

## PLAN COMMISSION MINUTES

The City Plan Commission held a regular Zoning Hearing on April 21, 2016, with the briefing starting at 10:46 a.m., in Room 5ES and the public hearing at 1:44 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, Matt Houston, 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 2.

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

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

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

### **PUBLIC HEARINGS:**

#### Subdivision Docket

Planner: Sharon Hurd

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

#### Consent Items:

##### (1) **S156-144**

**Motion:** It was moved to **approve** an application to create one lot from a 6.942-acre tract of land in City Block 5283 on property located at San Leandro Drive and St. Francis Avenue, east corner, subject to compliance with the conditions listed in the docket.

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

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

Against: 0  
Absent: 0  
Vacancy: 1 - District 2

\*out of the room, shown voting in favor

**Speakers:** None

**(2) S156-145**

**Motion:** It was moved to **approve** an application to replat a 0.414-acre tract of land containing all of Lots 3 and 4 in City Block 5/695 into a Shared Access Development with 13 lots ranging in size from 1,265 square feet to 1,900 square feet on property located on N. Fitzhugh Avenue, between Fuqua Street and Chambers Street, subject to compliance with the conditions listed in the docket.

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

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

Against: 0  
Absent: 0  
Vacancy: 1 - District 2

\*out of the room, shown voting in favor

**Speakers:** None

**(3) S156-146**

**Motion:** It was moved to **approve** an application to replat a 14.178-acre tract of land containing the remainder of Lot A and all of Lot B in City Block 1/5414, all of City Block 5415, and all of Quality Lane to be abandoned, into one lot on property located at 6411 E. Northwest Highway and 6310 Theater Way, subject to compliance with the conditions listed in the docket.

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

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

Against: 0  
Absent: 0  
Vacancy: 1 - District 2

\*out of the room, shown voting in favor

**Speakers:** None

**(4) S156-147**

**Motion:** It was moved to **approve** an application to create one lot from a 7.486-acre tract of land in City Block 6508 on property located at Walnut Hill Lane and Spangler Road, southeast corner, subject to compliance with the conditions listed in the docket.

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

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

Against: 0  
Absent: 0  
Vacancy: 1 - District 2

\*out of the room, shown voting in favor

**Speakers:** None

(5) **S156-149**

**Motion:** It was moved to **approve** an application to replat a 0.736-acre tract of land containing all of Lots 1-5 in City Block 26/3146 into one lot on property located at Melba Street and Adams Avenue, northeast corner, subject to compliance with the conditions listed in the docket.

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

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

Against: 0  
Absent: 0  
Vacancy: 1 - District 2

\*out of the room, shown voting in favor

**Speakers:** None

(6) **S156-150**

**Motion:** It was moved to **approve** an application to create one lot from a 2.421-acre tract of land in City Block 5754 on property located at Redfield Street and Butler Street, north corner, subject to compliance with the conditions listed in the docket.

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

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

Against: 0  
Absent: 0  
Vacancy: 1 - District 2

\*out of the room, shown voting in favor

**Speakers:** None

(7) **S156-152**

**Motion:** It was moved to **approve** an application to replat a 2.1895-acre tract of land containing part of Lots 1-3 and an unplatted tract of land in City Block 289 into one lot on property bounded by Texas Street, Bryan Street, Cantegral Street, and Live Oak Street, subject to compliance with the conditions listed in the docket.

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

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

Against: 0  
Absent: 0  
Vacancy: 1 - District 2

\*out of the room, shown voting in favor

**Speakers:** None

(8) **S156-153**

**Motion:** It was moved to **approve** an application to replat a 5.063-acre tract of land containing all of Lots 47B and 48 in City Block 8262 into one lot on property located north of Cedardale Drive and east of Bonnie View Road, subject to compliance with the conditions listed in the docket.

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

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

Against: 0  
Absent: 0  
Vacancy: 1 - District 2

\*out of the room, shown voting in favor

**Speakers:** None

(9) **S156-154**

**Motion:** It was moved to **approve** an application to replat a 0.873-acre tract of land containing all of Lots 4 and 17-21 in City Block 2/638 into one 0.553-acre lot, one 0.167-acre lot and one 0.153-acre lot on property with frontage on McKinney Avenue, Boren Street and Oak Grove Avenue, subject to compliance with the conditions listed in the docket.

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

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

Against: 0  
Absent: 0  
Vacancy: 1 - District 2

\*out of the room, shown voting in favor

**Speakers:** None

(10) **S156-155**

**Motion:** It was moved to **approve** an application to replat a 1.05-acre tract of land containing all of Lots 1-6 in City Block 1/5222 into one lot on property located at Garland Road and Lakeland Drive, east corner, subject to compliance with the conditions listed in the docket with removal of Conditions #17 through #25.

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

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

Against: 0  
Absent: 0  
Vacancy: 1 - District 2

\*out of the room, shown voting in favor

**Speakers:** None

(11) **S156-157**

**Motion:** It was moved to **approve** an application to create three 0.15 acre lots from a 0.44-acre tract of land in City Block 4/6870 on property located on Silverhill Drive between Bonnie View Road and Baraboo Drive, subject to compliance with the conditions listed in the docket.

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

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

Against: 0  
Absent: 0  
Vacancy: 1 - District 2

\*out of the room, shown voting in favor

**Speakers:** None

Residential Replats:

(12) **S156-143**

**Building Line Motion:** It was moved to **approve** an application to remove existing building lines from part of Lots 4, 5, 26, 27, and all of Lots 1, 2, 3, 29, and 30 in City Block 1C/6045; part of Lots 7, 8, 9, 27, 28, and 29, and all of Lots 1 through 6, and all of Lots 30 through 35 in City Block B/6045; part of Lots 10, 11, 12, 20, 21, and 22, and all of Lots 1 through 9, and all of Lots 23 through 31 in City Block C/6045 with the finding of fact that removal of the platted building lines will not require a minimum front, side, or rear yard setback line less than required by the zoning regulation; be contrary to the public interest; adversely affect neighboring properties; or adversely affect the plan for the orderly development of the subdivision on property generally bounded by Ledbetter Drive on the north, Hampton Road on the east, U.S. Highway 67 on the southeast, Red Bird Lane on the south, east of Redbird Center Drive and Westmoreland Road on the west.

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

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

Against: 0  
Absent: 0  
Vacancy: 1 - District 2

**Replat Motion:** It was moved to **approve** an application to replat a 1,105.41-acre tract of land containing all of City Blocks 6043, 6050 and 6052, into one lot on property generally bounded by Ledbetter Drive on the north, Hampton Road on the east, U.S. Highway 67 on the southeast, Red Bird Lane on the south, east of Redbird Center Drive and Westmoreland Road on the west, subject to compliance with the conditions listed in the docket.

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

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



Against: 0  
Absent: 0  
Vacancy: 1 - District 2

**Notices:** Area: 200 Mailed: 82  
**Replies:** For: 0 Against: 0

**Speakers:** For: None  
Against: Carla Harris, 3442 Willowcrest Ln., Dallas, TX, 75233  
Staff: David Cossum, Director, Sustainable Development and Construction Services

(13) **S156-148**

**Motion:** It was moved to **approve** an application to replat a 5.205-acre tract of land containing all of Lot 1A in City Block 3/2064, all of Lots 6-14 in City Block 2064, an unplatted tract of land in City Block 2064, and all of Newton Court to be abandoned, into one lot on property located at Wycliffe Avenue and Oak Lawn Avenue, southeast corner, subject to compliance with the conditions listed in the docket.

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

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

Against: 0  
Absent: 0  
Vacancy: 1 - District 2  
Conflict: 1 - Housewright

**Notices:** Area: 200 Mailed: 35  
**Replies:** For: 2 Against: 0

**Speakers:** For: Jonathan Vinson, 2323 Ross Ave., Dallas, TX, 75201  
Against: Philip Pink, 4341 Avondale Ave., Dallas, TX, 75219

(14) **S156-151**

**Motion:** It was moved to **approve** an application to replat a 1.00-acre tract of land containing all of Lot 9 in City Block G/5518 by revising the natural channel setback line on property located at 10643 Bridge Hollow Court, subject to compliance with the conditions listed in the docket and to instruct Engineering Division to review Mr. Beasley's comments regarding drainage and flooding.

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

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

Against: 0  
Absent: 0  
Vacancy: 1 - District 2

**Notices:** Area: 200 Mailed: 9  
**Replies:** For: 1 Against: 1

**Speakers:** None

Miscellaneous Docket:

**M156-015**

Planner: Jennifer Munoz

**Motion:** It was moved to **approve** a minor amendment to the development and landscape plans for Planned Development Subdistrict No. 107 of Planned Development District No. 193, the Oak Lawn Special Purpose District, on property on the north corner of Cedar Springs Road and Crestview Drive.

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

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

Against: 0  
Absent: 0  
Vacancy: 1 - District 2

**Speakers:** None

**M156-020**

Planner: Jennifer Munoz

**Motion:** It was moved to **approve** a minor amendment to the site plan for Specific Use Permit No. 1937 for an Open-enrollment charter school on property zoned an MC-3 Multiple Commercial District on the north line of Frankford Road, east of Coit Road, subject to reflection of fence/knitting(16 ft.) height on the site plan.

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

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

Against: 0  
Absent: 0  
Vacancy: 1 - District 2

**Speakers:** For: Karl Crawley, 900 Jackson St., Dallas, TX, 75202  
Against: None

**D156-010**

Planner: Jennifer Munoz

**Motion:** It was moved to **deny without prejudice** a development plan and a landscape plan on property within Subarea A-2 of Planned Development District No. 741, on the north side of Ranch Trail at the northwest terminus of Ashford Drive.

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

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

Against: 0  
Absent: 0  
Vacancy: 1 - District 2

**Speakers:** None

**W156-007**

Planner: Warren Ellis

**Motion:** It was moved to **approve** a waiver of the two-year waiting period to submit an application for an amendment and an expansion of Planned Development Subdistrict No. 111 within Planned Development District No. 193, the Oak Lawn Special Purpose District on the northwest side of McKinney Avenue, northeast of Bowen Street.

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

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

Against: 0  
Absent: 0  
Vacancy: 1 - District 2

**Speakers:** None

Miscellaneous Docket – Under Advisement:

**M156-011**

Planner: Danielle R. Lerma

**Motion:** In considering an application for a minor amendment to the development/landscape plan for Planned Development District No. 943, at the southeast corner of Rosemeade Parkway and Lina Street, it was moved to **hold** this case under advisement until May 5, 2016.

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

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

Against: 0  
Absent: 0  
Vacancy: 1 - District 2

**Speakers:** None

Zoning Cases – Consent:

1. **Z156-172(WE)**

Planner: Warren Ellis

**Motion:** It was moved to recommend **approval** of for a Specific Use Permit for a child-care facility for a five-year period, subject to a site plan and revised conditions to include the following modification: 1) Allow hours of operation from 7:00 a.m. to 6:30 p.m., Monday through Friday on property zoned an MF-2(A) Multifamily District on the southeast line of Munger Avenue, between Annex Avenue and North Prairie Avenue.

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

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

Against: 0  
Absent: 0  
Vacancy: 1 - District 2

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

**Speakers:** For (Did not speak): Preston Johns, 1304 Cherokee Dr., Richardson, TX, 75080  
Against: None

2. **Z156-206(SM)**

Planner: Sarah May

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

**Motion:** It was moved to recommend **approval** of a Specific Use Permit for a community service center for a five-year period with eligibility for automatic renewals for additional five-year periods, subject to a site plan and revised conditions to include the following modifications: 1) Allow hours of operation between 7:30 a.m. and 6:00 p.m., Monday through Thursday and 7:30 a.m. and 1:00 p.m., Friday through Sunday on property zoned an R-7.5(A) Single Family District on the southwest corner of Oates Drive and Michael Lane.

**Note: Commissioner Abtahi requested the minutes reflect the following comment: Specific use permit Condition #6, INGRESS-EGRESS: state, "Ingress and egress must be provided in the location shown on the attached site plan. No other ingress or egress is permitted." On the site plan show no other entry way on any of the streets, except Oates Drive.**

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

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

Against: 0  
Absent: 0  
Vacancy: 1 - District 2

**Notices:** Area: 200 Mailed: 21  
**Replies:** For: 2 Against: 1

**Speakers:** For: Rob Baldwin, 3904 Elm St., Dallas, TX, 75226  
Emily Worland, 9624 Michael Ln., Dallas, TX, 75228  
Against: None

### 3. Z145-339(OTH)

Planner: Olga Torres Holyoak

**Motion:** It was moved to recommend **approval** of a renewal of Specific Use Permit No. 1864 for the sale of alcoholic beverages in conjunction with a general merchandise or food store greater than 3,500 square feet for a two-year period with eligibility for automatic renewals for additional five-year periods, subject to conditions on property zoned a CR Community Retail District with a D-1 Liquor Control Overlay northwest of the intersection of Centerville Road and Aledo Drive.

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

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

Against: 0  
Absent: 0  
Vacancy: 1 - District 2

**Notices:** Area: 200 Mailed: 12  
**Replies:** For: 0 Against: 1

**Speakers:** None

**4. Z156-209(OTH)**

Planner: Olga Torres Holyoak

**Motion:** It was moved to recommend **approval** of the renewal of Specific Use Permit No. 2029 for an alcoholic beverage establishment limited to a bar, lounge, or tavern and a commercial amusement (inside) limited to a dance hall for three-year period, subject to revised conditions on property zoned Planned Development District No. 619 with Historic Overlay No. 48, the Harwood Historic District on the southwest corner of Pacific Avenue and North Harwood Street.

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

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

Against: 0  
Absent: 0  
Vacancy: 1 - District 2

**Notices:** Area: 200 Mailed: 7  
**Replies:** For: 0 Against: 0

**Speakers:** None

Zoning Cases – Under Advisement:

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

Planner: Olga Torres Holyoak

**Motion:** In considering an application for an R-5(A) Single Family District on property zoned an A(A) Agricultural District, on the southwest line of Lasater Road, northwest of Stark Road, it was moved to **hold** this case under advisement until May 5, 2016.

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

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

Against: 0  
Absent: 0  
Vacancy: 1 - District 2

\*out of the room, shown voting in favor

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

**Speakers:** None

**6. Z134-301(WE)**

Planner: Warren Ellis

**Motion:** In considering an application for a Planned Development District for retail, office, and residential uses on property zoned Planned Development District No. 9 with a D Liquor Control Overlay and GR General Retail Subdistrict within Planned Development District No. 193, the Oak Lawn Special Purpose District in an area generally bound by Cedar Springs Road, Routh Street, Howell Street and Fairmount Street, it was moved to **hold** this case under advisement until June 16, 2016.

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

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

Against: 0  
Absent: 0  
Vacancy: 1 - District 2  
Conflict: 1 - Jung  
Abstained: 1 - Anantasomboon\*\*

\*out of the room, shown voting in favor

\*\*abstained from voting, due to bus tour requirement

**Notices:** Area: 500 Mailed: 113  
**Replies:** For: 3 Against: 10



**Speakers:** None

**7. Z156-166(WE)**

Planner: Warren Ellis

**Motion:** It was moved to recommend **approval** of an amendment to Planned Development Subdistrict No. 104, subject to pavement width exhibit and conditions within Planned Development District No. 193, the Oak Lawn Special Purpose District on the northwest line of Hawthorne Avenue, between Production Drive and Afton Street.

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

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

Against: 0  
Absent: 0  
Vacancy: 1 - District 2

\*out of the room, shown voting in favor

**Notices:** Area: 500 Mailed: 77  
**Replies:** For: 4 Against: 0

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

**8. Z145-183(WE)**

Planner: Warren Ellis

**Motion:** It was moved to recommend **approval** of a Planned Development District for MU-2 Mixed Use District and mini-warehouse uses, subject to a development plan and conditions to include the following modification: 1) Follow applicant's request for parking in the planned development district; and **approval** a Specific Use Permit for a mini-warehouse use for a fifteen-year period with eligibility for automatic renewals for additional fifteen-year periods, subject to a site plan and revised conditions to include the following modification: 1) Mini-warehouse hours of operation from 6:00 a.m. to 10:00 p.m., Monday through Sunday, open to the public on property zoned an MU-2 Mixed Use District on the south side of Meadow Road, west of Greenville Avenue.

Maker: Murphy  
Second: Abtahi

Result: Carried: 8 to 6

For: 8 - Anglin, Houston\*, Davis\*, Shidid,  
Anantasomboon, Abtahi, Murphy, Tarpley

Against: 6 - Haney, Jung, Housewright, Schultz, Peadon,  
Ridley

Absent: 0

Vacancy: 1 - District 2

\*out of the room, shown voting in favor

**Notices:** Area: 500 Mailed: 21

**Replies:** For: 3 Against: 0

**Speakers:** For: Steven Dimitt, 2323 Ross Ave, Dallas, TX, 75201  
Against: None

**9. Z156-124(RB)**

Planner: Richard Brown

**Motion:** In considering an application for a Planned Development Subdistrict for I-2 Industrial-2 Subdistrict Uses on property zoned an I-2 Industrial-2 Subdistrict within Planned Development District No. 193, the Oak Lawn Special Purpose District, on the southeast line of Reagan Street, east of Harry Hines Boulevard, it was moved to **hold** this case under advisement until May 19, 2016.

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

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

Against: 0

Absent: 0

Vacancy: 1 - District 2

\*out of the room, shown voting in favor

**Notices:** Area: 500 Mailed: 50

**Replies:** For: 0 Against: 21

**Speakers:** None

10. Z156-169(RB)

Planner: Richard Brown

**Motion:** In considering an application for a P(A) Parking District on property zoned an MF-1(A) Multifamily District, on the south line of Glen Lakes Drive, west of Manderville Lane, it was moved to **hold** this case under advisement until May 5, 2016.

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

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

Against: 0  
Absent: 0  
Vacancy: 1 - District 2

\*out of the room, shown voting in favor

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

**Speakers:** For: Robert Reeves, 900 Jackson St., Dallas, TX, 75202  
Against: Harold Price, 301 Main St., Dallas, TX, 75231

11. Z156-177(RB)

Planner: Richard Brown

**Motion:** It was moved to recommend **approval** of a Specific Use Permit for a Hotel or motel for a ten-year period with eligibility for automatic renewals for additional ten-year periods, subject to a site plan and conditions on property zoned a CR Community Retail District on property along the south line of Forest Lane, east of Dennis Road.

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

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

Against: 0  
Absent: 0  
Vacancy: 1 - District 2

\*out of the room, shown voting in favor

**Notices:** Area: 300 Mailed: 63  
**Replies:** For: 4 Against: 1

**Speakers:** None

Zoning Cases – Individual:

**12. Z156-191(RB)**

Planner: Richard Brown

**Motion:** It was moved to recommend **approval** of a Planned Development District for MU-3 Mixed Use District Uses, subject to a development plan, landscape plan, elevations, and revised conditions to include the following changes: 1) Auto service center and motor vehicle fueling station uses are only permitted in conjunction with a general merchandise for food store 100,000 sq. ft. or more, 2) Section 51P.110, Design Standards, (b)(2) and (3) – Design and construction of the main warehouse building comply with Exhibit D, 3) Section 51P-112, Landscaping, (b) General merchandise or food store 100,000 sq. ft. or more. Landscaping must be provided as shown on the landscape plan (Exhibit C), and 4) On the variation to the large retail design standards 51A-.4.605,(8)(F) modify tree spacing to provide that trees must be within 120 ft. of Coit Road façade wall on property zoned an MU-3 Mixed Use District within the northeast quadrant of Churchill Way and Coit Road.

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

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

Against: 0  
Absent: 0  
Vacancy: 1 - District 2  
Conflict: 1 - Ridley

**Notices:** Area: 500 Mailed: 19  
**Replies:** For: 2 Against: 0

**Speakers:** For: Jennifer Murillo, 9 Corporate Park, Irvine, CA, 92606  
Against: None

**13. Z156-195(SM)**

Planner: Sarah May

**Motion:** In considering an application for a Planned Development District for R-7.5(A) Single Family District, public school, and private recreation center, club, or area uses on property zoned an R-7.5(A) Single Family District on the southwest corner of West Northwest Highway and Durham Street, it was moved to **hold** this case under advisement until May 5, 2016.

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

For: 14 - Anglin, Houston, Davis, Shidid,  
Anantasomboon, Abtahi, Haney, Jung,  
Housewright, Schultz, Peardon, Murphy, Ridley,  
Tarpley  
Against: 0  
Absent: 0  
Vacancy: 1 - District 2

**Notices:** Area: 500 Mailed: 133  
**Replies:** For: 19 Against: 18

**Speakers:** None

**14. Z156-199(SM)**

Planner: Sarah May

**Motion:** In considering an application for a Planned Development District for R-10(A) Single Family District and public school uses on property zoned an R-10(A) Single Family District, on property bound by Welch Road, Harvest Hill Road, Harriet Drive, and Mill Creek Road, it was moved to **hold** this case under advisement until May 5, 2016.

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

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

Against: 0  
Absent: 0  
Vacancy: 1 - District 2

**Notices:** Area: 500 Mailed: 142  
**Replies:** For: 16 Against: 12

**Speakers:** For: Karl Crawley, 900 Jackson St., Dallas, TX, 75202  
Against: Russell Weiler, 12654 Harriet Cr., Dallas, TX, 75244

15. **Z156-196(WE)**

Planner: Warren Ellis

**Motion:** It was moved to recommend **approval** of an amendment to Planned Development District No. 512, subject to a revised development plan, revised traffic management plan, and conditions on the south corner of Woody Road and Seagoville Road.

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

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

Against: 0  
Absent: 0  
Vacancy: 1 - District 2

\*out of the room, shown voting in favor

**Notices:** Area: 500 Mailed: 64  
**Replies:** For: 1 Against: 3

**Speakers:** For: Karl Crawley, 900 Jackson St., Dallas, TX, 75202  
FOR (Did not speak): Bryan Johnson, Address not given  
Against: None

16. **Z156-203(WE)**

Planner: Warren Ellis

**Motion:** In considering an application for an amendment to Planned Development District No. 555 on the southwest corner Frankford Road and Hillcrest Road, it was moved to **hold** this case under advisement until May 19, 2016.

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

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

Against: 0  
Absent: 0  
Vacancy: 1 - District 2

\*out of the room, shown voting in favor

**Notices:** Area: 500 Mailed: 120  
**Replies:** For: 5 Against: 2

**Speakers:** None

Authorization of a Hearing – Under Advisement:

Planner: Donna Moorman

**Motion:** It was moved to **authorize** a hearing to determine the proper zoning on property zoned Planned Development District No. 462 with consideration given to appropriate zoning for the area including appropriate development regulations to establish an enhanced pedestrian and resident experience, minimize motor vehicle related impact, and improve safety and walkability in an area is generally located along the northeast side of Henderson Avenue between Central Expressway and Glencoe Street and between McMillan Avenue and Ross Avenue and along the southwest side of Henderson Avenue between Central Expressway and the alley between Milam Street and Alcott Street and between the alley between Belmont Street and Capitol Avenue and Ross Avenue except for four lots between Capitol Avenue and Fuqua Street and two lots between Monarch Street and Ross Avenue.

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

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

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

Against: 0  
Absent: 0  
Vacancy: 1 - District 2

\*out of the room, shown voting in favor

**Speakers:** None

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### Other Matters

#### Consideration of amendments to the City Plan Commission Rules of Procedure

**Motion:** In considering amendments to the City Plan Commission Rules of Procedure, it was moved to **remand** this matter to the CPC Rules Committee for further consideration.

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

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

Against: 0  
Absent: 0  
Vacancy: 1 - District 2

\*out of the room, shown voting in favor

### Minutes

**Motion:** It was moved to **approve** the minutes of the April 7, 2016, City Plan Commission meeting, subject to corrections.

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



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

Against: 0  
Absent: 0  
Vacancy: 1 - District 2

\*out of the room, shown voting in favor

### Adjournment

**Motion:** It was moved to **adjourn** the April 21, 2016, City Plan Commission meeting at 3:54 p.m.

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

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

Against: 0  
Absent: 0  
Vacancy: 1 - District 2

\*out of the room, shown voting in favor

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Gloria Tarpley, Chair