

PLAN COMMISSION MINUTES

The City Plan Commission held a regular Zoning Hearing on April 27, 2017, with the briefing starting at 11:07 a.m., in Room 5ES and the public hearing at 1:52 p.m., in the City Council Chambers of City Hall. Presiding were, Gloria Tarpley, Chair and Matt Houston, Vice-Chair. The following Commissioners were present during the hearing: Mike Anglin, Mark Rieves, 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 Commissioner was absent from this hearing as defined in the City Plan Commission rules: Jarred Davis. 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) **S167-144**

Motion: It was moved to **approve** an application to create 35 lots ranging in size from 10,072 square feet in size to 13,885 square feet in size from a 10.000-acre tract of land in City Block 6957 on property located on Kiest Boulevard at Rio Grande Street, southeast corner, subject to compliance with the conditions listed in the docket.

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

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

Against: 0
Absent: 1 - Davis
Vacancy: 0

Speakers: None

(2) S167-145

Motion: It was moved to **approve** an application to replat a 0.419-acre tract of land containing part of Lots 7 and 8 in City Block D/3370 to create one lot on property located on Zang Boulevard between Canty Street and Neely Street, subject to compliance with the conditions listed in the docket.

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

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

Against: 0
Absent: 1 - Davis
Vacancy: 0

Speakers: None

(3) S167-148

Motion: It was moved to **approve** an application to replat a 0.913-acre tract of land containing all of Lots 15, 16, and 17 in City Block 9/1884 to create one 0.647-acre lot and one 0.266-acre lot on property located on Gaston Avenue at Glasgow Drive, east corner, subject to compliance with the conditions listed in the docket.

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

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

Against: 0
Absent: 1 - Davis
Vacancy: 0

Speakers: None

(4) S167-150

An application to create one 1.096-acre lot and one 13.904-acre lot from a 15.000-acre tract of land located in City Block K/7940 on property located on Mockingbird Lane between Brookriver Drive and Elmbrook Drive.

This case was withdrawn by the applicant.

(5) S167-151

Motion: It was moved to **approve** an application to create 82 lots plus 3 common areas from a 9.537-acre tract of land in City Block 8420 on property located north of Forest Lane and east of Abrams Road, subject to compliance with the conditions listed in the docket.

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

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

Against: 0
Absent: 1 - Davis
Vacancy: 0

Speakers: None

(6) S167-152

Motion: It was moved to **approve** an application to replat a 0.1698-acre tract of land containing part of Lots 6 and 7 in City Block 3/1333 to create one lot on property located at 2719 Reagan Street southwest of Congress Avenue, subject to compliance with the conditions listed in the docket.

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

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

Against: 0
Absent: 1 - Davis
Vacancy: 0

Speakers: None

(7) **S167-154**

Motion: It was moved to **approve** an application to create one 3.004-acre lot from a tract of land in City Blocks 7362 and 7363 on property located on Jim Miller Road west of La Prada Drive, subject to compliance with the conditions listed in the docket.

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

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

Against: 0
Absent: 1 - Davis
Vacancy: 0

Speakers: None

(8) **S167-155**

Motion: It was moved to **approve** an application to create one 1.741-acre lot and one 1.481-acre lot from a tract of land in City Block E-3/7940 on property located on John Carpenter Freeway northwest of Empire Central, subject to compliance with the conditions listed in the docket.

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

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

Against: 0
Absent: 1 - Davis
Vacancy: 0

Speakers: For: None

For (Did not speak): Larry Probeck, P.O. Box 550695, Dallas, TX, 75355

Against: None

Residential Replat:

(9) **S167-146**

Motion: It was moved to **approve** an application to replat a 0.768-acre tract of land containing part of Lots 37 and 38 in City Block 5159 ½ to create one lot on property located on Vernon Avenue at Owensons Drive, southeast corner, subject to compliance with the conditions listed in the docket.

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

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

Against: 0
Absent: 1 - Davis
Vacancy: 0

Notices: Area: 200 Mailed: 19

Replies: For: 0 Against: 0

Speakers: For: None

For (Did not speak): Tom Prohaska, 1234 Haines Ave., Dallas, TX, 75208

Against: None

(10) **S167-147**

Note: Mr. Bordbar announced a correction to staff's recommendation on the case report, striking the following sentence from the record: "It is presumed that a determination was made during previous hearings and that the parcel is compatible with the established lot pattern of the area and therefore complies with the requirements of Section 51A-8.503."

Motion: It was moved to **approve** an application to replat a 0.465-acre tract of land containing all of Lots 6 and 7 in City Block 17/8342 to create one lot on property located on Bagley Street at 5224 W. Jefferson Boulevard, southeast corner, subject to compliance with the conditions listed in the docket.

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

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

Against: 0
Absent: 1 - Davis
Vacancy: 0

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

Speakers: None

(11) **S167-153**

Motion: It was moved to **approve** an application to replat a 0.3896-acre tract of land containing all of Lots 9 and 10 in City Block 5/2023 to relocate the common lot line between Lot 9 and Lot 10 on property located at 4022 Stonebridge Drive, southwest of Fitzhugh Avenue, subject to compliance with the conditions listed in the docket.

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

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

Against: 0
Absent: 1 - Davis
Vacancy: 0

Notices: Area: 200 Mailed: 41
Replies: For: 0 Against: 6

Speakers: For: Paul Jankowski, 5433 Ledgestone Dr., Dallas, TX, 75214
For (Did not speak): Pam Jankowski, 5433 Ledgestone Dr., Dallas, TX, 75214
Jay Magee, 5433 Ledgestone Dr., Dallas, TX, 75214
Against: John Doubleday, 4018 Stonebridge Dr., Dallas, TX, 75204
Against (Did not speak): Forrest Tunnell, 3515 Rock Creek, Dallas, TX, 75204
Dale Ochs, 2513 Damsel Bella Blvd., Lewisville, TX, 75056

Miscellaneous Items:

W167-006

Planner: Neva Dean

Motion: It was moved to **approve** a waiver of the two-year waiting period to submit an application for an amendment to Subdistrict 1B within Planned Development District No. 887, the Valley View-Galleria Area Special Purpose District Generally located south of Alpha Road, west of Preston Road, north of LBJ Freeway, and east of Montfort Drive.

Maker: Schultz
Second: Murphy
Result: Carried: 12 to 2

For: 12 - Anglin, Rieves, Houston, Shidid,
Anantasomboon, Haney, Mack, Housewright,
Schultz, Murphy, Ridley, Tarpley

Against: 2 - Jung, Peadon
Absent: 1 - Davis
Vacancy: 0

Speakers: For: None
For (Did not speak): George Burchlaw, 15200 Majors St., Dallas, TX, 75248
Against: None

D167-017

Planner: Sharon Hurd

Motion: It was moved to **approve** a development plan for single family uses on property zoned Planned Development District No. 701, on the south side of Grady Niblo Road, west of Kiwanis Road.

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

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

Against: 0
Absent: 1 - Davis
Vacancy: 0

Speakers: For: None
For (Did not speak): Lee Radley, 16301 Quorum Dr., Addison, TX, 75001
Jamie Blevins, 4612 Saturn Rd., Garland, TX, 75041
Against: None

D167-014

Planner: Andrew Ruegg

Motion: It was moved to **approve** a development plan and landscape plan for a private recreation center, club, or area use, subject to a revised global tree mitigation table on property zoned Subarea A within Planned Development District No. 741, on the southeast corner of Saintsbury Street and Cypress Waters Boulevard.

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

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

Against: 0
Absent: 1 - Davis
Vacancy: 0

Speakers: None

M167-013

Planner: Andrew Ruegg

Motion: It was moved to **approve** a minor amendment to the site plan for Specific Use Permit No. 1450 for an open-enrollment charter school limited to PreK-3, PreK-4, and kindergarten to 8th grade classes on property zoned an R-7.5(A) Single Family District on the southwest corner of West Illinois Avenue and Chalmers Street.

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

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

Against: 0
Absent: 1 - Davis
Vacancy: 0

Speakers: For: Vincente Delgado, 2602 W. Illinois Ave., Dallas, TX, 75233
Against: None

M167-014

Planner: Andrew Ruegg

Motion: It was moved to **approve** a minor amendment to the development plan on property zoned Planned Development District No. 822 for R-7.5(A) Single Family uses and a public school other than an open-enrollment charter school in an area generally bounded by Chariot Drive, Wimbelton Way, Forney Road, and Lomax Drive.

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

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

Against: 0
Absent: 1 - Davis
Vacancy: 0

Speakers: For: None
For (Did not speak): R. Keith Petersen, 5418 Victor St., Dallas, TX, 75214
Against: None

M167-020

Planner: Andrew Ruegg

Motion: It was moved to **approve** a minor amendment for exception and variation to design guidelines on property zoned Planned Development District No. 761 (LI) Logistics Industrial, southeast corner of Cleveland Road and Blanco Drive.

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

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

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

Speakers: For: Bradley Davis, Cleveland Rd., & Blanco Dr., Dallas, TX, 75241
For (Did not speak): Omar Martinez, Cleveland Rd., & Blanco Dr., Dallas, TX, 75241
Dan Gallagher, Cleveland Rd., & Blanco Dr., Dallas, TX, 75241
Against: None

Miscellaneous Items – Under Advisement:

D167-016

Planner: Andrew Ruegg

Motion: It was moved to **approve** a development plan for a multi-family use on property zoned Subarea E within Planned Development District No. 933, on the northeast corner of Duluth Street and Conklin Street.

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

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

Against: 0
Absent: 1 - Davis
Vacancy: 0

Speakers: For: None
For (Did not speak): Rob Baldwin, 3904 Elm St., Dallas, TX, 75226
Against: None

Zoning Cases – Under Advisement:

1. **Z156-155(SH)**

Planner: Sharon Hurd

Motion: It was moved to recommend **approval** of an amendment to Planned Development District No. 750 for certain mixed uses, subject to a revised conceptual plan, revised development plan with removal of references to special event access through Tract A and revised landscape plan for Tract A, new street plan and corresponding street sections, revised site plan, mixed use development parking chart, Conceptual Walnut Hill Traffic and Pedestrian Improvements street section, Central Expressway street section, Stone Canyon at Meadow Park Drive street section, and conditions with removal of all references to special event in the development plan and the planned development district on property generally on the northwest corner of North Central Expressway and Walnut Hill Lane.

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

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

Against: 0
Absent: 1 - Davis
Vacancy: 0

Notices: Area: 500 Mailed: 506
Replies: For: 6 Against: 86

Speakers: For: Jerry Jackson, 5510 Merrimac Ave., Dallas, TX, 75206
Suzan Kedron, 2323 Ross Ave., Dallas, TX, 75201
For (Did not speak): Linda Hollar, 3608 High Bluff Dr., Dallas, TX, 75234
Lawrence Worden, 10109 Regal Park Ln., Dallas, TX, 75230
Against: None

2. Z145-209(WE)

Planner: Warren Ellis

Motion: It was moved to recommend **denial without prejudice** of a Specific Use Permit for an open enrollment charter school on property zoned Tract A of Planned Development District No. 269, the Deep Ellum/Near East Side District with an H/30 Historic District Overlay, on the east line of Trunk Avenue, north of Elm Street.

Maker: Rieves
Second: Houston
Result: Carried: 10 to 4

For: 10 - Anglin, Rieves, Houston, Anantasomboon,
Haney, Jung, Housewright, Peadon, Ridley,
Tarpley

Against: 4 - Shidid, Mack, Schultz, Murphy
Absent: 1 - Davis
Vacancy: 0

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

Speakers: For: Rob Baldwin, 3904 Elm St., Dallas, TX, 75226
Virginia Lannen, 7015 East Grand Ave., Dallas, TX, 75223
John Tatum, 3800 A Main St., Dallas, TX, 75226
Frances Mercer, 3800 N. Main St., Dallas, TX, 75226
Against: Audra Buckley, 416 S. Ervay Dallas, TX, 75201
Against (Did not speak): Chet Morrison, 232 N. Trunk Ave., Dallas, TX, 75226
Patrick Stahl, 232 N. Trunk Ave., Dallas, TX, 75226

3. Z156-237(WE)

Planner: Warren Ellis

Motion: In considering an application for a Planned Development District for CR Community Retail District uses on property zoned a CR Community Retail District on the south line of West Northwest Highway, east of Lemmon Avenue, it was moved to **hold** this case under advisement until September 7, 2017.

Maker: Murphy
Second: Schultz
Result: Carried: 11 to 0

For: 11 - Anglin, Rieves, Houston*, Shidid,
Anantasomboon, Haney*, Mack, Housewright,
Schultz, Murphy, Tarpley

Against: 0
Absent: 1 - Davis
Vacancy: 0
Conflict: 3 - Jung, Peadon, Ridley

*out of the room, shown voting in favor

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

Speakers: None

4. Z167-113(WE)

Planner: Warren Ellis

Motion: In considering an application for an NS(A) Neighborhood Service District with deed restrictions volunteered by the applicant on property zoned an NO(A) Neighborhood Office District on the southeast corner of Trinity Mills Road and Westgrove Road, it was moved to **hold** this case under advisement until May 18, 2017.

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

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

Against: 0
Absent: 1 - Davis
Vacancy: 0

Notices: Area: 300 Mailed: 35
Replies: For: 2 Against: 4

Speakers: None

5. Z167-119(WE)

Planner: Warren Ellis

Motion: It was moved to recommend **approval** of a Specific Use Permit for a drive-through restaurant for a five-year period with eligibility for automatic renewals for additional ten-year periods, subject to a revised site/landscape plan and staff's recommended conditions on property zoned a GR General Retail Subdistrict within Planned Development District No. 193, the Oak Lawn Special Purpose District on the east corner of Oak Lawn Avenue and Congress Avenue.

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

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

Against: 1 - Murphy
Absent: 1 - Davis
Vacancy: 0

Notices: Area: 200 Mailed: 87
Replies: For: 31 Against: 4

Speakers: For: Angela Hunt, 1700 Pacific Ave., Dallas, TX, 75201
Steve Stoner, 7557 Rambler Rd., Dallas, TX, 75231
Against: None

6. Z167-171(WE)

Planner: Warren Ellis

Motion: It was moved to recommend **approval** of a CS Commercial Service District, subject to deed restrictions volunteered by the applicant on property zoned an RR Regional Retail District on the north line of West Kiest Boulevard, east of South Walton Walker Boulevard.

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

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

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

Notices: Area: 400 Mailed: 57
Replies: For: 7 Against: 1

Speakers: For: Angela Hunt, 1700 Pacific Ave., Dallas, TX, 75201
Huelon Harrison, 3310 Grayson Dr., Dallas, TX, 75224
Eduardo M. Hernandez, 5447 McCommas Blvd., Dallas, TX, 75206
Against: None

7. Z167-174(WE)

Planner: Warren Ellis

Motion: In considering an application for a Specific Use Permit for a tower/antenna for cellular communication on property zoned an R-7.5(A) Single Family District on the east line of North Masters Drive, between Checota Drive and Oak Gate Lane, it was moved to **hold** this case under advisement until May 18, 2017, and instruct staff to re-advertise.

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

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

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

Notices: Area: 500 Mailed: 120
Replies: For: 1 Against: 6

Speakers: None

Other Matters

Minutes

Motion: It was moved to **approve** the minutes of the April 6, 2017, City Plan Commission meeting, subject to the following corrections:

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

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

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

Adjournment

Motion: It was moved to **adjourn** the April 27, 2017, City Plan Commission meeting at 4:40 p.m.

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

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

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

Gloria Tarpley, Chair