

## PLAN COMMISSION MINUTES

The City Plan Commission held a regular Zoning Hearing on September 7, 2017, with the briefing starting at 10:13 a.m., in Room 5ES and the public hearing at 1:30 p.m., in the City Council Chambers of City Hall. Presiding were, Matt Houston, Acting Chair and P. Michael Jung, Acting Vice-Chair. The following Commissioners were present during the hearing: Mike Anglin, Mark Rieves, Jarred Davis, Tony Shidid, Korey Mack, Corwin Haney, Tipton Housewright, Jaynie Schultz, Carolyn "Cookie" Peadon, Margot Murphy and Paul E. Ridley. The following Commissioner was absent from this hearing as defined in the City Plan Commission rules: Jed Anantasomboon and Gloria Tarpley. 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: Sharmila Gurung-Shrestha

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) **S167-105R**

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

**Motion:** It was moved to **approve** an application to replat a 2.046-acre tract of land containing all of Lots 25 through 30, all of Lots 46 through 48, all of Lot 43A and Lot 43B in City Block 14/717; and part of an abandoned 20-foot alley to create one lot on property located on McKell Street, between Bryan Street and San Jacinto Street, subject to compliance with the conditions listed in the docket.

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

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

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

**Speakers:** For: None

For (Did not speak): Brian Keith Boyd, 8750 N. Central Expwy. Dallas, TX, 75231

Against: None

**Note: The Commission returned to the regular order of the agenda and heard Residential Replat item #16, S167-260 next.**

**(2) S167-253**

**Motion:** It was moved to **approve** an application to replat a 0.745-acre tract of land containing all of Lots 1B and 1C in City Block A/2571 to create one lot on property located on Cedar Springs Road at Mockingbird Lane, south corner, subject to compliance with the conditions listed in the docket.

Maker: Rieves  
Second: Mack  
Result: Carried: 13 to 0

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

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

\*out of the room, shown voting in favor

**Speakers:** None

(3) **S167-254**

**Motion:** It was moved to **approve** an application to create one 11.87-acre lot from a tract of land on property located between McCommas Bluff and Youngblood Road, east of Central Expressway, subject to compliance with the conditions listed in the docket.

Maker: Rieves  
Second: Mack  
Result: Carried: 13 to 0

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

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

\*out of the room, shown voting in favor

**Speakers:** For: None  
FOR (Did not speak): Daniel Gonzalez, 310 Oxford Dr., Richardson, TX, 75080  
Against: None

(4) **S167-256**

**Motion:** It was moved to **approve** an application to replat a 0.424-acre tract of land containing part of Lot 46 in City Block 1450 to create one lot on property located on Barry Avenue, between Sidney Avenue and Haskell Avenue, subject to compliance with the conditions listed in the docket.

Maker: Rieves  
Second: Mack  
Result: Carried: 13 to 0

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

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

\*out of the room, shown voting in favor

**Speakers:** For: None  
For (Did not speak): Mario Estrada, 1418 Smokehouse St., Mesquite, TX, 75149  
Against: None

(5) **S167-258**

**Motion:** It was moved to **approve** an application to replat a 1.5802-acre tract of land containing all of Lots 25A, 30, 31, and 32 in City Block 14/5776 to create one lot on property located on Lombardy Lane at Geraldine Drive, southeast corner, subject to compliance with the conditions listed in the docket.

Maker: Rieves  
Second: Mack  
Result: Carried: 13 to 0

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

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

\*out of the room, shown voting in favor

**Speakers:** For: None  
For (Did not speak): Ricardo Brambila, 1829 Valley Glen Ct., Garland, TX, 75040  
Candace Gray, Address not given,  
Against: None

(6) **S167-259**

**Motion:** It was moved to **approve** an application to replat a 2.007-acre tract of land containing all of Lot 1 in City Block A/242 to create one 0.239-acre lot and one 1.768-acre lot on property bounded by Ross Avenue, St. Paul Street, San Jacinto Street, and Harwood Street, subject to compliance with the conditions listed in the docket.

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

For: 12 - Anglin, Rieves, Houston, Davis, Shidid, Mack,  
Haney, Jung, Housewright, Schultz, Murphy,  
Ridley

Against: 0  
Absent: 2 - Anantasomboon, Tarpley  
Vacancy: 0  
Conflict: 1 - Peadon

**Speakers:** None

(7) **S167-262**

**Motion:** It was moved to **approve** an application to replat part of City Block 5088 to create a 33-lot shared access development with 3 common areas on property located at 3932 Northwest Highway at Thornberry Lane, if extended, subject to compliance with the conditions listed in the docket.

Maker: Rieves  
Second: Mack  
Result: Carried: 13 to 0

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

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

\*out of the room, shown voting in favor

**Speakers:** None

(8) **S167-263**

**Motion:** It was moved to **approve** an application to replat a 3.540-acre tract of land containing all of Lots 1 through 3 in City Block C/457, all of Lots 1 through 15 in City Block C/917, and a portion of an abandoned alley to create 3 lots ranging in size from 1.045-acre to 1.252-acre on property located at Hickory Street between Park Avenue and Ervay Street, subject to compliance with the conditions listed in the docket.

Maker: Rieves  
Second: Mack  
Result: Carried: 13 to 0

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

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

\*out of the room, shown voting in favor

**Speakers:** None

(9) **S167-264**

**Motion:** It was moved to **approve** an application to replat a 7.298-acre tract of land containing all of Lots 1 and 3 in City Block B/5715, and a part of City Block 5715 to create one 3.621-acre lot and one 3.665-acre lot on property located on Peeler Street between Manor Way and Haggard Way, subject to compliance with the conditions listed in the docket.

Maker: Rieves  
Second: Mack  
Result: Carried: 13 to 0

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

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

\*out of the room, shown voting in favor

**Speakers:** None

(10) **S167-265**

**Motion:** It was moved to **approve** an application to replat a 31.525-acre tract of land containing all of Lot 1A in City Block B/7609 and part of City Block B/7609 to create one lot on property on Trippie Street between Lyndon B. Johnson Freeway and Cherry Valley Boulevard, subject to compliance with the conditions listed in the docket.

Maker: Rieves  
Second: Mack  
Result: Carried: 13 to 0

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

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

\*out of the room, shown voting in favor

**Speakers:** None

(11) **S167-266**

**Note: Ms. Gurung-Shrestha read a correction of the application into the record.**

**Motion:** It was moved to **approve** an application to create a 39-lot subdivision with 5 common areas with lots ranging in size from 0.046-acre to 0.068-acre from a 5.349-acre tract of land in City Block 6128 on property located on Forney Road, west of Prairie Flower Trail, subject to compliance with the conditions listed in the docket.

Maker: Rieves  
Second: Mack  
Result: Carried: 13 to 0

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

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

\*out of the room, shown voting in favor

**Speakers:** None

(12) **S167-267**

**Motion:** It was moved to **approve** an application to replat a 4.748-acre tract of land containing all of Lots 1A, 2A, 3A, and 9A in City Block 2/6810; part of Lots 1, 2, 4, and all of Lot 3 in City Block 1/6810; all of Lots 14, 15, 18, 19, and 22 in City Block 2/6810; part of City Block 6809; an abandoned alley in City Block 2/6810; an abandoned alley sight easement on Commerce Street at the alley, and part of Beatrice Street to be abandoned to create one 0.334-acre lot, and one 4.414-acre lot on property located on Commerce Street between Langford Street and Beckley Avenue, subject to compliance with the conditions listed in the docket.

Maker: Rieves  
Second: Mack  
Result: Carried: 13 to 0

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

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

\*out of the room, shown voting in favor

**Speakers:** For: None  
FOR (Did not speak): Joseph Hornisher, 13455 Noel Rd., Dallas, TX, 75240  
Against: None

(13) **S167-268**

**Motion:** It was moved to **approve** an application to create one 9.66-acre lot from a tract of land on property located on Kiest Boulevard, east of B.N. & S.F. Railroad and south of Mar Vista Trail, subject to compliance with the conditions listed in the docket.

Maker: Rieves  
Second: Mack  
Result: Carried: 13 to 0

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

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

\*out of the room, shown voting in favor

**Speakers:** None



(14) **S167-269**

An application to replat a 1.15-acre tract of land containing part of Lots 1, 2, and 3 in City Block 1/650 to create one lot on property located at 1705 Ross Avenue between Ashby Street and Carroll Avenue.

**This case was withdrawn by the applicant.**

(15) **S167-270**

**Motion:** It was moved to **approve** an application to replat an 8.155-acres tract of land containing all of Lot 1 in City Block D/8466 to create 3 lots ranging in size from 0.660-acre to 6.716-acres on property bounded by Olympus Boulevard, Rombauer Road, Bleecker Street, and Wharf Road, subject to compliance with the conditions listed in the docket.

Maker: Rieves  
Second: Mack  
Result: Carried: 13 to 0

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

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

\*out of the room, shown voting in favor

**Speakers:** None

**Note: The Commission heard Subdivision agenda item #1, S167-105R upon the conclusion of the Subdivision consent agenda items.**

Residential Replats:

(16) **S167-260**

**Motion:** It was moved to **approve** an application to replat a 1.020-acre tract of land containing all of Lots 14, 15, 16, and 17 in City Block C/5697 to create one lot on property located on Inwood Road at Oriole Avenue, northwest corner, subject to compliance with the conditions listed in the docket.

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

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

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

**Notices:** Area: 200 Mailed: 118  
**Replies:** For: 2 Against: 0

**Speakers:** None

Street Name Change:

(17) **NC167-005**

**Motion:** It was moved to recommend **approval** of the changing of the name of Maham Road, between North Central Expressway (U.S. Highway 75) and Spring Valley Road, to “Esperanza Road”.

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

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

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

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

**Speakers:** None

(18) **NC167-006**

**Motion:** It was moved to recommend **denial** of the changing of the name of Plano Road, between E. Northwest Highway and Forest Lane to “N. Lake Highlands Drive”.

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

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

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

**Notices:** Area: 1' Mailed: 143  
**Replies:** For: 1 Against: 13

**Speakers:** For: Ralph Martinez, 10606 Lakemere Dr., Dallas, TX, 75238  
Against: S. Reed Ashwell, 9868 Plano Rd., Dallas, TX, 75238  
Todd Faber, 10642 Estate Ln., Dallas, TX, 75238  
L.D. McCoy, 10623 McCree Rd., Dallas, TX, 75238  
David Osborne, 11540 Plano Rd., Dallas, TX, 75243  
Diane Jolly, 9876 Plano Rd., Dallas, TX, 75238  
John Lynch, 1201 Elm St., Dallas, TX, 75270  
Alton Brown, 10205 Plano Rd., Dallas, TX, 75238  
David Brown, 9858, 9862, 9870 Plano Rd., Dallas, TX, 75238  
Ray Harris, 9815 Ridgehaven Dr., Dallas, TX, 75238  
Lucien Faber, Address not given  
Freddie Ortiz, 10621 Chesterton Dr., Dallas, TX, 75238  
Yusuf Tadia, 11050 Plano Rd., Dallas, TX, 75238  
Against (Did not speak): John Hoover, 10231 Plano Rd., Dallas, TX, 75238  
Roger Pryor, 8753 Aldwick Dr., Dallas, TX, 75238  
Randy Andrews, 11540, Plano Rd., Dallas, TX, 75243  
Steve McClure, 9616 Shadydale Ln., Dallas, TX, 75238  
Dennis Playford, 9416 Overwood Rd., Dallas, TX, 75238  
Brian Chester, 11540 Plano Rd., Dallas, TX, 75240

Miscellaneous Items:

**D167-030**

Planner: Andrew Ruegg

**Motion:** It was moved to **approve** a development plan and landscape plan for a restaurant use on property zoned Subarea B within Planned Development District No. 811, on the south line of East Interstate-30 Frontage Road, west of North Westmoreland Road.

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

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

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

**Speakers:** None

**M167-040**

Planner: Andrew Ruegg

**Motion:** It was moved to **approve** a minor amendment to the site plan for Specific Use Permit No. 2057 for a tower/antenna for cellular communication on property zoned Subdistrict 3 within Planned Development District No. 317, the Cedars Area Special Purpose District, on the western corner of South Akard Street and Griffin Street.

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

For: 12 - Anglin, Rieves, Houston, Davis, Shidid, Mack,  
Haney, Jung, Housewright, Schultz, Peadon,  
Murphy

Against: 0  
Absent: 2 - Anantasomboon, Tarpley  
Vacancy: 0  
Conflict: 1 - Ridley

**Speakers:** None

**Z167-131(OTH)**

Planner: Neva Dean

**Motion:** It was moved to **approve** an extension of the six-month time period for a two-month period for scheduling a zoning request for City Council consideration of an application for a Planned Development Subdistrict for O-2 subdistrict, subject to a development plan and conditions and a restaurant by right and to reduce the front yard setback on property zoned an O-2 Office Subdistrict within Planned Development No. 193, the Oak Lawn Special Purpose District, on the north corner of Turtle Creek Boulevard and Gillespie Street.

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

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

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

**Speakers:** None

Miscellaneous Items – Under Advisement:

**W167-008**

Planner: Neva Dean

**Motion:** It was moved to **deny** a waiver of the two-year waiting period to submit an application for a zoning change on property zoned Planned Development District No. 970 for MF-2(A) Multifamily District uses on the northwest line of Capitol Avenue, southwest of North Henderson Avenue.

Maker: Rieves  
Second: Peadon  
Result: Carried: 13 to 0

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

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

**Speakers:** For: Robert Baldwin, 3904 Elm St., Dallas, TX, 75226  
Against: None

Certificates of Appropriateness for Signs:

Downtown Special Purpose District - General Central Business District:

**Note: Acting Chair Houston announced Certificates of Appropriateness for Sign items 1707190015, 1707190016 and 1707190017 would to be heard together. The Commission heard items 1707190015, 1707190016 and 1707190017 next.**

**1707190015**

Planner: Neva Dean

**Motion:** It was moved to **approve** a Certificate of Appropriateness by Kristy Smith of Signs Manufacturing & Maintenance Corporation for a 193-square-foot upper level flat attached sign at 310 South Houston Street (north elevation).

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

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

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

**Speakers:** None

**1707190016**

Planner: Neva Dean

**Motion:** It was moved to **approve** a Certificate of Appropriateness by Kristy Smith of Signs Manufacturing & Maintenance Corporation for a 193-square-foot upper level flat attached sign at 310 South Houston Street (east elevation).

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

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

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

**Speakers:** None

**1707190017**

Planner: Neva Dean

**Motion:** It was moved to **approve** a Certificate of Appropriateness by Kristy Smith of Signs Manufacturing & Maintenance Corporation for a 193-square-foot upper level flat attached sign at 310 South Houston Street (west elevation).

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

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

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

**Speakers:** None

Downtown Special Purpose District – Perimeter:

**Note: Acting Chair Houston announced Certificates of Appropriateness for Sign items 1707180012 and 1707180013 would to be heard together. The Commission heard items 1707180012 and 1707180013 next.**

**1707180012**

Planner: Neva Dean

**Motion:** It was moved to **approve** a Certificate of Appropriateness by Bobby Nichols of Chandler Signs for a 105-square-foot upper level attached sign at 2101 North Pearl Street (2121 Woodall Rodgers Freeway) (north elevation).

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

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

Against: 0  
Absent: 2 - Anantasomboon, Tarpley  
Vacancy: 0  
Conflict: 1 - Murphy

**Speakers:** None

**1707180013**

Planner: Neva Dean

**Motion:** It was moved to **approve** a Certificate of Appropriateness by Bobby Nichols of Chandler Signs for a 453-square-foot upper level attached sign at 2101 North Pearl Street (2121 Woodall Rodgers Freeway) (south elevation).

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

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

Against: 0  
Absent: 2 - Anantasomboon, Tarpley  
Vacancy: 0  
Conflict: 1 - Murphy

**Speakers:** None

West End Special Purpose District:

**1706260002**

Planner: Neva Dean

**Motion:** It was moved to **approve** a Certificate of Appropriateness by Julie Ratcliff with KReed and Company for two, 97.91-square-foot roof signs at 603 Munger Avenue (east and west elevations).

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

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

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

**Speakers:** For: None

For (Did not speak): Julie Ratcliff, 7007 Twin Hill Ave., Dallas, TX, 75231

Against: None



**Note: Certificates of Appropriateness for Sign items 1707120012 and 1707120013 were heard together.**

**1707120012**

Planner: Neva Dean

**Motion:** It was moved to **approve** for a Certificate of Appropriateness by Simon Dunn with Antioch Church for a 552-square-foot painted applied sign on Type B façade at 805 Elm Street (east elevation).

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

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

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

**Speakers:** None

**1707120013**

Planner: Neva Dean

**Motion:** It was moved to **approve** for a Certificate of Appropriateness by Simon Dunn with Antioch Church for a 552-square-foot painted applied sign on Type B façade at 805 Elm Street (south elevation).

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

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

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

**Speakers:** None

Deep Ellum/Near East Side Special Purpose District:

**1707170005**

Planner: Neva Dean

**Motion:** It was moved to **approve** for a Certificate of Appropriateness by Kristy Smith with Signs Manufacturing and Maintenance Corporation for a 26.7-square-foot projecting attached sign at 2645 Commerce Street (south elevation).

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

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

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

**Speakers:** For: None  
For (Did not speak): Sone Cavazos, 400 S. Record St., Dallas, TX, 75202  
Against: None

Certificates of Appropriateness for Signs – Under Advisement:

**Note: Certificates of Appropriateness for Sign items 1705150026, 1706190012 and 1706190013 were heard together.**

**1705150026**

Planner: Sharon Hurd

**Motion:** In considering an application for a Certificate of Appropriateness by Gary McMillen of Environmental Signage Solutions, Inc., for a 700-square-foot upper level attached sign at 400 S. Record Street (east elevation), it was moved to **hold** this case under advisement until September 28, 2017.

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

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

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

\*out of the room, shown voting in favor

**Speakers:** For: Sone Cavazos, 400 S. Record St., Dallas, TX, 75202  
Against: None

**1706190012**

Planner: Sharon Hurd

**Motion:** In considering an application for a Certificate of Appropriateness for by Gary McMillen of Environmental Signage Solutions, Inc. for a 313 square-foot upper level attached sign at 400 S. Record Street (south elevation), it was moved to **hold** this case under advisement until September 28, 2017.

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

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

Against: 0  
Absent: 2 - Anantasomboon, Tarpley  
Vacancy: 0  
\*out of the room, shown voting in favor

**Speakers:** For: Sone Cavazos, 400 S. Record St., Dallas, TX, 75202  
Against: None

**1706190013**

Planner: Sharon Hurd

**Motion:** In considering an application for a Certificate of Appropriateness by Gary McMillen of Environmental Signage Solutions, Inc. for a 313-square-foot upper level attached sign at 400 S. Record Street (north elevation), it was moved to **hold** this case under advisement until September 28, 2017.

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

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

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

\*out of the room, shown voting in favor

**Speakers:** For: Sone Cavazos, 400 S. Record St., Dallas, TX, 75202  
Against: None

Special Provision Sign District Amendment – Under Advisement:

**SPSD 167-003(SH)**

Planner: Sharon Hurd

**Motion:** It was moved to recommend **approval** of a new subdistrict within the Downtown Retail A Special Provision Sign District (SPSD) to allow a middle level attached sign to exceed a maximum effective area of 500 square feet at 208 South Akard Street (east elevation) east of South Akard Street, between Commerce Street and Jackson Street (208 South Akard Street).

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

For: 10 - Anglin, Rieves, Houston, Davis\*, Shidid, Mack,  
Haney, Housewright, Schultz, Murphy

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

\*out of the room, shown voting in favor

**Notices:** Area: 200 Mailed: 19  
**Replies:** For: 0 Against: 0

**Speakers:** For: David Lambert, 208 S. Akard St., Dallas, TX, 75202  
For (Did not speak): Bill Humphrey, 8750 N. Central Expy., Dallas, TX, 75231  
Against: None

Zoning Cases – Consent:

1. **Z145-310(DL)**

Planner: Donna Moorman

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

**Motion:** In considering a City Council authorized hearing to determine proper zoning on property zoned an IR Industrial Research District, a CS Commercial Service District, a P(A) Parking District, an R-5(A) Single Family District, a CR Community Retail District, and an RR Regional Retail District with consideration given to appropriate zoning for the area including use, development standards, and other appropriate regulations, on property generally bounded by a Texas Utility Easement on the northeast, Cedar Crest Boulevard on the east, both sides of East 11th Street on the south, Corinth Street on the west, and a DART right-of-way on the northwest, it was moved to **hold** this case under advisement until September 28, 2017.

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

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

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

\*out of the room, shown voting in favor

**Notices:** Area: 200 Mailed: 214  
**Replies:** For: 6 Against: 4

**Speakers:** For: Deborah Gardner, 511 Avenue G, Dallas, TX, 75203  
Against: Wanda Summers, 2317 E. 11<sup>th</sup> St., Dallas, TX, 75203  
Billy Persley, 2702 E. 11<sup>th</sup> St., Dallas, TX, 75203  
Roger Albright, 3301 Elm St., Dallas, TX, 75226  
Against (Did not speak): Joe Ondrusek, 3443 Cedar Crest Blvd., Dallas, TX, 75203  
Columbia Packing, 2807 E. 11<sup>th</sup> St., Dallas, TX, 75203

**Note: The Commission heard agenda item #2, Z167-333(SM) next.**

2. Z167-333(SM)

Planner: Sarah May

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

**Motion:** In considering an application for a Specific Use Permit for a child-care facility on property zoned an R-5(A) Single Family District, on the southeast line of Bernal Drive, east of Palacios Avenue, it was moved to **hold** this case under advisement until October 19, 2017.

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

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

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

**Notices:** Area: 200 Mailed: 27  
**Replies:** For: 0 Against: 1

**Speakers:** For: None  
Against: Rita Martinez, 4875 Bernal Dr., Dallas, TX, 75212  
Debra Moore, 3607 Pueblo St., Dallas, TX, 75212

**Note: The Commission heard agenda item #3, Z167-335(SM) next.**

3. Z167-335(SM)

Planner: Sarah May

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

**Motion:** In considering an application for an RR Regional Retail District with deed restrictions volunteered by the applicant on property zoned an MU-3 Mixed Use District on the south line of North Stemmons Freeway, east of Medical District Drive, it was moved to **hold** this case under advisement until October 19, 2017.

Maker: Jung  
Second: Murphy  
Result: Carried: 12 to 0

For: 12 - Anglin, Houston, Davis, Shidid, Mack, Haney, Jung, Housewright, Schultz, Peadon, Murphy, Ridley

Against: 0  
Absent: 2 - Anantasomboon, Tarpley  
Vacancy: 0  
Conflict: 1 - Rieves

**Notices:** Area: 200 Mailed: 10  
**Replies:** For: 0 Against: 0

**Speakers:** None

**Note: The Commission heard agenda item #5, Z167-342(WE) next.**

**4. Z167-341(WE)**

Planner: Warren Ellis

**Motion:** It was moved to recommend **approval** of an MF-2(A) Multifamily District on property zoned an IR Industrial Research District on the north line of Kimsey Drive, northeast of Maple Avenue.

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

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

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

**Notices:** Area: 200 Mailed: 20  
**Replies:** For: 0 Against: 0

**Speakers:** None

**Note: The Commission heard agenda item #1, Z145-310(DL) upon the conclusion of the Consent agenda items.**

5. Z167-342(WE)

Planner: Warren Ellis

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

**Motion:** It was moved to recommend **approval** of the renewal of Specific Use Permit No. 1903 for a late-hours establishment limited to a restaurant without drive-in or drive-through service for a one-year period, subject to conditions with the following modification to condition #7, to read as: "OUTDOOR LIVE MUSIC AND SPEAKERS: Use of outdoor speakers and outdoor live music on the Property is prohibited." on property zoned Planned Development District No. 842 for CR Community Retail District Uses with an MD-1 Greenville Avenue Modified Delta Overlay District on the north line of Alta Avenue, west of Greenville Avenue.

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

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

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

**Notices:** Area: 200 Mailed: 18  
**Replies:** For: 2 Against: 0

**Speakers:** None

**Note: The Commission returned to the regular order of the agenda and heard Zoning Cases – Under Advisement agenda item #6, Z167-250(KK) next.**

Zoning Cases – Under Advisement:

6. Z167-250(KK)

Planner: Kiesha Kay

**Motion:** In considering and application for a new subdistrict for mixed uses on property zoned Subdistrict 1A within Planned Development District No. 714, the West Commerce Street/Fort Worth Avenue Special Purpose District, on the south side of West Commerce Street, between May Street and Sulphur Street, it was moved to **hold** this case under advisement until October 19, 2017.



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

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

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

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

**Speakers:** None

**7. Z156-237(WE)**

Planner: Warren Ellis

**Motion:** In considering an application for a Planned Development District for CR Community Retail District uses on property zoned a CR Community Retail District on the south line of West Northwest Highway, east of Lemmon Avenue, it was moved to **hold** this case under advisement until October 5, 2017.

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

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

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

**Notices:** Area: 500 Mailed: 23  
**Replies:** For: 1 Against: 0

**Speakers:** None

8. Z167-239(WE)

Planner: Warren Ellis

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

**Motion:** It was moved to recommend **denial** of the renewal of Specific Use Permit No. 1624 for an Industrial (outside) not potentially incompatible use for a concrete batch plant on property zoned an IR Industrial Research District on the northwest corner of Commerce Street and Manila Road.

Maker: Schultz  
Second: Davis  
Result: Carried: 11 to 2

For: 11 - Rieves, Houston, Davis, Shidid, Haney, Jung,  
Housewright, Schultz, Peadon, Murphy, Ridley

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

**Notices:** Area: 300 Mailed: 15  
**Replies:** For: 2 Against: 1

**Speakers:** For: Peter Kavanagh, 1620 Hanley Dr., Dallas, TX, 75208  
Samuel Ramos, 2651 Manila Road, Dallas, TX, 75212  
Against: Debra Moore, 3607 Pueblo St., Dallas, TX, 75212  
Enrique Chavez, 4515 Singleton Blvd., Dallas, TX, 75212  
Susybelle Gosslee, 9511 Faircrest Dr., Dallas, TX, 75238  
Against (Did not speak): Jim Schermbeck, P.O. Box 763844, Dallas, TX, 75376

9. Z167-240(JM)

Planner: Jennifer Muñoz

**Motion:** It was moved to recommend **approval** of 1) an amendment to Tract 1a within Planned Development District No. 486, on the southwest corner of Parry Avenue and Bank Street; and **approval** of 2) an amendment to and an expansion of Tract 1b on property zoned Tract 1b, subject to a revised conceptual plan, revised Tract 1a development plan, revised Tract 1b development plan, and conditions within Planned Development District No. 486, and a D(A) Duplex District on the northeast corner of Gurley Avenue and Bank Street.

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

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

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

\*out of the room, shown voting in favor

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

**Speakers:** None

10. **Z167-303(JM)**

Planner: Jennifer Muñoz

**Motion:** It was moved to recommend **approval** of an IR Industrial Research District and **approval** of a Specific Use Permit for an Industrial (outside) not potentially incompatible use limited to a concrete batch plant for a four-year period, subject to a site plan, a landscape plan, and staff's recommended conditions on property zoned an A(A) Agricultural District, on the south line of Simpson Stuart Road, west of South Central Service Expressway.

Maker: Haney  
Second: Peadon  
Result: Carried: 7 to 6

For: 7 - Anglin, Mack, Haney, Jung, Housewright\*, Peadon, Ridley

Against: 6 - Davis, Houston, Murphy, Rieves, Schultz, Shidid

Absent: 2 - Anantasomboon, Tarpley  
Vacancy: 0

\*out of the room, shown voting in favor

**Notices:** Area: 300 Mailed: 17  
**Replies:** For: 1 Against: 0

**Speakers:** For: Amy Hsu, 8111 LBJ Freeway, Dallas, TX, 75251  
Against: None

Zoning Cases – Individual:

11. **Z167-120(SM)**

Planner: Sarah May

**Note: Commissioner Ridley moved to recess the meeting to allow the City Plan Commission meeting move to Room L1FN – Auditorium. Commissioner Shidid seconded the motion. The Commission recessed and resumed the meeting in room L1FN-Auditorium. The Commission continued with the regular order of the agenda and resumed with agenda item #11, Z167-120(SM).**

**Motion:** It was moved to recommend **approval** of a Planned Development District for an R-7.5(A) Single Family District and multifamily uses, subject to a revised development plan and staff's recommended conditions with the following modifications: 1) permit applicant's recommended 7 units, 2) permit 1 parking space per dwelling unit, 3) no tandem parking, 4) paving materials must be permeable and as approved by the Director, in order to prohibit removal of the two large pecan trees to accommodate parking, 5) no expansion of lot coverage of 60 percent, 6) permit applicant's requested projections, 7) 6 foot screening wall at the alley that then reduces in a carpentry fashion to a 4 foot fence in the front, and 8) allow parking in the front yard setback on property zoned an R-7.5(A) Single Family District on the southwest corner of West 10<sup>th</sup> Street and South Brighton Avenue.

Maker: Anglin  
Second: Shidid  
Result: Carried: 7 to 6

For: 7 - Anglin, Shidid, Haney, Housewright, Schultz, Peadon, Murphy

Against: 6 - Rieves, Houston, Davis, Mack, Jung, Ridley  
Absent: 2 - Anantasomboon, Tarpley  
Vacancy: 0

**Notices:** Area: 500 Mailed: 112  
**Replies:** For: 4 Against: 1

**Speakers:** For: Rob Baldwin, 3904 Elm St., Dallas, TX, 75226  
Sophie Crash, 317 S. Montreal Ave., Dallas, TX, 75208  
Gordon Ip, 3904 Elm St., Dallas, TX, 75226  
For (Did not speak): Simon Rook, 317 S. Montreal Ave., Dallas, TX, 75208  
Aline Torres, 317 S. Montreal Ave., Dallas, TX, 75208  
Against: Karen Simmons, 120 S. Brighton, Dallas, TX, 75208  
Against (Did not speak): Steven Horton, 1720 W. 10<sup>th</sup> St., Dallas, TX, 75208

12. **Z167-337(JM)**

Planner: Jennifer Muñoz

**Motion:** It was moved to recommend **approval** of the renewal and amendment of Specific Use Permit No. 2211 for an alcoholic beverage establishment limited to a bar, lounge or tavern and a commercial amusement (inside) limited to a live music venue for a two-year period, subject to a revised site plan to include the deletion of the specific address for the remote parking area (as briefed) and revised conditions to require parking be to code and removal of the off-street parking regulations on property zoned Tract A within Planned Development District No. 269, the Deep Ellum/Near East Side District, on the southeast corner of West Commerce Street and Murray Street.

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

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

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

**Notices:** Area: 200 Mailed: 11  
**Replies:** For: 7 Against: 0

**Speakers:** For (Did not speak): Audra Buckley, Address not given  
Against: None

13. **Z167-306(WE)**

Planner: Warren Ellis

**Motion:** It was moved to recommend **approval** a Planned Development Subdistrict for O-2 Office Subdistrict uses, subject to a development plan, landscape plan and revised conditions to include the following revisions: 1) SEC. S-.106. MAIN USES PERMITTED., (b), add “retail food store” to main uses permitted by right at street level only, 2) SEC. S-.108. YARD, LOT, AND SPACE REGULATIONS., (d) Floor area, (1) and (2) add “retail food store” as a use, 3) SEC. S-.108. YARD, LOT, AND SPACE REGULATIONS., (b) Front yard., (1) and (2) remove language “for an office use”, and 4) SEC. S-.108. YARD, LOT, AND SPACE REGULATIONS., (d) Floor area., (1) strike language “for an office use” and replace with “In conjunction with an office use” on property zoned an O-2 Office Subdistrict within Planned Development District No. 193, the Oak Lawn Special Purpose District, on the west corner of Cedar Springs Road and Turtle Creek Boulevard.

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

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

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

**Notices:** Area: 500 Mailed: 748  
**Replies:** For: 3 Against: 0

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

Authorization of a Hearing:

Andrew Ruegg

**Motion:** It was moved to **authorize** a public hearing to determine the proper zoning on property zoned Planned Development District No. 15 in an area generally bounded by Pickwick Lane on the west, the alley north of Northwest Highway on the north, Baltimore Drive on the east, and Northwest Highway on the south with consideration being given to establishing appropriate zoning regulations including use, development standards, and other appropriate regulations. **This is a hearing to consider the request to authorize the hearing and not the rezoning of property at this time.**

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

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

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

\*out of the room, shown voting in favor

**Speakers:** None

Vasavi Pilla

**Motion:** It was moved to **authorize** a public hearing to determine the proper zoning on property zoned Planned Development District No. 67, Planned Development District No. 326, Planned Development District No. 515, Planned Development District No. 659, Planned Development District No. 670, Planned Development District No. 771, Planned Development District No. 814, Planned Development District No. 947, a CR Community Retail District, a CS Commercial Service District, a D(A) Duplex District, an IR Industrial Research District, an LO-1 Limited Office District, an MC-1 Multiple Commercial District, an MF-2(A) Multifamily District, a P(A) Parking District, an R-7.5(A) Single Family District, an R-10(A) Single Family District, a TH-2(A) Townhouse District, and a TH-3(A) Townhouse District in an area generally bound by Lovers Lane to the north, Inwood Road to the east, Mockingbird Lane to the south, and Lemmon Avenue and Bluffview Boulevard to the west with consideration being given to appropriate zoning for the area including use, development standards, and other appropriate regulations. **This is a hearing to consider the request to authorize the hearing and not the rezoning of property at this time.**

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

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

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

\*out of the room, shown voting in favor

**Speakers:** None

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### Other Matters

### Minutes

**Motion:** It was moved to **approve** the minutes of the August 17, 2017, City Plan Commission meeting, subject to the following corrections:

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

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

Against: 0

Absent: 2 - Anantasomboon, Tarpley

Vacancy: 0

\*out of the room, shown voting in favor

### Adjournment

**Motion:** It was moved to **adjourn** the September 7, 2017, City Plan Commission meeting at 6:39 p.m.

Maker: Ridley

Second: Mack

Result: Carried: 13 to 0

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

Against: 0

Absent: 2 - Anantasomboon, Tarpley

Vacancy: 0

\*out of the room, shown voting in favor

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Gloria Tarpley, Chair