

PLAN COMMISSION MINUTES

The City Plan Commission held a regular Zoning Hearing on August 17, 2017, with the briefing starting at 11:05 a.m., in Room 5ES and the public hearing at 1:34 p.m., in the City Council Chambers of City Hall. Presiding were, Gloria Tarpley, Chair and Matt Houston, Vice-Chair. The following Commissioners were present during the hearing: Mike Anglin, Mark Rieves, Jarred Davis, Tony Shidid, Korey Mack, Corwin Haney, P. Michael Jung, Tipton Housewright, Jaynie Schultz, Carolyn "Cookie" Peadon, Margot Murphy and Paul E. Ridley. The following Commissioner was absent from this hearing as defined in the City Plan Commission rules: Jed Anantasomboon. There were no vacancies.

The City Plan Commission was briefed by staff on each item on the agenda and a question and answer period followed each briefing.

A variety of dockets, requests and briefings were presented to the Commission during the open public hearing. The applicants or their representatives presented their arguments, citizen comments were heard, and using the information and staff recommendations in the hearing dockets, the Commission took the following actions.

NOTE: For more detailed information on discussion on any issue heard during this briefing and public hearing, refer to the tape recording retained on file in the Department of Sustainable Development and Construction. Briefing and public hearing recordings are retained on file for 90 days after approval of CPC minutes.

PUBLIC HEARINGS:

Subdivision Docket

Planner: Mohammad Bordbar

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

Consent Items:

(1) **S167-240**

Motion: It was moved to **approve** an application to replat a 0.172-acre tract of land containing all of Lot 15 in City Block 2/1335 to create a 4 lot Shared Access Development on property located at 2714 Regan Street, subject to compliance with the conditions listed in the docket.

Maker: Rieves

Second: Houston

Result: Carried: 14 to 0

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

Against: 0
Absent: 1 - Anantasomboon
Vacancy: 0

Speakers: None

(2) **S167-241**

Motion: It was moved to **approve** an application to replat a 1.392-acre tract of land containing all of Lots 10 through 17 in City Block A/459 and to create one 0.183-acre lot and one 1.217-acre lot on property located on Park Avenue, between Hickory Street and Beaumont Street, subject to compliance with the conditions listed in the docket.

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

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

Against: 0
Absent: 1 - Anantasomboon
Vacancy: 0

Speakers: None

(3) **S167-242**

Motion: It was moved to **approve** an application to create 249 lots and 1 common area from a 62.59-acre tract of land in City Block 8816 on property located on Lasater Road, northwest of Stark Road, subject to compliance with the conditions listed in the docket.

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

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

Against: 0
Absent: 1 - Anantasomboon
Vacancy: 0

Speakers: None

(4) S167-244

Motion: It was moved to **approve** an application to create one 3.2005-acre lot from a tract of land in City Block 8823 on property located at 500 South Beltline Road, northwest of Lawson Road, subject to compliance with the conditions listed in the docket.

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

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

Against: 0
Absent: 1 - Anantasomboon
Vacancy: 0

Speakers: None

(5) S167-245

Motion: It was moved to **approve** an application to create one 0.5970-acre lot from a tract of land in City Block 183 on property located at South Good–Latimer Expressway between Main Street and Commerce Street, subject to compliance with the conditions listed in the docket.

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

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

Against: 0
Absent: 1 - Anantasomboon
Vacancy: 0

Speakers: None

(6) **S167-246**

Motion: It was moved to **approve** an application to create one 12.198-acre lot from a tract of land in City Block 6213 on property located on Prairie Creek Road at Forney Road, northwest corner, subject to compliance with the conditions listed in the docket.

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

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

Against: 0
Absent: 1 - Anantasomboon
Vacancy: 0

Speakers: None

(7) **S167-247**

Motion: It was moved to **approve** an application to create one 3.106-acre lot and one 3.721-acre lot from a tract of land in City Block A/8702 on property located at 11601 Plano Road between Presidential Drive and Metric Drive, subject to compliance with the conditions listed in the docket.

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

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

Against: 0
Absent: 1 - Anantasomboon
Vacancy: 0

Speakers: None

(8) **S167-249**

Motion: It was moved to **approve** an application to replat a 0.792-acre tract of land containing all of Lots A, B, C, D, and the remainder of Lot 1 in City Block 4492 on property located on Maple Avenue between Fielder Court and Mockingbird Lane, subject to compliance with the conditions listed in the docket.

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

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

Against: 0
Absent: 1 - Anantasomboon
Vacancy: 0

Speakers: None

(9) **S167-250**

Motion: It was moved to **approve** an application to replat a 0.1756-acre tract of land containing part of Lot 8 to create one lot on property located at 1019 North Bishop Avenue, south of Neches Street, subject to compliance with the conditions listed in the docket.

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

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

Against: 0
Absent: 1 - Anantasomboon
Vacancy: 0

Speakers: None

(10) **S167-251**

Motion: It was moved to **approve** an application to replat one a 5.74-acre tract of land containing all of Lots 1 through 6 in City Block 2/7195, all of Lots 1 through 12 in City Block 11/7195, part of City Block 7193, abandoned Nettie Street, a portion of an abandoned 20-foot alley, and an abandoned portion of Nettie Street to create one 2.450-acre lot and one 3.294-acre lot Fitchberg Street between Earnest Street and Weir Street, subject to compliance with the conditions listed in the docket.

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

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

Against: 0
Absent: 1 - Anantasomboon
Vacancy: 0

Speakers: None

(11) **S167-252**

Motion: It was moved to **approve** an application to create one 0.998-acre lot from a tract of land in City Block A-1/5833 on property located at 3131 Great Trinity Forest Way between Bonnie View Road and Interstate 45, subject to compliance with the conditions listed in the docket.

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

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

Against: 0
Absent: 1 - Anantasomboon
Vacancy: 0

Speakers: None

Residential Replat:

(12) **S167-243**

Motion: It was moved to **approve** an application to replat a 0.5167-acre tract of land containing all of Lot 5B in City Block 1/5364 to create one 0.2479-acre lot and one 0.2688-acre lot on property located on Swallow Lane at Easton Road, east corner, 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, Mack, Haney, Jung, Housewright, Schultz, Peadon, Murphy, Ridley, Tarpley

Against: 0
Absent: 1 - Anantasomboon
Vacancy: 0

Notices: Area: 200 Mailed: 22
Replies: For: 2 Against: 2

Speakers: For: Dana Brown, 3517 High Countryside Dr., Grapevine, TX, 76051
Jack Atkins, 9946 Edgecliff Cir., Dallas, TX, 75238
Against: None

(13) **S167-248**

Motion: It was moved to **approve** an application to replat a 0.807-acre tract of land containing all of Lots 9, 10, and 11, and part of Lots 8 and 12 in City Block B/2826; to create one 0.379-acre lot and one 0.428-acre lot on property located on 7033, 7037, and 7107 Wabash Circle, south of Delrose Drive, subject to compliance with the conditions listed in the docket.

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

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

Against: 0
Absent: 1 - Anantasomboon
Vacancy: 0

Notices: Area: 200 Mailed: 23
Replies: For: 6 Against: 0

Speakers: For: Santos Martinez, 900 Jackson St., Dallas, TX, 75202
Against: None

Public Hearing – Street Name Change:

(14) **NC167-003**

Motion: It was moved to recommend **approval** of the changing of the name of McKee Street, between Austin Street and Pitt Street to “Roe Street.

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

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

Against: 0
Absent: 1 - Anantasomboon
Vacancy: 0

Notices: Area: 1' Mailed: 9
Replies: For: 2 Against: 0

Speakers: For: Santos Martinez, 900 Jackson St., Dallas, TX, 75202
Wilson Roe, 6814 Hammond Ave., Dallas, TX, 75223
Audra Buckley, 416 S. Ervay St., Dallas, TX, 75201
Against: None

Certificates of Appropriateness for Signs:

1705150006

Planner: Pamela Daniel

Motion: It was moved to **approve** an application for a Certificate of Appropriateness for a Certificate of Appropriateness by Bobby Nichols of Chandler Signs for a 212.3 square-foot attached sign at 903 Slocum Street (west elevation).

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

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

Against: 0
Absent: 1 - Anantasomboon
Vacancy: 0

Speakers: None

1705150008

Planner: Pamela Daniel

Motion: It was moved to **approve** an application for a Certificate of Appropriateness by Bobby Nichols of Chandler Signs for a 1050-square-foot attached sign at 903 Slocum Street (south elevation).

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

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

Against: 0
Absent: 1 - Anantasomboon
Vacancy: 0

Speakers: None

1705150009

Planner: Pamela Daniel

Motion: It was moved to **approve** an application for a Certificate of Appropriateness by Bobby Nichols of Chandler Signs for a 275.75-square-foot attached sign at 903 Slocum Street (east elevation).

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

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

Against: 0
Absent: 1 - Anantasomboon
Vacancy: 0

Speakers: None

1705150010

Planner: Pamela Daniel

Motion: It was moved to **approve** an application for a Certificate of Appropriateness by Bobby Nichols of Chandler Signs for a 446.88-square-foot upper level attached sign at 903 Slocum Street (north elevation).

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

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

Against: 0
Absent: 1 - Anantasomboon
Vacancy: 0

Speakers: None

1706190007

Planner: Sharon Hurd

Motion: It was moved to **approve** an application for a Certificate of Appropriateness by Bobby Nichols of Chandler Signs for a 350-square-foot upper level flat attached sign at 555 Evergreen Street (north elevation).

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

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

Against: 0
Absent: 1 - Anantasomboon
Vacancy: 0

Speakers: None

1706190008

Planner: Sharon Hurd

Motion: It was moved to **approve** an application for a Certificate of Appropriateness by Bobby Nichols of Chandler Signs for a 350-square-foot upper level flat attached sign at 555 Evergreen Street (north elevation).

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

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

Against: 0
Absent: 1 - Anantasomboon
Vacancy: 0

Speakers: None

Note: Chair Tarpley announced Certificates of Appropriateness for Sign items 1706190012, 1706190013 and 1705150026 would to be heard together. The Commission heard items 1706190012, 1706190013 and 1705150026 next.

1706190012

Planner: Sharon Hurd

Motion: In considering an application for a Certificate of Appropriateness for by Gary McMillen of Environmental Signage Solutions, Inc. for a 313 square-foot upper level attached sign at 400 S. Record Street (south elevation), it was moved to **hold** this case under advisement until September 7, 2017.

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

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

Against: 0
Absent: 1 - Anantasomboon
Vacancy: 0

Speakers: None

1706190013

Planner: Sharon Hurd

Motion: In considering an application for a Certificate of Appropriateness by Gary McMillen of Environmental Signage Solutions, Inc. for a 313-square-foot upper level attached sign at 400 S. Record Street (north elevation), it was moved to **hold** this case under advisement until September 7, 2017.

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

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

Against: 0
Absent: 1 - Anantasomboon
Vacancy: 0

Speakers: None

1706200022

Planner: Sharon Hurd

Motion: It was moved to **approve** an application for a Certificate of Appropriateness by Abigael Portillo of NT Sign Service for a 72-square-foot flat attached sign at 3131 Main Street (west elevation).

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

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

Against: 0
Absent: 1 - Anantasomboon
Vacancy: 0

Speakers: None

Note: The Commission continued with the regular order of the agenda and heard Special Provision Sign District Amendment item SPSD 167-001(SH) next.

Certificates of Appropriateness for Signs – Under Advisement:

1705150026

Planner: Sharon Hurd

Motion: In considering an application for a Certificate of Appropriateness by Gary McMillen of Environmental Signage Solutions, Inc., for a 700-square-foot upper level attached sign at 400 S. Record Street (east elevation), it was moved to **hold** this case under advisement until September 7, 2017.

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

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

Against: 0
Absent: 1 - Anantasomboon
Vacancy: 0

Speakers: None

Note: The Commission returned to the regular order of the agenda and heard Certificate of Appropriateness for Sign item 1706200022 next.

Special Provision Sign District Amendment – Under Advisement:

SPSD 167-001(SH)

Planner: Sharon Hurd

Motion: It was moved to recommend **approval** of a new subdistrict, subject to conditions to include the following changes: 1) defining supergraphic sign to include painted or vinyl adhesive signage and 2) insert a provision to require change of advertising copy every 6 months within the West End Special Provision Sign District (SPSD) to allow an attached sign/supergraphic on an historic structure at the southeast corner of North Austin Street and Pacific Avenue (804 Pacific Avenue).

Maker: Ridley
Second: Murphy
Result: Carried: 9 to 4

For: 9 - Rieves, Houston, Shidid, Mack, Haney, Housewright, Murphy, Ridley, Tarpley

Against: 4 - Anglin, Davis Schultz, Peadon
Absent: 1 - Anantasomboon
Vacancy: 0
Conflict: 1 - Jung

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

Speakers: For: Robert Felder, 9002 Middlebie Dr., Austin, TX, 78750
Against: None
Staff: Mark Doty, Historic Preservation Officer
Neva Dean, Assistant Director, Current Planning

Zoning Cases – Consent:

1. **Z167-170(PD)**

Planner: Pamela Daniel

Note: The Commission considered this item individually.

Motion I: It was moved to recommend **approval** of a Specific Use Permit for a commercial amusement (inside) use limited to a dance hall for a two-year period, subject to a site plan and conditions on property zoned a CS-D-1 Commercial Service District with a D-1 Liquor Control Overlay on the northeast side of C.F. Hawn Service Road, southeast of Edd Road.

Maker: Haney
Second: Mack
Result: Failed: 5 to 9

For: 5 - Rieves, Mack, Haney, Jung, Schultz

Against: 9 - Anglin, Houston, Davis, Shidid, Housewright,
Peadon, Murphy, Ridley, Tarpley
Absent: 1 - Anantasomboon
Vacancy: 0

Motion II: It was moved to recommend **approval** of a Specific Use Permit for a commercial amusement (inside) use limited to a dance hall for a two-year period with eligibility for automatic renewals for additional five-year periods, subject to a site plan and conditions on property zoned a CS-D-1 Commercial Service District with a D-1 Liquor Control Overlay on the northeast side of C.F. Hawn Service Road, southeast of Edd Road.

Maker: Anglin
Second: Shidid
Result: Carried: 11 to 3

For: 11 - Anglin, Houston, Davis, Shidid, Jung,
Housewright, Schultz, Peadon, Murphy, Ridley,
Tarpley

Against: 3 - Rieves, Mack, Haney
Absent: 1 - Anantasomboon
Vacancy: 0

Notices: Area: 300 Mailed: 53
Replies: For: 0 Against: 0

Speakers: For: Abraham Quintanilla, 13209 C.F. Hawn Freeway, Dallas, TX, 75253
Against: None

Note: The Commission returned to the regular order of the agenda and heard Zoning Case – Individual item #4, Z167-240(JM) next.

2. Z167-325(PD)

Planner: Pamela Daniel

Motion: It was moved to recommend **approval** of the renewal of Specific Use Permit No. 1679 for a drive-thru service and a financial institution with drive-in windows for a ten-year period with eligibility for automatic renewals for additional ten-year periods, subject to revised conditions on property zoned Subdistrict E, WMU-8 Walkable Urban Mixed Use within Planned Development District No. 468, the Oak Cliff Gateway Special Purpose District, on the south side of East Colorado Boulevard, west of North Zang Boulevard.

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

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

Against: 0
Absent: 1 - Anantasomboon
Vacancy: 0

Notices: Area: 200 Mailed: 14
Replies: For: 0 Against: 0

Speakers: None

3. **Z167-328(SM)**

Planner: Sarah May

Motion: It was moved to recommend **approval** of the renewal of Specific Use Permit No. 1982 for a bar, lounge, or tavern and an inside commercial amusement limited to a Class A dance hall for a three-year period, subject to conditions on property zoned Tract A within Planned Development District No. 269, the Deep Ellum/Near East Side Special Purpose District, on the south corner of Elm Street and North Crowds Street.

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

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

Against: 0
Absent: 1 - Anantasomboon
Vacancy: 0

Notices: Area: 200 Mailed: 13
Replies: For: 4 Against: 0

Speakers: None

Note: The Commission heard agenda item #1, Z167-170(PD) upon the conclusion of the Consent agenda items.

Zoning Cases – Individual:

4. **Z167-240(JM)**

Planner: Jennifer Muñoz

Motion: In considering and application to 1) amend Tract 1a within Planned Development District No. 486, on the southwest corner of Parry Avenue and Bank Street; and 2) amend and expand Tract 1b on property zoned Tract 1b within Planned Development District No. 486, and a D(A) Duplex District on the northeast corner of Gurley Avenue and Bank Street, it was moved to **hold** this case under advisement until September 7, 2017.

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

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

Against: 0
Absent: 1 - Anantasomboon
Vacancy: 0

*out of the room, shown voting in favor

Notices: Area: 500 Mailed: 183
Replies: For: 13 Against: 14

Speakers: None

5. Z167-250(KK)

Planner: Kiesha Kay

Motion: In considering and application for a new subdistrict for mixed uses on property zoned Subdistrict 1A within Planned Development District No. 714, the West Commerce Street/Fort Worth Avenue Special Purpose District, on the south side of West Commerce Street, between May Street and Sulphur Street, it was moved to **hold** this case under advisement until September 7, 2017.

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

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

Against: 0
Absent: 1 - Anantasomboon
Vacancy: 0

*out of the room, shown voting in favor

Notices: Area: 500 Mailed: 68
Replies: For: 5 Against: 5

Speakers: For: Audra Buckley, 416 S. Ervay St., Dallas, TX, 75201
Against: None

6. Z167-300(KK)

Planner: Kiesha Kay

Motion: In considering and application for a new subdistrict on property zoned Subdistrict C, WMU-3 Walkable Urban Mixed Use within Planned Development District No. 468, the Oak Cliff Gateway Special Purpose District, on the southwest corner of North Zang Boulevard and West Neely Street, it was moved to **hold** this case under advisement until September 28, 2017.

Maker: Anglin

Second: Houston

Result: Carried: 14 to 0

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

Against: 0

Absent: 1 - Anantasomboon

Vacancy: 0

*out of the room, shown voting in favor

Notices: Area: 500 Mailed: 70

Replies: For: 1 Against: 3

Speakers: None

7. Z167-194(WE)

Planner: Warren Ellis

Motion: In considering and application for an R-5(A) Single Family District on property zoned an R-10(A) Single Family District on the west side of South Westmoreland Road, north of Red Raider Lane with consideration being given to an R-7.5(A) Single Family District, it was moved to **hold** this case under advisement until September 28, 2017.

Maker: Houston

Second: Ridley

Result: Carried: 14 to 0

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

Against: 0

Absent: 1 - Anantasomboon

Vacancy: 0

Notices: Area: 400 Mailed: 60
Replies: For: 2 Against: 3

Speakers: None

Zoning Cases – Individual:

8. **Z167-317(WE)**

Planner: Warren Ellis

Motion: It was moved to recommend **approval** of an amendment to Planned Development District No. 385, subject to a revised development plan, revised landscape plan, revised traffic management plan (as briefed) and conditions on property zoned Planned Development District No. 385 and Specific Use Permit No. 2024 for an illuminated competitive athletic field on the southwest corner of Inwood Road and Walnut Hill Lane.

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

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

Against: 0
Absent: 1 - Anantasomboon
Vacancy: 0

*out of the room, shown voting in favor

Notices: Area: 500 Mailed: 56
Replies: For: 7 Against: 3

Speakers: For: None

FOR (Did not speak): Bill Dahlstrom, 2323 Ross Ave., Dallas, TX, 75201
Suzan Kedron, 2323 Ross Ave., Dallas, TX, 75201
Valerie Oates, 7004 Brook Forest Cr., Plano, TX, 75024
Christy Lambeth, 400 S. Houston St., Dallas, TX, 75202
Win Bell, 6433 Waggoner, Dallas, TX, 75230
Gretchen Kane, 7700 Greenway Blvd., Dallas, TX, 75209
Shannon Quine, 2323 Ross Ave., Dallas, TX, 75201
Catherine Manner, 305 Northview Dr., Richardson, TX, 75080
Karen Sheinberg Pollack, 99219 Strait Ln., Dallas, TX, 75220

Against: None

9. Z145-173(SM)

Planner: Sarah May

Motion: It was moved to recommend **approval** of a Planned Development for LO-1 Light Office District and private school uses, subject to staff's recommended revised development plan, revised landscape plan, revised traffic management plan, and staff's revised recommended conditions as briefed with the following changes: that in Section 51P_106 Item 12 Utility and Public Service Uses the tower/antenna for cellular communication and the police or fire station provisions be removed on property zoned an LO-1 Light Office District with existing deed restrictions on the southwest corner of Preston Road and Summerside Drive.

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

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

Against: 0
Absent: 1 - Anantasomboon
Vacancy: 0

Notices: Area: 500 Mailed: 266
Replies: For: 13 Against: 78

Speakers: For: William S. Dahlstrom, 2323 Ross Ave., Dallas, TX, 75201
Christy Lambeth, 400 S Houston St., Dallas, TX, 75202
Suzanne Stell, 8516 Stable Glen Ave., Dallas, TX 75243
Mike Sanderson, 2200 Ross Ave. Ste. 2800, Dallas, TX 75201
For (Did not speak): Amanda Rollen, 3410 Caruth Blvd., Dallas, TX 75225
Jenny Cheatham, 15720 Adillcrest Road, Dallas, TX 75248
Keith Buriesh, 6802 Kenwood Ave., Dallas, TX 75214
Holly Vilhulh, 8207 Sunnybrook Ln., Dallas, TX 75220
Benjamin Armour, 5706 Watson Cir., Dallas, TX 75225
Ethan Armour, 5706 Watson Cir., Dallas, TX 75225
Kimberly Armour, 5706 Watson Cir., Dallas, TX 75225
EJ Copeland, 5600 Celestial Rd., Dallas, TX 75254
Stacey Segal, 5902 Edinburgh Ct., Dallas, TX 75252
Aida Walter-Reid, 7828 Stone River Dr., Frisco TX75034
Amanda Dockweker, 1909 forestwood Dr., Richardson, TX 75081
Katherine Stuart, 1100 Pawnee Dr., Richardson, TX 75080
Andrew Pena, 4705 San Jacinto St., Dallas, TX 75214
Gina Rangel, 4705 San Jacinto St., Dallas, TX 75214
Heather Hunt, 5709 Thames Ct., Dallas, TX 75252
Laura Gilbreath, 4515 Stonehollow Way, Dallas, TX 75287
Tommy Gilbreath, 4515 Stonehollow Way, Dallas, TX 75287

Suzette Hinds, 5310 Meadow Crest Dr., Dallas, TX 75229
Harper Hinds, 5310 Meadow Crest Dr., Dallas, TX 75229
Haven Hinds, 5310 Meadow Crest Dr., Dallas, TX 75229
Mandy Gildersleeve, 6415 Westgale Dr., Dallas, TX 75254
Laura Gershenson, 6702 Sawmill Rd., Dallas, TX 75252
Mary Connolly, 9135 Windcrest Rd., Dallas, TX 75243
Meredith Moody, 2113 Chatsworth Rd., Carrollton, TX 75007
Kimberly Street, 2120 Oklahoma Ave., Plano, TX 75074
CJ Kinney, 5353 Keller Springs Rd., Apt. 224, Dallas, TX 75248
Kara 5353 Keller Springs Rd., Apt. 224, Dallas, TX 75248
Jenny Duncan, 945 Whitehall Dr., Plano, TX 75023
Gary Webb, 4401 Travis St., Dallas, TX 75205
Jean Huddleston, 4130 La Place Rd., Dallas, TX 75220
Steve Dwolf, 8129 San Fernando Ave., Dallas, TX 75218
William H. Bulmer, 6110 Warm Mist Ln., Dallas, TX 75248
Tabitha Valdez, 2704 Palo Duro Canyon Dr., McKinney, TX 75070
Genevieve Taylor Shryer, 4127 Hawthorne Rd., Sachse, TX 75048
Carol Yastym, 109 Fall Creek Ct., Garland, TX 75044
Anonymous, 15720 Hillcrest Rd., Dallas, TX 75248
Susmita Sarma, 15720 Hillcrest Rd., Dallas, TX 75248
Zachary Ladd, 15720 Hillcrest Rd., Dallas, TX 75248
Wil Matthews, 5458 Longview St., Dallas, TX 75206
Tony Billings, 5916 Charlestown Dr., Dallas, TX 75230
Paul Billings, 5916 Charlestown Dr., Dallas, TX 75230
Brad Reeves, 4001 W. Lawther Dr., Dallas, TX 75214
Theresa Bruno, 4580 Southgate Dr., Plano, TX 75024
Kelly Van Den Handel, 600 Timber Bend, Highland Village, TX 75057
Glen R. Brown, 6540 Dartbrook Rd., Dallas, TX 75254
Linda Kneese, 623 Stillmeadow Dr., Richardson, TX 75081
Joni Harris, 6301 Clear Ridge Dr., Dallas, TX 75248
Donna Gonzalez, 9403 Edgecreek Dr., Dallas, TX 75227
Anne Thomas, 11224 Dwarfs Cir., Dallas, TX 75229
Ada A. Hinkle, 7071 Regalview Cir., Dallas, TX 75248
Mary Drexler, 3321 Carriage Ln., Plano, TX 75023
Tracy Wilson, 3509 Princess Ln., Dallas, TX 75229
Nicole Miller, 6609 Shadowcrest Dr., Plano, TX 75093
Sandra Balis, 11404 Harbor Rd., Frisco, TX 75035
Ann Shortall, 10415 Carry Back Pl., Dallas, TX 75229
Charlotte Lee, 2112 Grove Park Ln., Richardson, TX 75080
Nancy McCord, 7619 Kevin Dr., Dallas, TX 75248
Brandy Wayne, 7118 Winding Creek Rd., Dallas, TX 75252
Anne Hughes, 8600 Thackery Ave., #8107, Dallas, TX 75225
Christy Fowler, 5818 E University Blvd. # 223, Dallas, TX 75225
Larry Gingold, 6407 Riverview Ln., Dallas, TX 75248
Myra Gingold, 6407 Riverview Ln. Dallas, TX 75248
Debbie Knox, 1416 Chesterton Dr., Richardson, TX 75080
Jay Jacobs, 5505 Prestwick Ln., Dallas, TX 75252

Leigh Taylor, 3121 Cross Timbers Ln., Garland, TX 75044
Sherry Houpt, 6011 Penrose Ave., Dallas, TX 75206
Zachary Paxton, 2631 Carmel Dr., Carrollton, TX 75006
Clifford A. Samuelson, 414 S. Jefferson St., Irving, TX 75060
Tobin Knox, 1416 Chesterton Dr., Richardson, TX 75080
James Boots Reeder, 1925 Cedar Springs Rd. #302, Dallas, TX 75021
Claire Duesing, 6039 Lupton Dr., Dallas, TX 75225
Hunter Duesing, 6039 Lupton Dr., Dallas, TX 75225
Amy Kelton, 5950 Lindenshire Ln. #403, Dallas, TX 75230
Nancy McCann, 3645 Ingleside Dr., Dallas, TX 75229
Susan Sutton, 4327 Hollow Oak Dr., Dallas, TX 75287
Elizabeth A. Gonzalez, 8601 Forsythia Dr., McKinney, TX 75070
Christine Davis, 1313 Kenshire Ct., Allen, TX 75013
Win Bell, 6433 Waggoner St., Dallas, TX 75230
Gulzar Babool, 15720 Hillcrest Rd., Dallas, TX 75248
Mark Ashby, 5624 Covehaven Dr., Dallas, TX 75252
Nancy Gold, 5825 Norway Rd., Dallas, TX 75230
Amie Moyer, 6362 Prestoncrest Ln., Dallas, TX 75230
Sam Crantree, 14151 Montfort Rd. #247, Dallas, TX 75254
Jennifer Zeavin, 6411 Norbury Dr., Dallas, TX 75248
Julie C. Niederer, 17211 Village Ln., Dallas, TX 75248
Sally Baird, 7716 Chattington Dr., Dallas, TX 75248
Bobbie Sparks Williams, 18267 Meandering Way, Dallas, TX 75252
Nicole James, 410 Parkshire Dr., Murphy, TX 75094
Elizabeth Brooks, 7004 Kingsbury Dr., Dallas, TX 75231
Laura Gordon, 4672 Fairfax Ave., Dallas, TX 75209
Alison Conger, 6111 Preston Haven Dr., Dallas, TX 75230
Ben Gordon, 4672 Fairfax Ave., Dallas, TX 75209
Megan Ball, 15221B Sagovia Dr., Dallas, TX 75248
Patricia Gallaher, 3960 Shady Hill Rd., Dallas, TX 75229
Steve Spencer, 9811 Windy Terrace Dr., Dallas, TX 75231
Anthony Marchetti, 2013 Lancer Ln., Dallas, TX 75256
Seth Kassanoff, 701 Splash Dr., Dallas, TX 75071
Spencer Rubin, 75287 Spyglass Dr., Dallas, TX 75287
Ryan Kassanoff, 6035 Aberdeen Ave., Dallas, TX 75230
Ann Stroth, 7550 Stonecrest Dr., Dallas, TX 75254
Georgana Jinks, 3603 High Vista Dr., Dallas, TX 75234
Stephanie Weatherford, 14501 Montfort Dr. #1528, Dallas TX 75254
Leslie Cashdollar, 4326 Fawnhollow Dr., Dallas, TX 75244
Benson Markey, 7703 Caruth Blvd., Dallas, TX 75225
Judy Markey, 7703 Caruth Blvd., Dallas, TX 75225
Jennifer Drake, 4110 Sweetbriar Dr., Garland, TX 75042
Beth Riggs, 6214 Royal Ln., Dallas, TX 75230
Daniel King, 2109 Yewpon Ct., Carrollton, TX 75007
Richard Clay Houston, 841 Eastridge Cir., Red Oak, TX 75154
Suzanne Harrington, 5847 Coolwater Cove, Dallas, TX 75252
Laura Brown, 5733 Remington Park Sq., Dallas, TX 75252

Marla Beikman, 5739 Preston Fairways Rd., Dallas, TX 75252
Against: Lawrence E. Steinberg, 10131 Hollow Way Rd., Dallas, TX 75228
Leslie Noe, 5522 Preston Fairways Dr., Dallas, TX 75252
Michael Kennedy, 5635 Preston Fairways Dr., Dallas, TX 75252
Against (Did not speak): Walter Laidlaw, 5708 Archer Ct., Dallas, TX 75252
Carolee Blumin, 5723 Wortham Ln., Dallas, TX 75252
Heidi Sterlacy, 5999 Summerside Dr. Ste. 200, Dallas TX 75248
Mary Bashara, 17362 Remington Park Pl., Dallas, TX 75252
Staff: Phil Erwin, Chief Arborist, City of Dallas

10. **Z167-147(SM)**

Planner: Sarah May

Motion: It was moved to recommend **approval** of 1) the termination of existing deed restrictions; and **approval** of 2) a Planned Development Subdistrict for O-2-D Office Subdistrict, barber and beauty shop, and massage establishment uses, subject to a conceptual plan and conditions on property zoned an O-2-D Office Subdistrict within Planned Development District No. 193, the Oak Lawn Special Purpose District with a D Liquor Control Overlay, on the north line of Herschel Avenue, east of Throckmorton Street.

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

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

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

*out of the room, shown voting in favor

Notices: Area: 500 Mailed: 211
Replies: For: 5 Against: 21

Speakers: For: Robert Reeves, 900 Jackson St., Dallas, TX, 75202
Peg Cribari, 4215 Herschel Ave., Dallas, TX, 75219
Ann Joseph, 5200 Swiss Ave., Dallas, TX, 75214
Against: None

11. Z167-307(SM)

Planner: Sarah May

Motion: In considering and application for 1) a new subdistrict on property zoned Subdistricts 1 and 1A within Planned Development District No. 887, the Valley View-Galleria Area Special Purpose District, and 2) an amendment to, and expansion of, Subdistrict 1B on property zoned Subdistricts 1, 1A, and 1B; generally south of Alpha Road, west of Preston Road, north of LBJ Freeway, and east of Montfort Drive, it was moved to **hold** this case under advisement until October 19, 2017.

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

For: 10 - Anglin, Rieves, Houston, Davis, Shidid, Haney, Housewright, Schultz, Murphy, Tarpley

Against: 0
Absent: 2 - Anantasomboon, Mack
Vacancy: 0
Conflict: 3 - Jung, Peadon, Ridley

Notices: Area: 500 Mailed: 62
Replies: For: 3 Against: 1

Speakers: For: None
Against: None

Against (Did not speak): Jaclyn Playford, P.O. Box 12809, Dallas, TX, 75225

Other Matters

Minutes

Motion: It was moved to **approve** the minutes of the August 3, 2017, City Plan Commission meeting, subject to the following corrections:

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

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

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

Adjournment

Motion: It was moved to **adjourn** the August 17, 2017, City Plan Commission meeting at 5:26 p.m.

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

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

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

Gloria Tarpley, Chair