

PLAN COMMISSION MINUTES

The City Plan Commission held a regular Zoning Hearing on July 21, 2016, with the bus tour starting at 9:27 a.m., followed by the briefing starting at 12:06 p.m., in Room 5ES and the public hearing at 1:37 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, March Rieves, Matt Houston, Jarred Davis, Jed Anantasomboon, Corwin Haney, P. Michael Jung, Tipton Housewright, Jaynie Schultz, Carolyn "Cookie" Peadon and Paul E. Ridley. The following Commissioners were absent from this hearing as defined in the City Plan Commission rules: Tony Shidid and Margot Murphy. 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: Mohammad Bordbar

Pursuant to Texas Local Government Code Section 212.009(e) these minutes and recording of the hearing certify the reasons for denial of any plat application.

Consent Items:

(1) **S156-216**

Motion: It was moved to **approve** an application to replat a 1.197-acre tract of land containing all of Lots 23A and 24A in City Block 6/5199 to create one lot on property at Greenville Avenue and Holly Hill Drive, northeast corner, subject to compliance with the conditions listed in the docket.

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

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

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

*out of the room, shown voting in favor

Speakers: None

(2) S156-217

Motion: It was moved to **approve** an application to replat a 10.664-acre tract of land containing all of Lots 1 and 2 and "Buckner Park" in City Block E/796 to create one 2.872-acre lot, and one 7.792-acre lot on property on Carroll Avenue between Worth Street and Victor Street, subject to compliance with the conditions listed in the docket.

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

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

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

*out of the room, shown voting in favor

Speakers: None

(3) S156-218

Motion: It was moved to **approve** an application to create one 0.452-acre lot from a tract of land located in City Block 5101 on property on Clarendon Drive at Keats Drive, southwest corner, subject to compliance with the conditions listed in the docket.

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

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

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

*out of the room, shown voting in favor

Speakers: None

(4) S156-220

Motion: It was moved to **approve** an application to replat a 1.610-acre tract of land containing part of Lot 2 in City Block A/7211 to create one lot on property on Adler Street at Communications Drive, north corner, subject to compliance with the conditions listed in the docket.

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

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

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

*out of the room, shown voting in favor

Speakers: None

(5) S156-221

Motion: It was moved to **approve** an application to create one lot from a 5.046-acre tract of land in City Block 5771 on property at 2335 Burbank Street at Mohawk Drive, subject to compliance with the conditions listed in the docket.

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

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

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

*out of the room, shown voting in favor

Speakers: None

(6) **S156-224**

Motion: It was moved to **approve** an application to create one lot from a 3.00-acre tract of land in City Block 8811 on property on Kleberg Road, northwest of Stark Road, subject to compliance with the conditions listed in the docket.

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

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

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

*out of the room, shown voting in favor

Speakers: None

Note: Rosa Lopez, of 4979 & 15000 Kleterg Rd., Dallas, TX, 75253, filled out a speaker card. However, she did not speak on the item and the card did not indicate wither she was in favor or in opposition.

(7) **S156-225**

Motion: It was moved to **approve** an application to replat a 0.631-acre tract of land containing part of Lot 6, and all of Lots 7, 8, 9, and 10 in City Block 11/3137 to create one 0.172-acre lot, and one 0.631-acre lot on property on Madison Avenue between 7th Street and W. Davis Street, subject to compliance with the conditions listed in the docket.

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

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

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

*out of the room, shown voting in favor

Speakers: None

(8) S156-227

Motion: It was moved to **approve** an application to create a 52.675-acre lot from a tract of land in City Block 8316 on property on Bonnie View Road, north of Wintergreen Road, subject to compliance with the conditions listed in the docket.

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

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

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

*out of the room, shown voting in favor

Speakers: None

(9) S156-229

Motion: It was moved to **approve** an application to replat a 1.503-acre tract of land containing all of Lot 5A, and a 0.676-acre tract of land in City Block 43/8 to create one lot on Houston Street at Ross Avenue, subject to compliance with the conditions listed in the docket.

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

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

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

*out of the room, shown voting in favor

Speakers: None

(10) **S156-230**

Motion: It was moved to **approve** an application to replat a 10.061-acre tract of land containing all of Lots 1, 2, and 3 in City Block B/7291, and all of Lot 1 in City Block C/7291, and a portion of Midtown Boulevard to be abandoned to create one lot on Manderville Lane between Royal Lane and Meadow Road, subject to compliance with the conditions listed in the docket.

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

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

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

*out of the room, shown voting in favor

Speakers: None

(11) **S156-232**

Motion: It was moved to **approve** an application to replat a 0.531-acre tract of land containing all of Lots 6, 7, 8, and 9 in City Block 27/3147 to create one 0.531-acre lot on Melba Street, west of Madison Avenue, subject to compliance with the conditions listed in the docket.

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

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

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

*out of the room, shown voting in favor

Speakers: None

Building Line Removal:

(12) **S156-219**

Building Line Removal Motion: It was moved to **approve** an application to remove the existing 15 foot platted building line on Lots 3 and 4 in City Block 2/635 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 the northwest line of Marie Street to create one lot on property on Hall Street between Howell Street and Marie Street.

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

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

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

*out of the room, shown voting in favor

Replat Motion: It was moved to **approve** an application to replat a 1.169-acre tract of land containing all of Lots 1A and 3A in City Block 1/635; all of Lots 4, 6, 7, and 8 in City Block 1/635; and all of Lots 1, 2, 3, and 4 in City Block 2/635 on the northwest line of Marie Street to create one lot on property on Hall Street between Howell Street and Marie Street, subject to compliance with the conditions listed in the docket.

Maker: Ridley
Second: Abtahi

Result: Carried: 13 to 0

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

*out of the room, shown voting in favor

Speakers: None

Residential Replats:

(13) **S156-223**

Motion: It was moved to **approve** an application to replat a 1.00-acre tract of land containing all of Lot 43 in City Block 6784 to create one 19,492-square foot lot, and one 23,996-square foot lot on Pruitt Road, between Military Parkway and Scyene Road, subject to compliance with the conditions listed in the docket.

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

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

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

*out of the room, shown voting in favor

Notices: Area: 200 Mailed: 18
Replies: For: 2 Against: 0

Speakers: None

(14) **S156-228**

Motion: It was moved to **approve** an application to replat a 2.304-acre tract of land containing all of Lots 1B1 and 1B2 in City Block 4700 to create one lot on property on Kessler Parkway at Greenbriar Lane, subject to compliance with the conditions listed in the docket.

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

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

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

*out of the room, shown voting in favor

Notices: Area: 200 Mailed: 24
Replies: For: 1 Against: 0

Speakers: For: None
Against: William Norcross, 929 Kessler Pkwy., Dallas, TX, 75208

(15) **S156-231**

Motion: It was moved to **deny** an application to replat a 2.012-acre tract of land containing all of Lots 1, 2, 3, and 4 in City Block G/8343 to create 8 lots ranging in size from 9,538-square feet to 12,632-square feet on property on Army Avenue between Radar Way and Beau Purple Drive, due to non-compliance with Section 51A-8.503 of the Dallas Development Code.

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

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

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

*out of the room, shown voting in favor

Notices: Area: 200 Mailed: 26
Replies: For: 0 Against: 1

Speakers: For: Alicia Dillon, 5046 Toftrees Dr., Arlington, TX, 76016
Against: None

Note: Johnny Sanders of 4744 Beau Purple Dr., Dallas, TX, 75211, filled out a speaker card. However, he did not speak on the item and the card did not indicate whether he was in favor or in opposition.

(16) **S156-233**

Motion: It was moved to **deny** an application to replat a 15,200-square foot tract of land containing all of Lot 7 and part of Lot 8 in City Block 20/5247 to create two 7,600-square foot lots on property on Eustis Avenue, southwest of Old Gate Lane, due to non-compliance with Section 51A-8.503 of the Dallas Development Code.

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

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

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

Notices: Area: 200 Mailed: 22
Replies: For: 1 Against: 4

Speakers: For: None
Against: Vail Fassett, 9007 San Fernando Way, Dallas, TX, 75218
Marilyn Ryneanson, 9030 Groveland Dr., Dallas, TX, 75218
Brian Crane, 9011 Eustis Ave., Dallas, TX, 75218

Miscellaneous Docket:

D156-014

Planner: Laura Evans

Motion: It was moved to **approve** a development plan and landscape plan on property zoned Planned Development District No. 883, Subarea 2b at the terminus of Elam Road and west of Pemberton Road.

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

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

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

Speakers: None

D156-015

Planner: Laura Evans

Motion: It was moved to **approve** a development/landscape plan on property zoned Planned Development District No. 902 on the southwest side of Lancaster Road, northwest of Kiest Boulevard.

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

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

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

Speakers: None

W156-009

Planner: Sharon Hurd

Motion: It was moved to **approve** a waiver of the two-year waiting period to submit an application to expand Subarea A within Planned Development District No. 741 on the north side of Ranch Trail, east of Belt Line Road.

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

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

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

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

Miscellaneous Docket – Under Advisement:

W156-008

Planner: Neva Dean

Motion: It was moved to **approve** a waiver of the two-year waiting period to submit a request for an amendment Planned Development District No. 937 for R-7.5(A) Single Family District and open-enrollment charter school uses on the southwest corner of Korgan Street and South Ewing Avenue.

Maker: Davis
Second: Schultz
Result: Carried: 10 to 3

For: 10 - Anglin, Rieves, Houston, Davis,
Anantasomboon, Abtahi, Haney, Housewright,
Schultz, Tarpley

Against: 3 - Jung, Peadon, Ridley
Absent: 2 - Shidid, Murphy
Vacancy: 0

Speakers: For: Tommy Mann, 500 Winstead Building, Dallas, TX, 75201
Against: None

Certificates of Appropriateness for Signs:

1605030009

Planner: Laura Evans

Motion: It was moved to **approve** a Certificate of Appropriateness by Curt Horak of Priority Signs and Graphics for a 610 square-foot upper level attached sign at 300 North Akard Street (west elevation).

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

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

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

Speakers: None

Thoroughfare Plan Amendments – Under Advisement:

Knox Street from Travis Street to McKinney Avenue

Planner: Tanya Brooks

Motion: It was moved to recommend **approval** of 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.

Maker: Ridley
Second: Schultz
Result: Carried: 10 to 3

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

Against: 3 - Davis, Abtahi, Peadon
Absent: 2 - Shidid, Murphy
Vacancy: 0

Speakers: For: Matt Leyer, 8115 Preston Rd., Dallas, TX, 75225
Against: Prabla Cinclair, 1800 Valley View Ln., Farmers Branch, TX, 75234

Diane Nabholtz, 4809 Cole Ave., Dallas, TX, 75205
Mark Moore, 4800 Springs Valley Rd., Farmers Branch, TX, 75244
For (Did not speak): Dwane Brignac, 1800 Valley View Ln., Farmers Branch, TX, 75234
Staff: Tim Starr, Assistant Director, Public Works Department

Zoning Cases – Consent:

1. **Z156-202(SM)**

Planner: Sarah May

Motion: It was moved to recommend **approval** of a Planned Development District for MF-2(A) Multifamily District Uses, subject to a revised development/landscape plan and revised conditions on property zoned an MF-2(A) Multifamily District, on property along the northwest line of Capitol Avenue, southwest of North Henderson Avenue.

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

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

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

*out of the room, shown voting in favor

Notices: Area: 500 Mailed: 86
Replies: For: 2 Against: 0

Speakers: None

2. **Z156-205(SM)**

Planner: Sarah May

Motion: It was moved to recommend **approval** of a Specific Use Permit for a utility or government installation other than listed for a permanent period, subject to a site plan and conditions on property zoned an R-7.5(A) Single Family District on the west corner of East Northwest Highway and Thurgood Lane.

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

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

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

*out of the room, shown voting in favor

Notices: Area: 400 Mailed: 62
Replies: For: 2 Against: 1

Speakers: For: Mark Weeks, 10029 Woodgrove Dr., Dallas, TX, 75218
Against: None
Staff: Raul Acosta, Senior Architect, Park Department

3. **Z156-227(SM)**

Planner: Sarah May

Motion: It was moved to recommend **denial** of a Specific Use Permit for a pedestrian skybridge on property zoned a CA-1(A) Central Area-1 District with an SP Pedestrian Overlay across Wenchell Lane, between North St. Paul Street and North Harwood Street.

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

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

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

*out of the room, shown voting in favor

Notices: Area: 750 Mailed: 53
Replies: For: 8 Against: 0

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

4. Z156-256(WE)

Planner: Warren Ellis

Motion: It was moved to recommend **approval** of a CR Community Retail District on property zoned an MF-2(A) Multifamily District, on the southeast corner of West Kiest Boulevard and South Polk Street.

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

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

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

Notices: Area: 300 Mailed: 33
Replies: For: 2 Against: 4

Speakers: For: Akber Allana, 1010 W. Kiest Blvd., Dallas, TX, 75211
Cynthia White, 1642 Watervaliet Dr., Dallas, TX, 75224
Against: David Klempin, 941 Golden Trophy Dr., Dallas, TX, 75232

5. Z156-221(WE)

Planner: Warren Ellis

Motion: It was moved to recommend **approval** of an amendment to, and expansion of, Planned Development District No. 945 for IR Industrial Research District uses and a general merchandise or food store greater than 3,500 square feet, subject to a revised development plan, revised landscape plan and conditions on property zoned Planned Development District No. 945 and an IR Industrial Research District, on the south corner of John W. Carpenter Freeway and Regal Row.

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

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

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

*out of the room, shown voting in favor

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

Speakers: None

6. Z156-263(JM)

Planner: Jennifer Muñoz

Motion: In considering an application for a Planned Development District for a water pump station on property zoned an R-10(A) Single Family District, on the south line of Walnut Hill Lane, east of Marsh Lane, it was moved to **hold** this case under advisement until August 18, 2016.

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

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

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

*out of the room, shown voting in favor

Notices: Area: 500 Mailed: 66
Replies: For: 5 Against: 2

Speakers: None

7. Z156-264(SH)

Planner: Sharon Hurd

Motion: In considering an application for a Specific Use Permit for single family use on property zoned Tracts 12 and 13 within Planned Development District No. 508 on the north side of Singleton Boulevard, east of Westmoreland Road, it was moved to **hold** this case under advisement until August 18, 2016.

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

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

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

*out of the room, shown voting in favor

Notices: Area: 400 Mailed: 15
Replies: For: 0 Against: 0

Speakers: None

8. Z156-268(AR)

Planner: Andrew Ruegg

Motion: In considering an application for a CR Community Retail District with deed restrictions volunteered by the applicant on property zoned an LO-3 Limited Office District, on the western corner of North Haskell Avenue and Worth Street, it was moved to **hold** this case under advisement until August 4, 2016.

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

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

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

*out of the room, shown voting in favor

Notices: Area: 200 Mailed: 25
Replies: For: 1 Against: 0

Speakers: None

9. 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, subject to a development plan and revised conditions (as briefed) with the following additional modifications: 1) Under Section 105, Development Plan, delete the first sentence and substitute with the following: "Development and use of the property must comply with the development plan (Exhibit A)", and 2) Under Section 105, Development Plan, delete sub point (b); and **approval** of repealing Specific Use Permit No. 1494 for a community service center and a child-care facility on property zoned an MF-2(A) Multifamily District in an area bound by Ross Avenue, Matilda Street, Hudson Street, and Hope Street.

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

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

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

*out of the room, shown voting in favor

Notices: Area: 500 Mailed: 188
Replies: For: 0 Against: 16

Speakers: For: None
For (Did not speak): Buddy Jordan, 4230 Valley Ridge Rd., Dallas, TX, 75220
Lorelei Mewhirter, 5310 Harvest Hill Rd., Dallas, TX, 75230
Against: None

Zoning Cases – Under Advisement:

10. **Z156-229(OTH)**

Planner: Olga Torres Holyoak

Motion: It was moved to recommend **approval** of an amendment to and an expansion of a Planned Development Subdistrict No. 78 for MF-2 Multiple-Family Subdistrict use, subject to a conceptual plan and staff's recommended revised conditions with the exception of accepting the applicant's request of 85 percent lot coverage on property zoned an MF-2 Multiple Family Subdistrict and Planned Development Subdistrict No. 78 within Planned Development District No. 193, the Oak Lawn Special Purpose District, in an area generally bounded by Fairmount Street, Knight Street, Brown Street and Reagan Street excluding the property on the west corner of Brown Street and Reagan Street.

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

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

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

Notices: Area: 500 Mailed: 376
Replies: For: 8 Against: 0

Speakers: For: Rob Baldwin, 3904 Elm St., Dallas, TX, 75226
For (Did not speak): Matthew Enzler, 3819 Maple Ave., Dallas, TX, 75219
Against: None

11. **Z156-245(OTH)**

Planner: Olga Torres Holyoak

Motion: In considering an application for a Specific Use Permit for an alcoholic beverage establishment limited to a bar, lounge or tavern and a commercial amusement (inside) limited to a live music venue on property zoned Tract A within Planned Development District No. 269, on the southeast corner of Commerce Street and Murray Street, it was moved to **hold** this case under advisement until August 4, 2016.

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

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

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

*out of the room, shown voting in favor

Notices: Area: 200 Mailed: 11
Replies: For: 2 Against: 3

Speakers: None

12. 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 advisement until August 4, 2016.

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

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

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

*out of the room, shown voting in favor

Notices: Area: 500 Mailed: 249
Replies: For: 141 Against: 4

Speakers: None

13. **Z156-232(JM)**

Planner: Jennifer Muñoz

Motion: It was moved to recommend **denial** of 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.

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

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

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

*out of the room, shown voting in favor

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

Speakers: None

14. **Z156-218(SM)**

Planner: Sarah May

Motion: It was moved to recommend **approval** of an amendment to Planned Development District No. 553, subject to a revised development/screening plan and conditions to increase height, amend landscaping and parking conditions, and amend the development plan on property on the southeast corner of Preston Road and Orchid Lane.

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

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

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

*out of the room, shown voting in favor

Notices: Area: 500 Mailed: 205
Replies: For: 23 Against: 4

Speakers: For: William Dahlstrom, 2323 Ross Ave., Dallas, TX, 75201
Against: None

15. **Z156-219(SM)**

Planner: Sarah May

Motion I: It was moved to recommend **approval** of a new tract for instructional arts studio and theatre uses, subject to staff's recommended conditions with an exception to follow the applicant's recommended ordinance language regarding alleys and add "Right turn only" and "Exit only" signs to the property within Tract I of Planned Development District No. 87; and **approval** of a Specific Use Permit for instructional arts studio and theatre uses for a five-year period, subject to applicant's requested site plan and staff's recommended conditions with the following modification: Hours of operation meaning any open and operating hours of the facility be Monday through Thursday, 7:00 a.m. to 10:00 p.m., Friday and Saturday from 7:00 a.m. to 11:00 p.m., Sunday 9:00 a.m. to 5:00 p.m., and on School days no opening or operation prior to 9:00 a.m. on the northeast corner of South Windomere Avenue and West 12th Street.

Maker: Anglin
Second: Abtahi
Result: Carried: 11 to 1

For: 11 - Anglin, Rieves, Houston, Davis, Abtahi, Haney,
Jung, Housewright, Schultz, Peadon, Tarpley

Against: 1 - Ridley
Absent: 2 - Shidid, Murphy
Vacancy: 0
Abstained: 1 - Anantasomboon**

**abstained from voting, due to bus tour requirement

Amending Motion: It was moved to amend the main motion to exclude front yard parking within the setback area.

Maker: Ridley
Second: Jung
Result: Failed: 6 to 6

For: 6 - Rieves, Haney, Jung, Housewright, Peadon, Ridley

Against: 6 - Anglin, Houston, Davis, Abtahi, Schultz, Tarpley
Absent: 2 - Shidid, Murphy
Vacancy: 0
Abstained: 1 - Anantasomboon**

**abstained from voting, due to bus tour requirement

Notices: Area: 500 Mailed: 106
Replies: For: 18 Against: 9

Speakers: For: Jonathan Vinson, 2323 Ross Ave., Dallas, TX, 75201
Todd Lott, 6722 Lakewood Blvd., Dallas, TX, 75214
Auastasia Muñoz, 1505 Elm St., Dallas, TX, 75201
John Terrill, 417 S. Clinton Ave., Dallas, TX, 75208
Christine Baril, 824 N. Clinton Ave., Dallas, TX, 75208
Anna Hagan, 204 S. Willomet Ave., Dallas, TX, 75208
Sue Hounsel, 308 S. Windomere Ave., Dallas, TX, 75208
For (Did not speak): Eliseo Ruiz, 214 S. Willomet Ave., Dallas, TX, 75208
Against: None
Against (Did not speak): Christine Thomas, 318 S. Windomere Ave., Dallas, TX, 75208

Zoning Cases – Individual:

16. Z156-222(SM)

Planner: Sarah May

Motion: In considering an application for a new subdistrict and the reduction of Shopfront Overlay No. 7 on properties zoned Subdistrict E, WMU-8 within Planned Development District No. 468, the Oak Cliff Gateway Special Purpose District, generally on the north side of East Davis Street, between North Zang Boulevard and North Beckley Avenue and on the northeast corner of West Neely Street and North Zang Boulevard, it was moved to **hold** this case under advisement until August 4, 2016.

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

For: 10 - Anglin, Rieves, Houston, Davis, Abtahi, Housewright, Schultz, Peadon, Ridley, Tarpley

Against: 0
Absent: 2 - Shidid, Murphy
Vacancy: 0
Conflict: 1 - Jung
Abstained: 2 - Anantasomboon**, Haney**

**abstained from voting, due to bus tour requirement

Notices: Area: 500 Mailed: 133
Replies: For: 7 Against: 0

Speakers: None

Authorization of a Hearing – Under Advisement:

Planner: Donna Moorman

Motion: It was moved to **approve** 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.

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

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

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

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

*out of the room, shown voting in favor

Speakers: None

Landmark Commission Appeal - Under Advisement:

CA156-247(MP)

Planner: Marsha Prior

Motion: It was moved to **uphold** the Landmark Commission's condition that the fence is re-constructed to allow for visibility triangle and a two-foot setback from the sidewalk in conjunction with the approval of the completed work to the 9 foot fence at 5835 Reiger Avenue.

Maker: Rieves
Second: Ridley
Result: Carried: 8 to 5

For: 8 - Rieves, Davis, Haney, Jung, Housewright,
Peadon, Ridley, Tarpley

Against: 5 - Anglin, Houston, Anantasomboon, Abtahi,
Schulltz

Absent: 2 - Shidid, Murphy

Vacancy: 0

Speakers: Appellant: Dale Coonrod, 5835 Reiger Ave., Dallas, TX, 75214
City Plan Commission's Attorney: Bert Vandenberg, Assistant City Attorney, City of Dallas
Landmark Commission's Attorney: Laura Morrison, Assistant City Attorney, City of Dallas

Other Matters

Minutes

Motion: It was moved to **approve** the minutes of the June 30, 2016, City Plan Commission meeting, subject to corrections.

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

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

Against: 0

Absent: 2 - Shidid, Murphy

Vacancy: 0

Adjournment

Motion: It was moved to **adjourn** the July 21, 2016, City Plan Commission meeting at 6:13 p.m.

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

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

Gloria Tarpley, Chair