

PLAN COMMISSION MINUTES

The City Plan Commission held a regular Zoning Hearing on May 18, 2017, with the briefing starting at 10:34 a.m., in Room 5ES and the public hearing at 1:33 p.m., in the City Council Chambers of City Hall. Presiding were, Gloria Tarpley, Chair and Matt Houston, Vice-Chair. The following Commissioners were present during the hearing: Mike Anglin, Mark Rieves, Jarred Davis, Tony Shidid, Jed Anantasomboon, Korey Mack, Corwin Haney, P. Michael Jung, Tipton Housewright, 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: Jaynie Schultz. 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) **S167-164**

Motion: It was moved to **approve** an application to replat a 2.7920-acre tract of land containing all of Lot D in City Block 3/6983 and a tract of land in City Blocks 6114, 6983, and 6990 to create one lot on property located on Illinois Avenue at Cockrell Hill Road, southeast corner, subject to compliance with the conditions listed in the docket.

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

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

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

Speakers: None

(2) S167-166

Motion: It was moved to **approve** an application to create a 116 lot residential subdivision from a 149.825-acre tract of land located in the City of Dallas ETJ in Kaufman County on property located on University Drive southeast of Ranch Road at County Road 221, northwest of FM 548 in Kaufman County, subject to compliance with the conditions listed in the docket with deletion of Condition #16.

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

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

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

Speakers: None

(3) S167-168

Motion: It was moved to **approve** an application to create 106 lots and 6 common areas from a 29.103-acre tract of land on property between Ranch Road on the northwest, FM 548 on the southeast, and University Drive on the northeast in Kaufman County, subject to compliance with the conditions listed in the docket.

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

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

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

Speakers: None

(4) **S167-169**

Motion: It was moved to **approve** an application to create one lot from an 82.695-acre tract of land located in City Blocks 8722 and 8723 to create one lot on property located on Mountain Creek Parkway at Camp Wisdom Road, northeast corner, subject to compliance with the conditions listed in the docket.

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

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

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

Speakers: None

(5) **S167-172**

Motion: It was moved to **approve** an application to replat a 0.310-acre tract of land containing all of Lot 1 and part of Lot 2 in City Block A/1877 to create one lot on property located at 6024 and 6028 Lewis Street west of Skillman Street, subject to compliance with the conditions listed in the docket.

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

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

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

Speakers: None

(6) S167-173

Motion: It was moved to **approve** an application to replat a 1.218-acre tract of land containing all of Lots 1 through 9 in City Block 16/197 on property bounded by Canton Street, Walton Street, Virgil Street, and Malcolm X Boulevard, subject to compliance with the conditions listed in the docket.

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

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

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

Speakers: None

(7) S167-174

Motion: It was moved to **approve** an application to replat a 4.316-acre tract of land containing part of Lot 1 in City Block B/7480 to create one 0.343-acre lot and one 3.973-acre lot on property located Shoreview Road at Ferndale Road, northwest corner, subject to compliance with the conditions listed in the docket.

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

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

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

Speakers: None

Residential Replat:

(8) **S167-165**

Motion: It was moved to **approve** an application to replat a 0.6887-acre tract of land containing all of Lot 13 in City Block E/7590 to create four 7,500 square foot lots on property located on Sedgemoor Avenue at Springfield Avenue, northwest corner.

Maker: Haney
Second: Houston
Result: Carried: 12 to 0

For: 12 - Anglin, Houston, Davis*, Shidid, Mack, Haney, Jung, Housewright, Peadon, Murphy, Ridley, Tarpley

Against: 0
Absent: 2 - Anantasomboon, Schultz
Vacancy: 0
Conflict: 1 - Rieves

*out of the room, shown voting in favor

Notices: Area: 200 Mailed: 19
Replies: For: 0 Against: 0

Speakers: None

(9) **S167-167**

Motion: It was moved to **approve** an application to replat a 0.4132-acre tract of land containing all of Lot 5 in City Block E/7588 to create one 9,900-square foot lot and one 8,100-square foot lot on property on W. Daniel Dale Road, west of Beckley View Avenue, subject to compliance with the conditions listed in the docket.

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

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

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

*out of the room, shown voting in favor

Notices: Area: 200 Mailed: 21
Replies: For: 0 Against: 0

Speakers: None

(10) **S167-170**

Motion: It was moved to **deny** an application to replat a 1.322-acre tract of land containing all of Lots 1, 2, and 3 and part of Lot 4 in City Block 5/4918 to create one lot 20,999 square feet in size and one lot 24,467 square feet in size on Robin Road, between Nakoma Drive and Waneta Drive, due to non-compliance of Section 51A-8.503 of the Dallas Development Code.

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

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

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

Notices: Area: 200 Mailed: 28
Replies: For: 5 Against: 4

Speakers: For: Santos Martinez, 900 Jackson St., Dallas, TX, 75202
Against: Eric Hubbell, 6700 Robin Rd., Dallas, TX, 75209
Connie White, 6722 Oriole Dr., Dallas, TX, 75209
Against (Did not speak): Andrew Corrigan, 78 W. 85th St., New York, NY, 10024
J. Patrick Collins, 6719 Robin Rd., Dallas, TX, 75209

(11) **S167-171**

Motion: It was moved to **approve** an application to replat a 31.543-acre tract of land containing part of Lots 1 and 2, and all of Lots 3, 4, 5, and 6 in City Block 7880 to create one lot on property on St. Augustine Road between Old Seagoville Road and Grady Lane, subject to compliance with the conditions listed in the docket.

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

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

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

Notices: Area: 200 Mailed: 63
Replies: For: 0 Against: 0

Speakers: None

(12) **S167-118R1**

Motion: It was moved to **approve** an application to revise a previously approved plat (S167-118) on a 1.250-acre tract of land containing part of Lot 1C in City Block 28/2280 to create a 15 lot Shared Access Development on Sylvester Street between Knight Street and Throckmorton, subject to compliance with the conditions listed in the docket.

Maker: Rieves
Second: Housewright
Result: Carried: 12 to 0

For: 12 - Anglin, Rieves, Davis, Shidid*, Mack, Haney,
Jung, Housewright, Peadon, Murphy, Ridley,
Tarpley

Against: 0
Absent: 2 - Anantasomboon, Schultz
Vacancy: 0
Conflict: 1 - Houston

*out of the room, shown voting in favor

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

Speakers: For (Did not speak): Brian Umberger, 1800 Valley View Ln., Farmers Branch, TX, 75234
Against: None

(13) **S167-119R1**

Motion: It was moved to **approve** an application to revise a previously approved plat (S167-119) on a 1.391-acre tract of land containing part of Lot 1C in City Block 28/2280 to create a 16 lot Shared Access Development on southwest of Sylvester Street between Knight Street and Throckmorton, subject to compliance with the conditions listed in the docket.

Maker: Rieves
Second: Anglin
Result: Carried: 12 to 0

For: 12 - Anglin, Rieves, Davis, Shidid, Mack, Haney,
Jung, Housewright, Peadon, Murphy, Ridley,
Tarpley

Against: 0
Absent: 2 - Anantasomboon, Schultz
Vacancy: 0
Conflict: 1 - Houston

Notices: Area: 200 Mailed: 24
Replies: For: 2 Against: 3

Speakers: For (Did not speak): Brian Umberger, 1800 Valley View Ln., Farmers Branch, TX, 75234
Against: None

Miscellaneous Items:

D167-018

Planner: Andrew Ruegg

Motion: It was moved to **approve** a development plan (as briefed) for a multifamily use on property zoned Subareas 1, 5, and 6 within Planned Development District No. 787, south of Northwest Highway, east of Admiral Drive.

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

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

Against: 0
Absent: 1 - Schultz
Vacancy: 0

Speakers: None

Miscellaneous Items – Under Advisement:

M167-025

Planner: Andrew Ruegg

Motion: It was moved to **approve** a minor amendment to the site plan and traffic management plan (as briefed) for Specific Use Permit No. 2080 for an open-enrollment charter school, subject to a revised traffic management plan (as briefed) on property zoned Planned Development District No. 134, Subarea A, on the north corner of East Grand Avenue and South Glasgow Drive.

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

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

Against: 0
Absent: 1 - Schultz
Vacancy: 0

Speakers: For (Did not speak): Robert Reeves, 900 Jackson St., Dallas, TX, 75202
Against: None

Thoroughfare Plan Amendment:

Garden Grove Drive from Woody Road to Shark Road

Planner: Kimberly Smith

Motion: It was moved to recommended **approval** of an amendment to the City of Dallas Thoroughfare Plan to delete Garden Grove Drive from Woody Road to Stark Road.

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

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

Against: 0
Absent: 1 - Schultz
Vacancy: 0

Speakers: None

Zoning Cases – Consent:

1. **Z167-211(KK)**

Planner: Kiesha Kay

Note: The Commission considered this item individually.

Motion: It was moved to recommend **approval** of an amendment to Planned Development District No. 612 for residential and institutional uses, subject to a revised development plan, revised landscape plan, revised traffic management plan, and conditions north of Grady Niblo Road, east of Spur 408.

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

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

Against: 0
Absent: 1 - Schultz
Vacancy: 0

*out of the room, shown voting in favor

Notices: Area: 500 Mailed: 12
Replies: For: 1 Against: 0

Speakers: For: Tony Callaway, 1207 Hampshire Ln., Richardson, TX, 75080
Scott Johnson, 12750 Merit Dr., Dallas, TX, 75251
For (Did not speak): Charles Merickel, 6550 CR 3704, Athens, TX, 75752
Against: None

Note: The Commission heard agenda item #3, Z167-257(KK) next.

2. Z167-237(KK)

Planner: Kiesha Kay

Motion: It was moved to recommend **approval** of an amendment to Subarea B within Planned Development District No. 745 for mixed uses, subject to a revised conditions with an additional condition to allow by right the use of accessory community center private in conjunction with a shared access development on the north side of Meadow Road, east of Manderville Lane.

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

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

Against: 0
Absent: 1 - Schultz
Vacancy: 0

Notices: Area: 500 Mailed: 21
Replies: For: 0 Against: 0

Speakers: None

3. Z167-257(KK)

Planner: Kiesha Kay

Note: The Commission considered this item individually.

Motion: It was moved to recommend **approval** of a CR Community Retail District on property zoned an NS(A) Neighborhood Service District, on the south side of West Wheatland Road, west of Clark Road.

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

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

Against: 0
Absent: 1 - Schultz
Vacancy: 0
Conflict: 1 - Rieves

*out of the room, shown voting in favor

Notices: Area: 400 Mailed: 87
Replies: For: 3 Against: 6

Speakers: None

Note: The Commission heard agenda item #4, Z167-266(KK) next.

4. Z167-266(KK)

Planner: Kiesha Kay

Note: The Commission considered this item individually.

Motion I: It was moved to recommend **approval** of an amendment to Subdistrict 2D within Planned Development District No. 714, the West Commerce Street/Fort Worth Avenue Special Purpose District for mixed uses, subject to revised conditions with a modification to allow no more than 90 percent metal of street-facing façade on Fort Worth Avenue and the remainder of the buildings reduced to 50 percent metal requirement of street-facing façades on the south side of Fort Worth Avenue, between Sylvan Avenue and Chappell Street.

Maker: Anantasomboon
Second: Davis
Result: Failed: 1 to 13

For: 1 - Anantasomboon

Against: 13 - Anglin, Rieves, Houston, Davis, Shidid, Mack,
Haney, Jung, Housewright, Peadon, Murphy,
Ridley, Tarpley

Absent: 1 - Schultz

Vacancy: 0

Motion II: In considering an application for an amendment to Subdistrict 2D within Planned Development District No. 714, the West Commerce Street/Fort Worth Avenue Special Purpose District for mixed uses, on the south side of Fort Worth Avenue, between Sylvan Avenue and Chappell Street, it was moved to **hold** this case under advisement until June 22, 2017.

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

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

Against: 0
Absent: 1 - Schultz
Vacancy: 0

Notices: Area: 500 Mailed: 41
Replies: For: 2 Against: 1

Speakers: For: Brent Jackson, 1881 Sylvan Ave., Dallas, TX, 75208
Against: Deborah Carpenter, 2009 Neal St., Dallas, TX, 75208
Staff: David Cossum, Director, Sustainable Development & Construction

Note: The Commission heard agenda item #7, Z167-130(LC) next.

5. Z167-249(OTH)

Planner: Olga Torres Holyoak

Motion: It was moved to recommend **approval** of a CR Community Retail District on property zoned an MF-2(A) Multifamily District on the north side of John West Road, west of La Prada Drive.

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

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

Against: 0
Absent: 1 - Schultz
Vacancy: 0

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

Speakers: None

6. Z167-256(OTH)

Planner: Olga Torres Holyoak

Motion: It was moved to recommend **approval** of a Specific Use Permit for a medical clinic or ambulatory surgical center for a five-year period with eligibility for automatic renewals for additional five-year periods, subject to a site plan and conditions on property zoned Subarea 1 within Planned Development District No. 316, the Jefferson Boulevard Special Purpose District, on the north side of West Jefferson Boulevard, east of South Tyler Street.

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

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

Against: 0
Absent: 1 - Schultz
Vacancy: 0

Notices: Area: 200 Mailed: 38
Replies: For: 0 Against: 0

Speakers: For (Did not speak): Richard Malouf, 10711 Strait Ln., Dallas, TX, 75229
Against: None

7. Z167-130(LC)

Planner: Liz Casso

Note: The Commission considered this item individually.

Motion: It was moved to recommend **approval** of an Historic Overlay for One Main Place (1201 Main Street), subject to preservation criteria on property zoned Planned Development District No. 619 in an area bounded by Main Street, Griffin Street, Elm Street, and Field Street with the exception of the northwest corner of Field Street and Main Street.

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

For: 11 - Anglin, Houston, Davis, Shidid, Haney, Mack,
Housewright, Peadon*, Murphy, Ridley,
Tarpley

Against: 0
Absent: 2 - Anantasomboon, Schultz
Vacancy: 0
Conflict: 2 - Rieves, Jung

*out of the room, shown voting in favor

Notices: Area: 300 Mailed: 298
Replies: For: 1 Against: 0

Speakers: For (Did not speak): Jay Firsching, 1907 Marilla St., Dallas, TX, 75211
Against: None

Note: The Commission heard agenda item #10, Z156-253(JM) next.

8. Z167-241(PD)

Planner: Pamela Daniel

Motion: It was moved to recommend **approval** of an amendment to Planned Development District No. 234, subject to a revised development plan and conditions on the southeast corner of Corral Drive and Cockrell Hill Road.

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

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

Against: 0
Absent: 1 - Schultz
Vacancy: 0

Notices: Area: 500 Mailed: 33
Replies: For: 2 Against: 0

Speakers: For: None
For (Did not speak): John Flippo, 3930 Galleria Oaks, Texarkana, TX, 75504
Sarah Allen, 9901 Valley Ranch Pkwy., Irving, TX, 75063
Nathan Chandler, 9901 Valley Ranch Pkwy., Irving, TX, 76063
Against: None

9. Z167-252(JM)

Planner: Jennifer Muñoz

Motion: It was moved to recommend **approval** of an MF-3(A) Multifamily District with deed restrictions volunteered by the applicant on property zoned an MF-2(A) Multifamily District, on the south line of Park Lane, west of Ridgecrest Road, and on the southwest corner of Ridgecrest Road and Hemlock Avenue.

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

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

Against: 0
Absent: 1 - Schultz
Vacancy: 0

Notices: Area: 300 Mailed: 31
Replies: For: 1 Against: 0

Speakers: None

Note: The Commission heard agenda item #1, Z167-211(KK) upon the conclusion of the Consent agenda items.

10. **Z167-253(JM)**

Planner: Jennifer Muñoz

Note: The Commission considered this item individually.

Motion: It was moved to recommend **approval** a CS Commercial Service District and **approval** of a Specific Use Permit for a commercial motor vehicle parking lot for a three-year period, subject to a site plan and conditions on property zoned an A(A) Agricultural District, on the west line of Bonnie View Road, south of Telephone Road.

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

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

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

*out of the room, shown voting in favor

Notices: Area: 300 Mailed: 9
Replies: For: 1 Against: 0

Speakers: For: Elias Rodriguez, 317 E. Jefferson Blvd., Dallas, TX, 75203
Against: None

Note: Chair Tarpley change the order of the agenda and the Commission heard agenda item #19, Z156-344(OTH) next.

Zoning Cases – Under Advisement:

11. Z156-235(JM)

Planner: Jennifer Muñoz

Motion: It was moved to recommend **denial without prejudice** of an MU-3 Mixed Use District on property zoned a GO(A) General Office District on the southwest corner of LBJ Freeway and Montfort Drive.

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

For: 12 - Anglin, Rieves, Houston, Davis, Shidid, Haney,
Mack, Jung, Housewright, Peadon, Murphy,
Ridley

Against: 0
Absent: 3 - Anantasomboon, Schultz, Tarpley
Vacancy: 0

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

Speakers: For: Michael Coker, 3111 Canton St., Dallas, TX, 75226
Against: Robert Fieshmann, 56578 Charlestown Dr., Dallas, TX, 75230

12. Z167-192(JM)

Planner: Jennifer Muñoz

Motion: It was moved to recommend **denial without prejudice** of a Planned Development District for NS(A) Neighborhood Service District uses and the following uses: 1) an auto service center, 2) a motor vehicle fueling station, and 3) a restaurant with drive-in or drive-through service, on property zoned an R-7.5(A) Single Family District and Subarea 2 within Planned Development District No. 366, the Buckner Boulevard Special Purpose District, on the southeast corner of Bruton Road and Shortal Drive and the southwest corner of Bruton Road and South Buckner Boulevard.

Maker: Shidid
Second: Davis
Result: Carried: 12 to 0

For: 12 - Anglin, Rieves, Houston, Davis, Shidid, Haney,
Mack, Jung, Housewright, Peadon, Murphy,
Ridley

Against: 0
Absent: 3 - Anantasomboon, Schultz, Tarpley
Vacancy: 0

Notices: Area: 300 Mailed: 37
Replies: For: 0 Against: 3

Speakers: For: Rob Baldwin, 3904 Elm St., Dallas, TX, 75226
Against: None

13. **Z167-179(OTH)**

Planner: Olga Torres Holyoak

Motion: It was moved to recommend **approval** of a renewal and an amendment to Specific Use Permit No. 2135 for the sale of alcoholic beverages in conjunction with a general merchandise or food store greater than 3,500 square feet for a two-year period with eligibility for automatic renewals for additional five-year periods, subject to a revised site plan and conditions on property zoned Subarea 1, within Planned Development District No. 366, the Buckner Boulevard Special Purpose District with a D-1 Liquor Control Overlay, on the southeast corner of South Buckner Boulevard and Jennie Lee Lane.

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

For: 12 - Anglin, Rieves, Houston, Davis, Shidid, Haney,
Mack, Jung, Housewright, Peadon, Murphy,
Ridley

Against: 0
Absent: 3 - Anantasomboon, Schultz, Tarpley
Vacancy: 0

Notices: Area: 200 Mailed: 16
Replies: For: 1 Against: 0

Speakers: None

14. **Z167-243(KK)**

Planner: Kiesha Kay

Motion I: It was moved to recommend **approval** of a CS Commercial Services District on property zoned an A(A) Agricultural District, south of Telephone Road, east of Travis Trail.

Maker: Haney
Second: Davis
Result: Failed: 6 to 6

For: 6 - Houston, Davis, Mack, Haney, Jung, Peadon

Against: 6 - Anglin, Rieves, Shidid, Housewright, Murphy,
Ridley
Absent: 3 - Anantasomboon, Schultz, Tarpley
Vacancy: 0

Motion II: It was moved to recommend **approval** of a CS Commercial Services District with deed restrictions volunteered by the applicant to prohibit ingress to and egress from Travis Trail on property zoned an A(A) Agricultural District, south of Telephone Road, east of Travis Trail.

Maker: Haney
Second: Shidid
Result: Carried: 11 to 1

For: 11 - Anglin, Rieves, Houston, Davis, Shidid, Haney,
Mack, Jung, Peadon, Murphy, Ridley

Against: 1 - Housewright
Absent: 3 - Anantasomboon, Schultz, Tarpley
Vacancy: 0

Notices: Area: 400 Mailed: 18
Replies: For: 1 Against: 1

Speakers: For: Quincy Roberts, 6455 Dixie Garden Ct, Dallas, TX, 75236
Elsie Thurman, 9406 Biscayne Blvd., Dallas, TX, 75218
Against: Anayeli Rubio, 9631 Travis Trl., Dallas, TX, 75241

15. **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 June 22, 2017.

Maker: Peadon
Second: Shidid
Result: Carried: 12 to 0

For: 12 - Anglin, Rieves, Houston, Davis, Shidid, Mack,
Haney, Jung, Housewright, Peadon, Murphy,
Ridley

Against: 0
Absent: 3 - Anantasomboon, Schultz, Tarpley
Vacancy: 0

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

Speakers: None

16. Z167-174(WE)

Planner: Warren Ellis

Motion: It was moved to recommend **approval** of a Specific Use Permit for a tower/antenna for cellular communication for a ten-year period with eligibility for automatic renewals for additional ten-year periods, subject to a revised site plan, revised elevation plan and revised conditions 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.

Maker: Shidid
Second: Murphy
Result: Carried: 11 to 1

For: 11 - Anglin, Rieves, Houston, Davis, Shidid, Haney,
Jung, Housewright, Peadon, Murphy, Ridley

Against: 1 - Mack
Absent: 3 - Anantasomboon, Schultz, Tarpley
Vacancy: 0

Notices: Area: 500 Mailed: 120
Replies: For: 1 Against: 7

Speakers: For: Hart Mason, 4017 Courtshire Dr., Dallas, TX, 75229
Jared Jedet, 6534 Whorton St., Houston, TX, 77055
Dishant Shah, 7668 Warren Pkwy., Frisco, TX, 75035
For (Did not speak): Kennon L. Tenison, 1636 N. Masters Rd., Dallas, TX, 75217
Against: Anthony Andrews, 1623 Gardenside Dr., Dallas, TX, 75217
Shari Gross, 10322 Oak Gate Ln., Dallas, TX, 75217
Against (Did not speak): Carol Busby Cola, 10258 Shayna Dr., Dallas, TX, 75217

Zoning Cases - Individual:

17. Z167-236(WE)

Planner: Warren Ellis

Motion: In considering an application to expand and amend Planned Development District No. 838 for a public school other than an open-enrollment charter school and R-7.5(A) Single Family District uses on property zoned an R-7.5(A) Single Family District and Planned Development District No. 838, on the northwest corner of Marsalis Avenue and Garza Avenue, it was moved to **hold** this case under advisement until June 22, 2017.

Maker: Davis
Second: Haney
Result: Carried: 11 to 0

For: 11 - Anglin, Rieves, Houston, Davis, Shidid, Haney,
Mack, Jung, Housewright, Peadon, Ridley

Against: 0
Absent: 4 - Anantasomboon, Schultz, Murphy, Tarpley
Vacancy: 0

Notices: Area: 500 Mailed: 161
Replies: For: 3 Against: 1

Speakers: For: Rob Baldwin, 3904 Elm St., Dallas, TX, 75226
Charles Brant, 5459 Vanderbilt Ave., Dallas, TX, 75206
Against: Richard Sheridan, 3817 Vanette Ln., Dallas, TX, 75216
Maxie Johnson, 2021 Argyle Ave., Dallas, TX, 75203

18. Z167-245(PD)

Planner: Pamela Daniel

Motion: It was moved to recommend **approval** of the creation of a new subdistrict to allow a foster care use within Planned Development District No. 764, the Second Avenue Special Purpose District, on the east corner of 2nd Avenue and Reed Lane.

Maker: Mack
Second: Anglin
Result: Carried: 11 to 0

For: 11 - Anglin, Rieves, Houston, Davis, Shidid, Haney,
Mack, Jung, Housewright, Peadon, Ridley

Against: 0
Absent: 4 - Anantasomboon, Schultz, Murphy, Tarpley
Vacancy: 0

Notices: Area: 500 Mailed: 71
Replies: For: 1 Against: 0

Speakers: For: Ricky Lyons, 1934 Garden Crest Ln., Dallas, TX, 75232
Brian Edwards, 2312 Van Cleave Dr., Dallas, TX, 75216
Lorraine Jenkins, 1004 Crystal Springs Dr., Allen, TX, 75013
Michael Simmons, Address not given
Cedric Vince, 6400 Military Pkwy., Dallas, TX, 75227
Against: None

Note: The Commission heard agenda item #20, Z167-214(SM) next.

19. **Z156-344(OTH)**

Planner: Olga Torres Holyoak

Motion: In considering an application for 1) a TH-2(A) Townhouse District, an MF-2(A) Multifamily District, an MF-3(A) Multifamily District, a CR Community Retail District, and a revised conceptual plan for the remainder of Planned Development District No. 624 on property zoned Planned Development District No. 624; 2) an MF-2(A) Multifamily District and termination of the existing deed restrictions on property zoned a TH-2(A) Townhouse District with deed restrictions; 3) an MU-2 Mixed Use District, a TH-2(A) Townhouse District, an MF-3(A) Multifamily District, a UC-2 Urban Corridor District, and a CR Community Retail District on property zoned an R-7.5(A) Single Family District; 4) a CR Community Retail District and termination of deed restrictions on property zoned an NS(A) Neighborhood Service District with deed restrictions; 5) a CR Community Retail District and termination of deed restrictions, an MU-2 Mixed Use District and termination of deed restrictions, and a UC-2 Urban Corridor District and termination of deed restrictions on property zoned an LO-1 Limited Office District with deed restrictions; 6) a CR Community Retail District and termination of deed restrictions and an MU-2 Mixed Use District and termination of deed restrictions on property zoned an MF-2(A) Multifamily District with deed restrictions, west of Lancaster Road, north of Interstate I-20, and on both sides of Wheatland Road, it was moved to **hold** this case under advisement until June 8, 2017.

Maker: Haney
Second: Mack
Result: Carried: 12 to 0

For: 12 - Anglin, Rieves, Davis, Shidid, Haney, Mack,
Jung, Housewright, Peadon, Murphy, Ridley,
Tarpley

Against: 0
Absent: 2 - Anantasomboon, Schultz
Vacancy: 0
Conflict: 1 - Houston

Notices: Area: 500 Mailed: 117
Replies: For: 8 Against: 2

Speakers: For: Brett Mann, 980 S. Coit Rd., Prosper, TX, 75078
Michael Beaty, 1800 Valley View Ln., Farmers Branch, TX, 75234
Against: Sue Hawthorn Wilson, 2623 Morgan Dr., Dallas, TX, 75241

Note: The Commission returned to the regular order of the agenda and heard Zoning Cases – Under Advisement item #11, Z156-235(JM) next.

20. Z167-214(SM)

Planner: Sarah May

Motion: It was moved to recommend **approval** of an amendment to Planned Development District No. 911 to allow for industrial (inside) uses, subject to conditions with the following modifications: 1) prohibit potentially incompatible industrial (inside) uses and 2) strike applicant's request for parking reduction on property on the south corner of Robert B Cullum Boulevard and Borich Street.

Maker: Mack
Second: Davis
Result: Carried: 11 to 0

For: 11 - Anglin, Rieves, Houston, Davis, Shidid, Haney,
Mack, Jung, Housewright, Peadon, Ridley

Against: 0
Absent: 4 - Anantasomboon, Schultz, Murphy, Tarpley
Vacancy: 0

Notices: Area: 500 Mailed: 113
Replies: For: 0 Against: 0

Speakers: For: Santos Martinez, 900 Jackson St., Dallas, TX, 75202
Against: None
Staff: David Cossum, Director, Sustainable Development & Construction

21. Z167-223(SM)

Planner: Sarah May

Motion: It was moved to recommend **approval** of an MF-2(A) Multifamily District uses on property zoned an IR Industrial Research District, on property on the northwest line of Kimsey Drive, northeast of Maple Avenue.

Maker: Rieves
Second: Ridley
Result: Carried: 11 to 0

For: 11 - Anglin, Rieves, Houston, Davis, Shidid, Haney,
Mack, Jung, Housewright, Peadon, Ridley

Against: 0
Absent: 4 - Anantasomboon, Schultz, Murphy, Tarpley
Vacancy: 0

Notices: Area: 500 Mailed: 37
Replies: For: 0 Against: 0

Speakers: For: Rob Baldwin, 3904 Elm St., Dallas, TX, 75226
Against: None

22. Z167-229(SM)

Planner: Sarah May

Motion: It was moved to recommend **approval** of a Specific Use Permit for a tower/antenna for cellular communication for a ten-year period with eligibility for automatic renewals for additional ten-year periods, subject to a site plan and conditions with a modification to require the tower to resemble a tree and to strike the language "or another structure" from the stealth condition on property zoned an R-7.5(A) Single Family District on the northwest corner of West Kiest Boulevard and Coombs Creek Drive.

Maker: Anglin
Second: Shidid
Result: Carried: 11 to 0

For: 11 - Anglin, Rieves, Houston, Davis, Shidid, Haney,
Mack, Jung, Housewright, Peadon, Ridley

Against: 0
Absent: 4 - Anantasomboon, Schultz, Murphy, Tarpley
Vacancy: 0

Notices: Area: 500 Mailed: 61
Replies: For: 3 Against: 6

Speakers: For: Hart Mason, 4017 Courtshire Dr., Dallas, TX, 75229
Malcolm Tyree, 334 Omaha Ln., Duncanville, TX, 75116
Jared Jedet, 6534 Whorton St., Houston, TX, 77055
For (Did not speak): Dishant Shah, 7668 Warren Pkwy., Frisco, TX, 75035
Against: None

Note: Acting Vice Chair Houston change the order of the agenda and the Commission heard agenda Authorization of a Hearing item next.

Development Code Amendment – Public Hearing:

DCA145-002 - Public Hearing to receive comments on proposed amendments to Article X, the Landscape and Tree Preservation regulations in Chapter 51A of the Dallas Development Code.

Speakers: Dallas Cothrum, 900 Jackson St., Dallas, TX, 75202
Pam Conley, 901 N. Madison Ave., Dallas, TX, 75208

Note: The Commission heard agenda item under Other Matters next.

Authorization of a Hearing:

Donna Moorman

Motion: It was moved to **authorize** a hearing to determine the proper zoning on property zoned Planned Development District No. 317, the Cedars Area Special Purpose District, CA-1(A) Central Area District, and Planned Development District No. 715 with consideration to be given to expanding Planned Development District No. 317 on property zoned CA-1(A) Central Area District, and Planned Development District No. 715 and amending zoning regulations including use, development standards, and other appropriate regulations of Planned Development District No. 317, in an area generally bounded by Interstate Highway 45, the DART Rail right-of-way, the Union Pacific Railroad right-of-way, the northwestern side of Interstate Highway 30 from Union Pacific Railroad to Griffin Street, Canton Street between Griffin Street and Ervay Street, Ervay Street, the northern border of the Interstate Highway 30 right-of-way between Ervay Street and St. Paul Street, and Interstate Highway 30. **This is a hearing to consider the request to authorize the hearing and not the rezoning of property at this time.**

Maker: Rieves
Second: Shidid
Result: Carried: 11 to 0

For: 11 - Anglin, Rieves, Houston, Davis, Shidid, Haney,
Mack, Jung, Housewright, Peadon, Ridley

Against: 0
Absent: 4 - Anantasomboon, Schultz, Murphy, Tarpley
Vacancy: 0

Speakers: None

Note: The Commission returned to the regular order of the agenda and heard DCA145-002 – Public hearing item next.

Other Matters

Minutes

Motion: It was moved to **approve** the minutes of the May 4, 2017, City Plan Commission meeting, subject to the following corrections:

Maker: Shidid
Second: Anglin
Result: Carried: 11 to 0

For: 11 - Anglin, Rieves, Houston, Davis, Shidid, Haney,
Mack, Jung, Housewright, Peadon, Ridley

Against: 0
Absent: 4 - Anantasomboon, Schultz, Murphy, Tarpley
Vacancy: 0

Adjournment

Motion: It was moved to **adjourn** the May 18, 2017, City Plan Commission meeting at 7:43 p.m.

Maker: Ridley
Second: Davis
Result: Carried: 11 to 0

For: 11 - Anglin, Rieves, Houston, Davis, Shidid, Haney,
Mack, Jung, Housewright, Peadon, Ridley

Against: 0
Absent: 4 - Anantasomboon, Schultz, Murphy, Tarpley
Vacancy: 0

Gloria Tarpley, Chair