

PLAN COMMISSION MINUTES

The City Plan Commission held a regular Zoning Hearing on March 3, 2016, with the briefing starting at 10:40 a.m., in Room 5ES and the public hearing at 1:34 p.m., in the City Council Chambers of City Hall. Presiding were Gloria Tarpley, Chair and, Matt Houston, Acting Vice-Chair. The following Commissioners were present during the hearing: Mike Anglin, Neil Emmons, Jarred Davis, Tony Shidid, Jed Anantasomboon, Corwin Haney, P. Michael Jung, Tipton Housewright, Jaynie Schultz, Carolyn "Cookie" Peadon, Margot Murphy and Paul E. Ridley. The following Commissioner was absent from this hearing as defined in the City Plan Commission rules: Robert Abtahi. 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: Paul Nelson

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) **S156-101**

Motion: It was moved to **approve** an application to replat a 7.2179-acre tract of land to create one lot from the remainder of Lots 1, 2, and a portion of Lot 4 in City Block 2/8059 on property fronting on Bekay Street, east of Plano Road, subject to compliance with the conditions listed in the docket.

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

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

Against: 0
Absent: 1 - Abtahi
Vacancy: 0

Speakers: None

(2) S156-103

Motion: It was moved to **approve** an application to create two 0.044-acre lots from a 0.0878-acre tract of land in City Block A/500 on property located on Carmel Street at Skiles Street, subject to compliance with the conditions listed in the docket.

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

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

Against: 0
Absent: 1 - Abtahi
Vacancy: 0

Speakers: None

(3) S156-106

Motion: It was moved to **approve** an application to create a seven lot residential subdivision with lots ranging in size from 0.172-acre to 0.202-acre from a 1.318-acre tract of land containing part of City Block 7188 on property located on Fannie Street, southwest of Chalk Hill Road, subject to compliance with the conditions listed in the docket.

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

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

Against: 0
Absent: 1 - Abtahi
Vacancy: 0

Speakers: None

(4) S156-107

Motion: It was moved to **approve** an application to replat a 0.9433-acre lot from a tract of land containing all of Lots 1A, 3A, 9, and part of Lot 7 in City Block 9/994 to create one lot on property located on Maple Avenue between Carlisle Street and Wolf Street, subject to compliance with the conditions listed in the docket.

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

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

Against: 0
Absent: 1 - Abtahi
Vacancy: 0

Speakers: None

(5) S156-108

Motion: It was moved to **approve** an application to replat a 0.954-acre tract of land containing all of Lots 6A and 9A in City Block 12/3136 and a portion of Zang Boulevard to be abandoned to create one lot on property located on Davis Street and Seventh Street, west of Zang Boulevard, subject to compliance with the conditions listed in the docket.

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

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

Against: 0
Absent: 1 - Abtahi
Vacancy: 0

Speakers: None

(6) S156-109

Motion: It was moved to **approve** an application to create one 13.289-acre lot from a tract of land in City Block 7754 on Churchill Way between Coit Road and North Central Expressway (US Highway 75), subject to compliance with the conditions listed in the docket.

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

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

Against: 0
Absent: 1 - Abtahi
Vacancy: 0

Speakers: None

(7) S156-111

Motion: It was moved to **approve** an application to create a 6.557-acre lot from a tract of land containing part of City Block 5372 on property located on Monterrey Drive between Farola Drive and Itasca Drive, subject to compliance with the conditions listed in the docket.

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

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

Against: 0
Absent: 1 - Abtahi
Vacancy: 0

Speakers: None

(8) **S156-112**

Motion: It was moved to **approve** an application to create one 7.897-acre lot from a tract of land containing all of City Block 2977 on property located on Hillbrook Street, Sondra Drive, and Wendover Road, subject to compliance with the conditions listed in the docket.

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

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

Against: 0
Absent: 1 - Abtahi
Vacancy: 0

Speakers: None

(9) **S156-113**

Motion: It was moved to **approve** an application to replat a 3.2178-acre tract of land containing all of Lots 1, 2, and 4 in City Block D/1998 to create one lot on property located on Alpha Road at Preston Road, northeast corner, subject to compliance with the conditions listed in the docket.

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

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

Against: 0
Absent: 1 - Abtahi
Vacancy: 0

Speakers: None

(10) **S156-114**

Motion: It was moved to **approve** an application to create one 0.634-acre lot from a tract of land containing part of City Block 7058 on property located at 2430 Highland Road, southeast of Bar-X Street, subject to compliance with the conditions listed in the docket.

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

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

Against: 0
Absent: 1 - Abtahi
Vacancy: 0

Speakers: None

(11) **S156-116**

Motion: It was moved to **approve** an application to create one 3.866-acre lot, and one 8.5571-acre lot from a 12.4436-acre tract of land in City Block 8467 on property located on Ranch Trail east of Cypress Waters Boulevard, subject to compliance with the conditions listed in the docket.

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

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

Against: 0
Absent: 1 - Abtahi
Vacancy: 0

Speakers: None

Residential Replats:

(12) **S156-104**

Motion: It was moved to **approve** an application to replat a 0.469-acre tract of land containing Lots 5, 6, 7, and 8 and alley abandonments in City Block 19/4280 to create one 7,718-square foot (0.177-acre) acre lot, and one 12,738 square foot (0.292-acre) on property located on Brunner Avenue at Balboa Drive, subject to compliance with the conditions listed in the docket.

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

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

Against: 0
Absent: 1 - Abtahi
Vacancy: 0

Notices: Area: 200 Mailed: 36
Replies: For: 0 Against: 1

Speakers: For (Did not speak): Paul Escobar, 1717 Arts Plaza, Dallas, TX, 75201
Against: None

(13) **S156-117**

Motion: It was moved to **approve** an application to replat a 0.235-acre tract of land containing all of Lot 5 in City Block D/1998 into one 3,695-square foot lot and one 6,525-square foot lot, on property located at 5001 Alcott Street at Lee Street, northwest corner, subject to compliance with the conditions listed in the docket.

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

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

Against: 0
Absent: 1 - Abtahi
Vacancy: 0

Notices: Area: 200 Mailed: 41
Replies: For: 1 Against: 0

Speakers: For (Did not speak): Mark Weatherford, 3811 Pine Tree Court, Dallas, TX, 75206
Against: None

Miscellaneous Docket:

M156-009

Planner: Danielle R. Lerma

Motion: It was moved to **approve** a minor amendment to the development plan for Tract 5 within Planned Development District No. 508 on the south line of Canada Drive, east of Bosque Avenue.

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

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

Against: 0
Absent: 1 - Abtahi
Vacancy: 0

*out of the room, shown voting in favor

Speakers: None

M156-010

Planner: Danielle R. Lerma

Motion: It was moved to **approve** a minor amendment to the development and landscape plans on property zoned Planned Development District No. 260, Tracts 4, 4A and 5, at the southwest corner of Glen America Drive and North Central Expressway Service Road.

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

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

Against: 0
Absent: 1 - Abtahi
Vacancy: 0

*out of the room, shown voting in favor

Speakers: None

Miscellaneous Docket – Under Advisement:

M156-012

Planner: Danielle R. Lerma

Motion: It was moved to **approve** a minor amendment to the development and landscape plans for Planned Development District No. 758, Subarea C, at the southeast corner of Skillman Street and Walnut Hill Lane.

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

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

Against: 0
Absent: 1 - Abtahi
Vacancy: 0

*out of the room, shown voting in favor

Speakers: None

Certificates of Appropriateness for Signs:

1511180017

Planner: Laura Evans

Motion: It was moved to **approve** a Certificate of Appropriateness by Terry Hodge of Accent Graphics, Inc. for an 89 square-foot lower level attached sign at 1201 Main Street (south elevation).

Maker: Ridley
Second: Shidid

Result: Carried: 14 to 0

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

Against: 0
Absent: 1 - Abtahi
Vacancy: 0

*out of the room, shown voting in favor

Speakers: None

1511180018

Planner: Laura Evans

Motion: It was moved to **approve** a Certificate of Appropriateness by Terry Hodge of Accent Graphics, Inc. for an 89 square-foot lower level attached sign at 1201 Main Street (north elevation).

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

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

Against: 0
Absent: 1 - Abtahi
Vacancy: 0

*out of the room, shown voting in favor

Speakers: None

Thoroughfare Plan Amendments:

Knox Street from Travis Street to McKinney Avenue

Planner: Tanya Brooks

Motion: In considering an amendment to the City of Dallas Thoroughfare Plan to change the dimensional classification of Knox Street from Travis Street to McKinney Avenue from a four-lane undivided (M-4-U) roadway within 60 feet of right-of-way to a special three-lane undivided (SPCL 3U) roadway within 60 feet of right-of-way, it was moved to **hold** this case under advisement until May 19, 2016.

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

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

Against: 0
Absent: 1 - Abtahi
Vacancy: 0

Speakers: None

Zoning Cases – Consent:

1. **Z156-181(WE)**

Planner: Warren Ellis

Note: The Commission considered this item individually.

Motion: It was moved to recommend **approval** of a Specific Use Permit for a vehicle display, sales and service for a five-year period with eligibility for automatic renewals for additional five-year periods, subject to a site plan and revised conditions to include a provision limiting operation to automobile rental on property zoned Subdistrict 5 of Planned Development District No. 714, the West Commerce Street/Fort Worth Avenue Special Purpose District, on the south side of Fort Worth Avenue, east of North Westmoreland Road.

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

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

Against: 0
Absent: 1 - Abtahi
Vacancy: 0
Conflict: 1 - Jung

Notices: Area: 300 Mailed: 41
Replies: For: 1 Against: 0

Speakers: For (Did not speak): Jeff Wagner, P.O. Box 612707, Dallas, TX, 75261
Against: None

Note: The Commission returned to the regular order of the agenda and heard Agenda Item #6 Z145-366(SM) next.

2. Z156-175(OTH)

Planner: Olga Torres Holyoak

Motion: It was moved to recommend **approval** of a GO(A) General Office District on property zoned an MO-2 Mid-range Office District on the east side of Preston Road, south of Frankford Road.

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

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

Against: 0
Absent: 1 - Abtahi
Vacancy: 0

Notices: Area: 400 Mailed: 32
Replies: For: 1 Against: 0

Speakers: None

3. Z156-178(OTH)

Planner: Olga Torres Holyoak

Motion: It was moved to recommend **approval** of an IR Industrial/Research District on property zoned an A(A) Agricultural District on the southeast corner of West Kiest Boulevard and Ledbetter Drive.

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

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

Against: 0
Absent: 1 - Abtahi
Vacancy: 0

Notices: Area: 300 Mailed: 7
Replies: For: 1 Against: 0

Speakers: None

4. Z156-180(OTH)

Planner: Olga Torres Holyoak

Motion: It was moved to recommend **approval** of an MU-1 Mixed Use District on property zoned an IR Industrial/Research District on the south side of Farrington Street, east of Crampton Street.

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

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

Against: 0
Absent: 1 - Abtahi
Vacancy: 0

Notices: Area: 200 Mailed: 24
Replies: For: 3 Against: 0

Speakers: None

5. Z156-174(SM)

Planner: Sarah May

Motion: In considering an application for a Specific Use Permit for private school and to repeal Specific Use Permit No. 67 for a church recreation center on property zoned an R-7.5(A) Single Family District on the northwest corner of Lyndon B. Johnson Freeway and Blossomheath Lane, it was moved to **hold** this case under advisement until April 7, 2016.

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

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

Against: 0
Absent: 1 - Abtahi
Vacancy: 0

Notices: Area: 400 Mailed: 52
Replies: For: 1 Against: 0

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

Note: The Commission heard Agenda Item #1 Z156-181(WE) next.

Zoning Cases – Under Advisement:

6. Z145-366(SM)

Planner: Sarah May

Motion: It was moved to recommend **approval** of a Planned Development District for A(A) Agricultural District, IR Industrial/Research District, and utility and public service uses, subject to a conceptual plan, development plan and conditions on property zoned an A(A) Agricultural District south of Belt Line Road and west of South Northlake Road.

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

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

Against: 0
Absent: 1 - Abtahi
Vacancy: 0

Notices: Area: 500 Mailed: 17
Replies: For: 8 Against: 0

Speakers: For (Did not speak): Dallas Cothrum, 900 Jackson St., Dallas, TX, 75202
Robert Hager, 1800 Ross Tower, Dallas, TX, 75201
Against: None

7. Z156-118(SM)

Planner: Sarah May

Motion: It was moved to recommend **approval** of a Specific Use Permit for a private school for a five-year period with eligibility for automatic renewals for additional ten-year periods, subject to a site plan, traffic management plan, and conditions on property zoned a CR Community Retail District with a D Liquor Control Overlay on the west corner of East Grand Avenue and Shadyside Lane.

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

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

Against: 0
Absent: 1 - Abtahi
Vacancy: 0

Notices: Area: 300 Mailed: 27
Replies: For: 1 Against: 0

Speakers: None

8. Z156-137(SM)

Planner: Sarah May

Motion: In considering an application for an amendment to Planned Development District No. 696 on property bound by Welch Road, Rickover Drive, Crestline Avenue, and Ridgeside Drive, it was moved to **hold** this case under advisement until March 17, 2016.

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

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

Against: 0
Absent: 1 - Abtahi
Vacancy: 0

Notices: Area: 500 Mailed: 162
Replies: For: 11 Against: 16

Speakers: None

9. Z156-153(SM)

Planner: Sarah May

Motion: In considering an application for a Planned Development District for LO-1 Limited Office District and animal shelter or clinic with outside runs uses on property zoned an LO-1 Limited Office District on the southeast corner of Sexton Lane and Midway Road, it was moved to **hold** this case under advisement until March 17, 2016.

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

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

Against: 0
Absent: 1 - Abtahi
Vacancy: 0

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

Speakers: None

10. Z156-123(LHS)

Planner: LaShondra Holmes Stringfellow

Motion: It was moved to recommend **approval** of a Specific Use Permit for an adult day care facility and to repeal Specific Use Permit No. 1669 for a foster home 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 an R-7.5(A) Single Family District on the east side of Manitoba Avenue, north of Red Wing Drive.

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

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

Against: 0
Absent: 1 - Abtahi
Vacancy: 0

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

Speakers: For: Marquita Pritchett-Doss, 9413 Sandyland Blvd., Dallas, TX, 75217
Against: None

11. 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 March 17, 2016.

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

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

Against: 0
Absent: 1 - Abtahi
Vacancy: 0

Notices: Area: 500 Mailed: 217
Replies: For: 3 Against: 59

Speakers: None

12. Z156-103(OTH)

Planner: Olga Torres Holyoak

Motion: It was moved to recommend **approval** of the renewal of Specific Use Permit No. 1863 for the sale of alcoholic beverages in conjunction with a general merchandise or food store 3,500 square feet or less for a two-year period, subject to conditions on property zoned a CR Community Retail District with a D-1 Liquor Control Overlay on the north side of Scyene Road, west of North Jim Miller Road.

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

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

Against: 0
Absent: 1 - Abtahi
Vacancy: 0

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

Speakers: For (Did not speak): Jason Marshall, 302 N. Market St., Dallas, TX, 75202
Against: None

13. **Z156-135(OTH)**

Planner: Olga Torres Holyoak

Motion: In considering an application for an R-5(A) Single Family District on property zoned an A(A) Agricultural District, on the southwest line of Lasater Road, northwest of Stark Road, it was moved to **hold** this case under advisement until April 7, 2016.

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

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

Against: 0
Absent: 1 - Abtahi
Vacancy: 0

Notices: Area: 500 Mailed: 27
Replies: For: 1 Against: 7

Speakers: None

Zoning Cases – Individual:

14. **Z156-127(SM)**

Planner: Sarah May

Motion: It was moved to recommend **approval** of a Specific Use Permit for an alcoholic beverage manufacturing use for a two-year period with eligibility for automatic renewals for additional five-year periods, subject to a site/landscape plan and conditions; and **approval** of a new subdistrict, subject to conditions on property zoned Subdistrict 2, Mixed Use Corridor, within Planned Development District No. 317, the Cedars Area Special Purpose District on the east corner of Browder Street and Blakeney Street.

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

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

Against: 0
Absent: 1 - Abtahi
Vacancy: 0

Notices: Area: 500 Mailed: 40
Replies: For: 5 Against: 1

Speakers: For: Audra Buckley, 416 S. Ervay St., Dallas, TX, 75201
Michael Przekwas, 1602 Beaumont St., Dallas, TX, 75215
Against: None

15. Z156-163(SM)

Planner: Sarah May

Motion: In considering an application for a Specific Use Permit for a mini-warehouse use, 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, and an amendment to deed restrictions on property zoned an MU-1 Mixed Use District with deed restrictions, on the northeast corner of Lake June Road and Guard Drive, it was moved to **hold** this case under advisement until March 17, 2016.

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

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

Against: 0
Absent: 1 - Abtahi
Vacancy: 0

Notices: Area: 300 Mailed: 50
Replies: For: 1 Against: 5

Speakers: None

16. **Z156-179(SM)**

Planner: Sarah May

Motion: It was moved to recommend **approval** of a Planned Development District for R-7.5(A) Single Family District and private school uses and to repeal Specific Use Permit No. 948 for a private school, subject to a development plan, revised landscape plan, traffic management plan, and staff's recommended conditions (as briefed) on property zoned an R-7.5(A) Single Family District, on the northeast corner of San Leon Avenue and North Saint Augustine Drive.

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

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

Against: 0
Absent: 1 - Abtahi
Vacancy: 0

Notices: Area: 500 Mailed: 105
Replies: For: 5 Against: 5

Speakers: For: William Dahlstrom, 2323 Ross Ave., Dallas, TX, 75201
Against: Esau Ventura, 1120 N. St. Augustine Dr., Dallas, TX, 75217
Jose Romero, 1849 Euclid Ave., Dallas, TX, 75206

17. **Z145-183(WE)**

Planner: Warren Ellis

Motion: In considering an application for a Planned Development District for MU-2 Mixed Use District and mini-warehouse uses on property zoned an MU-2 Mixed Use District on the south side of Meadow Road and west of Greenville Avenue, it was moved to **hold** this case under advisement until April 7, 2016, to allow re-advertising for a specific use permit.

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

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

Against: 0
Absent: 1 - Abtahi
Vacancy: 0

Notices: Area: 500 Mailed: 21
Replies: For: 3 Against: 0
Speakers: None

Authorization of a Hearing:

Planner: Donna Moorman

Motion: In considering a public hearing to decide whether to authorize a public hearing to determine the proper zoning on property zoned Planned Development District No. 758 with consideration given to appropriate zoning for the area including use, development standards, and other appropriate regulations, generally along both sides of Walnut Hill Lane, east of Skillman Street, it was moved to **hold** this case under advisement until April 7, 2016.

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

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

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

Against: 0
Absent: 1 - Abtahi
Vacancy: 0

Speakers: None

Landmark Commission Appeal:

CA156-087(JKA)

Planner: Jennifer Anderson

Motion I: It was moved to **affirm** the Landmark Commission's decision to deny Certificate of Appropriateness CA156-087(JKA) at 4716 Junius Street to install 4" Hardiboard on rear and side facades of the main structure.

Maker: Emmons
Second: Ridley

Result: Failed: 7 to 7

For: 7 - Emmons, Houston, Haney, Jung, Housewright,
Peadon, Ridley

Against: 7 - Anglin, Davis, Shidid, Anantasomboon, Schultz,
Murphy, Tarpley

Absent: 1 - Abtahi

Vacancy: 0

Motion II: It was moved to **affirm** the Landmark Commission's decision of non-compliance of the side facades of the main structure of Certificate of Appropriateness CA156-087(JKA) at 4716 Junius Street.

Maker: Ridley

Second: Jung

Result: Carried: 14 to 0

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

Against: 0

Absent: 1 - Abtahi

Vacancy: 0

Motion III: It was moved to **remand** the Landmark Commission's decision to deny Certificate of Appropriateness CA156-087(JKA) at 4716 Junius Street to install 4" Hardiboard on the rear facades of the main structure.

Maker: Murphy

Second: Schultz

Result: Carried: 12 to 2

For: 12 - Anglin, Emmons, Houston, Davis, Shidid, Jung,
Housewright, Schultz, Peadon, Murphy, Ridley,
Tarpley

Against: 2 - Anantasomboon, Haney

Absent: 1 - Abtahi

Vacancy: 0

Speakers: Appellant: Eric Spinazzola, 4716 Junius St., Dallas, TX, 75214
City: Laura Morrison, City of Dallas, Assistant City Attorney
Staff: Neva Dean, Interim Assistant Director, Current Planning
Casey Burgess, City of Dallas, Assistant City Attorney

Other Matters

Consideration of appointment(s) to CPC Committee(s):

**SPECIAL SIGN DISTRICT ADVISORY COMMITTEE (SSDAC)
ART DISTRICT SIGN ADVISORY COMMITTEE**

Motion: It was moved to **approve** appointment of Murphy Webster to the Special Sign District Advisory Committee and the Arts District Sign Advisory Committee.

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

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

Against: 0
Absent: 1 - Abtahi
Vacancy: 0

Minutes

Motion: It was moved to **approve** the minutes of the February 18, 2016, City Plan Commission meeting, subject to corrections.

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

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

Against: 0
Absent: 1 - Abtahi
Vacancy: 0

Adjournment

Motion: It was moved to **adjourn** the March 3, 2016, City Plan Commission meeting at 5:06 p.m.

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

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

Against: 0
Absent: 1 - Abtahi
Vacancy: 0

Gloria Tarpley, Chair