

PLAN COMMISSION MINUTES

The City Plan Commission held a regular Zoning Hearing on April 7, 2016, with the briefing starting at 11:13 a.m., in Room 5ES and the public hearing at 1:39 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: Paul Nelson

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) **S156-123**

Motion: It was moved to **approve** an application to replat a 0.6510-acre tract of land to create one lot from the remainder of Lot 1 in City Block E/4975, and all of Lot 1 in City Block A/5679 on property fronting on Lovers Lane between Taos Street and Elsby Avenue, subject to compliance with the conditions listed in the docket.

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

Speakers: None

(2) S156-128

Motion: It was moved to **approve** an application to create one 26.108-acre lot, one 31.495-acre lot, one 1.680-acre lot, and 2.442 acres of land for right-of-way dedications from a 61.725-acre tract of land in City Block 8314 on property on Bonnie View Road between IH-20 and Wintergreen Road, subject to compliance with the conditions listed in the docket.

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

Speakers: None

(3) S156-129

Motion: It was moved to **approve** an application to create one 8.410-acre lot and one 9.266-acre lot from a 17.676-acre tract of land located in City Block 8466 on property on Cypress Waters Boulevard at Olympus Boulevard, subject to compliance with the conditions listed in the docket.

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

Speakers: None

(4) S156-130

Motion: It was moved to **approve** an application to create a 0.509-acre lot from a tract of land located in City Block 2/243 on property on N. St. Paul Street between Federal Street and San Jacinto Street, subject to compliance with the conditions listed in the docket.

Maker: Murphy
Second: Ridley
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

*out of the room, shown voting in favor

Speakers: None

(5) **S156-131**

Motion: It was moved to **approve** an application to create one 35.498-acre lot and one 42.570 acre lot from a 78.068-acre tract of land in City Blocks 8722 and 8723 on property on Mountain Creek Parkway at Camp Wisdom Road, northeast corner, subject to compliance with the conditions listed in the docket.

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

Speakers: None

(6) **S156-133**

Motion: It was moved to **approve** an application to create an 8.7224-acre lot from a tract of land in City Blocks 2886 and 2887 on property bordered by Matilda Street, Mockingbird Lane, Del Mar Avenue and Anita Street, subject to compliance with the conditions listed in the docket.

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

Speakers: None

(7) **S156-134**

Motion: It was moved to **approve** an application to create a 9.440-acre lot from a tract of land containing part of City Block 6349 on property on Holcomb Road at Odom Drive, southeast corner, subject to compliance with the conditions listed in the docket.

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

Speakers: None

(8) **S156-135**

Motion: It was moved to **approve** an application to replat a 4.600-acre tract of land containing all of Lots 1 through 4, and Lots 7 through 10, and part of Lot 6 all in City Block 1/7268; all of Lots 1 through 5 in City Block 6/7268; all of Lots 13 through 24 and Lot 54 in City Block 7087; abandoned Bataan Street, Bedford Avenue, and Beeville Street rights-of-way, and various alley abandonments to create one lot on property on Singleton Boulevard between Bataan Street and Herbert Street, subject to compliance with the conditions listed in the docket.

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

Speakers: None

(9) **S156-136**

An application to replat a 2.381-acre tract of land containing all of Lots 1 through 3 in City Block A/6820, all of Robert's and West Addition, and all of Lots 13, 14, 25 and 26, 47, 48, 49, and 50, and a called 67.5 foot wide tract of land lying on the west side of Lots 14, 25, 26, 47, 48, 49, and 50 in City Block 6819, to create one lot on property located on West Commerce Street at Guest Street, northwest corner.

This case was withdrawn by the applicant.

(10) **S156-137**

Motion: It was moved to **approve** an application to create one 8.1623-acre lot, one 3.3407-acre lot, one 3.3197 acre lot, one 1.3475 acre lot, one 0.4961-acre lot, and 5.9001 acres of dedicated right-of-way from a 22.5664-acre tract of land in City Block 8466 on property north of Hackberry Road and east of Belt Line Road, subject to compliance with the conditions listed in the docket.

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

Speakers: None

(11) **S156-138**

Motion: It was moved to **approve** an application to replat a 0.605-acre tract of land containing part of Lot 2 in City Block 10/740 to create one lot on property on Haskell Avenue northwest of Swiss Avenue, subject to compliance with the conditions listed in the docket.

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

Speakers: None

(12) **S156-139**

Motion: It was moved to **approve** an application to replat a 0.875-acre tract of land containing part of Lot 2 in City Block 10/740 to create a 22 lot Shared Access Development with lot sizes ranging from 1,434-square feet in size to 2,173-square feet in size on property on Haskell Avenue at Swiss Avenue, subject to compliance with the conditions listed in the docket.

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

Speakers: None

(13) **S156-141**

Motion: It was moved to **approve** an application to replat a 0.570-acre tract of land containing part of City Block 8/3985 to create one lot on property at Seale Street and Ormsby Street, northeast corner, subject to compliance with the conditions listed in the docket.

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

Speakers: None

(14) **S156-142**

Motion: It was moved to **approve** an application to replat a 0.721-acre tract of land containing part of Lot 3 and all of Lot 13 in City G/1319 to create a Shared Access Area Development with 16 lots ranging in size from 1,407-square feet to 2,076-square feet in size with 1 common area on property on Hall Street, between Throckmorton Street and Reagan Street, subject to compliance with the conditions listed in the docket.

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

Speakers: None

Residential Replats:

(15) **S156-124**

Motion: It was moved to **approve** an application to replat a 17,554-square foot tract of land containing part of Lots 16 and 18, and all of Lot 17 in City Block 9/4945 to create one lot on property at 5423 Neola Drive between West Greenway Drive and East Greenway Drive, subject to compliance with the conditions listed in the docket.

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

Speakers: For: Dean Smith, 5646 Milton St., Dallas, TX, 75206
Against: None

(16) **S156-126**

Motion: It was moved to **approve** an application to replat a 0.775-acre tract of land containing Lots 5A through 5E, Lots 6A through 6E, Lots 7A through 7E, and Lots 8A through 8E in City Block E/5713 to revise the Shared Access Easement for Evening Star Place reducing the size of the Shared Access Easement on property on Kimsey Drive, between Maple Avenue and Denton Drive, subject to compliance with the conditions listed in the docket.

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

(17) **S156-132**

Motion: It was moved to **approve** an application to replat a 1.031-acre tract of land containing all of Lots 5 and 6A in City Block 10/5445 into one 16,075-square foot lot, one 15,250-square foot lot, and one 13,625 square foot lot on property at 8020 and 8028 Forest Trail between White Rock Trail and Shoreview Road, subject to compliance with the conditions listed in the docket.

Maker: Housewright
Second: Houston
Result: Carried: 10 to 4

For: 10 - Houston, Davis, Shidid, Abtahi, Haney, Jung,
Housewright, Murphy, Ridley, Tarpley

Against: 4 - Anglin, Anantasomboon, Schultz, Peadon
Absent: 0
Vacancy: 1 - District 2

Notices: Area: 200 Mailed: 28
Replies: For: 0 Against: 1

Speakers: For: None
Against: Tim Romine, 9307 Lanshire Dr., Dallas, TX, 75238

(18) **S156-140**

Motion: It was moved to **approve** an application to replat a 0.556-acre tract of land containing all of Lots 52 and 53 in City Block 7885 to create one lot on property at Old Seagoville Road and September Lane, northeast corner, subject to compliance with the conditions listed in the docket.

Maker: Shidid
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:

M156-017

Planner: Olga Torres Holyoak

Motion: It was moved to **approve** a minor amendment to Specific Use Permit No. 1374 for a private school and an open-enrollment charter school on property zoned Tract 1 of Conservation District No. 6, the Hollywood/Santa Monica Conservation District on the east corner of Tenison Memorial Road and Lindsley 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

Speakers: None

W156-006

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 expansion of Planned Development District No. 945 on the south corner of Regal Row and John W. Carpenter Service Road.

Maker: Anantasomboon
Second: Davis
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

D156-009

Planner: Laura Evans

Motion: It was moved to **approve** a development plan on property zoned Subarea B of Planned Development District No. 885, on the west side of Midway Road, south of Lyndon B. Johnson Freeway.

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

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 April 21, 2016.

Maker: Peadon
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

Speakers: None

D156-007

Planner: Laura Evans

Motion: It was moved to **approve** a development plan on property zoned Planned Development District No. 521, South Zone, Subareas S-1C and S-1D, along the east side of Mountain Creek Parkway, north of Camp Wisdom Road.

Maker: Houston
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

Speakers: None

Zoning Cases – Consent:

1. **Z156-167(RB)**

Planner: Richard Brown

Note: The Commission considered this item individually.

Motion: It was moved to recommend **approval** of a Specific Use Permit for a Pedestrian skybridge for a forty-year period, subject to a site plan and conditions on property zoned an IR Industrial/Research District, on public right-of-way crossing Denton Drive, west of Wyman Street and crossing Wyman Street, south of Denton Drive.

Maker: Ridley
Second: Murphy
Result: Carried: 12 to 1

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

Against: 1 - Peadon
Absent: 0
Vacancy: 1 - District 2
Conflict: 1 - Jung

Notices: Area: 750 Mailed: 24
Replies: For: 3 Against: 0

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

2. **Z156-177(RB)**

Planner: Richard Brown

Note: The Commission considered this item individually.

Motion: In considering an application for a Specific Use Permit for a Hotel or motel on property zoned a CR Community Retail District, on property along the south line of Forest Lane, east of Dennis Road, it was moved to **hold** this case under advisement until April 21, 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

Notices: Area: 300 Mailed: 63
Replies: For: 1 Against: 0

Speakers: None

3. Z156-201(OTH)

Planner: Olga Torres Holyoak

Note: The Commission considered this item individually.

Motion: It was moved to recommend **approval** of a Specific Use Permit for the sale of alcoholic beverages in conjunction with a general merchandise or food store 3,500 square feet or less for a two-year period with eligibility for automatic renewals for additional five-year periods, subject to a site plan and conditions on property zoned a CR Community Retail District with a D-1 Liquor Control Overlay on the east side of North St. Augustine Drive, south of Lake June Road.

Maker: Shidid
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: 0

Speakers: None

Zoning Cases – Under Advisement:

4. **Z145-326(RB)**

Planner: Richard Brown

Motion: It was moved to recommend **approval** of an amendment to Subareas I and II, subject to a revised conceptual plan and revised conditions with the following modification: 1) Page 4-13, Subparagraph 3, Floor Area, (B), include additional ordinance provisions to read “For purpose of the this section, Section 4.218(b) does not apply.”, 2) Allow medical clinic or ambulatory surgical center as a limited use only, in Subarea II-A, 3) In Subarea II-A, under Front, side or rear yard, include staff’s recommendation that reads: “Awnings and canopies may encroach five feet into the required yard along Lovers Lane with a minimum of eight feet of clearance above grade.”, 4) Maximum floor area of 10,000 sq. ft. for a medical clinic or ambulatory surgical center, 5) No off-street parking is required for an accessory community center within Planned Development District No. 799, on property at the southeast corner of East Lovers and Matilda Street.

Maker: Ridley
Second: Anglin
Result: Carried: 8 to 6

For: 8 - Anglin, Houston*, Anantasomboon, Abtahi,
Housewright, Peardon, Ridley, Tarpley

Against: 6 - Davis, Shidid, Haney, Jung, Schultz, Murphy
Absent: 0
Vacancy: 1 - District 2

*out of the room, shown voting in favor

Notices: Area: 500 Mailed: 217
Replies: For: 3 Against: 59

Speakers: For: Dallas Cothrum, 900 Jackson St., Dallas, TX, 75202
Against: Norma Minnis, 8807 Vinewood Dr., Dallas, TX, 75228
John Allegro, 5136 Amesbury Dr., Dallas, TX, 75206
Against (Did not speak): Genie Rousseau, 5811 E. University, Dallas, TX, 75206

5. Z156-169(RB)

Planner: Richard Brown

Note: Chair Tarpley left the meeting at 3:12 p.m. Presiding were Robert Abtahi, Acting Chair and, Mike Anglin, Acting Vice-Chair.

Motion: In considering an application of 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 April 21, 2016.

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

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

Against: 0
Absent: 1 - Tarpley
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: None

6. 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 April 21, 2016.

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

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

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

*out of the room, shown voting in favor

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

Speakers: None

7. Z145-291(DL)

Planner: Danielle R. Lerma

Motion: It was moved to recommend **approval** of the renewal of and an amendment to Specific Use Permit No. 1814 for a vehicle display, sales, and service use and a commercial motor vehicle parking lot for a five-year period with eligibility for automatic renewals for additional five-year periods, subject to a revised site plan and revised conditions with the following added staff condition: 1) An alternative paving material be officially and formally approved by the City engineer prior to issuance of a certificate of occupancy on the rear portion of the expansion property on property zoned Subdistrict 5A within Planned Development District No. 533, the C.F. Hawn Special Purpose District No. 1, with a D-1 Liquor Control Overlay on the northeast line of C.F. Hawn Service Road, west of Southeast Drive.

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

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

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

*out of the room, shown voting in favor

Notices: Area: 300 Mailed: 21
Replies: For: 1 Against: 0

Speakers: None

8. Z145-360(LHS)

Planner: Lashondra Holmes Stringfellow

Motion: It was moved to recommend **approval** of an IR Industrial/Research District on property zoned an MF-1(A) Multifamily District, generally north of South Belt Line Road and northeast of Foothill Road.

Maker: Haney
Second: Anglin
Result: Carried: 12 to 0

For: 12 - Anglin, Houston*, Davis, Shidid,
Anantasomboon, Abtahi, Haney, Jung, Schultz,
Peadon, Murphy, Ridley

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

*out of the room, shown voting in favor

Notices: Area: 300 Mailed: 8
Replies: For: 2 Against: 1

Speakers: For: Dave Williams, Address not given
Against: None

9. Z145-183(WE)

Planner: Warren Ellis

Motion: In considering an application for a Planned Development District for MU-2 Mixed Use District and mini-warehouse uses on property zoned an MU-2 Mixed Use District on the south side of Meadow Road and west of Greenville Avenue, it was moved to **hold** this case under advisement until April 21, 2016, to allow re-advertising for a specific use permit.

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

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

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

*out of the room, shown voting in favor

Notices: Area: 500 Mailed: 21
Replies: For: 3 Against: 0

Speakers: None

10. Z156-174(SM)

Planner: Sarah May

Motion: In considering an application for a Specific Use Permit for private school and to repeal Specific Use Permit No. 67 for a church recreation center on property zoned an R-7.5(A) Single Family District on the northwest corner of Lyndon B. Johnson Freeway and Blossomheath Lane, it was moved to **hold** this case under advisement until May 19, 2016.

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

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

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

*out of the room, shown voting in favor

Notices: Area: 400 Mailed: 52
Replies: For: 1 Against: 0

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

Zoning Cases – Individual:

11. **Z156-173(SH)**

Planner: Sarah May

Motion: It was moved to recommend **approval** of an amendment to Subarea D, subject to a revised conceptual plan, conceptual lot layout and conditions of Planned Development District No. 758 on the east line of Skillman Street, south of Sedgwick Drive.

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

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

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

*out of the room, shown voting in favor

Notices: Area: 500 Mailed: 93
Replies: For: 9 Against: 2

Speakers: None

12. **Z156-189(SM)**

Planner: Sarah May

Motion: It was moved to recommend **approval** of application for a new subdistrict, subject to a revised development plan and revised conditions with the following modifications: 1) The ground story requirements for structured parking in Section 51P-887.10(e)(6)(A)(ii) is amended to read: “The area between the street curb of the southern east-west street and the façade on the parking garage must contain the following amenities: (aa) public art (including water features as approved in writing by the director of cultural affairs or the cultural affairs commission; (bb) uniformly spaced free-standing or wall mounted pedestrian lighting provided at one per 50 feet of frontage; and (cc) uniformly spaced benches and trash receptacles must be provided at one per 50 feet of frontage”, (dd) Park structure facades that front a public street may not exhibit sloping design elements, 2) Open space may be provided through the use of an interior courtyard that is connected to a street with a minimum 12 foot wide pathway, 3) Open space may provide on-site, through one of the alternate methods of compliance in Section (d)(2)(B), or a combination of on-site and alternate methods of compliance at the amounts listed in

Subsection(d)(2). 4) Open space may be provided adjacent to a pedestrian access easement if it is not less than 10 feet in length and width, meets the requirement of Suction 51A-13303, and is not required to meet the configuration standards of Section 51A-13-.304(k), "Open Space Lot." on property zoned Subdistrict 3 of Planned Development District No. 887, the Valley View-Galleria Area Special Purpose District on the south line of James Temple Drive, east of Noel Road.

Maker: Schultz
Second: Anantasomboon
Result: Carried: 9 to 4

For: 9 - Anglin, Houston, Davis, Shidid,
Anantasomboon, Abtahi, Housewright, Schultz,
Murphy

Against: 4 - Haney, Jung, Peadon, Ridley
Absent: 1 - Tarpley
Vacancy: 1 - District 2

Notices: Area: 500 Mailed: 11
Replies: For: 0 Against: 0

Speakers: For: Jonathan Vinson, 2323 Ross Ave., Dallas, TX, 75201
Scott Beck, 6622 Aberdeen Ave., Dallas, TX, 75230
Caroline Perel, 1601 Bryan St., Dallas, TX, 75201
Yen Ong, 800 Jackson St., Dallas, TX, 75202
Against: None

Authorization of a Hearing – Under Advisement:

Planner: Donna Moorman

Motion: In considering a public hearing to decide whether to authorize a public hearing to determine the proper zoning on property zoned Planned Development District No. 758 with consideration given to appropriate zoning for the area including use, development standards, and other appropriate regulations, generally along both sides of Walnut Hill Lane, east of Skillman Street, it was moved to **hold** this case under advisement until May 19, 2016.

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

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

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

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

Speakers: None

Other Matters

Minutes

Motion: It was moved to **approve** the minutes of the March 17, 2016, City Plan Commission meeting, subject to corrections.

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

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

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

Adjournment

Motion: It was moved to **adjourn** the April 7, 2016, City Plan Commission meeting at 4:36 p.m.

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

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

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

Gloria Tarpley, Chair