avenue, to create a 26 lot Shared Access Development on property located on Gilbert Avenue between Wheeler Street and Mahanna Street, subject to compliance with the conditions listed in the docket with Conditions #21 and #32 deleted.

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

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

Against: 0
Absent: 0
Vacancy: 0

*out of the room, shown voting in favor

Speakers: None

(10) **S167-105**

Motion: It was moved to **approve** an application to replat a 1.930-acre tract of land containing all of Lots 25 through 30, all of Lots 46 through 48, Lot 43B in City Block 14/717 and part of an abandon 20-Foot alley to create one lot on property located on McKell Street at San Jacinto Street, southeast corner, subject to compliance with the conditions listed in the docket.

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

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

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

Speakers: None

(11) **S167-106**

Motion: It was moved to **approve** an application to create a 6.480-acre lot from tracts of land in City Block 6626 on property located on R.L. Thornton Freeway (Interstate Highway No. 35E), north of Millett Drive, subject to compliance with the conditions listed in the docket.

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

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

Against: 0
Absent: 0
Vacancy: 0

*out of the room, shown voting in favor

Speakers: None

(12) **S167-107**

Motion: It was moved to **approve** an application to create a 7.20-acre lot from tracts of land in City Block 7920 on property located on Plantation Road at Wyche Boulevard, southwest corner, subject to compliance with the conditions listed in the docket.

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

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

Against: 0
Absent: 0
Vacancy: 0

*out of the room, shown voting in favor

Speakers: None

Building Line Removal:

(13) **S167-098**

Building Line Removal Motion: It was moved to **approve** an application to reduce a portion of the existing platted 50 foot building line along Northwest Highway (Loop 12) to 42 feet with the finding of fact that reduction of the platted building line will not require a minimum front, side, or rear yard setback line less than required by the zoning regulation; be contrary to the public interest; adversely affect neighboring properties; or adversely affect the plan for the orderly development of the subdivision on property located on Northwest Highway (Loop 12) at Inwood Road, northwest corner.

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

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

Against: 0
Absent: 0
Vacancy: 0

Replat Motion: It was moved to **approve** an application to replat all of Lot 7 in City Block 12A/5585 on property located on Northwest Highway (Loop 12) at Inwood Road, northwest corner, subject to compliance with the conditions listed in the docket.

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

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

Against: 0
Absent: 0
Vacancy: 0

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

Residential Replat:

(14) **S167-096**

Motion: It was moved to **approve** an application to replat a 3.554-acre tract of land containing all of Lots 1 and 2 in City Block C/5534 to create one 1.538-acre lot and one 2.014-acre lot on property located on Catina Lane at Lennox Lane, southwest corner, subject to compliance with the conditions listed in the docket.

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

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

Against: 0
Absent: 0
Vacancy: 0

Notices: Area: 200 Mailed: 13
Replies: For: 2 Against: 1

Speakers: None

(15) **S167-100**

Motion: It was moved to **approve** an application to replat a 2.398-acre tract of land containing all of Lots 39A, 58, and part of Lot 57 in City Block 6784 into one 1.014-acre lot and one 1.385-acre lot on property located on Military Parkway between Pruitt Avenue and Cypress Avenue, subject to compliance with the conditions listed in the docket.

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

For: 15 - Anglin, Rieves, Houston, Davis, Shidid,
Anantasomboon, Haney*, Mack, 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: 21
Replies: For: 0 Against: 0

Speakers: For: Cornell Milas 3726 Pruitt Ave., Dallas, TX, 75227
Against: None

Certificates of Appropriateness for Signs:

1701090020

Planner: Sharon Hurd

Motion: It was moved to **approve** a Certificate of Appropriateness by Jeremy Johnson of Parkerson ACME Sign Co., LLC, for a 22-square-foot lower projecting attached sign at 1512 Commerce Street (north elevation).

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

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

Against: 0
Absent: 0
Vacancy: 0

*out of the room, shown voting in favor

Speakers: None

1701180019

Planner: Sharon Hurd

Motion: It was moved to **approve** a Certificate of Appropriateness by Mindy McMorris of Artografx, Inc., for a 210-square-foot attached sign at 1920 McKinney Avenue (north elevation) with a modification to raise the sign by 5 feet.

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

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

Against: 0
Absent: 0
Vacancy: 0

*out of the room, shown voting in favor

Speakers: None

Miscellaneous Items:

M167-009

Planner: Sharon Hurd

Motion: It was moved to **approve** a minor amendment to the development plan on property zoned Tract 2 of Planned Development District No. 508, on the southwest corner of Bickers Street and North Hampton Road.

Maker: Anantasomboon
Second: Schultz
Result: Carried: 15 to 0

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

Against: 0
Absent: 0
Vacancy: 0

*out of the room, shown voting in favor

Speakers: None

M167-011

Planner: Sharon Hurd

Motion: It was moved to **approve** a minor amendment to the site/landscape plan for Specific Use Permit No. 1551 for a utility or government installation other than listed for an animal shelter with outside runs on property zoned an IR Industrial Research District on the northeast corner on Interstate Highway 30 and Westmoreland Avenue.

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

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

Against: 0
Absent: 0
Vacancy: 0

*out of the room, shown voting in favor

Speakers: None

M167-019

Planner: Pamela Daniel

Motion: It was moved to **approve** a minor amendment to the site/landscape plan for Specific Use Permit No. 1200 for a Public School on property zoned an R-7.5(A) Single Family District, on the northeast corner of Campbell Road and Richwater Drive.

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

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

Against: 0
Absent: 0
Vacancy: 0

Speakers: None

Thoroughfare Plan Amendments:

Commerce Street from Houston Street to Cesar Chavez Boulevard; Akard Street between Jackson Street and Wood Street; Akard Street from Wood Street to Young Street; Jackson Street between Field Street and 350 feet west of Lane Street; Jackson Street from 350 feet west of Lane Street to Cesar Chavez Boulevard; and Wood Street from Griffin Street to Pearl Expressway

Planner: Tanya Brooks

Motion: It was moved to recommend **approval** of amendments to the City of Dallas Central Business District Streets and Vehicular Circulation Plan to change the operational characteristics of: (1) Commerce Street from Houston Street to Ervay Street from a four-lane eastbound roadway in 80 feet of right-of-way to a three-lane eastbound roadway in 80 feet of right-of-way; (2) delete Akard Street between Jackson Street and Wood Street; (3) change the operational characteristics of Akard Street from Wood Street to Young Street from a three-lane southbound roadway in 61-74 feet of right-of-way to a one-lane northbound and one-lane southbound roadway in 61-74 feet of right-of-way; (4) delete Jackson Street between Field Street and 350 feet west of Lane Street; (5) change the operational characteristics of Jackson Street from 350 feet west of Lane Street to Ervay Street from a three-lane westbound roadway in 50-70 feet of right-of-way to a one-lane westbound and one-lane eastbound roadway in 50-70 feet of right-of-way; (6) change the operational characteristics of Wood Street from Griffin Street to Pearl Expressway from a three-lane eastbound roadway in 45-80 feet of right-of-way to a one-lane westbound and one-lane eastbound roadway in 45-80 feet of right-of-way; and maintaining the one-way westbound on Jackson Street between Field Street and AT&T parking garage entrance/exit and create a one-way southbound slip road on Browder Street between Jackson Street and Wood Street

Maker: Davis
Second: Anantasomboon
Result: Carried: 10 to 1

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

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

Speakers: For: Russ McFadden, 208 S. Akard St., Dallas, TX, 75202
Kip Strauss, 13012 Ash Ln., Leawood, Kansas, 66209
Michael R. Coker, 3111 Canton St., Dallas, TX, 75226
Craig Smith, 1800 Main St., Dallas, TX, 75201
Kourtney Garrett, 2123 Canton St., Dallas, TX, 75201
Jeff Byron, 1618 Main St., Dallas, TX, 75201
Tim Brennan, 12225 Greenville Ave., Dallas, TX, 75243
Against: Ralph Graham, 2120 Commerce St., Dallas, TX, 75201
Brett Clark, 2105 Commerce St., Dallas, TX, 75201

Zoning Cases – Consent:

1. **Z156-348(AR)**

Planner: Andrew Ruegg

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 side of Garland Road, north of Alvin Street.

Maker: Jung
Second: Davis
Result: Carried: 15 to 0

For: 15 - Anglin, Rieves, Houston*, Davis, Shidid,
Anantasomboon, Haney, Mack, 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: For (Did not speak): Pamela Craig, 400 S. Zang Blvd., Dallas, TX, 75208
Against: None

2. Z167-157(KK)

Planner: Kiesha Kay

Motion: It was moved to recommend **approval** of a P(A) Parking District, subject to a site plan on property zoned an R-7.5(A) Single Family District and a portion of Planned Development District No. 136, on the north side of Culver Street, west of Beeman Avenue.

Maker: Jung
Second: Davis
Result: Carried: 15 to 0

For: 15 - Anglin, Rieves, Houston*, Davis, Shidid, Anantasomboon, Haney, Mack, 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: 45
Replies: For: 3 Against: 0

Speakers: None

3. Z156-273(OTH)

Planner: Olga Torres Holyoak

Note: The Commission considered this item individually.

Motion: It was moved to recommend **approval** of a Specific Use Permit for the placement of fill material for a three-year period, subject to an operations plan and conditions on property zoned an A(A) Agricultural District and R-10(A) Single Family District on the east side of Haymarket Road, south of LBJ Freeway.

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

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

Against: 0
Absent: 1 - Haney
Vacancy: 0
Conflict: 1 - Mack

*out of the room, shown voting in favor

Notices: Area: 500 Mailed: 76
Replies: For: 3 Against: 1

Speakers: None

Note: Upon the conclusion of agenda item #3, Z167-273(OTH) the Commission returned to the regular order of the agenda and heard Zoning Cases – Under Advisement items next, beginning with agenda item, #6 Z145-157(WE).

4. Z156-301(OTH)

Planner: Olga Torres Holyoak

Motion: In considering an application for a P(A) Parking District on property zoned an R-5(A) Single Family District on the north side of Life Avenue, east of Puget Street, it was moved to **hold** this case under advisement until April 6, 2017.

Maker: Jung
Second: Davis
Result: Carried: 15 to 0

For: 15 - Anglin, Rieves, Houston*, Davis, Shidid, Anantasomboon, Haney, Mack, 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: 30
Replies: For: 0 Against: 0

Speakers: None

5. Z156-277(WE)

Planner: Warren Ellis

Motion: It was moved to recommend **approval** of a CR Community Retail District with deed restrictions volunteered by the applicant, subject to revised deed restrictions volunteered by the applicant with a modification to change the word “west” to “east” under Additional Conditions, (2) on property zoned an R-7.5(A) Single Family District on the northeast corner of North Prairie Creek Road and Scyene Road.

Maker: Jung
Second: Davis
Result: Carried: 15 to 0

For: 15 - Anglin, Rieves, Houston*, Davis, Shidid,
Anantasomboon, Haney, Mack, 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: 29
Replies: For: 3 Against: 0

Speakers: For (Did not speak): Kent Carter, 8344 E. R.L. Thornton Fwy., Dallas, TX, 75228
Against: None

Note: Upon the conclusion of the Consent agenda items; the Commission heard agenda item #3, Z156-273(OTH) next.

Zoning Cases – Under Advisement:

6. **Z145-157(WE)**

Planner: Warren Ellis

Motion: In considering an application to amend and expand Planned Development District No. 400 for R-16(A) Single Family District and private school uses on property zoned an R-16(A) Single Family District and Planned Development District No. 400 on the west line of Midway Road, north of South Better Drive, it was moved to **hold** this case under advisement until April 6, 2017, and to instruct staff to: 1) request the applicant to submit revised traffic management and landscape buffer plans; 2) draft language in the Planned Development to allow use of the stadium field, and pre-elementary play area on the Property by Specific Use Permit only. The Specific Use Permit provides a means for developing certain uses, in a manner in which the specific use will be consistent with the character of the neighborhood. The proposed specific Use Permit must ensure that the Stadium Field and Pre-elementary play field uses will be compatible with the surrounding neighborhood, contribute to, enhance, or promote the welfare of the area of request and adjacent properties, not be detrimental to the public health, safety, or general welfare and conform in all other respects to all applicable zoning regulations and standards; 3) draft conditions for a Specific Use Permit for the stadium field, and pre-elementary play area; and 4) re-notice and re-advertise this case to include a Specific Use Permit for the stadium field, and pre-elementary play area.

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: 500 Mailed: 231
Replies: For: 20 Against: 49

Speakers: None

7. Z167-164(WE)

Planner: Warren Ellis

Motion: It was moved to recommend **approval** of a Specific Use Permit for an alcoholic beverage establishment limited to a bar, lounge or tavern and a private club-bar for a three-year period with eligibility for automatic renewals for additional five-year periods, subject to a site plan and revised applicant's conditions with the following additional modifications: 1) Remove Condition #5 that reads: "5. OUTSIDE SPEAKERS: Outside speakers are prohibited.", 2) Limit Outside seating to the approved patio area located immediately adjacent to the north façade of the bar/tavern/lounge permitted by the Specific Use Permit (33 ft. x 363 sq. ft.), 3) Install Outside speaker more than 6 feet, and less than 40 feet from the eastern boundary of the Tyler Street right-of-way, install in a direct downward orientation (facing the ground), and turn off speakers from 10:00 p.m. each evening until 11:00 a.m., of the following day on property zoned Subdistrict 6 (Davis Corridor) within Planned Development District No. 830, on the east side of North Tyler Street, between Fouraker Street and West Davis Street.

Maker: Anglin
Second: Houston
Result: Carried: 10 to 3

For: 10 - Anglin, Houston*, Davis, Shidid,
Anantasomboon, Mack, Housewright, Peadon,
Murphy, Tarpley

Against: 3 - Rieves, Jung, Ridley
Absent: 1 - Haney
Vacancy: 0
Abstained: 1 - Schultz**

*out of the room, shown voting in favor

**abstained from voting, due to bus tour requirement

Notices: Area: 200 Mailed: 19

Replies: For: 15 Against: 1

Speakers: For: David Spence, 408 W. 8th St., Dallas, TX, 75208
Branden Hays, 4403 Cole Ave., Dallas, TX, 75205
Santos Martinez, 900 Jackson St., Dallas, TX, 75202
Lisa Benskin, 639 Turner Ave., Dallas, TX, 75208
For (Did not speak): Phillip Schanbaum, 2728 Cedar Springs Rd., Dallas, TX, 75201
Against: Pam Conley, P.O. Box 5212, Dallas, TX, 75208
Randall Richins, 825 Elsbeth Ave., Dallas, TX, 75208

8. Z167-138(SM)

Planner: Sarah May

Motion: In consider an application to renew Specific Use Permit No. 2138 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-D-1 Community Retail District with a D-1 Liquor Control Overlay on the south side of Military Parkway, between Scottsdale Drive and McNeil Street, it was moved to **hold** this case under advisement until April 6, 2017.

Maker: Shidid
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

*out of the room, shown voting in favor

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

Speakers: For: None
FOR (Did not speak): Pamela Craig, 400 S. Zang Blvd., Dallas, TX, 75208
Against: None

9. Z156-360(PD)

Planner: Pamela Daniel

Motion: It was moved to recommend **approval** of a Specific Use Permit for a motor vehicle fueling station for a five-year period with eligibility for automatic renewals for additional five-year periods, subject to a site plan, landscape plan and conditions on property zoned an NS(A)-D-1 Neighborhood Service District with a D-1 Liquor Control Overlay on the west corner of Buckner Boulevard and St. Francis Avenue.

Maker: Mack
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: 28
Replies: For: 1 Against: 5

Speakers: For: Daniel Wood, 5137 Colter Way, Dallas, TX, 75227
For (Did not speak): Shazeb Daredia, 8088 Park Ln., Dallas, TX, 75231
Against: None

10. **Z156-334(OTH)**

Planner: Olga Torres Holyoak

Motion: It was moved to recommend **approval** of a Planned Development District for R-7.5(A) Single Family District uses and a child-care facility, subject to a revised development plan and revised conditions (as briefed 2/16/2017) with the following changes: 1) Child-care facility maximum floor area of 14,000 square feet; 2) Child-care facility maximum height of 35 feet, measured to the highest point of the structure. One ornamental cupola or dome allowed to exceed the maximum height by four feet; 3) Screening for parking must be a minimum height of three feet. Screening of parking required along Inwood Road, Oriole Drive, and the northern Property boundary; 4) One small load space must be provided; 5) Screening of on-ground mechanical equipment is required through the use of evergreen shrubs with a minimum height of three feet; 6) Evergreen shrubs capable of obtaining a solid appearance and a minimum height of six feet within 24 months must be planted and maintained along western and northern boundary between the property line and the fence. Evergreen screening under this provision is not required in the front yard; 7) Maximum enrollment for the child-care facility is 200 children. Maximum enrollment for after school programs is limited to 22 children; 8) Hours of Operation: Child-care facility may only operate from 6:30 a.m. to 6:30 p.m., Monday through Friday. After hours activities are prohibited; 9) At least 30 days before filing with the city any application for a zoning change; an amendment to the development plan; or an application to the Board of Adjustment for a variance or special exception; The applicant must submit a copy of the application to the Bordeaux Village Association to President Bordeaux Village Homeowners Association, 6310 Bordeaux Avenue, Dallas, Texas 75209; 10) Any bus and van used by the child-care facility and parked on the Property overnight must be parked a minimum of 60 feet north of Oriole Drive; and 11) Minimum front yard setback of 20 feet on Oriole Drive. On the southwest corner of the development plan to reflect 20 feet; and **approval** of the repealing of Specific Use Permit No. 597 for a day nursery on property zoned an R-7.5(A) Single Family District, on the northwest corner of Inwood Road and Oriole Drive.

Maker: Rieves
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

*out of the room, shown voting in favor

Notices: Area: 500 Mailed: 248
Replies: For: 8 Against: 7

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

Zoning Cases – Individual:

11. Z156-255(OTH)

Planner: Olga Torres Holyoak

Motion: It was moved to recommend **approval** of a Planned Development District for RR Regional Retail District uses and multifamily use by right, subject to deed restrictions volunteered by the applicant, a revised conceptual plan, a monument sign exhibit, and applicant's revised conditions with the following changes: 1) In Section 104, add reference to a monument sign exhibit; 2) In Section 109(a)(4), follow staff's recommendation conditions for projections, with corrected numbering (A) through (F); 3) In Section 109(d), follow staff's recommendation limiting the basic height to 54 feet in subsection 1, correct the applicant's requested maximum height for multifamily or mixed use structures to 90 feet, change condition 5 to read: "No non-residential structure above 45 feet is allowed within 100 feet of the northern boundary of the property."; and add condition 6 to read: "If any portion of a structure is over 26 feet in height, that portion may not be located above a residential proximity slope. Except for chimneys, structures listed in Section 51A-4.408(a) (2) may project through the slope to a height not to exceed that maximum structure height, or 12 feet above the slope, whichever is less. Chimney's may project through the slope to a maximum structure height 12 feet above the slope and 12 feet above the maximum structure height."; 4) In Section 110(b), change 75,000 square feet to 100,000 square feet both times it appears; 5) In Section 110(d), change the applicant's proposed maximum parking lot section size from 225 parking spaces to 200 parking spaces, correct the applicant's request by adding back "Pedestrian pathways with a minimum width of five feet" as a means of dividing the parking lot, and delete that last sentence as

superfluous; 6) In Section 113(c) change the height of the Northwest Highway sign to 35 feet, change the last sentence to read: "Maximum advertising area is limited to 450 square feet for the monument sign along Northwest Highway and 375 square feet for the monument sign along Abrams Road, as shown on the attached monument sign exhibit," add a sentence to read: "Monument signs shall be set at least 20 feet along Northwest Highway and at least 10 feet along Abrams Road, and are limited to the two signs and locations shown on the conceptual plan."; and **approval** of the termination of existing deed restrictions on property zoned an RR Regional Retail District with deed restrictions on the northwest corner of Abrams Road and Northwest Highway.

Maker: Jung
Second: Houston
Result: Carried: 9 to 3

For: 9 - Rieves, Houston, Davis, Shidid,
Anantasomboon, Jung, Peadon, Murphy,
Tarpley

Against: 3 - Anglin, Housewright, Schultz
Absent: 2 - Haney, Mack
Vacancy: 0
Conflict: 1 - Ridley

Notices: Area: 500 Mailed: 175
Replies: For: 2 Against: 0

Speakers: For: Dallas Cothrum, 900 Jackson St., Dallas, TX, 75202
Karl Crawley, 900 Jackson St., Dallas, TX, 75202
Against (Did not speak): Carlota Robinson, 6108 Abrams Rd., Dallas, TX, 75231

12. Z167-131(OTH)

Planner: Olga Torres Holyoak

Motion: In considering an application for a Planned Development Subdistrict for O-2 Subdistrict and a restaurant by right and to reduce 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, it was moved to **hold** this case under advisement until March 16, 2017, and to instruct staff to re-advertise.

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

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

Against: 0
Absent: 2 - Haney, Mack
Vacancy: 0

Notices: Area: 500 Mailed: 98
Replies: For: 1 Against: 0

Speakers: For: Rob Baldwin, 3904 Elm St., Dallas, TX, 75226
Against: Nancy Allen, 2801 Turtle Creek Blvd., Dallas, TX, 75219

Other Matters

Minutes

Motion: It was moved to **approve** the minutes of the February 16, 2017, City Plan Commission meeting, subject to corrections.

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

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

Against: 0
Absent: 2 - Haney, Mack
Vacancy: 0

Adjournment

Motion: It was moved to **adjourn** the March 2, 2017, City Plan Commission meeting at 6:14 p.m.

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

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

Against: 0
Absent: 2 - Haney, Mack
Vacancy: 0

Gloria Tarpley, Chair