

PLAN COMMISSION MINUTES

The City Plan Commission held a regular Zoning Hearing on June 2, 2016, with the briefing starting at 10:45 a.m., in Room 5ES and the public hearing at 1:48 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, Tony Shidid, Jed Anantasomboon, P. Michael Jung, Corwin Haney, 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: Tipton Housewright. 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) **S156-191**

Motion: It was moved to **approve** an application to create one lot from a 5.539-acre tract of land located in City Blocks 11/1017, 1026 and 1027 on property located at Turtle Creek Boulevard between Oak Lawn Avenue and Cedar Springs Road, subject to compliance with the conditions listed in the docket with Condition 20 revised to read as follows: "On the final plat the "Drainage Easement Retaining" area located in the northwest corner of the property and under the building may need to be abandoned, or structure removed prior to submittal of the final plat for the Chairman's signature".

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

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

Against: 0
Absent: 1 - Housewright
Vacancy: 0

*out of the room, shown voting in favor

Speakers: None

(2) **S156-192**

Motion: It was moved to **approve** an application to create one lot from a 1.294-acre tract of land located in City Block 6798 on property located at 3401 Sam Houston Road and bounded by Millsbury Drive, Masters Drive and Sam Houston Road, subject to compliance with the conditions listed in the docket.

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

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

Against: 0
Absent: 1 - Housewright
Vacancy: 0

*out of the room, shown voting in favor

Speakers: None

Building Line Removals:

(3) **S156-186**

Building Line Removal Motion: It was moved to **approve** an application to reduce the 75 foot platted building line to 40 feet along the north line of Merrell 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 at 10411 Heather Lane at Merrell Road, northwest corner.

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

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

Against: 0
Absent: 1 - Housewright
Vacancy: 0

*out of the room, shown voting in favor

Replat Motion: It was moved to **approve** an application to replat a 21,585-square feet (0.496-acre) tract of land containing all of Lot 1 in City Block 1/6414 on property located at 10411 Heather Lane at Merrell Road, northwest corner, subject to compliance with the conditions listed in the docket.

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

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

Against: 0
Absent: 1 - Housewright
Vacancy: 0

*out of the room, shown voting in favor

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

Speakers: None

(4) **S156-187**

Building Line Removal Motion: It was moved to **approve** an application to remove the existing 30 foot platted building line from Lots 7 and 9 along the northerly line of North Janmar Drive; and to adjust the lot lines between the 3 lots 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 at 7225 and 7227 North Janmar Drive, and 7004 Forest Lane.

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

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

Against: 0
Absent: 1 - Housewright
Vacancy: 0

*out of the room, shown voting in favor

Replat Motion: It was moved to **approve** an application to replat a 3.907-acre tract of land containing all of Lot 1 in City Block A/7495, and all of Lots 7 and 9 in City Block A/7494 on property located at 7225 and 7227 North Janmar Drive, and 7004 Forest Lane, subject to compliance with the conditions listed in the docket.

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

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

Against: 0
Absent: 1 - Housewright
Vacancy: 0

*out of the room, shown voting in favor

Speakers: None

(5) **S156-196**

Building Line Removal Motion: It was moved to **approve** an application to remove the existing platted 25-foot building line along Skillman Street 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 Skillman Street, south of Sedgwick Street.

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

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

Against: 0
Absent: 1 - Housewright
Vacancy: 0

*out of the room, shown voting in favor

Replat Motion: It was moved to **approve** an application to replat a 5.106-acre tract of land from part of Lot 1A City Block 2/8125 into a Shared Access Development with 55 lots ranging in size from 1,716 square feet to 15,879 square feet on property located on Skillman Street, south of Sedgwick Street, subject to compliance with the conditions listed in the docket.

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

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

Against: 0
Absent: 1 - Housewright
Vacancy: 0

*out of the room, shown voting in favor

Speakers: None

Residential Replats:

(6) **S156-188**

Motion: It was moved to **approve** an application to replat a 3.492-acre tract of land to adjust the lot line between Lots 1A and 12A in City Block 5588 on property located at 5330 South Dentwood Drive and 9250 Meadowbrook Drive, subject to compliance with the conditions listed in the docket.

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

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

Against: 0
Absent: 1 - Housewright
Vacancy: 0

*out of the room, shown voting in favor

Notices: Area: 200 Mailed: 12
Replies: For: 0 Against: 0

Speakers: None

(7) **S156-197**

Motion: It was moved to **approve** an application to replat a 1.831-acre tract of land containing all of Lots 1 and 2 in City Block B/5592 to create one lot on property located at 5518 Winston Court at Holloway Road, southwest corner, subject to compliance with the conditions listed in the docket.

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

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

Against: 0
Absent: 1 - Housewright
Vacancy: 0

Notices: Area: 200 Mailed: 15
Replies: For: 0 Against: 1

Speakers: For: Jessica Bainbridge-Smith, 5350 Amesbury Dr., Dallas, TX, 75205
Marion Clayton, 4215 Amherst, Dallas, TX, 75225
Against: None

(8) **S156-199**

Motion: It was moved to **approve** an application to replat a 2.291-acre tract of land containing all of Lot 3 in City Block B/5534 to create one 1.196-acre lot, and one 1.095-acre lot on property located at 10707 Lennox Lane at Catina Lane, northwest corner, subject to compliance with the conditions listed in the docket.

Note: Commissioner Murphy requested the address be on Lennox. Mr. Cothrum, the applicant's representative agreed.

Maker: Murphy
Second: Davis
Result: Carried: 13 to 1

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

Against: 1 - Schultz
Absent: 1 - Housewright
Vacancy: 0

Notices: Area: 200 Mailed: 11
Replies: For: 0 Against: 2

Speakers: For: William Cothrum, 900 Jackson St., Dallas, TX, 75202
Against: Randy Chappel, 5221 N. O'Conner Blvd., Irving, TX, 75039

Miscellaneous Docket:

D156-013

Planner: Laura Evans

Motion: It was moved to **approve** a development and landscape plan on property within Planned Development District No. 741, Subdistrict A-2 on the northwest corner of Watermill Road and Saintsbury Street.

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

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

Against: 0
Absent: 1 - Housewright
Vacancy: 0

Speakers: None

M156-033

Planner: Olga Torres Holyoak

Motion: It was moved to **approve** a minor amendment to the development plan for Subarea A within Planned Development District No. 745, south of Meadow Road and west of Rambler Road.

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

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

Against: 0
Absent: 1 - Housewright
Vacancy: 0

Speakers: None

Zoning Cases – Under Advisement:

1. **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 30, 2016.

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

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

Against: 0
Absent: 1 - Housewright
Vacancy: 0

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

Speakers: None

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

Planner: Olga Torres Holyoak

Motion: It was moved to recommend **approval of** a Planned Development District for an R-7.5(A) Single Family District uses, subject to a conceptual plan and conditions on property zoned an A(A) Agricultural District, on the southwest line of Lasater Road, northwest of Stark Road.

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

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

Against: 0
Absent: 1 - Housewright
Vacancy: 0

Notices: Area: 500 Mailed: 27
Replies: For: 2 Against: 0

Speakers: For: Jerry Sylo, 16301 Quorum, Addison, TX, 75001
William Freeman, 13815 Kleberg Rd., Dallas, TX, 75129
Against (Did not speak): Winston Bline, 6220 Gaston Ave., Dallas, TX, 75214

3. Z145-285(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 other than open enrollment charter school uses, subject to a revised development plan, revised traffic management plan, and conditions (as briefed) with the following revisions: 1.) *Revised Development Plan.* Revise the Proposed Alternate Development Plan to reflect a maximum height limit of 36' and two stories. Further revise the development plan by deleting the swing-space portable areas along San Leandro and at the northern corner of the property and expanding the swing space portable area on the southeastern portion of the property sufficiently to accommodate a total of six portable "quad" buildings, 2.) *Height Limit.* Amend condition 109(b)(3)(A) to reflect a maximum structure height of 36 feet, 3.) *Stories Limit.* Amend condition 109(b)(5) to reflect a maximum number of stories above grade of two, 4.) *Whittier Alley Landscape Buffer.* Add a paragraph to condition 113(b) to read as follows: "Groups of three large evergreen shrubs must be planted 35 feet on-center along a line within 25 feet of the east property line, beginning at a point 100 feet south of San Leandro Drive and continuing a distance of 400 feet. Large evergreen shrubs must have a minimum height of three feet at the time of planting and be spaced no greater 5 feet apart in the grouping, and must reach at least 6 feet at maturity.", 5.) *Traffic Study Submission:* Add the following as condition 115(b)(3) and renumber the next section accordingly: "The traffic study must be furnished to the Forest Hills Neighborhood Association, P.O. Box 180897, Dallas, TX 75218, prior to or at the time of submission to the director.", 6.) *Portable Removal Clarification.* Amend condition 116(c)(1) by substituting "Future 2-Story Addition" for "additions.", 7) *Classroom Cap.* Add an additional condition to read: "For a public school other than an open-enrollment charter school, a maximum of 56 classrooms (exclusive of swing-space portables) is allowed. A maximum of 24 classrooms contained in swing-space portables is allowed." Delete the second sentence of condition 110(b)(2), 8.) *Revised TMP.* Revise the Proposed Traffic Management Plan circulated this morning by striking from paragraph 1 on page 3 the phrase "and while student enrollment remains under 750 students" and by updating the base layer on Exhibits 1 and 2 to reflect the revised development plan, and 9) Add the following additional revision to the Revised Proposed TMP: Each school day during the first two weeks of school and once a month for the remainder of the school year, DISD (the property owner) have a certified peace officer present during the morning and afternoon peak times to assist, monitor, and enforce

compliance with all requirements of the traffic management plan with student drop-off and pick-up beginning in the fall of 2016 through spring of 2020 or one school year after the addition shown on the development plan is completed, whichever is later, on property zoned an R-10(A) Single Family District, on the east corner of San Leandro Drive and Saint Francis Avenue.

Note: Chair Tarpley offered a friendly amendment to include the following additional revision to the revised proposed traffic management plan: Each school day during the first two weeks of school and once a month for the remainder of the school year, DISD (the property owner) have a certified peace officer present during the morning and afternoon peak times to assist, monitor, and enforce compliance with all requirements of the traffic management plan with student drop-off and pick-up beginning in the fall of 2016 through spring of 2020 or one school year after the addition shown on the development plan is completed, whichever is later. Commissioner Jung and Commissioner Peadon accepted the friendly amendment.

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

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

Against: 0
Absent: 1 - Housewright
Vacancy: 0

Notices: Area: 500 Mailed: 82
Replies: For: 4 Against: 42

Speakers: For: Karl Crawley, 900 Jackson St., Dallas, TX, 75202
Dan Micciche, 1140 Bally Mote Dr., Dallas, TX, 75218
Bridget Stuart, 8249 Forest Hills Blvd., Dallas, TX, 75218
For (Did not speak): Teri DeLeon, 1424 San Saba Dr., Dallas, TX, 75218
Kam DeLeon, 1424 San Saba Dr., Dallas, TX, 75218
Rachel Triska, 6302 N. Jim Miller Rd., Dallas, TX, 75228
April Sellers, 8230 San Cristobal Dr., Dallas, TX, 75218
Elsy Serpas, 2524 Waterloo Ln., Mesquite, TX, 75181
Gale Dunleavy, 1714 Whittier Ave., Dallas, TX, 75218
Stuart Dunleavy, 1714 Whittier Ave., Dallas, TX, 75218
Libni Ponce, 1806 Oldfield Dr., Dallas, TX, 75217
Ricardo Ponce, 1806 Oldfield Dr., Dallas, TX, 75217
Yoselin Terrones Ponce, 7945 Villa Cliff Dr., Dallas, TX, 75228
Abi Hoffman, 1436 San Saba Dr., Dallas, TX, 75218

Ben Hoffman, 9325 Redondo Dr., Dallas, TX, 75218
Tanisha Bailey, 8180 San Cristobal Dr., Dallas, TX, 75218
Kathy Glenn, 8325 Forest Hills Blvd., Dallas, TX, 75218
Patty Bates-Ballard, 8235 Hunnicut Rd., Dallas, TX, 75228
Biff Bailey, 8180 San Cristobal Dr., Dallas, TX, 75218
Colleen Bryne-Stobie, 9015 Groveland Dr., Dallas, TX, 75218
Kelly Clayton, 1537 N. Buckner Blvd., Dallas, TX, 75218
Juris Laivins, 8363 San Leadndro Dr., Dallas, TX, 75218
Carolyn Laivins, 8363 San Leadndro Dr., Dallas, TX, 75218
David Salazar, 2140 Springhill Dr., Dallas, TX, 75228
David Salazar III, 2140 Springhill Dr., Dallas, TX, 75228
Denise Rodriquez, 11030 Watterson Dr., Dallas, TX, 75228
Marco Rodriquez, 11030 Watterson Dr., Dallas, TX, 75228
Amie Deregge, 10019 Newcombe Dr., Dallas, TX, 75228
David Lee, 8344 Hunnicutt Rd., Dallas, TX, 75228
Joseph Martinez, 8044 Woodhue Cir., Dallas, TX, 75228
Jonathan Wood, 8543 Eustis Ave., Dallas, TX, 75218
Valery Chavez, 923 Lawton Dr., Dallas, TX, 75217
Jarriza Velazquez, 8749 Southwestern Blvd., Dallas, TX, 75206
Dora Hornick, 8809 Grenore Dr., Dallas, TX, 75218
Scott Hornick, 8809 Grenore Dr., Dallas, TX, 75218
Sonia Cavazos, 9006 Westbriar Dr., Dallas, TX, 75228
Jennifer Klein, 8607 Vinewood Dr., Dallas, TX, 75228

Against: Anita Childress, 8366 Santa Clara Dr., Dallas, TX, 75218
Jason Pumpelly, 8423 San Leadndro Dr., Dallas, TX, 75218
Patrick Kirby, 8364 San Leandro Dr., Dallas, TX, 75218
Randolph Kalis, 8372 San Leandro Dr., Dallas, TX, 75218
Christopher Southan, 8431 San Leandro Dr., Dallas, TX, 75218
Chris McCauley, 8163 Santa Clara Dr., Dallas, TX, 75218

Against (Did not speak): Tamela Southan, 8431 San Leandro Dr., Dallas, TX, 75218
Adriana Comini, 1737 Whittier Ave., Dallas, TX, 75218
LaRon Higgins, 8327 San Leandro Dr., Dallas, TX, 75218

Zoning Cases – Individual:

4. Z156-207(SM)

Planner: Sarah May

Motion: It was moved to recommend **approval** of a Planned Development Subdistrict for O-2 Office Subdistrict uses, subject to a development plan, landscape plan and staff's recommended conditions on property zoned an O-2 Office Subdistrict within Planned Development District No. 193, the Oak Lawn Special Purpose District, on the north corner of North Harwood Street and Randall Street.

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

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

Against: 0
Absent: 1 - Housewright
Vacancy: 0

*out of the room, shown voting in favor

Notices: Area: 500 Mailed: 296
Replies: For: 0 Against: 15

Speakers: For: Robert Baldwin, 3904 Elm St., Dallas, TX, 75226
Michael Skinner, 2900 McKinnon St., Dallas, TX, 75201
For (Did not speak): Russ Bernhardt, 2900 McKinnon St., Dallas, TX, 75201
Against: Melody Paradise, 2501 N. Harwood St., Dallas, TX, 75201
Jeff Rennells, 2501 N. Harwood St., Dallas, TX, 75201
Jeffery Smith, 2501 N. Harwood St., Dallas, TX, 75201
James Stroope, 2917 Bookhout St., Dallas, TX, 75201

5. Z156-232(JM)

Planner: Jennifer Muñoz

Motion: In considering an application for a CR Community Retail District on property zoned an R-7.5(A) Single Family District on the northwest corner of South Beckley Avenue and Iowa Avenue, it was moved to **hold** this case under advisement until July 21, 2016.

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

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

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

Notices: Area: 300 Mailed: 58
Replies: For: 0 Against: 1

Speakers: For: Ron Carlson, 918 Greenbriar Ln., Duncanville TX, 75137
Against: Bill Farrell, 1410 Seevers Ave., Dallas, TX, 75216
Alicia Quintans, 227 N. Shore Dr., Dallas, TX, 75216

6. **Z156-237(WE)**

Planner: Warren Ellis

Motion: In considering an application for a Planned Development District for CR Community Retail District uses on property zoned a CR Community Retail District on the south line of W. Northwest Highway, east of Lemmon Avenue, it was moved to **hold** this case under advisement until August 4, 2016.

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

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

Against: 0
Absent: 2 - Anantasomboon, Housewright
Vacancy: 0
Conflict: 1 - Jung

*out of the room, shown voting in favor

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

Speakers: None

7. **Z156-241(WE)**

Planner: Warren Ellis

Motion: It was moved to recommend **approval** of a renewal of Specific Use Permit No. 1954 for a commercial amusement (inside) limited to a Class A dance hall for a two-year period with eligibility for automatic renewals for additional two-year periods, subject to conditions on property zoned a CR Community Retail District on the northwest corner of Singleton Boulevard and Peoria Avenue.

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

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

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

Notices: Area: 300 Mailed: 26
Replies: For: 2 Against: 0

Speakers: None

8. Z156-164(OTH)

Planner: Olga Torres Holyoak

Motion: It was moved to recommend **approval** a Planned Development Subdistrict for MF-2 Multiple Family District with office and retail uses, subject to a development plan, landscape plan, and staff's conditions with the following modifications: 1) Follow applicant's request on On-street parking, 2) Limited to a restaurant without drive-in window, 3) Limited to maximum 1500 sq. ft., 4) Hours of operation cease between 10:00 p.m. to 5:00 a.m., and 5) Remote Parking – no off-street parking may be used for another property outside of the subdistrict pursuant to a remote parking agreement on property zoned MF-2 Multiple Family Subdistrict within Planned Development District No. 193, the Oak Lawn Special Purpose District, in an area bounded by the Dallas North Toll way, Fairmount Street, and Knight Street.

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

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

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

Notices: Area: 500 Mailed: 125
Replies: For: 0 Against: 1

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

9. Z156-197(OTH)

Planner: Olga Torres Holyoak

Motion: In considering an application for an R-7.5(A) Single Family District and deed restrictions volunteered by the applicant on property zoned an R-1ac (A) Single Family District on the north line of Churchill Way, west of Hillcrest Road, it was moved to **hold** this case under advisement until June 30, 2016.

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

For: 12 - Anglin, Houston, Davis, Shidid, Abtahi, Haney,
Jung, Schultz, Peadon, Murphy, Ridley,
Tarpley

Against: 0
Absent: 2 - Anantasomboon, Housewright
Vacancy: 0
Abstained 1 - Rieves**

**abstained from voting, due to bus tour requirement

Notices: Area: 300 Mailed: 33
Replies: For: 4 Against: 12

Speakers: For: None
Against: Walter H. Schroen, 6620 Churchill Way, Dallas, TX, 75230
Carol Scott, 6410 Turner Way, Dallas, TX, 75230

10. Z156-240(OTH)

Planner: Olga Torres Holyoak

Motion: In considering an application to renew Specific Use Permit No. 2066 for the sale of alcoholic beverages in conjunction with a general merchandise or food store 3,500 square feet or less on property zoned CR Community Retail with a D-1 Liquor Control Overlay, on the northwest corner of West Jefferson Boulevard and Marlborough Avenue, it was moved to **hold** this case under advisement until June 16, 2016, and to instruct staff to re-notify.

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

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

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

Notices: Area: 200 Mailed: 32
Replies: For: 0 Against: 4

Speakers: None

Special Provision Sign District Amendment:

SPSD156-002(ND)

Staff: Neva Dean

Motion: It was moved to recommend **approval** of an amendment to Section 51A-7.1000 West End Sign District to create a subdistrict within the West End Special Provision Sign District to allow an attached sign/supergraphic, subject to staff recommended revised conditions with the following revision: Condition H provide that a supergraphic sign may not display the same message for more than 6 consecutive months within a 12-month period on an historic structure at the northeast corner of Elm Street and Record Street.

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

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

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

Notices: Area: 200 Mailed: 39
Replies: For: 0 Against: 1

Speakers: For (Did not speak): Tanya Ragan, 1907 Marilla St., Dallas, TX, 75201
Against: None
Staff: David Cossum, Director, Sust. Dev. and Construction

Other Matters

Consideration of amendments to the City Plan Commission Rules and Procedure

Motion: It was moved to **approve** the amendments to the City Plan Rules and Procedure, subject the Rules Committee recommendations with the following modifications:

- 1) Section 5, Subsection 5(m)(1)(C) add “the Commission finds” before “individually”, and add “,” after “collectively”. Delete “are believed to” before “alter”.
- 2) Section 5, strike Subsection 5(n)
- 3) Section 13, Subsection (f)(7)(E) clarify to read as follows: “The procedures in this subparagraph 7 supplement the general provisions in Section 13, “Committees” and apply only to UDAC. If there is a conflict between this subparagraph and the general provisions of Section 13, this subparagraph controls.”
- 4) Section 13, Subsection (f)(8)(F) clarify to read as follows: “The procedures in this subparagraph supplement the general provisions in Section 13, “Committees” and apply only to ZOAC. If there is a conflict between this subparagraph and the general provisions of Section 13, this subparagraph controls.”
- 5) Refer Section 4(a) Equal right to make motions to the Rules Committee for consideration and recommendation.

Note: Commissioner Jung offered a friendly amendment to refer Section 4(a) Equal right to make motions to the Rules Committee for consideration and recommendations. Commissioner Murphy and Commissioner Ridley accepted the friendly amendment.

Note: Commissioner Anglin clarified the motion to include the change of the Zoning Ordinance Committee (ZOC) to the Zoning Ordinance Advisory Committee (ZOAC) and the Urban Design Committee (UDC) to the Urban Design Advisory Committee (UDAC).

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

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

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

Minutes

Motion: It was moved to **approve** the minutes of the May 19, 2016, City Plan Commission meeting, subject to corrections.

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

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

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

Adjournment

Motion: It was moved to **adjourn** the June 2, 2016, City Plan Commission meeting at 6:42 p.m.

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

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

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

Gloria Tarpley, Chair