

PLAN COMMISSION MINUTES

The City Plan Commission held a regular Zoning Hearing on May 5, 2016, with the briefing starting at 11:15 a.m., in Room 5ES and the public hearing at 1:33 p.m., in the City Council Chambers of City Hall. Presiding were, Robert Abtahi, Acting Chair and Tipton Housewright, Acting Vice-Chair. The following Commissioners were present during the hearing: Matt Houston, Jarred Davis, Tony Shidid, Corwin Haney, P. Michael Jung, 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: Gloria Tarpley, Mike Anglin, Jed Anantasomboon and Jaynie Schultz. There is one vacancy - District 2.

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: Sharon Hurd

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) **S156-158**

Motion: It was moved to **approve** an application to replat an 8.2179-acre tract of land containing part of Lots 5 and 6 in City Blocks 6064, 6065, and 6066 into one 3.8952-acre lot, and one 4.3227-acre lot on property located at 7955 Harry Hines Boulevard at Adeline Street, northwest corner, subject to compliance with the conditions listed in the docket.

Maker: Ridley
Second: Murphy
Result: Carried: 10 to 0

For: 10 - Houston, Davis, Shidid, Abtahi, Haney, Jung,
Housewright, Peadon, Murphy, Ridley

Against: 0
Absent: 4 - Anglin, Anantasomboon, Schultz, Tarpley
Vacancy: 1 - District 2

Speakers: None

(2) S156-159

Motion: It was moved to **approve** an application to create one 0.808-acre lot from a tract of land in City Block 7216 on property located on IH-30, west of Westmoreland Road, subject to compliance with the conditions listed in the docket.

Maker: Ridley
Second: Murphy
Result: Carried: 10 to 0

For: 10 - Houston, Davis, Shidid, Abtahi, Haney, Jung,
Housewright, Peadon, Murphy, Ridley

Against: 0
Absent: 4 - Anglin, Anantasomboon, Schultz, Tarpley
Vacancy: 1 - District 2

Speakers: None

(3) S156-160

Motion: It was moved to **approve** an application to create a 53-lot single family subdivision with one common area containing lot sizes ranging from 3,400-square feet to 11,459-square feet in size from an 8.848-acre tract of land located on property on Chariot Drive at Wimbelton Way, subject to compliance with the conditions listed in the docket.

Maker: Ridley
Second: Murphy
Result: Carried: 10 to 0

For: 10 - Houston, Davis, Shidid, Abtahi, Haney, Jung,
Housewright, Peadon, Murphy, Ridley

Against: 0
Absent: 4 - Anglin, Anantasomboon, Schultz, Tarpley
Vacancy: 1 - District 2

Speakers: None

(4) S156-162

Motion: It was moved to **approve** an application to create a 0.7371-acre lot from a tract of land located in City Block 8417 on property located on Forest Lane at Abrams Road, subject to compliance with the conditions listed in the docket.

Maker: Ridley
Second: Murphy
Result: Carried: 10 to 0

For: 10 - Houston, Davis, Shidid, Abtahi, Haney, Jung,
Housewright, Peadon, Murphy, Ridley

Against: 0
Absent: 4 - Anglin, Anantasomboon, Schultz, Tarpley
Vacancy: 1 - District 2

Speakers: None

(5) S156-164

Motion: It was moved to **approve** an application to create one 1.389-acre lot, one 2.209-acre lot, one 2.345-acre lot, one 0.875-acre lot, one 0.375-acre lot, and 0.471-acre of right-of-way dedication from a 7.664-acre tract of land in City Block 1/5185 on property located on Central Expressway at Twin Sixties Drive, northeast corner, subject to compliance with the conditions listed in the docket.

Maker: Ridley
Second: Murphy
Result: Carried: 10 to 0

For: 10 - Houston, Davis, Shidid, Abtahi, Haney, Jung,
Housewright, Peadon, Murphy, Ridley

Against: 0
Absent: 4 - Anglin, Anantasomboon, Schultz, Tarpley
Vacancy: 1 - District 2

Speakers: None

(6) **S156-165**

Motion: It was moved to **approve** an application to replat a 10.121-acre tract of land containing part of Lot 3 in City Block 4/8059 into one lot on property located on Sanden Drive, south of Bekay Street, subject to compliance with the conditions listed in the docket.

Maker: Ridley
Second: Murphy
Result: Carried: 10 to 0

For: 10 - Houston, Davis, Shidid, Abtahi, Haney, Jung,
Housewright, Peadon, Murphy, Ridley

Against: 0
Absent: 4 - Anglin, Anantasomboon, Schultz, Tarpley
Vacancy: 1 - District 2

Speakers: None

(7) **S156-166**

Motion: It was moved to **approve** an application to create one 3.1910-acre lot from a tract of land on property located on Saintsbury Street at Water Mill Road, subject to compliance with the conditions listed in the docket.

Maker: Ridley
Second: Murphy
Result: Carried: 10 to 0

For: 10 - Houston, Davis, Shidid, Abtahi, Haney, Jung,
Housewright, Peadon, Murphy, Ridley

Against: 0
Absent: 4 - Anglin, Anantasomboon, Schultz, Tarpley
Vacancy: 1 - District 2

Speakers: None

(8) **S156-167**

An application to replat a 4.436-acre tract of land containing all of Lots 18 through 39 and a portion of an alley to be abandoned in City Block D/1979 to create one 3.562-acre lot; and to replat all of Lots 1, 2, and 3 in City Block A/1989, and all of Lot 7 in City Block E/1491 to create one 0.775-acre lot on property located on Henderson Avenue, between Glencoe Street, and McMillan Avenue.

This case was withdrawn by the applicant.

(9) **S156-168**

Motion: It was moved to **approve** an application to create one 9.920-acre lot from a tract of land in City Block 6681 on property located on St. Augustine Road at San Leon Avenue, northeast corner, subject to compliance with the conditions listed in the docket.

Maker: Ridley
Second: Murphy
Result: Carried: 10 to 0

For: 10 - Houston, Davis, Shidid, Abtahi, Haney, Jung,
Housewright, Peadon, Murphy, Ridley

Against: 0
Absent: 4 - Anglin, Anantasomboon, Schultz, Tarpley
Vacancy: 1 - District 2

Speakers: None

(10) **S156-170**

Motion: It was moved to **approve** an application to create one 0.436-acre lot from a tract of land in City Block A/6268 on property located on Buckner Boulevard, north of U.S. Highway 175 (C.F. Hawn Freeway), subject to compliance with the conditions listed in the docket with Conditions 12 and 13, and 15-20 deleted and replaced with news conditions 13, 14 and 15 to read as follows: "Condition 13. A site plan must be submitted to the Water/Wastewater Section in Room 200 of 300 E. Jefferson Blvd. showing proposed new buildings, development, and proposed water and wastewater service locations with service sizes.", "Condition 14. A "Fire Protection Certificates" must be signed by the Engineer of record and/or Architect stating that they have verified through the Fire Protection review staff that existing fire protection is adequate. The signed Fire Protection Certificate must be submitted to the Manager of Water and Sewer Engineering in Room 200, 320 E. Jefferson Blvd. prior to

submittal of the final plat for signature by the Chairperson of the City Plan Commission. A sign Fire Protection Certificate is required prior to the approval of an “Easy Release Building Permit” application.”, and “Condition 15. Water/wastewater main extension is required by Private Development Contract.”

Maker: Ridley
Second: Murphy
Result: Carried: 10 to 0

For: 10 - Houston, Davis, Shidid, Abtahi, Haney, Jung,
Housewright, Peadon, Murphy, Ridley

Against: 0
Absent: 4 - Anglin, Anantasomboon, Schultz, Tarpley
Vacancy: 1 - District 2

Speakers: None

Building Line Removal:

(11) **S156-163**

Building Line Removal Motion: It was moved to **approve** to remove the platted 15-foot building line located along Calypso Street, Hampton Road, Bickers Street, and the west property line north of Leath Road, as well as internal to the site adjacent to abandoned Goldman Road with the finding of fact that removal of the platted building line will not require a minimum front, side, or rear yard setback line less than required by the zoning regulation; be contrary to the public interest; adversely affect neighboring properties; or adversely affect the plan for the orderly development of the subdivision on property located on Hampton Road between Bickers Street, and Calypso Street

Maker: Davis
Second: Shidid
Result: Carried: 10 to 0

For: 10 - Houston, Davis, Shidid, Abtahi, Haney, Jung,
Housewright, Peadon, Murphy, Ridley

Against: 0
Absent: 4 - Anglin, Anantasomboon, Schultz, Tarpley
Vacancy: 1 - District 2

Replat Motion: It was moved to **approve** an application to replat an 18.922-acre tract of land containing part of Lot 1 in City Block AA/7135; part of Lots 1-3 in City Block 5/7135, part of Lots 2-10 in City Block 6/7135, and part of the abandoned portions of Goldman Road and Peshera Road, on property located on Hampton Road between Bickers Street, and Calypso Street, subject to compliance with the conditions listed in the docket.

Maker: Davis
Second: Shidid
Result: Carried: 10 to 0

For: 10 - Houston, Davis, Shidid, Abtahi, Haney, Jung,
Housewright, Peadon, Murphy, Ridley

Against: 0
Absent: 4 - Anglin, Anantasomboon, Schultz, Tarpley
Vacancy: 1 - District 2

Speakers: None

Residential Replats:

(12) **S156-161**

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 at 4831 and 4911 Sunnybrook Lane between Midway Road and Inwood Road.

This case was withdrawn by the applicant.

(13) **S156-169**

Motion: It was moved to **approve** an application to replat a 1.281-acre tract of land containing part of Lots 15A and 16 in City Block 12/5585 to create one lot on property located at 9220 Sunnybrook Lane between Brookview Drive, and W. Northwest Highway (Loop 12), subject to compliance with the conditions listed in the docket.

Maker: Murphy
Second: Ridley
Result: Carried: 10 to 0

For: 10 - Houston, Davis*, Shidid, Abtahi, Haney, Jung,
Housewright, Peadon, Murphy, Ridley

Against: 0
Absent: 4 - Anglin, Anantasomboon, Schultz, Tarpley
Vacancy: 1 - District 2

*out of the room, shown voting in favor

Notices: Area: Mailed:
Replies: For: Against:

Speakers: None

Miscellaneous Docket – Under Advisement:

M156-011

Planner: Neva Dean

Motion: In considering an application for a minor amendment to the development/landscape plan for Planned Development District No. 943, at the southeast corner of Rosemeade Parkway and Lina Street, it was moved to **hold** this case under advisement until May 19, 2016.

Maker: Peadon
Second: Houston
Result: Carried: 10 to 0

For: 10 - Houston, Davis, Shidid, Abtahi, Haney, Jung,
Housewright, Peadon, Murphy, Ridley

Against: 0
Absent: 4 - Anglin, Anantasomboon, Schultz, Tarpley
Vacancy: 1 - District 2

Speakers: None

Certificates of Appropriateness for Signs:

1603110029

Planner: Laura Evans

Motion: It was moved to **approve** an application to a Certificate of Appropriateness, by Bobby Nichols of Chandler Signs, for a 708 square foot attached sign at 2425 Canton Street (south elevation).

Maker: Ridley
Second: Murphy
Result: Carried: 10 to 0

For: 10 - Houston, Davis, Shidid, Abtahi, Haney, Jung,
Housewright, Peadon, Murphy, Ridley

Against: 0
Absent: 4 - Anglin, Anantasomboon, Schultz, Tarpley
Vacancy: 1 - District 2

Speakers: None

1603110030

Planner: Laura Evans

Motion: It was moved to **approve** an application to a Certificate of Appropriateness, by Bobby Nichols of Chandler Signs, for a 708 square foot attached sign at 2425 Canton Street (north elevation).

Maker: Ridley
Second: Murphy
Result: Carried: 10 to 0

For: 10 - Houston, Davis, Shidid, Abtahi, Haney, Jung,
Housewright, Peadon, Murphy, Ridley

Against: 0
Absent: 4 - Anglin, Anantasomboon, Schultz, Tarpley
Vacancy: 1 - District 2

Speakers: None

1603110031

Planner: Laura Evans

Motion: It was moved to **approve** an application to a Certificate of Appropriateness, by Bobby Nichols of Chandler Signs, for a 200 square foot attached sign at 2425 Canton Street (south elevation).

Maker: Ridley
Second: Murphy
Result: Carried: 10 to 0

For: 10 - Houston, Davis, Shidid, Abtahi, Haney, Jung,
Housewright, Peadon, Murphy, Ridley

Against: 0
Absent: 4 - Anglin, Anantasomboon, Schultz, Tarpley
Vacancy: 1 - District 2

Speakers: None

1603110032

Planner: Laura Evans

Motion: It was moved to **approve** an application to a Certificate of Appropriateness, by Bobby Nichols of Chandler Signs, for a 200 square foot attached sign at 2425 Canton Street (east elevation).

Maker: Ridley
Second: Murphy
Result: Carried: 10 to 0

For: 10 - Houston, Davis, Shidid, Abtahi, Haney, Jung,
Housewright, Peadon, Murphy, Ridley

Against: 0
Absent: 4 - Anglin, Anantasomboon, Schultz, Tarpley
Vacancy: 1 - District 2

Speakers: None

1603110033

Planner: Laura Evans

Motion: It was moved to **approve** an application to a Certificate of Appropriateness, by Bobby Nichols of Chandler Signs, for a 94 square foot attached sign at 2425 Canton Street (north elevation).

Maker: Ridley
Second: Murphy
Result: Carried: 10 to 0

For: 10 - Houston, Davis, Shidid, Abtahi, Haney, Jung,
Housewright, Peadon, Murphy, Ridley

Against: 0
Absent: 4 - Anglin, Anantasomboon, Schultz, Tarpley
Vacancy: 1 - District 2

Speakers: None

1603110034

Planner: Laura Evans

Motion: It was moved to **approve** an application to a Certificate of Appropriateness, by Bobby Nichols of Chandler Signs, for a 112 square foot attached sign at 2425 Canton Street (west elevation).

Maker: Ridley
Second: Murphy

Result: Carried: 10 to 0

For: 10 - Houston, Davis, Shidid, Abtahi, Haney, Jung,
Housewright, Peadon, Murphy, Ridley

Against: 0
Absent: 4 - Anglin, Anantasomboon, Schultz, Tarpley
Vacancy: 1 - District 2

Speakers: None

Zoning Cases – Consent:

1. Z156-185(WE)

Planner: Warren Ellis

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, subject to a revised development plan, revised traffic management plan, and revised conditions with the following change: 1) Under Off-Street Parking – An minimum of 65 parking spaces is required. If the number of classroom exceeds 45 the off-street parking ratio is 1.5 spaces for each kindergarten/elementary school classroom on property zoned an R-7.5(A) Single Family District on the east line of Hillbrook Street and the southwest line of Wendover Road.

Maker: Jung
Second: Houston
Result: Carried: 10 to 0

For: 10 - Houston, Davis, Shidid, Abtahi, Haney, Jung,
Housewright, Peadon, Murphy, Ridley

Against: 0
Absent: 4 - Anglin, Anantasomboon, Schultz, Tarpley
Vacancy: 1 - District 2

Notices: Area: 500 Mailed: 158
Replies: For: 18 Against: 4

Speakers: None

2. Z156-220(WE)

Planner: Olga Torres Holyoak

Motion: It was moved to recommend **approval** of a Planned Development Subdistrict for GR General Retail Subdistrict uses, subject to a development plan, and revised conditions with the following change: 1) Under Parking where stated "medical uses" it should read: "Medical Clinic uses", only on property zoned a GR General Retail Subdistrict within Planned Development District No. 193, the Oak Lawn Special Purpose District on the north corner of Oak Lawn Avenue and Bowser Avenue.

Maker: Jung
Second: Houston
Result: Carried: 10 to 0

For: 10 - Houston, Davis, Shidid, Abtahi, Haney, Jung, Housewright, Peadon, Murphy, Ridley

Against: 0
Absent: 4 - Anglin, Anantasomboon, Schultz, Tarpley
Vacancy: 1 - District 2

Notices: Area: 500 Mailed: 375
Replies: For: 2 Against: 1

Speakers: None

3. Z156-215(OTH)

Planner: Olga Torres Holyoak

Note: This item was reconsidered later in the meeting.

Motion: It was moved to recommend **approval** of an MU-1 Mixed Use District on property zoned a CS Commercial Service District on the west corner of Stonewall Street and South Haskell Avenue.

Maker: Ridley
Second: Murphy
Result: Carried: 10 to 0

For: 10 - Houston, Davis, Shidid, Abtahi, Haney, Jung, Housewright, Peadon, Murphy, Ridley

Against: 0
Absent: 4 - Anglin, Anantasomboon, Schultz, Tarpley
Vacancy: 1 - District 2

Notices: Area: 200 Mailed: 29
Replies: For: 0 Against: 1
Speakers: None

4. Z156-216(OTH)

Planner: Olga Torres Holyoak

Note: This item was reconsidered later in the meeting.

Motion: It was moved to recommend **approval** of a Specific Use Permit for the sale of alcoholic beverages in conjunction with a general merchandise or food store 3,500 square feet or less for a two-year period, subject to a site plan and conditions on property zoned a CR Community Retail District with a D-1 Liquor Control Overlay on the northeast corner of West Illinois Avenue and Toluca Avenue.

Maker: Davis
Second: Shidid
Result: Carried: 10 to 0

For: 10 - Houston, Davis, Shidid, Abtahi, Haney, Jung,
Housewright, Peadon, Murphy, Ridley

Against: 0
Absent: 4 - Anglin, Anantasomboon, Schultz, Tarpley
Vacancy: 1 - District 2

Notices: Area: 200 Mailed: 35
Replies: For: 1 Against: 0

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

Zoning Cases – Under Advisement:

5. Z156-169(RB)

Planner: Jennifer Muñoz

Motion: It was moved to recommend **approval** of a P(A) Parking District, subject to a site/landscape plan and conditions on property zoned an MF-1(A) Multifamily District, on the south line of Glen Lakes Drive, west of Manderville Lane.

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

For: 9 - Houston, Davis, Shidid, Abtahi, Haney, Jung,
Peadon, Murphy, Ridley

Against: 1 - Housewright
Absent: 4 - Anglin, Anantasomboon, Schultz, Tarpley
Vacancy: 1 - District 2

Notices: Area: 200 Mailed: 12
Replies: For: 1 Against: 1

Speakers: For: Robert Reeves, 900 Jackson St., Dallas, TX, 75202
Kirk Williams, 8343 Douglas Ave., Dallas, TX, 75225
Against: None

6. Z145-140(OTH)

Planner: Olga Torres Holyoak

Motion: In considering an application for a Specific Use Permit for a tower/antenna for cellular communication limited to a monopole cellular tower on property zoned a CR Community Retail District south of Goodwin Avenue, east of Greenville Avenue, it was moved to **hold** this case under advisement until October 6, 2016.

Maker: Shidid
Second: Murphy
Result: Carried: 9 to 0

For: 9 - Houston, Davis, Shidid, Abtahi, Haney, Jung,
Housewright, Peadon, Murphy

Against: 0
Absent: 4 - Anglin, Anantasomboon, Schultz, Tarpley
Vacancy: 1 - District 2
Conflict: 1 - Ridley

Notices: Area: 200 Mailed: 27
Replies: For: 3 Against: 4

Speakers: None

7. Z156-135(OTH)

Planner: Olga Torres Holyoak

Motion: In considering an application for an R-5(A) Single Family District on property zoned an A(A) Agricultural District, on the southwest line of Lasater Road, northwest of Stark Road, it was moved to **hold** this case under advisement until June 2, 2016 and to instruct staff to re-advertise for a planned development district.

Maker: Haney
Second: Houston
Result: Carried: 10 to 0

For: 10 - Houston, Davis, Shidid, Abtahi, Haney, Jung,
Housewright, Peadon, Murphy, Ridley

Against: 0
Absent: 4 - Anglin, Anantasomboon, Schultz, Tarpley
Vacancy: 1 - District 2

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

Speakers: None

8. Z156-195(SM)

Planner: Sarah May

Motion: It was moved to recommend **approval** of a Planned Development District for R-7.5(A) Single Family District, public school, and private recreation center, club, or area uses, subject to a revised development plan to show the required loading space, revised landscape plan, traffic management plan, and revised conditions to include the following changes: 1) The minimum side yard setback is 30 feet; 2) Maximum structure height is 40 feet. Except as provided in this paragraph, structures that do not exceed the heights listed in Section 51A-4.408(a)(2) may project above the maximum structure height. Roof mounted equipment that exceeds two feet must be screened and set back a minimum of 100 feet from Durham Street and Wentwood Drive; 3) Maximum lot coverage is 35 percent aboveground parking structures are included in lot coverage calculations, surface parking lots and underground parking structures are not; 4) Delete subsection c under landscaping as it is not needed; 5) Traffic study analysis must also contain number of children picked up by vehicle, number of children arriving or being picked up by carpool, number of students walking or traveling by bicycle, number of students attending after school care; 6) Under additional provisions under subsection (c)(2) security lighting is the only lighting allowed in the ball field and game court areas and must be attached to the building; 7) Accept the applicant's request to a maximum number of classrooms is 35, labs, special education, early childhood, art and music rooms and other rooms not associated with the homeroom are allowed and do not count towards the classroom maximum; and 8) Add a notice provision to read, "At least thirty days prior to the filing with the city of any application for a zoning change; amendment to the approved development plan or landscape plan for the school pursuant to Sections 51A-4.702(h) or (i), as amended; any application to the Board of Adjustment for a variance or special exception with respect to the school; or minor amendment to the Traffic Management Plan, the applicant shall submit a copy of said

application to the Caruth Hills Homeplace Neighborhood Association at their official address” on property zoned an R-7.5(A) Single Family District on the southwest corner of West Northwest Highway and Durham Street.

Maker: Murphy
Second: Housewright
Result: Carried: 10 to 0

For: 10 - Houston, Davis, Shidid, Abtahi, Haney, Jung,
Housewright, Peadon, Murphy, Ridley

Against: 0
Absent: 4 - Anglin, Anantasomboon, Schultz, Tarpley
Vacancy: 1 - District 2

Notices: Area: 500 Mailed: 133
Replies: For: 46 Against: 23

Speakers: For: Tom Trigg, 7733 Southwestern Blvd., Dallas, TX, 75225
Laura Tyson, 7415 Wentwood Dr., Dallas, TX, 75225
Blythe Koch, 3106 Greenbrier Dr., University Park, TX, 75225
Jonathan Alders, 3151 Flower Mound, TX, 75028
Dallas Cothrum, 900 Jackson St., Dallas, TX, 75202
For (Did not speak): Courtney Zelazny, 4204 Amherst, University Park, TX, 75225
Gretchen S. Groves, 4577 Rheims Pl., Highland Park, TX, 75205
Erinn Zielke, 7825 Hanover St., Dallas, TX, 75225
Sheri Rosen, 3925 Marquette St., University Park, TX, 75225
Tammy Byrd, 3217 Wentwood Dr., University Park, TX, 75225
Tiffany Mooney, 3805 Marquette St., University Park, TX, 75225
Peggy Elder, 3321 Wentwood Dr., University Park, TX, 75225
Holly Philbin, 3604 Caruth Blvd., University Park, TX, 75225
Phillip B. Philbin, 3604 Caruth Blvd., University Park, TX, 75225
Sam Dalton, 4315 Overhill Dr., Highland Park, TX, 75205
Stacy Kelly, 3405 Bryn Mawr Dr., University Park, TX, 75225
Meredith McBee, 3242 Hanover Ave., University Park, TX, 75225
Henry Schlachter, 4624 N. Versailles Ave., Highland Park, TX, 75209
Kelly Love, 3524 Centenary Ave., University Park, TX, 75225
Elizabeth Speicher, 4415 Southwestern Blvd., University Park, TX, 75225
Jerry Grable, 4000 Normandy Ave., University Park, TX, 75205
Clare Grable, 4000 Normandy Ave., University Park, TX, 75205
Houston Hunt, 3516 Princeton Ave., Highland Park, TX, 75205
Scott Wilson, 7439 Villanova St., Dallas, TX, 75225
Chris Palmer, 6306 Westchester Dr., Dallas, TX, 75205
Chris Bonfield, 3624 Centenary Ave., University Park, TX, 75225
Anne Williams, 4316 Stanhope Ave., University Park, TX, 75205
Jeff Rockow, 7423 Centenary Ave., Dallas, TX, 75225

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Becky Quigley, 7419 Centenary Ave., Dallas, TX, 75225
Michael Denton, 4408 Edmondson, Highland Park, TX, 75205
Maryann Denton, 4408 Edmondson, Highland Park, TX, 75205
Stephen Cooke, 4332 Southwestern Blvd., University Park, TX, 75225
Jane Butler, 3616 Purdue St., University Park, TX, 75225
Carter Butler, 3616 Purdue St., University Park, TX, 75225
Marla Boone, 3516 University Blvd., University Park, TX, 75205
Edward W. Moore Jr., 7510 W. Northwest Hwy., Dallas, TX, 75225
Chuck Higgins, 7303 Centenary Ave., University Park, TX, 75225
Cynthia W. Beecherl, 4425 Belfort Ave., Highland Park, TX, 75205
Claire Mueller, 3228 Greenbrier Dr., University Park, TX, 75225
David Mueller, 3228 Greenbrier Dr., University Park, TX, 75225
Gail Madden, 4500 Roland Ave., Highland Park, TX, 75219
Rachel Stienke, 4330 Mockingbird Ln., Highland Park, TX, 75205
Margaret Wildenthal, 4001 Hanover, University Park, TX, 75225
Sherry Carr, 7408 Colgate Ave., Dallas, TX, 75225
Kirk Dooley, 45165 Lovers Ln., Dallas, TX, 75225
Stephanie Hunt, 7723 W. Lovers Ln., Dallas, TX, 75225
Chris Murzin, 3709 Hanover Ave., University Park, TX, 75225
Christina Murzin, 3709 Hanover Ave., University Park, TX, 75225
Jim Hitzelberger, 38378 Colgate Ave., University Park, TX, 75225
Gage Prichard Jr., 3809 Southwestern Blvd., University Park, TX, 75225
Maryjane Bonfield, 3624 Centenary Ave., University Park, TX, 75225
Holly Krug, 3617 Caruth Blvd., University Park, TX, 75225
Lee Michaels, 3429 University Blvd., University Park, TX, 75205
Louis Beecherl, 4425 Belfort Ave., Highland Park, TX, 75205
Joseph Sonnier, 3005 Amherst Ave., University Park, TX, 75225
Sally Jones, 3517 University Blvd., University Park, TX, 75205
Susan Worrel, 3304 Wentwood Dr., University Park, TX, 75225
Tracy Matthews, 3201 Amherst Ave., University Park, TX, 75225
Felipe Mendoza, 7423 Wentwood Dr., Dallas, TX, 75225
Heather Mendoza, 7423 Wentwood Dr., Dallas, TX, 75225
Laura Scheiber, 3325 Rankin St., Dallas, TX, 75205
Deidre Richter, 7720 Bryn Mawr Dr., Dallas, TX, 75225
Laura McCoy, 4433 Grassmere Ln., University Park, TX, 75205
Meredith Clark, 4052 Amherst Ave., University Park, TX, 75225
Elizabeth J. Clark, 3528 Milton Ave., University Park, TX, 75205
Josephine Moore, 3601 University Blvd., University Park, TX, 75205
Whitney Madine, 7815 Bryn Mawr Dr., Dallas, TX, 75225
James Ellis, 3516 Mockingbird Ln., Highland Park, TX, 75205
Elizabeth Ellis, 3516 Mockingbird Ln., Highland Park, TX, 75205
Keana Meyer, 3917 Colgate Ave., University Park, TX, 75225
Roxanne Gottlich, 7428 Wentwood Dr., Dallas, TX, 75225
Margaret Carter, 3437 Rosedale St., University Park, TX, 75205
Shea Thornfield, 4237 Stanford Ave., University Park, TX, 75225
Paul Rowsey, 6801 Golf Dr., University Park, TX, 75205

Meegan Cramer, 3306 Bryn Mawr Dr., University Park, TX, 75225
Richelle Munn, 3549 Stanford Ave., University Park, TX, 75225
Kelli Wagner, 4404 Southwestern Blvd., University Park, TX, 75225
Pamela Jaudes, 4549 Lorraine Ave., Highland Park, TX, 75205
Julia Schwarz, 7434 Greenbrier Dr., Dallas, TX, 75225
Glenn Gottlich, 7428 Wentwood Dr., Dallas, TX, 75225
Mark Jaudes, 4549 Lorraine Ave., Highland Park, TX, 75205
Kathy Restrepo, 5024 Airline Rd., Highland Park, TX, 75205
Susan Frymire, 3925 Bryn Mawr Dr., University Park, TX, 75225
Renne Lokey, 3008 Amherst Ave., University Park, TX, 75225

Against: Audra Buckley, 416 S. Ervay St., Dallas, TX, 75201
Daniel Kearns, 7206 Wentwood Dr., Dallas, TX, 75225
Joseph Lucas Hanna, 7322 Wentwood Dr., Dallas, TX, 75225
Beth Rapuzzi, 7402 Villanova St., Dallas, TX, 75225
Paul Farris, 7302 Wentwood Dr., Dallas, TX, 75225
John Guittard, 3536 Wentwood Dr., Dallas, TX, 75225

Against (Did not speak): Jim Adams, 3608 Wentwood Dr., University Park, TX, 75225
Traci Schuh, 2732 Daniel Ave., University Park, TX, 75205
Ron Craft, 7542 Wentwood Dr., Dallas, TX, 75225
Beth Dargene, 3212 Wentwood Dr., University Park, TX, 75225
Dan Dargene, 3212 Wentwood Dr., University Park, TX, 75225
Malinda Arvesen, 7318 Wentwood Dr., Dallas, TX, 75225
Miki Farris, 7302 Wentwood Dr., Dallas, TX, 75225
Cynthia Boyd, 7308 Wentwood Dr., Dallas, TX, 75225
Brooke Zasa, 7326 Wentwood Dr., Dallas, TX, 75225
Joe Zasa, 7326 Wentwood Dr., Dallas, TX, 75225
Andy Hoover, 7314 Wentwood Dr., Dallas, TX, 75225
Jenny Kearns, 7206 Wentwood Dr., Dallas, TX, 75225
Amanda Craft, 7438 Villanova St., Dallas, TX, 75225
Erik Holmsen, 7407 Villanova Dr., Dallas, TX, 75225
Jackie Holmsen, 7407 Villanova Dr., Dallas, TX, 75225

9. Z156-199(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 property bound by Welch Road, Harvest Hill Road, Harriet Drive, and Mill Creek Road, it was moved to **hold** this case under advisement until May 19, 2016.

Maker: Murphy
Second: Shidid
Result: Carried: 10 to 0

For: 10 - Houston, Davis, Shidid, Abtahi, Haney, Jung,
Housewright, Peadon, Murphy, Ridley

Against: 0
Absent: 4 - Anglin, Anantasomboon, Schultz, Tarpley
Vacancy: 1 - District 2

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

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

Zoning Cases – Individual:

10. **Z145-320(OTH)**

Planner: Olga Torres Holyoak

Motion: In considering an application for an amendment to Specific Use Permit No. 1785 for an alcoholic beverage establishment limited to a bar, lounge, or tavern on property zoned Planned Development District No. 85 on the northeast corner of Greenville Avenue and Pineland Drive, it was moved to **hold** this case under advisement until June 2, 2016.

Maker: Murphy
Second: Shidid
Result: Carried: 10 to 0

For: 10 - Houston, Davis, Shidid, Abtahi, Haney, Jung, Housewright, Peadon, Murphy, Ridley

Against: 0
Absent: 4 - Anglin, Anantasomboon, Schultz, Tarpley
Vacancy: 1 - District 2

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

Speakers: None

Special Provision Sign District Amendment:

SPSD 156-001(ND)

Planner: Neva Dean

Motion: It was moved to recommend **denial** of an amendment to Section 51A-7.2100 Arts District Extension Area Sign District (SPSD) to allow for tenant identity signs in the One Arts Plaza Subdistrict on the northeast side of Routh Street between Woodall Rodgers Freeway and Ross Avenue.

Maker: Ridley
Second: Shidid
Result: Carried: 10 to 0

For: 10 - Houston, Davis, Shidid, Abtahi, Haney, Jung,
Housewright, Peadon, Murphy, Ridley

Against: 0
Absent: 4 - Anglin, Anantasomboon, Schultz, Tarpley
Vacancy: 1 - District 2

Notices: Area: 300 Mailed: 73
Replies: For: 1 Against: 0

Speakers: For: Rob Baldwin, 3904 Elm St., Dallas, TX, 75226
Jennifer Johnson, 2501 Cedar Springs Rd., Dallas, TX, 75201
James Harris, 1722 Routh St., Dallas, TX, 75201
Laurie Garcia, 1722 Routh St., Dallas, TX, 75201
For (Did not speak): Cynthia Pietrzak, 2501 Cedar Springs RD., Dallas, TX, 75201
Kathy Cain, 2501 Cedar Springs RD., Dallas, TX, 75201
Against: Lorraine A. Raggio, 1717 Arts Plaza, Dallas, TX, 75201
Lynn Derman, 1717 Arts Plaza, Dallas, TX, 75201
Gloria Rosenstock, 1717 Arts Plaza, Dallas, TX, 75201
Against (Did not speak): Barry Henry, 1717 Arts Plaza, Dallas, TX, 75201
Lyn L. Legge, 1717 Arts Plaza, Dallas, TX, 75201

Other Matters

Reconsideration

D156-007

Planner: Laura Evans

1. Suspension of the CPC Rules of Procedure to allow reconsideration of D156-007(LE).

Speakers: For: None
Against (Did not speak): Phillip Mitchell, 5630 Junkin Ct., Dallas, TX, 75219
Jeffery Lane, 6327 Knoll Ridge Dr., Dallas, TX, 75249
Alicia Yingling, 8495 Creek Bluff Dr., Dallas, TX, 75249

The City Plan Commission took no action regarding this matter.

Commissioner Neil Emmons resolution

The Plan Commission agreed to hold this matter under advisement until May 19, 2016.

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

**LANDMARK COMMISSION
URBAN DESIGN COMMITTEE (UDC)**

Acting Chair Abtahi announced Mr. Paul E. Ridley as City Plan Commission liaison to the Landmark Commission.

Minutes

Motion: It was moved to **approve** the minutes of the April 21, 2016, City Plan Commission meeting, subject to corrections.

Maker: Ridley
Second: Houston
Result: Carried: 10 to 0

For: 10 - Houston, Davis, Shidid, Abtahi, Haney, Jung,
Housewright, Peadon, Murphy, Ridley

Against: 0
Absent: 4 - Anglin, Anantasomboon, Schultz, Tarpley
Vacancy: 1 - District 2

Adjournment

Motion: It was moved to **adjourn** the May 5, 2016, City Plan Commission meeting at 5:11 p.m.

Maker: Ridley
Second: Shidid
Result: Carried: 10 to 0

For: 10 - Houston, Davis, Shidid, Abtahi, Haney, Jung,
Housewright, Peadon, Murphy, Ridley

Against: 0
Absent: 4 - Anglin, Anantasomboon, Schultz, Tarpley
Vacancy: 1 - District 2

Gloria Tarpley, Chair