

## PLAN COMMISSION MINUTES

The City Plan Commission held a regular Zoning Hearing on August 18, 2016, with the briefing starting at 11:04 a.m., in Room 5ES and the public hearing at 1:30 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, Jed Anantasomboon, Corwin Haney, P. Michael Jung, Tipton Housewright, Jaynie Schultz, Carolyn "Cookie" Peadon, Margot Murphy and Paul E. Ridley. The following Commissioners were absent from this hearing as defined in the City Plan Commission rules: None. There is one vacancy: District 7.

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) **S156-243**

**Motion:** It was moved to **approve** an application to replat a 0.440-acre tract of land in City Block 2/600 into one lot on property located on Caddo Street at Munger Avenue, southwest corner, 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, Haney, Jung, Housewright,  
Schultz, Peadon, Murphy, Ridley, Tarpley

Against: 0  
Absent: 0  
Vacancy: 1 - District 7

**Speakers:** None

**(2) S156-245**

**Motion:** It was moved to **approve** an application to replat a 1.161-acre tract of land containing all of Lot 8 in City Block 5082, and a Tract of land in City Block 5082 to create one lot on property located at 4255 West Northwest Highway and Midway Road, northwest corner, 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, Haney, Jung, Housewright,  
Schultz, Peadon, Murphy, Ridley, Tarpley

Against: 0  
Absent: 0  
Vacancy: 1 - District 7

**Speakers:** None

**(3) S156-247**

**Note: The Commission considered this item individually.**

**Note: During the discuss period of this item Commissioner Peadon moved to hold further discussion to allow staff time to returned with additional plat information. Commissioner Houston seconded the motion. The Commission unanimously voted to continue further discussion later in the meeting. The Commission heard Subdivision agenda item #6, S156-251 next.**

**Motion:** It was moved to **approve** an application to replat a 4.9048-acre tract of land containing all of Lot 55D in City Block B/8705 to create one 3.0016-acre lot, and one 1.9032-acre lot on property located on Trinity Mills Road at Dallas Parkway, northwest corner, subject to compliance with the conditions listed in the docket.

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

For: 14 - Anglin\*, Rieves, Houston, Davis, Shidid,  
Anantasomboon, Haney, Jung, Housewright,  
Schultz, Peadon, Murphy, Ridley, Tarpley  
Against: 0  
Absent: 0  
Vacancy: 1 - District 7

\*out of the room, shown voting in favor

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

**Note: Upon the conclusion of Subdivision agenda item #3, S156-247; the Commission returned to the regular order of the agenda and heard Miscellaneous agenda items next.**

**(4) S156-248**

**Motion:** It was moved to **approve** an application to create one 1.140-acre lot and one 0.085-acre lot from a 1.225-acre tract of land in City Block 6189 on property located at 9005 Bruton Road, west of Prairie Creek 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, Haney, Jung, Housewright,  
Schultz, Peadon, Murphy, Ridley, Tarpley  
Against: 0  
Absent: 0  
Vacancy: 1 - District 7

**Speakers:** None

**(5) S156-250**

**Motion:** It was moved to **approve** an application to create one lot from a 3.188-acre tract of land in City Block Q/6260 on property located at 6439 Great Trinity Forest Way, west of Longacre Lane, 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, Haney, Jung, Housewright,  
Schultz, Peadon, Murphy, Ridley, Tarpley

Against: 0  
Absent: 0  
Vacancy: 1 - District 7

**Speakers:** None

(6) **S156-251**

**Note: The Commission considered this item individually.**

**Motion:** It was moved to **approve** an application to replat a 2.930-acre tract of land containing part of Lot 3 in City Block A/7409 to create one lot on property located on Preston Road, south of Alpha Road, subject to compliance with the conditions listed in the docket with the following additional condition: "On the final plat dedicate 36.52 feet of right-of-way along the south line of the Lot the extension of James Temple to Preston Road".

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

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

Against: 0  
Absent: 0  
Vacancy: 1 - District 7  
Conflict: 1 - Housewright

\*out of the room, shown voting in favor

**Speakers:** None

**Note: Chair Tarpley change the order of the agenda and the Commission heard Subdivision agenda item #11, S156-256 next.**

(7) S156-252

**Motion:** It was moved to **approve** an application to replat a 2.647-acre tract of land containing all of Lots 4 through 16 in City Block 38/1341 and part of Lots 17 and 18 in City Block 38/1341 to create one lot on property located on Fairmount Street, between Regan Street and Throckmorton Street, 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, Haney, Jung, Housewright,  
Schultz, Peadon, Murphy, Ridley, Tarpley

Against: 0  
Absent: 0  
Vacancy: 1 - District 7

**Speakers:** None

(8) S156-253

**Motion:** It was moved to **approve** an application to replat a 3.301-acre tract of land containing Lots 1 through 13 in City Block 2-6/3406 into one lot on property located on Beckley Avenue bounded by Beckley Avenue, Della Street, Donosky Drive and Oregon Avenue, 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, Haney, Jung, Housewright,  
Schultz, Peadon, Murphy, Ridley, Tarpley

Against: 0  
Absent: 0  
Vacancy: 1 - District 7

**Speakers:** None

(9) **S156-254**

**Motion:** It was moved to **approve** an application to replat a 0.459-acre tract of land containing all of Lots 15 and 16 in City Block 309 to create one lot on property located at 3117 Live Oak Street, at Skiles Street, southwest corner, 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, Haney, Jung, Housewright,  
Schultz, Peadon, Murphy, Ridley, Tarpley

Against: 0  
Absent: 0  
Vacancy: 1 - District 7

**Speakers:** None

(10) **S156-255**

**Note: The Commission considered this item individually.**

**Motion:** It was moved to **approve** an application to replat a 4.514-acre tract of land containing all of 1 through 8 in City Block B/3368, and all of Lots 3 and 4 in City Block C/3369, and a portion of Lot 10 in City Block C/3369, and abandoned portion of Neely Street Between Zang boulevard and Beckely Avenue to create 4 lots ranging in size from 0.1492-acre to 2.792-acre on property located on Davis Street at Zang Boulevard, northeast corner, subject to compliance with the conditions listed in the docket.

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

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

Against: 0  
Absent: 0  
Vacancy: 1 - District 7  
Conflict: 1 - Jung

**Speakers:** None

**Note: The Commission returned to Subdivision agenda item #3, S156-247.**

(11) **S156-256**

**Note: The Commission considered this item individually.**

**Motion:** It was moved to **approve** an application to replat a 6.120-acre tract of land containing part of Lot 3 in City Block A/7409 into 3 lots ranging in size from 0.178-acre to 2.998-acre on property located on Lyndon B. Johnson Freeway/Interstate Highway 635, between Preston Road and Montfort Drive, subject to compliance with the conditions listed in the docket.

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

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

Against: 0  
Absent: 0  
Vacancy: 1 - District 7  
Conflict: 1 - Housewright

\*out of the room, shown voting in favor

**Speakers:** None

**Note: The Commission heard Subdivision agenda item #10, S156-255 next.**

Miscellaneous Docket:

**W156-011**

Planner: Neva Dean

**Motion:** It was moved to **denial** a waiver of the two-year waiting period to submit an application for a Specific Use Permit for a handicapped group dwelling unit on property zoned an R-7.5(A) Single Family District on the north side of Sutter Street, east of Crest Avenue.

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

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

Against: 0  
Absent: 0  
Vacancy: 1 - District 7

**Speakers:** None

Thoroughfare Plan Amendments:

**Tyler Street from Canty Street to Pembroke Avenue; and Polk Street from Canty Street to Pembroke Avenue**

Planner: Tanya Brooks

**Motion:** It was moved to recommend **approval** of an amendment in accordance with Plan A to the City of Dallas Thoroughfare Plan to change the dimensional classification of (1) Tyler Street from Canty Street to Pembroke Avenue from an existing couplet (EXST CPLT) to a special two-lane undivided roadway (SPCL 2U) with parking within 60 feet of right-of-way; and (2) Polk Street from Canty Street to Pembroke Avenue from an existing couplet (EXST CPLT) to a special two-lane undivided roadway (SPCL 2U) with bicycle facilities within 60 feet of right-of-way.

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

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

Against: 0  
Absent: 0  
Vacancy: 1 - District 7

**Speakers:** For: Michael Amonett, 2210 W. Tenth St., Dallas, TX, 75208  
Eliseo Ruiz, 214 S. Willomet Ave., Dallas, TX, 75208  
Annemarie Bristow, 802 Haines Ave., Dallas, TX, 75208  
David Preziosi, 2922 Swiss Ave., Dallas, TX, 75204  
David Spence, 1914 Old Orchard Dr., Dallas, TX, 75208  
Jim Lakes, 408 N. Bishop Ave., Dallas, TX, 75208  
Patrick Kennedy, Melba St., Dallas, TX  
Frank Mario, 838 N. Clinton Ave., Dallas, TX, 75208  
Linda Holt, 404 E. 6<sup>th</sup> St., Dallas, TX, 75203  
Against: Pam Conley, 725 N. Bishop Ave., Dallas, TX, 75208  
Susan Oakley, 444 Mayrant Dr., Dallas, TX, 75224  
Jon Heimburger, 1627 Hollywood Ave., Dallas, TX, 75208  
Cristine Baril, 824 N. Clinton Ave., Dallas, TX, 75208  
Elaine Pehkonen, 116 S. Tyler St., Dallas, TX, 75208

Cynthia Michaels, 519 Woolsey Dr., Dallas, TX, 75224  
Steven Bennett, 922 Sunset Ave., Dallas, TX, 75208  
Teri Lipscomb, 641 Monssen Dr., Dallas, TX, 75224  
Against (Did not speak): Lisa Kamuyu, 1215 Mountain Rd., Dallas, TX, 75224  
Andrew Hudson, 116 S. Tyler St., Dallas, TX, 75208  
Staff: Tim Starr, Assistant Director, Public Works Department

**Note: During the speaker period of this hearing Commissioner Anglin moved to extend speaker's time for both sides by 3 minutes. Commissioner Houston seconded the motion. The Commission unanimously voted to extend the speaker's time for both sides by 3 minutes.**

Zoning Cases – Consent:

1. **Z156-260(SM)**

Planner: Sarah May

**Motion:** It was moved to recommend **approval** of the renewal of Specific Use Permit No. 1601 for a Commercial amusement (inside) use limited to a Class A dance hall for a three-year period, subject to a site plan and conditions on property zoned a CS Commercial Service District, at the west corner of East Grand Avenue and St. Mary Avenue.

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

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

Against: 0  
Absent: 0  
Vacancy: 1 - District 7

**Notices:** Area: 300 Mailed: 20  
**Replies:** For: 1 Against: 0

**Speakers:** None

2. **Z156-298(ND)**

Planner: Neva Dean

**Motion:** It was moved to recommend **approval** of an MU-3 Mixed Use District on property zoned an IR Industrial/Research District on the north side of Mississippi Avenue, between Gretna Street and Algiers Street.

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

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

Against: 0  
Absent: 0  
Vacancy: 1 - District 7

**Notices:** Area: 200 Mailed: 18  
**Replies:** For: 1 Against: 0

**Speakers:** None

3. Z156-283(JM)

Planner: Jennifer Muñoz

**Note: The Commission considered this item individually.**

**Motion:** In considering an application for a Specific Use Permit for a liquor store on property zoned Subarea 1 within Planned Development District No. 298, the Bryan Area Special Purpose District on the northwest corner of Ross Avenue and North Haskell Avenue, it was moved to **hold** this case under advisement until September 1, 2016.

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

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

Against: 0  
Absent: 0  
Vacancy: 1 - District 7

**Notices:** Area: 200 Mailed: 18  
**Replies:** For: 0 Against: 1

**Speakers:** For: Alain Karatepeyan, 3631 Word St., Dallas, TX, 75204  
Against: Virginia McAlester, 5703 Swiss Ave., Dallas, TX, 75214

**Note: The Commission heard Agenda Item #4 Z156-251(OTH) next.**

4. Z156-251(OTH)

Planner: Olga Torres Holyoak

**Note: The Commission considered this item individually.**

**Motion:** It was moved to recommend **approval** of a Planned Development Subdistrict for Multiple Family Subdistrict uses, subject to a development plan and conditions with the following revisions: 1) Under SEC. S-\_\_\_.108, YARD, LOT, AND SPACE REGULATIONS., (b)(2), Density, reduce the maximum number of dwelling units from 205 to 190, and 2) Under SEC. S-\_\_\_.109, DESIGN ELEMENTS., (b) clarify language to require that each of the Howell Street fronting units have separate unit entries on property zoned a GR General Retail Subdistrict and an MF-2 Multiple-Family Subdistrict within Planned Development Subdistrict No. 193, the Oak Lawn Special Purpose District, on the east corner of Howell Street and North Hall Street.

Maker: Ridley  
Second: Anantasomboon  
Result: Carried: 9 to 5

For: 9 - Anglin, Rieves, Shidid, Anantasomboon, Jung, Housewright, Peadon, Ridley, Tarpley

Against: 5 - Houston, Davis, Haney, Schultz, Murphy  
Absent: 0  
Vacancy: 1 - District 7

**Notices:** Area: 500 Mailed: 84  
**Replies:** For: 9 Against: 9

**Speakers:** For: Jonathan Vinson, 2323 Ross Ave., Dallas, TX, 75201  
Rick Perdue, 2001 Bryan St., Dallas, TX, 75201  
Will Duncan, Address not given  
Steve Stoner, 7557 Rambler Rd., Dallas, TX, 75231  
Against: Maxie Duran Hardin, 3405 Howell St., Dallas, TX, 75204  
Jennifer Verville, 3405 Howell St., Dallas, TX, 75204  
Paula Lambert, 5 Marie St., Dallas, TX, 75204  
Against (Did not speak): Augusto Flores, 3405 N. Howell St., Dallas, TX, 75204  
Thomas Timbol, 3405 N. Howell St., Dallas, TX, 75204  
Joseph Michael Sanders, 3405 N. Howell St., Dallas, TX, 75204  
Robert Van Amburgh, 3405 N. Howell St., Dallas, TX, 75204

**Note: The Commission returned to the regular order of the agenda and heard Zoning Cases – Under Advisement items next. Starting with Agenda item #6 Z145-320(OTH).**

5. Z156-271(OTH)

Planner: Olga Torres Holyoak

**Motion:** It was moved to recommend **approval** of a Planned Development District for IM Industrial Manufacturing District uses, subject to a development plan and conditions on property zoned an IR Industrial Research District, an IM Industrial Manufacturing District, and an MU-3 Mixed Use District, on the northwest corner of Record Crossing Road and Wyche Boulevard.

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

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

Against: 0  
Absent: 0  
Vacancy: 1 - District 7

**Notices:** Area: 500 Mailed: 68  
**Replies:** For: 7 Against: 1

**Speakers:** For: Myron E. Curry, 1608 Chattanooga Pl., Dallas, TX, 75235  
Against (Did not speak): Eustolia H. Jennings, 5715 Riverside Dr., Dallas, TX, 75235  
Melvin H. Jennings, 5715 Riverside Dr., Dallas, TX, 75235

**Note: The Commission heard Agenda Item #3 Z156-283(JM) next.**

Zoning Cases – Under Advisement:

6. Z145-320(OTH)

Planner: Olga Torres Holyoak

**Motion:** It was moved to recommend **approval** of an amendment to Specific Use Permit No. 1785 for an alcoholic beverage establishment limited to a bar, lounge, or tavern for a two-year period, subject to a revised site plan and conditions on property zoned Planned Development District No. 85, on the northeast corner of Greenville Avenue and Pineland Drive.

Maker: Murphy  
Second: Shidid  
Result: Carried: 12 to 2

For: 12 - Anglin, Rieves, Houston, Davis, Shidid,  
Anantasomboon, Haney, Jung\*, Schultz,  
Peadon, Murphy, Tarpley

Against: 2 - Housewright, Ridley  
Absent: 0  
Vacancy: 1 - District 7

\*out of the room, shown voting in favor

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

**Speakers:** For: Peter Kavanagh, 1620 Handley Dr., Dallas, TX, 75208  
Against: None

**7. Z145-358(LE)**

Planner: Laura Evans

**Motion:** In considering an application for a development plan and landscape plan on property zoned Planned Development District No. 466 generally bounded by North Hall Street, Flora Street, Watkins Avenue, and Cochran Street, it was moved to **hold** this case under advisement until October 6, 2016, and to instruct staff to re-advertise and re-notice.

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

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

Against: 0  
Absent: 0  
Vacancy: 1 - District 7

\*out of the room, shown voting in favor

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

**Speakers:** None

**8. Z156-264(SH)**

Planner: Sharon Hurd

**Motion:** It was moved to recommend **approval** of a Specific Use Permit for single family use for a permanent period, subject to a site plan and conditions on property zoned Tracts 12 and 13 within Planned Development District No. 508 on the north side of Singleton Boulevard, east of Westmoreland Road.

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

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

Against: 0  
Absent: 0  
Vacancy: 1 - District 7

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

**Speakers:** For: Victor Toledo, 3030 Bickers St., Dallas, TX  
Against: None

**9. Z156-154(SM)**

Planner: Sarah May

**Motion:** It was moved to recommend **approval** of a CR Community Retail District and **approval** of a Specific Use Permit for a commercial amusement (inside) use limited to a dance hall for a three-year period, subject to a site plan and conditions on property zoned an MF-1(A) Multifamily District on the northwest line of Marvin D Love Freeway, north of West Camp Wisdom Road.

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

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

Against: 0  
Absent: 0  
Vacancy: 1 - District 7

**Notices:** Area: 400 Mailed: 27  
**Replies:** For: 6 Against: 2

**Speakers:** For (Did not speak): Anna Mojica, 2506 Woodlawn Dr., Ennis, TX, 75119  
Against: None

10. 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 September 15, 2016.

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

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

Against: 0  
Absent: 0  
Vacancy: 1 - District 7

\*out of the room, shown voting in favor

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

**Speakers:** None

11. Z156-270(JM)

Planner: Jennifer Muñoz

**Motion:** In considering an application for a Specific Use Permit for a mini-warehouse use on property zoned a CR Community Retail District with a D Liquor Control Overlay on the southeast corner of Military Parkway and North St. Augustine Drive, it was moved to **hold** this case under advisement until September 1, 2016.

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

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

Against: 0  
Absent: 0  
Vacancy: 1 - District 7

\*out of the room, shown voting in favor

**Notices:** Area: 300 Mailed: 59  
**Replies:** For: 1 Against: 0

**Speakers:** None

Zoning Cases – Individual:

12. **Z156-287(JM)**

Planner: Jennifer Muñoz

**Motion:** It was moved to recommend **approval** of the renewal of Specific Use Permit No. 2119 for an alcoholic beverage establishment limited to a bar, lounge, or tavern for a three-year period, subject to staff's recommended conditions on property zoned Planned Development District No. 808, on the southwest side of Gaston Avenue and the northwest side of East Grand Avenue.

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

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

Against: 0  
Absent: 0  
Vacancy: 1 - District 7

\*out of the room, shown voting in favor

**Notices:** Area: 300 Mailed: 97  
**Replies:** For: 4 Against: 0

**Speakers:** For (Did not speak): Lindsay Sloan, 7320 Gaston Ave., TX, 75204  
Against: None

13. **Z156-194(WE)**

Planner: Warren Ellis

**Motion:** It was moved to recommend **approval** of a Planned Development District for R-10(A) Single Family District uses and a small business incubator center, subject to a revised development plan and applicant's recommended conditions with an additional condition to limit the incubator center to a maximum 14,000 sq., ft., on property zoned an R-10(A) Single Family District, an R-7.5(A) Single Family District, an NS(A) Neighborhood Service District , and Specific Use Permit No. 2154 for a child-care facility on a portion on the north line of Oldgate Lane, west of San Saba Drive.

Maker: Jung  
Second: Shidid  
Result: Carried: 13 to 1

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

Against: 1- Ridley  
Absent: 0  
Vacancy: 1 - District 7

**Notices:** Area: 500                      Mailed: 93  
**Replies:** For: 3                              Against: 2

**Speakers:** None

Authorization of a Hearing:

Planner: Donna Moorman

**Motion:** It was moved to **authorize** a public hearing to determine the proper zoning on property zoned an MF-3 Multifamily Subdistrict and an O-2 Office Subdistrict within Planned Development District No. 193, the Oak Lawn Special Purpose District in an area generally bounded by both sides of Welborn Street on the northwest, Cedar Springs Road on the northeast, Sale Street and Enid Street on the southeast, and Fairmount Street on the southwest (area is highlighted in orange on the map that was handed out by staff) with consideration being given to establishing appropriate zoning regulations including use, development standards, and other appropriate regulations. (Areas zoned GR General Retail Subdistricts or O-2 Office Subdistricts within Planned Development District No. 193, Planned Development Subdistrict Nos. 14, 20, 29, 82, 84, and 92 within Planned Development District No. 193; and Planned Development District No. 148, and Planned Development District No. 374 that are no highlighted on the map are not included.

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

Maker: Ridley  
Second: Rieves  
Result: Carried: 12 to 0

For: 12 - Anglin, Rieves, Houston, Davis, Shidid, Haney,  
Jung, Housewright, Schultz, Peadon, Ridley,  
Tarpley

Against: 0  
Absent: 2 - Anantasomboon, Murphy  
Vacancy: 1 - District 7

**Speakers:** For: Jonathan Vinson, 2323 Ross Ave., Dallas, TX, 75201  
Angela Hunt, 1700 Pacific Ave., Dallas, TX, 75201  
Marcus Pestl, 2805 Welborn St., Dallas, TX, 75219  
Frederick Hamm, 3524 Gillespie St., Dallas, TX, 75219  
Barry Knight, 2728 Harwood St., Dallas, TX, 75204  
Joel Fontenot, 3703 Congress Ave., Dallas, TX, 75219  
Diane Blandford, 3610 Gillespie St., Dallas, TX, 75219  
For (Did not speak): Joel Lennox, 2916 Sale St., Dallas, TX, 75219  
Edward Lennox, 2916 Sale St., Dallas, TX, 75219  
Against: Robert Reeves, 900 Jackson St., Dallas, TX, 75202  
William Cothrum, 900 Jackson St., Dallas, TX, 75202  
Against (Did not speak): Chad Butler, 3618 Gillespie St., Dallas, TX, 75219  
Mary Elizabeth Landrum, 3618 Gillespie St., Dallas, TX, 75219  
Antrimi Whittler, 3618 Gillespie St., Dallas, TX, 75219  
Gage Whittler, 3618 Gillespie St., Dallas, TX, 75219  
Jim Blagg, 3704 Brown St., Dallas, TX, 75219

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Other Matters

Minutes

**Motion:** It was moved to **approve** the minutes of the August 4, 2016, City Plan Commission meeting, subject to corrections.

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

For: 12 - Anglin, Rieves, Houston, Davis, Shidid, Haney,  
Jung, Housewright, Schultz, Peadon, Ridley,  
Tarpley

Against: 0  
Absent: 2 - Anantasomboon, Murphy  
Vacancy: 1 - District 7

Adjournment

**Motion:** It was moved to **adjourn** the August 18, 2016, City Plan Commission meeting at 6:01 p.m.

Maker: Ridley  
Second: Davis  
Result: Carried: 12 to 0

For: 12 - Anglin, Rieves, Houston, Davis, Shidid, Haney,  
Jung, Housewright, Schultz, Peadon, Ridley,  
Tarpley

Against: 0  
Absent: 2 - Anantasomboon, Murphy  
Vacancy: 1 - District 7

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Gloria Tarpley, Chair