

PLAN COMMISSION MINUTES

The City Plan Commission held a regular Zoning Hearing on April 6, 2017, with the briefing starting at 10:41 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, Jed Anantasomboon, 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: 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) **S167-129**

An application to replat a 2.7920-acre tract of land containing all of Lot D in City Block 3/6983 and a tract of land in City Blocks 6114, 6983, and 6990 to create one lot on property located on Illinois Avenue at Cockrell Hill Road, southeast corner.

This case was withdrawn by the applicant.

(2) **S167-130**

Motion: It was moved to **approve** an application to create a 0.914-acre lot from a tract of land in City Block 6075 on property located on Elmore Avenue at Lancaster Road, southeast corner; subject to compliance with the conditions listed in the docket.

Maker: Houston
Second: Mack
Result: Carried: 15 to 0

For: 15 - Anglin, Rieves, Houston, Davis*, Shidid, Anantasomboon, Mack, Haney, Jung, Housewright, Schultz, Peadon, Murphy, Ridley, Tarpley

Against: 0
Absent: 0
Vacancy: 0

*out of the room, shown voting in favor

Speakers: For (Did not speak): Billy Duckworth, 2220 Gus Thomasson Rd., Mesquite, TX, 75143
Against: None

(3) **S167-131**

Motion: It was moved to **approve** an application to replat all of Lot 9A and part of Lots 10 and 11 in City Block 12/970 into one 0.6239-acre lot on property located on McKinney Avenue, north of Bowen Street, subject to compliance with the conditions listed in the docket.

Maker: Houston
Second: Mack
Result: Carried: 15 to 0

For: 15 - Anglin, Rieves, Houston, Davis*, Shidid, Anantasomboon, Mack, Haney, Jung, Housewright, Schultz, Peadon, Murphy, Ridley, Tarpley

Against: 0
Absent: 0
Vacancy: 0

*out of the room, shown voting in favor

Speakers: None

(4) **S167-132**

Motion: It was moved to **approve** an application to create one 10.000-acre lot from a tract of land in City Block 8032 on property located at 4200 Duncanville Road, between Ledbetter Drive and Investment Drive, subject to compliance with the conditions listed in the docket.

Maker: Houston
Second: Mack
Result: Carried: 15 to 0

For: 15 - Anglin, Rieves, Houston, Davis*, Shidid,
Anantasomboon, Mack, Haney, Jung,
Housewright, Schultz, Peadon, Murphy, Ridley,
Tarpley

Against: 0
Absent: 0
Vacancy: 0

*out of the room, shown voting in favor

Speakers: None

(5) **S167-134**

Motion: It was moved to **approve** an application to replat a 0.839-acre tract of land containing part of Lots 4 and 5 and all of Lots 6 through 10 in City Block 19/3135 to create one lot bounded by Zang Boulevard, West Davis Street, North Beckley Street, and 7th Street, subject to compliance with the conditions listed in the docket.

Maker: Houston
Second: Mack
Result: Carried: 15 to 0

For: 15 - Anglin, Rieves, Houston, Davis*, Shidid,
Anantasomboon, Mack, Haney, Jung,
Housewright, Schultz, Peadon, Murphy, Ridley,
Tarpley

Against: 0
Absent: 0
Vacancy: 0

*out of the room, shown voting in favor

Speakers: None

(6) **S167-136**

Motion: It was moved to **approve** an application to replat a 20.3632-acre tract of land containing all of Lots 1A and 1C in City Block G/8064 to create four lots ranging in size from 4.6032-acres to 5.8208-acres on northeast intersection of Rockwall Road and Corkwood Road, south of Dilworth Road, subject to compliance with the conditions listed in the docket.

Maker: Houston
Second: Mack
Result: Carried: 15 to 0

For: 15 - Anglin, Rieves, Houston, Davis*, Shidid, Anantasomboon, Mack, Haney, Jung, Housewright, Schultz, Peadon, Murphy, Ridley, Tarpley

Against: 0
Absent: 0
Vacancy: 0

*out of the room, shown voting in favor

Speakers: None

(7) **S167-137**

Motion: It was moved to **approve** an application to replat 0.597-acre tract of land containing all of Lots 14, 15, and 16A in City Block C/6364 into one lot on property located at 4708 Norma Street, south of Jane Lane, subject to compliance with the conditions listed in the docket.

Maker: Houston
Second: Mack
Result: Carried: 15 to 0

For: 15 - Anglin, Rieves, Houston, Davis*, Shidid, Anantasomboon, Mack, Haney, Jung, Housewright, Schultz, Peadon, Murphy, Ridley, Tarpley

Against: 0
Absent: 0
Vacancy: 0

*out of the room, shown voting in favor

Speakers: None

(8) S167-140

Motion: It was moved to **approve** an application to create one 0.678-acre lot from a tract of land in City Block 6344 on property located at 604 Pleasant Drive, south of Rayville Drive, subject to compliance with the conditions listed in the docket.

Maker: Houston
Second: Mack
Result: Carried: 15 to 0

For: 15 - Anglin, Rieves, Houston, Davis*, Shidid,
Anantasomboon, Mack, Haney, Jung,
Housewright, Schultz, Peadon, Murphy, Ridley,
Tarpley

Against: 0
Absent: 0
Vacancy: 0

*out of the room, shown voting in favor

Speakers: None

(9) S167-142

Motion: It was moved to **approve** an application to create 220 lots and 2 common areas as a Community Unit Development from a 46.61-acre tract of land in City Block 8503 on property located on Teagarden Road west of Education Way, subject to compliance with the conditions listed in the docket.

Maker: Houston
Second: Mack
Result: Carried: 15 to 0

For: 15 - Anglin, Rieves, Houston, Davis*, Shidid,
Anantasomboon, Mack, Haney, Jung,
Housewright, Schultz, Peadon, Murphy, Ridley,
Tarpley

Against: 0
Absent: 0
Vacancy: 0

*out of the room, shown voting in favor

Speakers: None

(10) **S167-143**

Motion: It was moved to **approve** an application to replat a 7.325-acre tract of land containing all of Lot 4 in City Block 8103 into one 3.284-acre lot, and one 4.041-acre lot on property located on Skillman Street and Audelia Road, southwest corner, subject to compliance with the conditions listed in the docket.

Maker: Houston
Second: Mack
Result: Carried: 15 to 0

For: 15 - Anglin, Rieves, Houston, Davis*, Shidid,
Anantasomboon, Mack, Haney, Jung,
Housewright, Schultz, Peadon, Murphy, Ridley,
Tarpley

Against: 0
Absent: 0
Vacancy: 0

*out of the room, shown voting in favor

Speakers: None

Building Line Reduction/Removal:

(11) **S167-138**

Building Line Removal/Reduction Motion: It was moved to **approve** to remove the existing platted 35 foot building line along Elam Road, and to remove the existing platted 30 foot building line and the 25 foot building line along the west line of Lot 2 with the finding of fact that removal of the platted building line will not require a minimum front, side, or rear yard setback line less than required by the zoning regulation; be contrary to the public interest; adversely affect neighboring properties; or adversely affect the plan for the orderly development of the subdivision on property located at 8341 Elam Road, east of Pleasant Drive.

Maker: Shidid
Second: Murphy
Result: Carried: 15 to 0

For: 15 - Anglin, Rieves, Houston*, Davis*, Shidid,
Anantasomboon*, Mack, Haney, Jung,
Housewright, Schultz, Peadon, Murphy, Ridley,
Tarpley

Against: 0
Absent: 0
Vacancy: 0

*out of the room, shown voting in favor

Replat Motion: It was moved to **approve** to replat an 8.9687-acre tract of land containing all of Lot 2 and part of lot 3 in City Block 6344 to create 3 lots ranging in size from 0.4700-acre to 8.0316-acres on property located at 8341 Elam Road, east of Pleasant Drive, subject to compliance with the conditions listed in the docket.

Maker: Shidid
Second: Murphy
Result: Carried: 15 to 0

For: 15 - Anglin, Rieves, Houston*, Davis*, Shidid,
Anantasomboon*, Mack, Haney, Jung,
Housewright, Schultz, Peadon, Murphy, Ridley,
Tarpley

Against: 0
Absent: 0
Vacancy: 0

*out of the room, shown voting in favor

Notices: Area: 200 Mailed: 56
Replies: For: 0 Against: 2

Speakers: None

Residential Replat:

(12) **S167-133**

Motion: It was moved to **approve** an application to replat a 19.164-acre tract of land containing part of Lot 1 in City Block 3/5455 to create one lot on property bounded by Airline Road, Aberdeen Avenue, Hillcrest Road, and Lakehurst Avenue, subject to compliance with the conditions listed in the docket.

Maker: Schultz
Second: Murphy
Result: Carried: 15 to 0

For: 15 - Anglin, Rieves, Houston*, Davis, Shidid, Anantasomboon, Mack, Haney, Jung, Housewright, Schultz, Peadon, Murphy, Ridley, Tarpley

Against: 0
Absent: 0
Vacancy: 0

*out of the room, shown voting in favor

Notices: Area: 200 Mailed: 38
Replies: For: 0 Against: 0

Speakers: None

(13) **S167-135**

Note: Commissioner Murphy asked that the minutes reflect a correction to the replies shown in favor to "2".

Motion: It was moved to **approve** an application to replat a 29.1653-acre tract of land containing all of Lots 1 through 34 in City Block 1/6382; Lots 1 through 13 in City Block 2/6382; Lots 1 through 7 in City Block 3/6382; Lots 1 through 4 in City Block 4/6382; Lots 1 through 9 in City Block 5/6382; Lots 1 through 16 in City Block 6/6382; Lots 1 through 8 in City Block 7/6382.; Lots 1 through 47 in City Block 8/6382; Lots 1 through 16 in City Block 9/6382; Lots 1 through 16 in City Block 10/6382; Lots 1 through 39 in City Block 11/6382; and all of the Open Space, Recreational, and Utility and Fire Lane area Easements to create four lots ranging in size from 2.2950-acres to 13.6526-acres on property located on Forest Lane and Inwood Road, northwest corner, subject to compliance with the conditions listed in the docket.

Maker: Murphy
Second: Schultz
Result: Carried: 15 to 0

For: 15 - Anglin, Rieves, Houston*, Davis*, Shidid,
Anantasomboon, Mack, Haney, Jung,
Housewright, Schultz, Peadon, Murphy, Ridley,
Tarpley

Against: 0
Absent: 0
Vacancy: 0

*out of the room, shown voting in favor

Notices: Area: 200 Mailed: 33
Replies: For: 2 Against: 0

Speakers: None

(14) **S167-139**

Motion: It was moved to **approve** an application to replat a 2.237-acre tract of land containing all of Lot 14A in City Block G/5518 to create one 1.130-acre lot, and one 1.107-acre lot on property located on Royal Lane and Inwood Road, southwest corner, subject to compliance with the conditions listed in the docket.

Maker: Murphy
Second: Schultz
Result: Carried: 15 to 0

For: 15 - Anglin, Rieves, Houston*, Davis, Shidid,
Anantasomboon, Mack, Haney, Jung,
Housewright, Schultz, Peadon, Murphy, Ridley,
Tarpley

Against: 0
Absent: 0
Vacancy: 0

*out of the room, shown voting in favor

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

Speakers: None

(15) **S167-141**

Note: Correction to replies shown in opposition to “6”.

Motion: It was moved to **deny** an application to replat a 1.322-acre tract of land containing all of Lots 1 through 4 in City Block 5/4918 to create 3 lots ranging in size from 0.277-acre to 0.659-acre on property located on Robin Road, between Nakoma Drive and Waneta Drive, due to non-compliance with Section 51A-8.503 of the Dallas Development Code.

Maker: Rieves
Second: Ridley
Result: Carried: 15 to 0

For: 15 - Anglin, Rieves, Houston, Davis, Shidid,
Anantasomboon, Mack, Haney, Jung,
Housewright*, Schultz, Peadon, Murphy,
Ridley, Tarpley

Against: 0
Absent: 0
Vacancy: 0

*out of the room, shown voting in favor

Notices: Area: 200 Mailed: 32

Replies: For: 0 Against: 6

Speakers: For: Ed Simons, 900 Jackson St., Dallas, TX, 75202
Chris Stone, 64 Barrow St., New York, NY, 10014
For (Did not speak): James Andrew Corrigan, 78 W. 85th St., New York, NY, 10024
Against: Connie White, 6722 Oriole Dr., Dallas, TX, 75209
Cindy Tonnessen, 6806 Oriole Dr., Dallas, TX, 75209

Certificates of Appropriateness for Signs:

1702060027

Planner: Sharon Hurd

Motion: It was moved to **approve** a Certificate of Appropriateness, by Kristy Smith of Signs Manufacturing & Maintenance Corp., for a 75-square-foot middle level flat attached sign, subject to conditions at 1601 Elm Street (south elevation).

Maker: Ridley
Second: Murphy

Result: Carried: 15 to 0

For: 15 - Anglin, Rieves, Houston, Davis, Shidid,
Anantasomboon, Haney*, Mack, Jung,
Housewright, Schultz, Peadon, Murphy, Ridley,
Tarpley

Against: 0
Absent: 0
Vacancy: 0

*out of the room, shown voting in favor

Speakers: None

1702160010

Planner: Sharon Hurd

Motion: It was moved to **approve** a Certificate of Appropriateness, by Bobby Nichols of Chandler Signs, for one 254 square-foot attached sign at 2425 Canton Street (east elevation).

Maker: Rieves
Second: Houston
Result: Carried: 15 to 0

For: 15 - Anglin, Rieves, Houston, Davis, Shidid,
Anantasomboon, Haney, Mack, Jung,
Housewright, Schultz, Peadon, Murphy, Ridley,
Tarpley

Against: 0
Absent: 0
Vacancy: 0

Speakers: For: Paul Glover, 3904 Wentwood Dr., Dallas, TX, 75226
For (Did not speak): Jim Hagle, 3201 Manor Way, Dallas, TX, 75235
Against: None

1702160011

Planner: Sharon Hurd

Motion: It was moved to **approve** a Certificate of Appropriateness, by Bobby Nichols of Chandler Signs, for one 254 square-foot attached sign at 2425 Canton Street (northern elevation).

Maker: Rieves
Second: Houston
Result: Carried: 15 to 0

For: 15 - Anglin, Rieves, Houston, Davis, Shidid,
Anantasomboon, Haney, Mack, Jung,
Housewright, Schultz, Peadon, Murphy, Ridley,
Tarpley

Against: 0
Absent: 0
Vacancy: 0

Speakers: For: None

For (Did not speak): Paul Glover, 3904 Wentwood Dr., Dallas, TX, 75226
Jim Hagle, 3201 Manor Way, Dallas, TX, 75235

Against: None

Miscellaneous Items:

W167-005

Planner: Neva Dean

Motion: It was moved to **approve** a waiver of the two-year waiting period to submit an application for an amendment to Specific Use Permit No. 2213 for single family use on the north side of Singleton Boulevard, east of Westmoreland Road.

Maker: Anantasomboon
Second: Schultz
Result: Carried: 15 to 0

For: 15 - Anglin, Rieves, Houston, Davis, Shidid,
Anantasomboon, Haney, Mack, Jung,
Housewright, Schultz, Peadon, Murphy, Ridley,
Tarpley

Against: 0
Absent: 0
Vacancy: 0

Speakers: None

D167-013

Planner: Andrew Ruegg

Motion: It was moved to **approve** a development plan and revised landscape plan for an office use on property zoned Subarea A within Planned Development District No. 741, on the southeast corner of Cypress Waters Boulevard and Olympus Boulevard.

Maker: Anantasomboon
Second: Schultz

Result: Carried: 15 to 0

For: 15 - Anglin, Rieves, Houston, Davis, Shidid,
Anantasomboon, Haney, Mack, Jung,
Housewright, Schultz, Peadon, Murphy, Ridley,
Tarpley

Against: 0
Absent: 0
Vacancy: 0

Speakers: None

D167-016

Planner: Andrew Ruegg

Motion: In considering an application for a development plan for a multi-family use on property zoned Subarea E within Planned Development District No. 933, on the northeast corner of Duluth Street and Conklin Street, it was moved to **hold** this case under advisement until April 27, 2017.

Maker: Anantasomboon
Second: Davis
Result: Carried: 15 to 0

For: 15 - Anglin, Rieves, Houston, Davis, Shidid,
Anantasomboon, Haney, Mack, Jung,
Housewright, Schultz, Peadon, Murphy, Ridley,
Tarpley

Against: 0
Absent: 0
Vacancy: 0

Speakers: None

M167-015

Planner: Pamela Daniel

Motion: It was moved to **approve** a minor amendment to the development plan on property zoned Planned Development District No. 582, the Victory Planned Development District on property generally bounded by North Houston Street, Victory Avenue West and DART R.O.W.

Maker: Rieves
Second: Houston
Result: Carried: 15 to 0

For: 15 - Anglin, Rieves, Houston, Davis, Shidid,
Anantasomboon, Haney, Mack, Jung,
Housewright, Schultz, Peadon, Murphy, Ridley,
Tarpley

Against: 0
Absent: 0
Vacancy: 0

Speakers: None

Miscellaneous Items – Under Advisement:

D167-007

Planner: Pamela Daniel

Motion: It was moved to **approve** a development plan on property zoned Planned Development District No. 779, on the northwest corner of Shoreview Road and Ferndale Road.

Maker: Housewright
Second: Houston
Result: Carried: 15 to 0

For: 15 - Anglin, Rieves, Houston, Davis, Shidid,
Anantasomboon, Haney, Mack, Jung,
Housewright, Schultz, Peadon, Murphy, Ridley,
Tarpley

Against: 0
Absent: 0
Vacancy: 0

Speakers: None

Zoning Cases – Consent:

1. Z167-197(PD)

Planner: Pamela Daniel

Motion: It was moved to recommend **approval** of an MF-1(A) Multifamily District on property zoned an R-5(A) Single Family District, on the west side of Bonnie View Road, south of E. 11th Street.

Maker: Davis
Second: Schultz
Result: Carried: 15 to 0

For: 15 - Anglin, Rieves, Houston, Davis, Shidid,
Anantasomboon, Haney, Mack, Jung,
Housewright, Schultz, Peadon, Murphy, Ridley,
Tarpley

Against: 0
Absent: 0
Vacancy: 0

Notices: Area: 200 Mailed: 32
Replies: For: 0 Against: 1

Speakers: For (Did not speak): John Gilbert, 11325 Hillcrest Rd., Dallas, TX, 75230
Against: None

2. Z167-198(PD)

Planner: Pamela Daniel

Motion: It was moved to recommend **approval** of an amendment to Planned Development District No. 703 for R-7.5(A) Single Family District uses and a public school other than an open-enrollment charter school, subject to a revised development plan, a landscape plan, a revised traffic management plan and conditions in an area bounded by Hillcrest Road, Lakehurst Avenue, Airline Road and Aberdeen Avenue.

Maker: Davis
Second: Schultz
Result: Carried: 15 to 0

For: 15 - Anglin, Rieves, Houston, Davis, Shidid,
Anantasomboon, Haney, Mack, Jung,
Housewright, Schultz, Peadon, Murphy, Ridley,
Tarpley

Against: 0
Absent: 0
Vacancy: 0

Notices: Area: 500 Mailed: 138
Replies: For: 8 Against: 3

Speakers: For (Did not speak): Karl Crawley, 900 Jackson St., Dallas, TX, 75202
Against: None

3. Z167-200(PD)

Planner: Pamela Daniel

Motion: It was moved to recommend **approval** of an amendment to Planned Development District No. 721 for R-7.5(A) Single Family District uses and a public school other than an open-enrollment charter school, subject to a revised development/landscape plan, traffic management plan and conditions in an area bounded by Chariot Drive, Berridge Lane, St. Francis Avenue and Trace Road.

Maker: Davis
Second: Schultz
Result: Carried: 15 to 0

For: 15 - Anglin, Rieves, Houston, Davis, Shidid,
Anantasomboon, Haney, Mack, Jung,
Housewright, Schultz, Peadon, Murphy, Ridley,
Tarpley

Against: 0
Absent: 0
Vacancy: 0

Notices: Area: 500 Mailed: 178
Replies: For: 5 Against: 5

Speakers: None

4. Z167-202(JM)

Planner: Jennifer Muñoz

Note: The Commission considered this item individually.

Motion: It was moved to recommend **approval** of an amendment to Planned Development District No. 748 to allow changes to front yard setbacks for Tract 2, subject to a revised development plan and conditions on the northwest and northeast corner of Medical District Drive and Southwestern Medical Avenue.

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

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

Against: 0
Absent: 0
Vacancy: 0
Conflict: 1 - Rieves

Notices: Area: 500 Mailed: 20
Replies: For: 3 Against: 0

Speakers: None

Note: The Commission heard agenda item #5, Z167-124(OTH) next.

5. Z167-124(OTH)

Planner: Olga Torres Holyoak

Note: The Commission considered this item individually.

Motion: In considering an application for a Specific Use Permit for a tower/antenna for cellular communication on property zoned a CR Community Retail District on the east side of Beckley Avenue, south of Ohio Avenue, it was moved to **hold** this case under advisement until May 4, 2017.

Maker: Davis
Second: Anantasomboon
Result: Carried: 15 to 0

For: 15 - Anglin, Rieves, Houston, Davis, Shidid,
Anantasomboon, Haney, Mack, Jung,
Housewright, Schultz, Peadon, Murphy, Ridley,
Tarpley

Against: 0
Absent: 0
Vacancy: 0

Notices: Area: 500 Mailed: 98
Replies: For: 2 Against: 0

Speakers: For: Dave Kirk, 11314 Dujon Ln., Dallas, TX, 75218
Pinky Patel, 106 W. Ohio Ave., Dallas, TX, 75224
Against: None

Note: Upon the conclusion of agenda item #5. Z167-124(OTH); Commissioner Anglin moved to change the regular order of the agenda and hear Reconsideration item Z167-173(SM) next. Commissioner Houston seconded the motion. The Commission unanimously voted to hear Reconsideration item Z167-173(SM) next. Z167-173(SM) was heard next.

6. Z167-134(OTH)

Planner: Olga Torres Holyoak

Motion: It was moved to recommend **approval** of a Planned Development Subdistrict for GR General Retail Subdistrict uses and hotel use by right, subject to a development plan and conditions on property zoned a GR General Retail Subdistrict within Planned Development District No. 193, the Oak Lawn Special Purpose District, on property on the south corner of Fairmount Street and Carlisle Street.

Maker: Davis

Second: Schultz

Result: Carried: 15 to 0

For: 15 - Anglin, Rieves, Houston, Davis, Shidid,
Anantasomboon, Haney, Mack, Jung,
Housewright, Schultz, Peadon, Murphy, Ridley,
Tarpley

Against: 0

Absent: 0

Vacancy: 0

Notices: Area: 500

Mailed: 85

Replies: For: 5

Against: 0

Speakers: For: None

FOR (Did not speak): Benjamin Ralston, 3205 Dartmouth Ave., Dallas, TX, 75205

Against: None

7. Z167-165(OTH)

Planner: Olga Torres Holyoak

Motion: It was moved to recommend **approval** of a Specific Use Permit for a tower/antenna for cellular communication for a five-year period, subject to a site plan, elevation and conditions on property zoned a CS-D-1 Commercial Service District with a D-1 Liquor Control Overlay on the south side of CF Hawn Freeway, southeast of South Belt Line Road.

Maker: Davis

Second: Schultz

Result: Carried: 15 to 0

For: 15 - Anglin, Rieves, Houston, Davis, Shidid,
Anantasomboon, Haney, Mack, Jung,
Housewright, Schultz, Peadon, Murphy, Ridley,
Tarpley

Against: 0
Absent: 0
Vacancy: 0

Notices: Area: 500 Mailed: 20
Replies: For: 0 Against: 1

Speakers: None

8. Z167-196(WE)

Planner: Warren Ellis

Motion: It was moved to recommend **approval** of a Specific Use Permit for a recycling buy-back center for household metals and industrial metals for a two-year period, subject to a site plan and conditions on property zoned an LI-D-1 Light Industrial District with a D-1 Liquor Control Overlay west of Lawnview Avenue, south of Samuell Boulevard.

Maker: Davis
Second: Schultz
Result: Carried: 15 to 0

For: 15 - Anglin, Rieves, Houston, Davis, Shidid,
Anantasomboon, Haney, Mack, Jung,
Housewright, Schultz, Peardon, Murphy, Ridley,
Tarpley

Against: 0
Absent: 0
Vacancy: 0

Notices: Area: 300 Mailed: 12
Replies: For: 2 Against: 0

Speakers: None

9. Z167-199(WE)

Planner: Warren Ellis

Motion: It was moved to recommend **approval** of the creation of a new subarea within Planned Development District No. 899, subject to a revised conceptual plan, revised development plan and conditions on the northeast corner of Royal Lane and Grissom Lane.

Maker: Davis
Second: Schultz
Result: Carried: 15 to 0

For: 15 - Anglin, Rieves, Houston, Davis, Shidid,
Anantasomboon, Haney, Mack, Jung,
Housewright, Schultz, Peadon, Murphy, Ridley,
Tarpley

Against: 0
Absent: 0
Vacancy: 0

Notices: Area: 500 Mailed: 58
Replies: For: 2 Against: 1

Speakers: None

10. **Z167-167(SM)**

Planner: Sarah May

Motion: It was moved to recommend **approval** of an amendment to existing deed restrictions on property zoned a CS Commercial Service District on the northwest corner of LBJ Freeway and Cedar Ranch Drive.

Maker: Davis
Second: Schultz
Result: Carried: 15 to 0

For: 15 - Anglin, Rieves, Houston, Davis, Shidid,
Anantasomboon, Haney, Mack, Jung,
Housewright, Schultz, Peadon, Murphy, Ridley,
Tarpley

Against: 0
Absent: 0
Vacancy: 0

Notices: Area: 300 Mailed: 37
Replies: For: 1 Against: 2

Speakers: None

Note: Upon the conclusion of Consent agenda items the Commission heard agenda item #4. Z167-202(JM) next.

Zoning Cases – Under Advisement:

11. **Z167-138(SM)**

Planner: Sarah May

Motion: In consider an application to renew Specific Use Permit No. 2138 for the sale of alcoholic beverages in conjunction with a general merchandise or food store 3,500 square feet or less on property zoned a CR-D-1 Community Retail District with a D-1 Liquor Control Overlay on the south side of Military Parkway, between Scottsdale Drive and McNeil Street, it was moved to **hold** this case under advisement until May 4, 2017.

Maker: Shidid

Second: Schultz

Result: Carried: 15 to 0

For: 15 - Anglin*, Rieves, Houston, Davis, Shidid, Anantasomboon, Mack, Haney, Jung, Housewright, Schultz, Peadon, Murphy, Ridley, Tarpley

Against: 0

Absent: 0

Vacancy: 0

*out of the room, shown voting in favor

Notices: Area: 200 Mailed: 16

Replies: For: 0 Against: 0

Speakers: None

12. **Z167-145(SM)**

Planner: Sarah May

Motion: It was moved to recommend **approval** of an amendment to and an expansion of Specific Use Permit No. 1496 for an open-enrollment charter school for a five-year period with eligibility for automatic renewals for additional five-year periods, subject to a Tract 2 site plan, revised traffic management plan, and conditions on property zoned an IR Industrial Research District, on the southeast corner of Exchange Service Drive and Joseph Hardin Drive and on the west side Joseph Hardin Drive between Country Creek Drive and the terminus of Exchange Service Drive.

Maker: Houston

Second: Anglin

Result: Carried: 15 to 0

For: 15 - Anglin, Rieves, Houston, Davis, Shidid,
Anantasomboon, Mack, Haney, Jung,
Housewright, Schultz, Peadon, Murphy, Ridley,
Tarpley

Against: 0
Absent: 0
Vacancy: 0

Notices: Area: 300 Mailed: 11
Replies: For: 1 Against: 1

Speakers: For: Karl Crawley, 900 Jackson St., Dallas, TX, 75202
David Nevarez, 400 S. Houston St., Dallas, TX, 75202
Angela McDonald, 618 W. Wheatland Rd., Duncanville, TX, 75116
For (Did not speak): Darketsha William, 4009 Joseph Hardin Dr., Dallas, TX, 75236
Against: None

13. Z156-301(OTH)

Planner: Olga Torres Holyoak

Motion: It was moved to recommend **approval** of a P(A) Parking District, subject to a site plan and landscape plan on property zoned an R-5(A) Single Family District on the north side of Life Avenue, east of Puget Street.

Maker: Anantasomboon
Second: Davis
Result: Carried: 15 to 0

For: 15 - Anglin, Rieves, Houston*, Davis, Shidid,
Anantasomboon, Haney, Mack, Jung,
Housewright, Schultz*, Peadon, Murphy,
Ridley, Tarpley

Against: 0
Absent: 0
Vacancy: 0

*out of the room, shown voting in favor

Notices: Area: 200 Mailed: 30
Replies: For: 0 Against: 0

Speakers: None

14. **Z145-300(SH)**

Planner: Sharon Hurd

Motion: In consider an application for a new subdistrict on property zoned Subdistricts 4 and 5 within Planned Development District No. 462, and an MF-2(A) Multifamily District, on the northeast side of Henderson Avenue, between McMillan Avenue and Glencoe Street, and the southwest side of Henderson Avenue, east of Glencoe Street, it was move to **hold** this case under advisement until May 4, 2017.

Maker: Rieves
Second: Housewright
Result: Carried: 15 to 0

For: 15 - Anglin, Rieves, Houston*, Davis, Shidid,
Anantasomboon, Haney, Mack, Jung,
Housewright, Schultz, Peadon, Murphy, Ridley,
Tarpley

Against: 0
Absent: 0
Vacancy: 0

*out of the room, shown voting in favor

Notices: Area: 500 Mailed: 214
Replies: For: 99 Against: 19

Speakers: None

15. **Z156-155(SH)**

Planner: Sharon Hurd

Motion: In considering an application to amend Planned Development District No. 750 for certain mixed uses on property generally on the northwest corner of North Central Expressway and Walnut Hill Lane, it was moved to **hold** this case under advisement until April 27, 2017.

Maker: Schultz
Second: Murphy
Result: Carried: 15 to 0

For: 15 - Anglin, Rieves, Houston*, Davis, Shidid,
Anantasomboon, Haney, Mack, Jung,
Housewright, Schultz, Peadon, Murphy, Ridley,
Tarpley

Against: 0
Absent: 0
Vacancy: 0

*out of the room, shown voting in favor

Notices: Area: 500 Mailed: 506
Replies: For: 6 Against: 84

Speakers: None

16. Z145-157(WE)

Planner: Warren Ellis

Note: This zoning application request was withdrawn by the applicant's representative in a letter dated April 5, 2017.

Motion: It was moved to recommend **denial** of an amendment to and expansion of Planned Development District No. 400 for R-16(A) Single Family District and private school uses on property zoned an R-16(A) Single Family District and Planned Development District No. 400 on the west line of Midway Road, north of South Better Drive.

Maker: Murphy
Second: Anglin
Result: Carried: 15 to 0

For: 15 - Anglin, Rieves, Houston*, Davis, Shidid,
Anantasomboon, Haney, Mack, Jung,
Housewright, Schultz, Peadon, Murphy, Ridley,
Tarpley

Against: 0
Absent: 0
Vacancy: 0

*out of the room, shown voting in favor

Notices: Area: 500 Mailed: 231
Replies: For: 6 Against: 44

Speakers: For: Laura Hoffmann, 2728 N. Harwood St., Dallas, TX, 75201
Against: Will Craven, 4139 S. Better Dr., Dallas, TX, 75229

17. Z167-119(WE)

Planner: Warren Ellis

Motion: In considering an application for a Specific Use Permit for a drive-through restaurant on property zoned a GR General Retail Subdistrict within Planned Development District No. 193, the Oak Lawn Special Purpose District on the east corner of Oak Lawn Avenue and Congress Avenue, it was moved to **hold** this case under advisement until April 27, 2017.

Maker: Ridley
Second: Murphy
Result: Carried: 15 to 0

For: 15 - Anglin, Rieves, Houston*, Davis, Shidid,
Anantasomboon, Haney, Mack, Jung,
Housewright, Schultz, Peadon, Murphy, Ridley,
Tarpley

Against: 0
Absent: 0
Vacancy: 0

*out of the room, shown voting in favor

Notices: Area: 200 Mailed: 87
Replies: For: 31 Against: 3

Speakers: None

Zoning Cases – Individual:

18. Z156-313(WE)

Planner: Warren Ellis

Motion: It was moved to recommend **approval** of an amendment to Phase 1, subject to a revised conceptual plan, revised development plan (as briefed) and revised conditions within Planned Development District No. 114 on the northeast corner of Belt Line Road and Prestonwood Boulevard.

Maker: Schultz
Second: Murphy
Result: Carried: 15 to 0

For: 15 - Anglin, Rieves, Houston, Davis, Shidid,
Anantasomboon, Haney, Mack, Jung,
Housewright, Schultz, Peadon, Murphy, Ridley,
Tarpley

Against: 0
Absent: 0
Vacancy: 0

Notices: Area: 500 Mailed: 25
Replies: For: 1 Against: 0

Speakers: For: Robert Reeves, 900 Jackson St., Dallas, TX, 75202
Against: None

Note: Upon the conclusion of Individual agenda items the Commission heard the item regarding Minutes next.

Other Matters

Reconsideration

Z167-173(SM)

Planner: Sarah May

Motion to Reconsider: It was moved to **reconsider** the action taken on March 16, 2017, which was to recommend approval of 1) a CR Community Retail District on the southeastern quadrant of the area of request; and approval of 2) a Planned Development District for CR Community Retail District uses on the remainder of the area of request, subject to a development plan and conditions on property zoned an NO(A) Neighborhood Office District on the east side of North Westmoreland Drive, south of Interstate Highway 30.

Maker: Anglin
Second: Mack
Result: Carried: 11 to 0

For: 11 - Anglin, Rieves, Houston, Davis, Shidid,
Anantasomboon, Mack, Haney, Housewright,
Schultz, Murphy

Against: 0
Absent: 0
Vacancy: 0
Conflict: 4 - Jung, Peadon, Ridley, Tarpley

Motion: In considering an application for 1) a CR Community Retail District on the southeastern quadrant of the area of request; and for 2) a Planned Development District for CR Community Retail District uses on the remainder of the area of request on property zoned an NO(A) Neighborhood Office District on the east side of North Westmoreland Drive, south of Interstate Highway 30, it was moved to instruct staff to re-advertise to include a change

to the property zoned description to NO(A) Neighborhood Office District and IR Industrial Research District, and include termination of Specific Use Permit No. 98 with the zoning case to return April 27, 2017.

Maker: Anglin
Second: Shidid
Result: Carried: 11 to 0

For: 11 - Anglin, Rieves, Houston, Davis, Shidid,
Anantasomboon, Mack, Haney, Housewright,
Schultz, Murphy

Against: 0
Absent: 0
Vacancy: 0
Conflict: 4 - Jung, Peadon, Ridley, Tarpley

Notices: Area: 500 Mailed: 14
Replies: For: 4 Against: 0

Speakers: None

Note: Upon the conclusion of Reconsideration item Z167-173(SM) the Commission returned to the regular order of the agenda and heard Zoning Cases – Under Advisement items next.

Minutes

Motion: It was moved to **approve** the minutes of the March 16, 2017, City Plan Commission meeting, subject to the following corrections:

Page 21, Item #16. Z156-237(WE) correct the number “1” to “4” for those shown in conflict.

Maker: Jung
Second: Houston
Result: Carried: 15 to 0

For: 15 - Anglin, Rieves, Houston, Davis, Shidid,
Anantasomboon, Haney, Mack, Jung,
Housewright, Schultz, Peadon, Murphy, Ridley,
Tarpley

Against: 0
Absent: 0
Vacancy: 0

Adjournment

Motion: It was moved to **adjourn** the April 6, 2017, City Plan Commission meeting at 3:33 p.m.

Maker: Ridley
Second: Davis
Result: Carried: 15 to 0

For: 15 - Anglin, Rieves, Houston, Davis, Shidid,
Anantasomboon, Haney, Mack, Jung,
Housewright, Schultz, Peadon, Murphy, Ridley,
Tarpley

Against: 0
Absent: 0
Vacancy: 0

Gloria Tarpley, Chair