

**CORRECTED
PLAN COMMISSION MINUTES**

The City Plan Commission held a regular Zoning Hearing on May 19, 2016, with the briefing starting at 10:40 a.m., in Room 5ES and the public hearing at 1:41 p.m., in the City Council Chambers of City Hall. Presiding were, Gloria Tarpley, Chair and Robert Abtahi, Vice-Chair. The following Commissioners were present during the hearing: Mike Anglin, Mark Rieves, Matt Houston, Jarred Davis, Jed Anantasomboon, 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: Tony Shidid and Corwin Haney. 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) **S156-171**

Motion: It was moved to **approve** an application to replat a 0.98-acre tract of land containing all of Lot 3 and 4 in City Block A/6172, to create one lot on property located at 1020 and 1030 North Westmoreland Road, north of Fort Worth Avenue, subject to compliance with the conditions listed in the docket.

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

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

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

Speakers: None

(2) **S156-172**

Motion: It was moved to **approve** an application to create one lot from a 0.589-acre tract of land in City Block 3/808 on property located at Haskell Avenue, east of Ash Lane, subject to compliance with the conditions listed in the docket.

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

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

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

Speakers: None

(3) **S156-173**

Motion: It was moved to **approve** an application to replat a 0.414-acre tract of land containing all of Lots 8 and 9, and part of Lot 10 in City Block 3/2041 to create an 8 lot Shared Access Development with lots ranging in size from 1,817 square feet to 2,850 square feet on property located on Bowser Avenue at Hawthorne Avenue, subject to compliance with the conditions listed in the docket.

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

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

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

Speakers: None

(4) S156-174

Motion: It was moved to **approve** an application to replat a 1.623-acre tract of land containing part of Lots 6 and 7 in City Block 5/6100, into one lot on property located at 7615 and 7623 South Central Expressway / State Highway No. 310, north of Linfield Road, subject to compliance with the conditions listed in the docket.

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

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

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

Speakers: None

(5) S156-175

Motion: It was moved to **approve** an application to replat a 0.167-acre tract of land containing all of Lot 4 in City Block G/679 into a Shared Access Development with 5 lots ranging in size from 1,008 square feet to 1,173 square feet, and two common areas totaling 1,634 square feet on property located at 5512 Bryan Parkway between Greenville Avenue and Matilda Street, subject to compliance with the conditions listed in the docket.

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

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

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

Speakers: None

(6) S156-177

Motion: It was moved to **approve** an application to replat a portion of City Block A/7226 and portions of City Blocks 7225, 7226, and 7227 to create one 9.775-acre lot on property located on West Commerce Street, between Manila Road and Westmoreland Road, subject to compliance with the conditions listed in the docket.

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

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

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

Speakers: None

(7) S156-178

Motion: It was moved to **approve** an application to create one lot from a 0.680-acre tract of land in City Block 2/648 and City Block 712 on property located on Carroll Avenue east of San Jacinto Street, subject to compliance with the conditions listed in the docket.

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

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

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

Speakers: None

(8) S156-179

Motion: It was moved to **approve** an application to create one lot from a 1.1410-acre tract of land in City Block 10/740 on property located on Live Oak Street at Haskell Avenue, east corner, subject to compliance with the conditions listed in the docket.

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

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

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

Speakers: None

(9) S156-180

Motion: It was moved to **approve** an application to replat a 0.201-acre tract of land containing the remainder of Lot 3 and part of Lot 4 in City Block 1/1318 into a Shared Access Development with 5 lots ranging in size from 1,471 square feet to 2,572 square feet on property located at 3821 Bowser Avenue, subject to compliance with the conditions listed in the docket.

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

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

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

Speakers: None

(10) **S156-181**

Motion: It was moved to **approve** an application to replat a 2.039-acre tract of land containing portion of Lots 31 thru 35 and all of Lots 36 thru 39 in City Block A/8378 into one lot on property located at X Street and Tantor Road, northeast corner, subject to compliance with the conditions listed in the docket.

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

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

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

Speakers: None

(11) **S156-182**

Motion: It was moved to **approve** an application to create one lot from a 2.896-acre tract of land in City Block 6664 on property located at 9500 Lake June Road, subject to compliance with the conditions listed in the docket.

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

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

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

Speakers: None

(12) **S156-184**

Motion: It was moved to **approve** an application to create one 0.44-acre lot, one 0.63-acre lot, and one 0.88-acre lot from a 1.9568-acre tract of land in City Block B/7226 on property located at 3111 Interstate Highway 30 (Dallas-Fort Worth Turnpike), subject to compliance with the conditions listed in the docket.

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

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

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

Speakers: None

Residential Replats:

(13) **S156-176**

Motion: It was moved to **approve** an application to replat a 1.143-acre tract of land containing all of Lot 7 in City Block A/2995, and a portion of abandoned DART right-of-way into one lot on property located at 7014 Fisher Road, southeast of Mockingbird Lane, subject to compliance with the conditions listed in the docket with the following added condition: Provide evidence satisfactory to staff that the buildings and others features (survey) are shown accurately on the plat.

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

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

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

Speakers: For: Rob Baldwin, 3904 Elm St., Dallas, TX, 75226
Against: Paul Daugherty, 7077 Fisher Rd., Dallas, TX, 75214

(14) **S156-183**

Note: During the discuss period of this item Commissioner Murphy moved to hold further discussion until after the Thoroughfare Plan amendment items to allow staff time to returned with additional plat information. Commissioner Schultz seconded the motion. The Commission unanimously voted to continue further discussion until after Thoroughfare Plan amendment items. The Commission continued with the regular order of the agenda and heard Subdivision Agenda Item 15, S156-185 next.

Motion: It was moved to **deny** an application to replat a 0.74-acre tract of land containing part of Lot 5 in City Block 2/5515 into one 0.40-acre lot and one 0.35-acre lot with the finding of fact that the proposed lot does not conform in width, depth, and area to the pattern already established in adjacent areas as required by Section 51A-8.503 of the Dallas Development Code on property located at 5959 Colhurst Avenue at Preston Road, northwest corner.

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

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

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

Notices: Area: 200 Mailed: 9
Replies: For: 0 Against: 1

Speakers: For: Mohammed Alanine, Address not given
For (Did not speak): Alia Eed, 5959 Colhurst Ave., Dallas, TX, 75230
Against: Kelly Cash, 5942 Colhurst St., Dallas, TX, 75230

Note: Upon the conclusion of Subdivision Agenda Item 14, S156-183; the Commission heard reconsideration of Zoning Agenda Item 9, Z156-214(OTH) next.

(15) **S156-185**

Motion: It was moved to **approve** an application to replat a 2.424-acre tract of land containing part of Lot 8, and all of Lot 7 in City Block 2/5575 into one, 1.225-acre lot, and one, 1.199-acre lot on property located at 4831 and 4911 Shadywood Lane, subject to compliance with the conditions listed in the docket with Condition 18 deleted.

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

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

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

Notices: Area: 200 Mailed: 13
Replies: For: 1 Against: 0

Speakers: None

Miscellaneous Docket:

D156-011

Planner: Laura Evans

Motion: It was moved to **approve** a development plan and landscape plan on property zoned Subarea C of Planned Development District No. 758, at the southeast corner of Skillman Street and Sedgwick Drive.

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

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

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

Speakers: None

M156-022

Planner: Jennifer Muñoz

Motion: It was moved to **approve** a minor amendment to the development plan for Planned Development District No. 662 on property on the northwest corner of South St. Augustine Drive and Grady Lane.

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

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

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

*out of the room, shown voting in favor

Speakers: None

M156-023

Planner: Jennifer Muñoz

Motion: It was moved to **approve** a minor amendment to the development plan for Planned Development District No. 355 on property along the south line of Stemmons Freeway, east of Market Center Boulevard.

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

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

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

*out of the room, shown voting in favor

Speakers: None

M156-024

Planner: Jennifer Muñoz

Motion: It was moved to **approve** a minor amendment to the development plan for Planned Development District No. 311, on property on the west corner of Lawther Drive and Mockingbird Lane.

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

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

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

*out of the room, shown voting in favor

Speakers: None

M156-025

Planner: Jennifer Muñoz

Motion: It was moved to **approve** a minor amendment to the site plan for Specific Use Permit No. 1606 for a mini-warehouse use on property zoned an RR Regional Retail District on the northeast line of Walton Walker Boulevard, west of Duncanville Road.

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

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

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

*out of the room, shown voting in favor

Speakers: None

M156-027

Planner: Jennifer Muñoz

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 use 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: Schultz

Second: Murphy

Result: Carried: 13 to 0

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

Against: 0

Absent: 2 - Shidid, Haney

Vacancy: 0

*out of the room, shown voting in favor

Speakers: None

M156-029

Planner: Jennifer Muñoz

Motion: It was moved to **approve** a minor amendment to the site plan for Specific Use Permit No. 2049 for a tower/antenna for cellular communication on property zoned a CR Community Retail District, south of the intersection of Marsh Lane and the President George Bush Turnpike.

Maker: Schultz

Second: Murphy

Result: Carried: 13 to 0

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

Against: 0

Absent: 2 - Shidid, Haney

Vacancy: 0

*out of the room, shown voting in favor

Speakers: None

Miscellaneous Docket – Under Advisement:

M156-011

Planner: Jennifer Muñoz

Motion: It was moved to **approve** a minor amendment to the development/landscape plan for Planned Development District No. 943, at the southeast corner of Rosemeade Parkway and Lina Street.

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

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

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

*out of the room, shown voting in favor

Speakers: None

Thoroughfare Plan Amendments:

Pearl Expressway from Pacific Avenue to Live Oak Street Planner: Tanya Brooks

Motion: In considering an amendment to the City of Dallas Central Business District Streets and Vehicular Circulation Plan to change the operational characteristic on Pearl Expressway from Pacific Avenue to Live Oak Street from five-lanes southbound within 85-146 feet of right-of-way to two-lanes northbound and two-lanes southbound within 85 feet of right-of-way, it was moved to **refer** this case back to City Plan Commission Transportation Committee for further consideration.

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

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

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

Speakers: None

Gus Thomasson Road from Easton Road to Mesquite City Limits Planner: Tanya Brooks

Motion: It was moved to **approve** an amendment to the City of Dallas Thoroughfare Plan to change the dimensional classification of Gus Thomasson Road from Easton Road to Mesquite City Limits from an existing (EXISTING) roadway designation to a special four-lane divided (SPCL 4D) roadway within 80-85 feet of right-of-way.

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

For: 12 - Anglin, Rieves, Houston, Davis,
Anantasomboon, Abtahi, Jung, Schultz,
Peadon, Murphy, Ridley, Tarpley

Against: 0
Absent: 2 - Shidid, Haney
Vacancy: 0
Conflict: 1 - Housewright

Speakers: For: None
Against: Edward Schaefer, 7995 LBJ Freeway, Dallas, TX, 75251
Jerry Scudder, 10327 Lavano Ln., Dallas, TX, 75228

Thoroughfare Plan Amendments – Under Advisement:

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 July 21, 2016.

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

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

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

Speakers: For: Matt Leyer, 8115 Preston Rd., Dallas, TX, 75225
Against: None

Note: The Commission allowed Subdivision staff additional time to provide requested plat information for Subdivision Agenda Item 14, S156-183. The Commission continued with the regular order of the agenda and heard Zoning Consent agenda items next.

Zoning Cases – Consent:

1. **Z156-198(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 public school other than an open enrollment charter school uses, subject to a development plan, traffic management plan and conditions on property zoned an R-7.5(A) Single Family District, on property bound by East Mockingbird Lane, Delmar Avenue, Anita Street, and Matilda Street.

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

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

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

Notices: Area: 500 Mailed: 206
Replies: For: 10 Against: 2

Speakers: None

2. Z156-225(SM)

Planner: Sarah May

Motion: It was moved to recommend **approval** of a Specific Use Permit for private school use 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 an R-7.5(A) Single Family District on the north line of McCree Road, west of Aldwick Drive.

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

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

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

Notices: Area: 300 Mailed: 72
Replies: For: 5 Against: 1

Speakers: None

3. Z156-230(SM)

Planner: Sarah May

Motion: It was moved to recommend **approval** of the renewal of Specific Use Permit No. 1913 for a bar, lounge, or tavern for a three-year period, subject to revised conditions on property zoned Tract A within Planned Development District No. 269, the Deep Ellum/Near East Side District, on the south line of Elm Street, east of North Good Latimer Expressway.

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

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

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

Notices: Area: 200 Mailed: 19
Replies: For: 6 Against: 0

Speakers: None

4. Z112-281(OTH)

Planner: Olga Torres Holyoak

Motion: It was moved to recommend **approval** of a Planned Development District for MF-2(A) Multifamily District uses and a community service center, a child-care facility and office uses; and **approval** of the repeal of Specific Use Permit No. 1494 for a community service center and a child-care facility, subject to a development plan and conditions on property zoned an MF-2(A) Multifamily District in an area bounded by Ross Avenue, Matilda Street, Hudson Street, and Hope Street.

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

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

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

Notices: Area: 500 Mailed: 188
Replies: For: 0 Against: 4

Speakers: For (Did not speak): Lorelei Mewhirter, 5310 Harvest Hill Rd., Dallas, TX, 75230
Buddy Jordan, 3839 McKinney Ave., Dallas, TX, 75204
Against: None

5. Z145-233(OTH)

Planner: Olga Torres Holyoak

Note: The Commission considered this item individually.

Motion: It was moved to recommend **approval** of a new subdistrict within Planned Development District No. 298, the Bryan Area Special Purpose District, subject to a revised development plan and revised conditions with the following revisions: Insert a provision to Section 51P-298-112, under Setbacks that encroachments in the setbacks along Live Oak Street, Texas Street and Cantegral Street permitted up to maximum of 4 feet into a 5 foot setback at location identified on the development plan. Locations are: Along Cantegral Street from the corner of Live Oak Street to the residential parking entrance, and along Live Oak Street from the area identified as having translucent patio rails around the corner onto Texas Street to the loading dock entrance curb cut, on property zoned Subdistrict 5 and Subdistrict 10 within Planned Development District No. 298 the Bryan Area Special Purpose District on area bounded by Bryan Street, Texas Street, Live Oak Street, and Cantegral Street.

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

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

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

Notices: Area: 500 Mailed: 28
Replies: For: 4 Against: 0

Speakers: For: Andrew Orr, 600 E. Las Colinas Blvd., Irving, TX, 75039
Suzan Kedron, 2323 Ross Ave., Dallas, TX, 75201
Larry Sparks, 600 E. Las Colinas Blvd., Irving, TX, 75039
Against: None

Note: The Commission heard Zoning Agenda Item 7, Z156-208(OTH) next.

6. Z156-192(OTH)

Planner: Olga Torres Holyoak

Motion: It was moved to recommend **approval** of the renewal of Specific Use Permit No. 1981 for a bar, lounge or tavern and **an inside** commercial amusement limited to a dance hall for a two-year period, subject to a revised site plan and revised conditions on property zoned Tract A within Planned Development District No. 269, the Deep Ellum/Near East Side District, on the north line of Main Street, east of Malcolm X Boulevard.

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

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

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

Notices: Area: 200 Mailed: 17
Replies: For: 8 Against: 0

Speakers: None

7. Z156-208(OTH)

Planner: Olga Torres Holyoak

Note: The Commission considered this item individually.

Motion: In considering an application for a Specific Use Permit for a commercial amusement (inside) for a dance hall on property zoned Subarea 6 with a D-1 Liquor Control Overlay within Planned Development District No. 366 on the east side of South Buckner Boulevard, south of Scyene Road, it was moved to **hold** this case under advisement until June 16, 2016.

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

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

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

*out of the room, shown voting in favor

Notices: Area: 300 Mailed: 15
Replies: For: 0 Against: 3

Speakers: For: None
Against (Did not speak): Randy Ackerman, 8226 Douglas Ave., Dallas, TX, 75225
Debra Zourman, 3402 S. Buckner Blvd., Dallas, TX, 75227

Note: The Commission heard Zoning Agenda Item 9, Z156-214(OTH) next.

8. Z156-213(OTH)

Planner: Olga Torres Holyoak

Motion: It was moved to recommend **approval** of the renewal of Specific Use Permit No. 1914 for the sale of alcoholic beverages in conjunction with a commercial amusement (inside) for a three-year period with eligibility for automatic renewals for additional three-year periods, subject to conditions on property zoned an RR-D-1 Regional Retail District with D-1 Liquor Control Overlay on the southwest corner of R.L. Thornton Freeway and South Buckner Boulevard.

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

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

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

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

Speakers: None

9. Z156-214(OTH)

Planner: Olga Torres Holyoak

Note: The Commission considered this item individually. Later in the meeting this item was reconsidered.

Motion I: In considering an application to amend Specific Use Permit No. 2153 for a child-care facility to add the use of an open-enrollment charter school on property zoned an R-5(A) Single Family District with Specific Use Permit No. 1456 for a community service center and Specific Use Permit No. 2153 on the north corner of North Winnetka Avenue and McBroom Street, it was moved to **hold** this case under advisement until June 2, 2016.

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

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

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

*out of the room, shown voting in favor

Notices: Area: 200 Mailed: 17
Replies: For: 1 Against: 1

Speakers: None

Note: The Commission returned to Subdivision Agenda Item 14, S156-183.

Z156-214(OTH) Reconsideration

Motion to Reconsider: It was moved to **reconsider** the action taken earlier in the meeting, to hold under advisement until June 2, 2016, consideration of an application to amend Specific Use Permit No. 2153 for a child-care facility to add the use of an open-enrollment charter school on property zoned an R-5(A) Single Family District with Specific Use Permit No. 1456 for a community service center and Specific Use Permit No. 2153 on the north corner of North Winnetka Avenue and McBroom Street.

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

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

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

Reconsideration Motion: It was moved to recommend **approval** an application to amend Specific Use Permit No. 2153 for a child-care facility to add the use of an open-enrollment charter school for a two-year period, subject to **a traffic management plan and revised conditions** on property zoned an R-5(A) Single Family District with Specific Use Permit No. 1456 for a community service center and Specific Use Permit No. 2153 on the north corner of North Winnetka Avenue and McBroom Street.

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

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

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

Notices: Area: 200 Mailed: 17
Replies: For: 1 Against: 1

Speakers: None

Note: Upon the conclusion of the reconsideration of Zoning Agenda Item 9, Z156-214(OTH); the Commission returned to the regular order of the agenda and heard Zoning Agenda Item 11, Z156-217(WE) next.

10. Z156-212(WE)

Planner: Warren Ellis

Motion: In considering an application for an amendment to Tract 2 of Planned Development District No. 795, on the west line of Skillman Street, south of Church Road, it was moved to **hold** this case under advertisement until June 16, 2016, and to instruct staff to re-advertise.

Maker: Ridley
Second: Murphy

Result: Carried: 13 to 0
For: 13 - Anglin, Rieves, Houston, Davis,
Anantasomboon, Abtahi, Jung, Housewright,
Schultz, Peadon, Murphy, Ridley, Tarpley

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

Notices: Area: 500 Mailed: 249
Replies: For: 138 Against: 1

Speakers: None

Note: The Commission heard items that were removed from the Consent agenda to be heard individually. The Commission heard Zoning Agenda Item 5, Z145-233(OTH) next.

11. Z156-217(WE)

Planner: Warren Ellis

Note: The Commission considered this item individually.

Motion: It was moved to recommend **approval** of the renewal of Specific Use Permit No. 1889 for a late-hours establishment limited to an alcoholic beverage establishment for a bar, lounge, or tavern use for a five-year period, **subject to conditions** on property within Planned Development District No. 842 for CR Community Retail District Uses, on the east line of Greenville Avenue, north of Prospect Avenue.

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

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

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

*out of the room, shown voting in favor

Notices: Area: 200 Mailed: 20
Replies: For: 3 Against: 0

Speakers: For: Roger Albright, 3301 Elm St., Dallas, TX, 75202
Patricia Carr, 5843 Vanderbilt Blvd., Dallas, TX, 75206
Against: None

Note: The Commission heard Zoning Agenda Item 12, Z156-224(WE) next.

12. Z156-224(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 late-hours establishment limited to a restaurant without drive-in service use for a one-year period, subject to a site plan and conditions with the operation until 2:00 a.m. on property within Planned Development District No. 842 for CR Community Retail District Uses with a MD-1 Modified Delta Overlay, on the northeast corner of Greenville Avenue and Lewis Street.

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

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

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

*out of the room, shown voting in favor

Notices: Area: 200 Mailed: 63
Replies: For: 1 Against: 0

Speakers: For: Lan Tran, 1802 Greenville Ave., Dallas, TX, 75204
Against: Patricia Carr, 5843 Vanderbilt Blvd., Dallas, TX, 75206

Note: Upon the conclusion of Zoning Agenda Item 12, Z156-224(WE); the Commission returned to the regular order of the agenda and heard Zoning Cases Under Advisement agenda items next.

Zoning Cases – Under Advisement:

13. Z156-203(WE)

Planner: Warren Ellis

Motion: It was moved to recommend **approval** of an amendment to Planned Development District No. 555, subject to a development plan, revised traffic management plan and revised conditions to include the following: 1) Utilize a 6 ft. rod iron fence only on facing properties (Hillcrest, Winding Creek and Frankford) with the exception of the existing wood fence, 2) Place signage to direct traffic exiting on to Frankford Road for make a right turn only, 3) Modify all traffic flow diagrams that are in the existing documentation to reflect what is in the traffic management plan regarding directional traffic flow, and 4) Include statement that guard house cannot be used during pick-up and drop-off times on the southwest corner of Frankford Road and Hillcrest Road.

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

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

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

*out of the room, shown voting in favor

Notices: Area: 500 Mailed: 120
Replies: For: 8 Against: 3

Speakers: For: Rob Baldwin, 3904 Elm St., Dallas, TX, 75226
Mark Grossfeld, 18011 Hillcrest Rd., Dallas, TX, 75252
For (Did not speak): Tom Elieff, 18011 Hillcrest Rd., Dallas, TX, 75252
Against: None

14. Z145-358(LE)

Planner: Laura Evans

Motion: In considering an application for a development plan and landscape plan on property zoned Planned Development District No. 466 generally bounded by North Hall Street, Flora Street, Watkins Avenue, and Cochran Street, it was moved to **hold** this case under advisement until June 16, 2016.

Maker: Ridley
Second: Schultz

Result: Carried: 13 to 0

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

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

*out of the room, shown voting in favor

Notices: Area: 500 Mailed: 78
Replies: For: 1 Against: 2

Speakers: For: Michael Clark, 6750 Hillcrest Plaza, Dallas, TX, 75230
Against: None

15. **Z156-124(SH)**

Planner: Sharon Hurd

Motion: In considering an application for a Planned Development Subdistrict for I-2 Industrial-2 Subdistrict Uses on property zoned an I-2 Industrial-2 Subdistrict within Planned Development District No. 193, the Oak Lawn Special Purpose District, on the southeast line of Reagan Street, east of Harry Hines Boulevard, it was moved to **hold** this case under advisement until June 16, 2016.

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

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

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

*out of the room, shown voting in favor

Notices: Area: 500 Mailed: 50
Replies: For: 0 Against: 21

Speakers: None

16. 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 June 16, 2016.

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

For: 13 - Anglin, Rieves, Houston, Davis,
Anantasomboon, Abtahi, Jung, Housewright,
Schultz, Peadon, Murphy, Ridley, Tarpley*
Against: 0
Absent: 2 - Shidid, Haney
Vacancy: 0

*out of the room, shown voting in favor

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

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

17. Z156-199(SM)

Planner: Sarah May

Motion: It was moved to recommend **approval** of a Planned Development District for R-10(A) Single Family District and public school uses other than an open enrollment charter school, subject to a revised development plan, revised traffic management plan and conditions with the following modification: Future traffic study must include a list with approximate number of students traveling by bus, by car and staying for after school care on property zoned an R-10(A) Single Family District, on property bound by Welch Road, Harvest Hill Road, Harriet Drive, and Mill Creek Road.

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

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

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

Notices: Area: 500 Mailed: 142
Replies: For: 22 Against: 14

Speakers: For: Karl Crawley, 900 Jackson St., Dallas, TX, 75202
Dora Roanoke, 12600 Welch Rd., Dallas, TX, 75244
Kermange Johnson, 12600 Welch Rd., Dallas, TX, 75244
Against: None

Zoning Cases – Individual:

18. **Z145-285(SM)**

Planner: Sarah May

Motion: In considering an application for a Planned Development District for R-10(A) Single Family District and public school uses on property zoned an R-10(A) Single Family District, on the east corner of San Leandro Drive and St. Francis Avenue, it was moved to **hold** this case under advisement until June 2, 2016.

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

For: 12 - Anglin, Rieves, Houston, Davis*, Abtahi, Jung,
Housewright, Schultz, Peadon, Murphy, Ridley,
Tarpley

Against: 0
Absent: 2 - Shidid, Haney
Vacancy: 0
Abstained: 1 - Anantasomboon

*out of the room, shown voting in favor

**abstained from voting, due to bus tour requirement

Notices: Area: 500 Mailed: 82
Replies: For: 3 Against: 35

Speakers: For: Karl Crawley, 900 Jackson St., Dallas, TX, 75202
Gale Dunleavy, 1714 Whittier Ave., Dallas, TX, 75218
Abi Hoffman, 1436 San Saba Dr., Dallas, TX, 75218
Tanisha Bailey, 8180 San Cristobal Dr., Dallas, TX, 75218

Biff Bailey, 8180 San Cristobal Dr., Dallas, TX, 75218
Dan Micciche, 1140 Bally Mote Dr., Dallas, TX, 75218
For (Did not speak): Kathy Glenn, 8325 Forest Hills Blvd., Dallas, TX, 75218
Bridget Stuart, 8249 Forest Hills Blvd., Dallas, TX, 75218
April Sellers, 8230 San Cristobal Dr., Dallas, TX, 75218
Jason Sellers, 8230 San Cristobal Dr., Dallas, TX, 75218
Colleen Bryne-Stobie, 9015 Groveland Dr., Dallas, TX, 75218
Chad Frymire, 2522 Norsworthy Dr., Dallas, TX, 75228
Kimberly Kam DeLeon, 1424 San Saba Dr., Dallas, TX, 75218
Teresa De Leon, 1424 San Saba Dr., Dallas, TX, 75218
Kelly Clayton, 1537 N. Buckner Blvd., Dallas, TX, 75218
Lora Owens, 5600 Victor St., Dallas, TX, 75214
Alejandra Sanchez Alvarez, 2235 Hollybush Dr., Dallas, TX, 75228
Rachel Triska, 6302 N. Jim Miller Rd., Dallas, TX, 75228
Martha Rivas, 2707 Lockhart Ave., Dallas, TX, 75228
Patty Bates-Ballard, 8235 Hunnicut Rd., Dallas, TX, 75228
Libni Ponce, 1806 Oldfield Dr., Dallas, TX, 75217
Elsy Serpas, 2524 Waterloo Ln., Mesquite, TX, 75181
Against: Anita Childress, 8366 Santa Clara Dr., Dallas, TX, 75218
Jason Pumpelly, 8423 San Leandro Dr., Dallas, TX, 75218

Development Code Amendment:

DCA156-001(DL)

Planner: Diana Lowrance

Motion: It was moved to recommend **approval** of amendments to Section 51A-4.602 the fence, screening and visual obstruction regulations in Chapter 51A of the Dallas Development Code to address materials and open surface area for fences that are not required by Code to include the following: Prohibit barbwire and razor ribbon in residential district, except in an agricultural district.

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

For: 12 - Anglin, Rieves, Davis*, Anantasomboon,
Abtahi, Jung, Housewright, Schultz, Peardon,
Murphy, Ridley, Tarpley

Against: 0
Absent: 3 - Houston, Shidid, Haney
Vacancy: 0

*out of the room, shown voting in favor

Speakers: None

Authorization of a Hearing – Under Advisement:

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 June 30, 2016.

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

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

For: 12 - Anglin, Rieves, Davis*, Anantasomboon,
Abtahi, Jung, Housewright, Schultz, Peadon,
Murphy, Ridley, Tarpley

Against: 0
Absent: 3 - Houston, Shidid, Haney
Vacancy: 0

*out of the room, shown voting in favor

Speakers: None

Residential Adjacency Review/Site Plan Appeal:

Note: Chair Tarpley ruled citizen email letters as inadmissible.

Motion: It was moved to **affirm** the director's decision of approval of a residential adjacency review/site plan as reflected in the April 27, 2016, director's letter as follows: 1) Items 1-4 upheld, 2) Item 5 upheld with a modification that the outdoor activity area may not exceed 100 percent of the total floor area of the building, 3) Item 6 upheld, 4) Item 7 upheld with a clarification that games of skill or entertainment including but not limited to foosball, jenga, ping pong, or skeet ball are allowed in the 15 foot front yard setback, if not in a structure. No structures allowed in the 15 foot front yard setback, 5) Items 8 and 9 upheld, and 6) Item 10 denied, on property on the west side of Greenville Avenue, south of Belmont Avenue with the approximate address being 2237 Greenville Avenue.

Maker: Ridley
Second: Murphy
Result: Carried: 9 to 1

For: 9 - Anglin, Davis, Anantasomboon, Jung,
Housewright, Peadon, Murphy, Ridley, Tarpley

Against: 1 - Abtahi
Absent: 4 - Houston, Shidid, Haney, Schultz
Vacancy: 0
Conflict: 1 - Rieves

Speakers: Appellant: Roger Albright, 3301 Elm St., Dallas, TX, 75226
Appellant Witness: Jonathan Serrano - (Did not testify)
John Rao - (Did not testify)
Mr. Corson - (Did not testify)
Robert Williams - (Did not testify)
City: Sonya Ahmed, Assistant City Attorney
City Witness: David Cossum, Director, Sustainable Development & Construction
John Lawton, Deputy Chief, Central Patrol Division
Roy Michael Northrup, 5703 Goliad Ave., Dallas, TX, 75206
Staff: Casey Burgess, Assistant City Attorney

Other Matters

Commissioner Neil Emmons Resolution:

Motion: It was moved to **adopt** the resolution honoring the late Commissioner Neil Emmons' contributions as a member of the City Plan Commission and a citizen of Dallas.

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

For: 11 - Anglin, Rieves, Davis, Anantasomboon, Abtahi,
Jung, Housewright, Peadon, Murphy, Ridley,
Tarpley

Against: 0
Absent: 4 - Houston, Shidid, Haney, Schultz
Vacancy: 0

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

URBAN DESIGN COMMITTEE (UDC)

The Commission did not make appointments to the Urban Design Committee.

Minutes

Motion: It was moved to **approve** the minutes of the May 5, 2016, City Plan Commission meeting, subject to corrections.

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

For: 11 - Anglin, Rieves, Davis, Anantasomboon, Abtahi,
Jung, Housewright, Peadon, Murphy, Ridley,
Tarpley

Against: 0
Absent: 4 - Houston, Shidid, Haney, Schultz
Vacancy: 0

Adjournment

Motion: It was moved to **adjourn** the May 19, 2016, City Plan Commission meeting at 7:52 p.m.

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

For: 11 - Anglin, Rieves, Davis, Anantasomboon, Abtahi,
Jung, Housewright, Peadon, Murphy, Ridley,
Tarpley

Against: 0
Absent: 4 - Houston, Shidid, Haney, Schultz
Vacancy: 0

Gloria Tarpley, Chair