

PLAN COMMISSION MINUTES

The City Plan Commission held a regular Zoning Hearing on June 22, 2017, with the briefing starting at 10:40 a.m., in Room 5ES and the public hearing at 1:43 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 and Margot Murphy. The following Commissioner was absent from this hearing as defined in the City Plan Commission rules: Paul E. Ridley. 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) **S167-193**

Motion: It was moved to **approve** an application to create one 7.55-acre lot and one 18.192-acre lot from a 25.74-acre tract of land on property located on Camp Wisdom Road, east of Clark Road, subject to compliance with the conditions listed in the docket.

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

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

Against: 0
Absent: 1 - Ridley
Vacancy: 0

Speakers: None

(2) S167-194

Motion: It was moved to **approve** an application to replat a 4.803-acre tract of land to create one 0.9298-acre lot and one 3.8736-acre lot from a tract of land containing all of Lot 1A in City Block 3/203 on property bounded by S. Hall Street, Chestnut Street, IH-30E, and Jeffries Street, subject to compliance with the conditions listed in the docket.

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

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

Against: 0
Absent: 1 - Ridley
Vacancy: 0

Speakers: None

(3) S167-195

Motion: It was moved to **approve** an application to create one 9.483-acre lot and one 10.491-acre lot from a 20.825-acre tract of land located between Goodnight Lane and IH-35E, north of Manana Drive, subject to compliance with the conditions listed in the docket.

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

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

Against: 0
Absent: 1 - Ridley
Vacancy: 0

Speakers: None

(4) S167-196

Motion: It was moved to **approve** an application to create two 10,999-square foot lots from a 0.505-acre tract of land on property located on Garden Grove Drive between Biggs Street and S. Belt Line Road, subject to compliance with the conditions listed in the docket.

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

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

Against: 0
Absent: 1 - Ridley
Vacancy: 0

Speakers: None

(5) S167-198

Motion: It was moved to **approve** an application to create a 0.689-acre lot from a tract of land in City Block 182 on property located on Main Street, west of Pryor Street, subject to compliance with the conditions listed in the docket.

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

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

Against: 0
Absent: 1 - Ridley
Vacancy: 0

Speakers: None

(6) S167-199

Motion: It was moved to **approve** an application to replat a 0.458-acre tract of land containing all of Lots 15 and 16 in City Block 6/707 to create one lot on property located on San Jacinto Street at Bennett Avenue, east corner, subject to compliance with the conditions listed in the docket.

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

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

Against: 0
Absent: 1 - Ridley
Vacancy: 0

Speakers: None

(7) S167-200

Motion: It was moved to **approve** an application to replat a 0.353-acre tract of land containing all of Lots 1 and 2 in City Block B/709 to create one 0.145-acre lot and one 0.208-acre lot on property located on Fitzhugh Avenue at Virginia Avenue, south corner, subject to compliance with the conditions listed in the docket.

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

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

Against: 0
Absent: 1 - Ridley
Vacancy: 0

Speakers: None

(8) S167-201

Motion: It was moved to **approve** an application to replat a 1.0071-acre tract of land containing all of Lots 1 and 2, part of Lots 3, 4, and 5 in City Block 8/728 to create one lot on property located on Bryan Street at Prairie Avenue, south corner, subject to compliance with the conditions listed in the docket.

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

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

Against: 0
Absent: 1 - Ridley
Vacancy: 0

Speakers: None

(9) S167-202

Motion: It was moved to **approve** an application to replat a 0.725-acre tract of land containing all of Lots 2, 3 and 4 in City Block 36/3156 to create one lot on property located on Tenth Street, east of Adams Avenue, subject to compliance with the conditions listed in the docket.

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

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

Against: 0
Absent: 1 - Ridley
Vacancy: 0

Speakers: None

(10) **S167-203**

Motion: It was moved to **approve** an application to replat a 4.8140-acre tract of land containing part of Lot 1B in City Block 1/7755 to create one 4.1174-acre lot and one 0.6966-acre lot on property located on Coit Road at Banner Drive, west corner, subject to compliance with the conditions listed in the docket.

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

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

Against: 0
Absent: 1 - Ridley
Vacancy: 0

Speakers: None

(11) **S167-204**

Motion: It was moved to **approve** an application to create one lot from a 2.367-acre tract of land in City Block 6171 on property located at 1140 Westmoreland Road, east of Moulin Rouge Drive, subject to compliance with the conditions listed in the docket.

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

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

Against: 0
Absent: 1 - Ridley
Vacancy: 0

Speakers: None

(12) **S167-205**

Motion: It was moved to **approve** an application to replat a 3.805-acre tract of land containing all of Lots 15 through 22 in City Block 4/699 and part of Lot 1 in City Block 1/700 to create one lot on property located on Annex Avenue between San Jacinto Street and Ross Avenue, subject to compliance with the conditions listed in the docket with the deletion of Conditions #23 and #24.

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

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

Against: 0
Absent: 1 - Ridley
Vacancy: 0

Speakers: None

(13) **S167-207**

Motion: It was moved to **approve** an application to replat all of Lot 1 and a 6.813-acre tract of land in City Block 7318 to create one 6.829-acre lot on property located at 11400 North Central Expressway (US. Highway 75), subject to compliance with the conditions listed in the docket.

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

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

Against: 0
Absent: 1 - Ridley
Vacancy: 0

Speakers: None

Residential Replat:

(14) **S167-197**

Motion: It was moved to **approve** an application to replat a 21.481-acre tract of land containing all of Lots 1 through 13 in City Block E/5905; all of Lots 1 through 4 in City Block A/5899; all of Lots 1 through 10 in City Block B/5899; all of City Blocks 3877, and 8/3969; and a portion of abandoned Childs Street to create 1 lot on property located in the vicinity of the northeast corner of Bonnie View Road and Morrell Avenue, subject to compliance with the conditions listed in the docket.

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

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

Against: 0
Absent: 1 - Ridley
Vacancy: 0

Notices: Area: 200 Mailed: 79
Replies: For: 0 Against: 0

Speakers: For: (Did not speak): Rob Baldwin, 3904 Elm St., Dallas, TX, 75226
Against: None

Development Code Amendment – Public Hearing:

DCA145-002 - Public Hearing to receive comments on proposed amendments to Article X, the Landscape and Tree Preservation regulations in Chapter 51A of the Dallas Development Code.

Speakers: Steve Houser, Address not given
Sara Beckelman, 2705 Pennington St., Irving TX, 75062
Stan Aten, 3165 Onannon Dr., Dallas, TX, 75224
Juanita Morrow, 4115 S. Better Dr., Dallas, TX, 75229
Matt Grubisich, 2906 Swiss Ave., Dallas, TX, 75204
Macy Davis, 8322 Ridgelea St., Dallas, TX, 75209
Pam Conley, 901 N. Madison Ave., Dallas, TX, 75208
Bob Stimson, 707 Tenna Loma Ct., Dallas, TX, 75208

Miscellaneous Items:

D167-019

Planner: Sharon Hurd

Motion: It was moved to **approve** a development plan for industrial uses on property zoned Subdistrict S-1c, South Zone within Planned Development District No. 521, on the east line of Mountain Creek Parkway, north of Camp Wisdom Road.

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

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

Against: 0
Absent: 1 - Ridley
Vacancy: 0

Speakers: None

D167-020

Planner: Andrew Ruegg

Motion: It was moved to **approve** a development plan for a retail use on property zoned Planned Development District No. 605, on the west side of South Buckner Boulevard, north of Clover Haven Street.

Note: It was determined a landscape plan would not be required.

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

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

Against: 0
Absent: 1 - Ridley
Vacancy: 0

*out of the room, shown voting in favor

Speakers: None

M167-030

Planner: Sharon Hurd

Motion: It was moved to **approve** a minor amendment to a development plan on property zoned Planned Development District No. 68, on the southeast corner of Churchill Way and Preston Road.

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

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

Against: 0
Absent: 1 - Ridley
Vacancy: 0

*out of the room, shown voting in favor

Speakers: For (Did not speak): Hudson Lockett, 57385 Velasco Ave., Dallas, TX, 75206
Against: None

M167-003

Planner: Andrew Ruegg

Motion: It was moved to **approve** a minor amendment to the development plan for a public school use on property zoned Area 7 within Planned Development District No. 465, the Arlington Park Special Purpose District, on the east line of Wayside Drive, south of Chattanooga Place.

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

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

Against: 0
Absent: 1 - Ridley
Vacancy: 0

*out of the room, shown voting in favor

Speakers: For: None
Against: None
Neutral: Charles Murray, 5614 Mesa Cir., Dallas, TX, 75235

M167-028

Planner: Andrew Ruegg

Motion: It was moved to **approve** a minor amendment to the development plan for a general merchandise or food store greater than 3,500 square feet use on property zoned Tract 1 within Planned Development District No. 610, on the southeast corner of Lovers Lane and Greenville Avenue.

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

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

Against: 0
Absent: 1 - Ridley
Vacancy: 0

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

M167-029

Planner: Andrew Ruegg

Motion: It was moved to **approve** a minor amendment to the revised development plan, development rights compliance chart, and landscape plans for an office use on property zoned Subarea H within Planned Development Subdistrict No. 79, the Harwood Special Purpose District in Planned Development District No. 193, the Oak Lawn Special Purpose District, on the south corner of North Harwood Street and Payne Street.

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

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

Against: 0
Absent: 1 - Ridley
Vacancy: 0

*out of the room, shown voting in favor

Speakers: None

M167-031

Planner: Andrew Ruegg

Motion: It was moved to **approve** a minor amendment to the development plan and landscape plan for a multifamily use on property zoned Tract 1 within Planned Development Subdistrict No. 116 in Planned Development District No. 193, the Oak Lawn Special Purpose District, on the southwest corner of North Central Expressway and Oliver Street.

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

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

Against: 0
Absent: 1 - Ridley
Vacancy: 0

*out of the room, shown voting in favor

Speakers: None

M167-032

Planner: Neva Dean

Motion: It was moved to **approve** a minor amendment to the site plan for Specific Use Permit No. 1518 for a bed and breakfast use on property zoned Tract B within Planned Development Subdistrict No. 98 with Historic Overlay No. 72, the Peak's Suburban Addition Neighborhood Historic District, on the northwest line of Junius Street, southwest of North Peak Street.

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

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

Against: 0
Absent: 1 - Ridley
Vacancy: 0

*out of the room, shown voting in favor

Speakers: None

M167-024

Planner: Pamela Daniel

Motion: It was moved to **approve** a minor amendment to the development plan, subject to classroom specification on the site notes on property zoned Tract 1 of Planned Development District No. 504, on the southeast corner of Midway Road and Northaven Road.

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

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

Against: 0
Absent: 1 - Ridley
Vacancy: 0

Speakers: None

Thoroughfare Plan Amendment:

Lamar Street from Elm Street to Young Street

Planner: Chelsea St. Louis

Motion: It was moved to recommend **approval** of CPC Transportation Committee recommendation of approval of an amendment to the City of Dallas Central Business District Streets and Vehicular Circulation Plan to change the operational characteristics of Lamar Street from Elm Street to Young Street from a southbound three-lane roadway and a northbound three-lane roadway in 78-100 feet of right-of-way and 66 feet of pavement to a southbound two-lane roadway and a northbound two-lane roadway in 78-80 feet of right-of-way and 48-60 feet of pavement to facilitate a drop-off/parking zone on the west side of Lamar next to El Centro College.

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

For: 12 - Anglin, Houston, Davis, Shidid,
Anantasomboon, Mack, Haney, Housewright,
Schultz, Peadon, Murphy, Tarpley

Against: 0
Absent: 1 - Ridley
Vacancy: 0
Conflict: 2 - Rieves, Jung

Speakers: None

Zoning Cases – Consent:

1. Z167-274(PD)

Planner: Pamela Daniel

Motion: It was moved to recommend **approval** of the renewal of Specific Use Permit No. 2144 for a bar, lounge, or tavern for a two-year period, subject to conditions on property zoned Tract A, Planned Development No. 269, the Deep Ellum/Near East Side Special Purpose District, on the north side of Main Street, west of North Crowds Street.

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

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

Against: 0
Absent: 1 - Ridley
Vacancy: 0

*out of the room, shown voting in favor

Notices: Area: 200 Mailed: 19
Replies: For: 4 Against: 0

Speakers: None

2. Z167-283(PD)

Planner: Pamela Daniel

Motion: It was moved to recommend **approval** of a Specific Use Permit for an alcoholic beverage establishment limited to a bar, lounge or tavern use for a two-year period, subject to a site plan and conditions on property zoned Tract A within Planned Development District No. 269, the Deep Ellum/Near East Side Special Purpose District, on the east side of Hall Street fronting on Elm Street and Main Street.

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

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

Against: 0
Absent: 1 - Ridley
Vacancy: 0

*out of the room, shown voting in favor

Notices: Area: 300 Mailed: 29
Replies: For: 7 Against: 1

Speakers: None

3. Z167-285(PD)

Planner: Pamela Daniel

Motion: It was moved to recommend **approval** of a Planned Development District for R-10(A) Single Family District and public school other than an open-enrollment charter school uses, subject to a development plan, traffic management plan, and conditions on property zoned an R-10(A) Single Family District on property bounded by Park Lane, Dale Crest Drive, Kinkaid Drive and Harwich Drive.

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

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

Against: 0
Absent: 1 - Ridley
Vacancy: 0

*out of the room, shown voting in favor

Notices: Area: 500 Mailed: 207
Replies: For: 1 Against: 1

Speakers: None

4. Z167-258(SM)

Planner: Sarah May

Note: The Commission considered this item individually.

Motion: It was moved to recommend **approval** of a Planned Development for TH-1(A) Townhouse District, single family, and private street or alley uses, subject to a conceptual plan and conditions with the addition of the following sentences: "A minimum of 1200 linear feet of walking trails are required throughout both open space areas." and "A minimum of one bench per 100 linear feet of walking trail is required along the walking trails" on property zoned an R-1ac(A) Single Family District on the southeast line of Keller Springs Road, west of Preston Road.

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

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

Against: 0
Absent: 1 - Ridley
Vacancy: 0
Conflict: 1 - Peadon

*out of the room, shown voting in favor

Notices: Area: 500 Mailed: 309
Replies: For: 3 Against: 3

Speakers: For: Brad Williams, 2728 N. Harwood St., Dallas, TX, 75201
Against: None

Note: The Commission heard agenda item #7, Z167-132(JM) next.

5. Z167-262(SM)

Planner: Sarah May

Motion: It was moved to recommend **approval** of a new subdistrict, subject to conditions on property zoned Subdistrict 4 in Planned Development District No. 357, the Farmers Market Special Purpose District and the Harwood Historic District No. 48 on a portion, on the northeast corner of South Harwood Street and Jackson Street.

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

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

Against: 0
Absent: 1 - Ridley
Vacancy: 0
Conflict: 1 - Houston

*out of the room, shown voting in favor

Notices: Area: 500 Mailed: 69
Replies: For: 0 Against: 0

Speakers: None

6. Z167-290(SM)

Planner: Sarah May

Motion: It was moved to recommend **approval** of the termination of existing deed restrictions on property zoned a CR Community Retail District on the east line of Greenville Avenue, north of Walnut Hill.

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

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

Against: 0
Absent: 1 - Ridley
Vacancy: 0
Conflict: 1 - Shidid

*out of the room, shown voting in favor

Notices: Area: 300 Mailed: 8
Replies: For: 0 Against: 0

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

7. Z167-132(JM)

Planner: Jennifer Muñoz

Note: The Commission considered this item individually.

Motion I: In considering an application for a Planned Development Subdistrict for MF-2 Multifamily Subdistrict and private school uses on property zoned an MF-2 Multiple Family Subdistrict within Planned Development District No. 193, the Oak Lawn Special Purpose District, on the southwest corner of Cole Avenue and Oliver Street, on both sides of the alley on the southwest side of Oliver Street, it was moved to **hold** this case under advisement until September 7, 2017 and direct staff to re-notice and re-advertise for a specific use permit.

Maker: Jung
Second: Housewright

Result: Failed: 4 to 10

For: 4 - Rieves, Houston, Haney, Jung

Against: 10 - Anglin, Davis, Shidid, Anantasomboon, Mack,
Housewright, Schultz, Peadon, Murphy,
Tarpley

Absent: 1 - Ridley

Vacancy: 0

Motion II: It was moved to recommend **denial** of a Planned Development Subdistrict for MF-2 Multifamily Subdistrict and private school uses on property zoned an MF-2 Multiple Family Subdistrict within Planned Development District No. 193, the Oak Lawn Special Purpose District, on the southwest corner of Cole Avenue and Oliver Street, on both sides of the alley on the southwest side of Oliver Street.

Maker: Jung

Second: None

Result: Failed for lack of a second

Motion III: It was moved to recommend **approval** of a Planned Development Subdistrict for MF-2 Multifamily Subdistrict and private school uses, subject to a development plan and conditions with limiting student population to 65 on property zoned an MF-2 Multiple Family Subdistrict within Planned Development District No. 193, the Oak Lawn Special Purpose District, on the southwest corner of Cole Avenue and Oliver Street, on both sides of the alley on the southwest side of Oliver Street.

Maker: Anglin

Second: Houston

Result: Carried: 13 to 1

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

Against: 1 - Jung

Absent: 1 - Ridley

Vacancy: 0

Notices: Area: 200 Mailed: 94

Replies: For: 5 Against: 8

Speakers: For: Dallas Cothrum, 900 Jackson St., Dallas, TX, 75202

Samme Sharley Smith, 4344 Travis St., Dallas, TX, 75205
Alonzo See III, 6507 Bob-O-Link Dr., Dallas, TX, 75214
Finley Carin, 4031 Prescott Ave., Dallas, TX, 75205
For (Did not speak): Duncan Frissell, 12680 Hillcrest Rd., Dallas, TX, 75230
Jennifer Lee, 9506 Moss Farm Ln., Dallas, TX, 75243
Melaine Coley, 4650 Cole Ave., Dallas, TX, 75205
Christine Javed, 14255 Preston Rd., Dallas, TX, 75254
Pauline Anderson, 230 E. Fifth St., Dallas, TX, 75205
William Brummett, 802 Pebble Ridge Dr., Lewisville, TX, 75067
Christine Del Rosario, 3900 Swiss Ave., Dallas, TX, 75204
Stephanie Pickett, 7026 Vivian Ave., Dallas, TX, 75223
Matt Duffy, 3308 Chandler Ct., Irving, TX, 75062
Steve Lord, 4500 Westridge Ave., Fort Worth, TX, 76116
Andrew Dittman, 1114 Midway Dr., Richardson, TX, 75081
Mikel Del Rosario, 3900 Swiss Ave., Dallas, TX, 75204
Michael D. Vinson, 304 Glenn Ave., Rockwall, TX, 75087
Jim Cole, 4333 Cole Ave., Dallas, TX, 75205
Thomas Smith, 9418 Timberleaf Dr., Dallas, TX, 75243
Matthew Banek, 9305 Nottingham Ct., Rockwall, TX, 75088
Davis Bucy, 7043 Helsem Way, Dallas, TX, 75230
Kathleen Smith, 9418 Timberleaf Dr., Dallas, TX, 75243
John Thorpe, 8505 Hackney Ln., Dallas, TX, 75238
Christine Boonzaaijer, 4329 Cole Ave., Dallas, TX, 75205
Aaron Caughran, 6310 Vanderbilt Ave., Dallas, TX, 75214
Allison Steinberg, 4339 Buena Vista St., Dallas, TX, 75205
Lilian Archbold, 908 Chimney Hill Trl., Southlake, TX, 76092
Edwin Archbold, 908 Chimney Hill Trl., Southlake, TX, 76091
Joe Hernerding, 3966 McKinney Blvd., Dallas, TX, 75204
John Boonzaaijer, 4329 Cole Ave., Dallas, TX, 75205
Lois Roth, 12680 Hillcrest Rd., Dallas, TX, 75230

Against: None

Note: The Commission heard agenda item #8, Z167-240(JM) next.

8. Z167-240(JM)

Planner: Jennifer Muñoz

Note: The Commission considered this item individually.

Motion: In considering an application to 1) amend Tract 1a within Planned Development District No. 486, on the southwest corner of Parry Avenue and Bank Street; and 2) amend and expand Tract 1b on property zoned Tract 1b within Planned Development District No. 486, and a D(A) Duplex District on the northeast corner of Gurley Avenue and Bank Street, it was moved to **hold** this case under advisement until July 20, 2017.

Maker: Rieves
Second: Houston

Result: Carried: 14 to 0

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

Against: 0
Absent: 1 - Ridley
Vacancy: 0

Notices: Area: 500 Mailed: 183
Replies: For: 8 Against: 10

Speakers: None

Note: The Commission heard agenda item #12, Z167-247(OTH) next.

9. Z167-276(JM)

Planner: Jennifer Muñoz

Motion: It was moved to recommend **denial without prejudice** of a Specific Use Permit for a tattoo studio on property within the Subdistrict 1 portion of Planned Development District No. 621, the Old Trinity and Design District Special Purpose District, on the west line of Dragon Street, southeast of Oak Lawn Avenue.

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

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

Against: 0
Absent: 1 - Ridley
Vacancy: 0

*out of the room, shown voting in favor

Notices: Area: 200 Mailed: 22
Replies: For: 0 Against: 9

Speakers: None

10. **Z167-277(JM)**

Planner: Jennifer Muñoz

Motion: It was moved to recommend **approval** of a Specific Use Permit for an alcoholic beverage establishment use limited to a bar, lounge or tavern and an inside commercial amusement use limited to a live music venue for a two-year period, subject to a site plan and conditions on property zoned Tract A within Planned Development District No. 269, the Deep Ellum/Near East Side Special Purpose District, on the north side of Elm Street, west of North Crowds Street.

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

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

Against: 0
Absent: 1 - Ridley
Vacancy: 0

*out of the room, shown voting in favor

Notices: Area: 200 Mailed: 16
Replies: For: 4 Against: 0

Speakers: None

11. **Z167-282(JM)**

Planner: Jennifer Muñoz

Motion: It was moved to recommend **approval** of an amendment to Planned Development District No. 790 to increase the allowable square footage, subject to a revised development plan and conditions within Area C, on the west corner of Royal Lane and Greenville Avenue.

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

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

Against: 0
Absent: 1 - Ridley
Vacancy: 0

*out of the room, shown voting in favor

Notices: Area: 500 Mailed: 141
Replies: For: 8 Against: 1

Speakers: None

12. Z167-247(OTH)

Planner: Olga Torres Holyoak

Note: The Commission considered this item individually.

Motion: It was moved to recommend **approval** of the renewal of Specific Use Permit No. 1863 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 two-year periods, subject to a revised site plan and staff's recommended conditions on property zoned a CR-D-1 Community Retail District with a D-1 Liquor Control Overlay on the north side of Scyene Road, west of Jim Miller Road.

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

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

Against: 0
Absent: 1 - Ridley
Vacancy: 0

Notices: Area: 400 Mailed: 78
Replies: For: 1 Against: 1

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

Note: The Commission returned to the regular order of the agenda and heard agenda item #16, Z167-113(WE) next.

13. Z167-261(OTH)

Planner: Olga Torres Holyoak

Motion: It was moved to recommend **approval** of the renewal of Specific Use Permit No. 1484 for a commercial amusement (inside) limited to a Class A dance hall for a five-year period, subject to conditions on property within Planned Development District No. 784, the Trinity River Corridor Special Purpose District, on the west corner of South Riverfront Boulevard and Dearborn Street.

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

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

Against: 0
Absent: 1 - Ridley
Vacancy: 0

*out of the room, shown voting in favor

Notices: Area: 200 Mailed: 9
Replies: For: 0 Against: 0

Speakers: None

14. Z167-265(OTH)

Planner: Olga Torres Holyoak

Motion: It was moved to recommend **approval** of a CS Commercial Service District with deed restrictions volunteered by the applicant, subject to deed restrictions volunteered by the applicant on property zoned an R-1/2(A) Single Family District on the east side of South St. Augustine Road, south of Haymarket Road.

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

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

Against: 0
Absent: 1 - Ridley
Vacancy: 0

*out of the room, shown voting in favor

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

Speakers: None

15. **Z167-278(WE)**

Planner: Warren Ellis

Motion: It was moved to recommend **approval** of an amendment to Subarea 2 and Subarea 3, subject to a revised conceptual plan and conditions in Planned Development District No. 787, on the south line of West Northwest Highway, west of Midway Road.

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

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

Against: 0
Absent: 1 - Ridley
Vacancy: 0

*out of the room, shown voting in favor

Notices: Area: 500 Mailed: 101
Replies: For: 9 Against: 1

Speakers: For: None

Against (Did not speak): Adam Hyman, 9411 Monteleon Ct., Dallas, TX, 75220

Note: The Commission heard agenda item #4, Z167-258(SM) upon the conclusion of the Consent agenda items.

Zoning Cases – Under Advisement:

16. **Z167-113(WE)**

Planner: Warren Ellis

Motion: It was moved to recommend **approval** of an NS(A) Neighborhood Service District with deed restrictions volunteered by the applicant, subject to revised deed restrictions volunteered by the applicant with inclusion of photography studio and tattoo parlor (as defined in Chapter 51A) on property zoned an NO(A) Neighborhood Office District on the southeast corner of Trinity Mills Road and Westgrove Road.

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

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

Against: 0
Absent: 1 - Ridley
Vacancy: 0

Notices: Area: 300 Mailed: 35
Replies: For: 2 Against: 4

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

17. **Z167-236(WE)**

Planner: Warren Ellis

Motion: It was moved to recommend **approval** of expansion of and an amendment to Planned Development District No. 838 for a public school other than an open-enrollment charter school and R-7.5(A) Single Family District uses, subject to a revised development/landscape plan, revised traffic management plan and revised conditions to include the following modifications: 1) under Section 51P-838.112., TRAFFIC MANAGEMENT PLAN. (c) Parking Study. (1) to read: "(1) as part of the regular TPM update, a parking demand study must be provided to ensure that adequate parking is provided for the demand generated by the public school. (2) if the director determines that the current traffic management plan results in a parking shortfall, the director shall require the Property owner to submit an amended traffic management plan. If the Property owner fails to submit an amended traffic management plan within 30 days, the director shall notify the City Plan Commission.", 2) under Section 51P-838.114. ADDITIONAL PROVISIONS. Subsection (c) to read: A public school other than open-enrollment charter

school must provide sidewalk crossings and crossing guards at each intersection of driveways and sidewalks. (to ensure intent final language provided by the City Attorney's office prior to Council) and 3) under Section 51P-938.109. OFF STREET PARKING AND LOADING. (b) reinsert stricken language to read as follows: "Future expansion of the public school other than an open-enrollment charter school after January 26, 2011 must adhere to the off-street parking and loading requirements of Division 51A-4.200." on property zoned an R-7.5(A) Single Family District and Planned Development District No. 838, on the northwest corner of Marsalis Avenue and Garza Avenue.

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

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

Against: 0
Absent: 1 - Ridley
Vacancy: 0

*out of the room, shown voting in favor

Notices: Area: 500 Mailed: 161
Replies: For: 6 Against: 1

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

18. Z167-266(KK)

Planner: Kiesha Kay

Motion I: It was moved to recommend **approval** of an amendment to Subdistrict 2D within Planned Development District No. 714, the West Commerce Street/Fort Worth Avenue Special Purpose District for mixed uses, subject to staff's recommended revised conditions (as briefed) with the following modifications: 1) **Exclusion of the Chase Bank building**, 2) Maximum 50 percent metal material on Sylvan Avenue street-facing façade, 3) Maximum 90 percent metal material on Fort Worth Avenue street-facing façade, and 4) Minimum 15 percent transparency collectively within Subdistrict 2D on the south side of Fort Worth Avenue, between Sylvan Avenue and Chappell Street.

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

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

Against: 0
Absent: 1 - Ridley
Vacancy: 0

Notices: Area: 500 Mailed: 41
Replies: For: 2 Against: 6

Speakers: For: David Whitley, 400 N. St. Paul St., Dallas, TX, 75201
Rayford Butler, 3425 Chihuahua Ave., Dallas, TX, 75202
Against: Deborah Carpenter, 2009 Neal St., Dallas, TX, 75208
Ronnie Mestas, 3215 Rutz St., Dallas, TX, 75212
Neutral: Pam Conley, 901 N. Madison Ave., Dallas, TX, 75208

Zoning Cases – Individual:

19. **Z167-280(KK)**

Planner: Kiesha Kay

Motion: It was moved to recommend **denial** of a Specific Use Permit for a tower/antenna for cellular communication on property zoned an R-7.5(A) Single Family District and an MF-2(A) Multifamily District on the south side of West Wheatland Road, east of South Polk Street.

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

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

Against: 0
Absent: 1 - Ridley
Vacancy: 0

*out of the room, shown voting in favor

Notices: Area: 500 Mailed: 43
Replies: For: 1 Against: 2

Speakers: None

20. **Z167-281(KK)**

Planner: Kiesha Kay

Motion: It was moved to recommend **denial** of a Specific Use Permit for a tower/antenna for cellular communication on property zoned an NS(A) Neighborhood Service District on the northeast corner of North Masters Drive and Grove Oaks Boulevard.

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

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

Against: 0
Absent: 1 - Ridley
Vacancy: 0

*out of the room, shown voting in favor

Notices: Area: 500 Mailed: 70
Replies: For: 1 Against: 0

Speakers: None

21. **Z167-190(SM)**

Planner: Sarah May

Motion: In considering an application of a Planned Development Subdistrict for MF-3 Multiple Family and tower/antenna for cellular communication uses on property zoned an MF-3 Multiple Family Subdistrict within Planned Development District No. 193, the Oak Lawn Special Purpose District, with a D Liquor Control Overlay on the south corner of Welborn Street and Congress Avenue, it was moved to **hold** this case under advisement until July 20, 2017.

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

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

Against: 0
Absent: 1 - Ridley
Vacancy: 0

*out of the room, shown voting in favor

Notices: Area: 500 Mailed: 453
Replies: For: 38 Against: 41

Speakers: For: None

For (Did not speak): Dallas Cothrum, 900 Jackson St., Dallas, TX, 75202

Against: Bernard Bortnick, 1260 Breckenridge Dr., Dallas, TX, 75230

22. **Z167-275(WE)**

Planner: Warren Ellis

Motion: It was moved to recommend **approval** of the renewal of Specific Use Permit No. 2050 for a bar, lounge, or tavern for a three-year period, subject to staff's recommended conditions on property zoned Tract A within Planned Development District No. 269, the Deep Ellum/Near East Side Special Purpose District, on the south line of Elm Street, west of Crowds Street.

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

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

Against: 0
Absent: 1 - Ridley
Vacancy: 0

Notices: Area: 200 Mailed: 13
Replies: For: 3 Against: 0

Speakers: None

Development Code Amendment:

DCA 156-006

Planner: Vasavi Pilla

Motion: It was moved to recommend **no change** of amending Chapters 51 and 51A of the Dallas Development Code, Section 51-4.201 and Section 51(A)-4.209 to allow the Board of Adjustment to grant a special exception to authorize an additional dwelling unit to be rented, and Section 51-4.500 and Section 51A-4.500 to create regulations for an accessory dwelling unit overlay.

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

For: 7 - Anglin, Houston, Shidid, Anantasomboon,
Haney, Housewright, Tarpley

Against: 6 - Rieves, Davis, Mack, Jung, Schultz, Peadon
Absent: 2 - Murphy, Ridley
Vacancy: 0

Speakers: For: Selena Urquhart, 5514 Vickery Blvd., Dallas, TX, 75206
Kenneth Lampton, 6014 Llano Ave., Dallas, TX, 75206
Allen Urquhart, 5514 Vickery Blvd., Dallas, TX, 75206
Santos Martinez, 1111 Cordova St., Dallas, TX, 75223
Against: Shelia Bellows, 3325 Rockbliff Dr., Dallas, TX, 75227
Pam Conley, 901 N. Madison Ave., Dallas, TX, 75208
Dana Mills, 4331 Glenwood Ave., Dallas, TX, 75205
Staff: David Cossum, Director, Sustainable Development and Construction

Reconsiderations:

Z156-344(OTH)

Planner: Olga Torres Holyoak

Motion to Reconsider: It was moved to **approve** reconsider of the action taken on June 8, 2017, which was to recommend approval of 1) a TH-2(A) Townhouse District, an MF-2(A) Multifamily District, an MF-3(A) Multifamily District, a CR Community Retail District, subject to a revised conceptual plan and conditions for the remainder of Planned Development District No. 624 on property zoned Planned Development District No. 624, as requested by the applicant; approval of 2) an MF-2(A) Multifamily District and termination of the existing deed restrictions on property zoned a TH-2(A) Townhouse District with deed restrictions, as requested by the applicant; approval of 3) an MU-2 Mixed Use District, a TH-2(A) Townhouse District, an MF-3(A) Multifamily District, a UC-2 Urban Corridor District, and a CR Community Retail District on property zoned an R-7.5(A) Single Family District, as requested by the applicant; approval of 4) a CR Community Retail District and termination of deed

restrictions on property zoned an NS(A) Neighborhood Service District with deed restrictions; approval of 5) a CR Community Retail District and termination of deed restrictions, an MU-2 Mixed Use District and termination of deed restrictions, and a UC-2 Urban Corridor District and termination of deed restrictions on property zoned an LO-1 Limited Office District with deed restrictions as requested; and approval of 6) a CR Community Retail District and termination of deed restrictions and an MU-2 Mixed Use District and termination of deed restrictions on property zoned an MF-2(A) Multifamily District with deed restrictions, west of Lancaster Road, north of Interstate I-20, and on both sides of Wheatland Road.

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

For: 11 - Anglin, Rieves, Davis*, Shidid,
Anantasomboon, Mack, Haney, Housewright,
Schultz, Peadon, Tarpley

Against: 0
Absent: 2 - Murphy, Ridley
Vacancy: 0
Conflict: 2 - Houston, Jung,

*out of the room, shown voting in favor

Motion: In considering an application for 1) a TH-2(A) Townhouse District, an MF-2(A) Multifamily District, an MF-3(A) Multifamily District, a CR Community Retail District, and a revised conceptual plan for the remainder of Planned Development District No. 624 on property zoned Planned Development District No. 624; 2) an MF-2(A) Multifamily District and termination of the existing deed restrictions on property zoned a TH-2(A) Townhouse District with deed restrictions; 3) an MU-2 Mixed Use District, a TH-2(A) Townhouse District, an MF-3(A) Multifamily District, a UC-2 Urban Corridor District, and a CR Community Retail District on property zoned an R-7.5(A) Single Family District; 4) a CR Community Retail District and termination of deed restrictions on property zoned an NS(A) Neighborhood Service District with deed restrictions; 5) a CR Community Retail District and termination of deed restrictions, an MU-2 Mixed Use District and termination of deed restrictions, and a UC-2 Urban Corridor District and termination of deed restrictions on property zoned an LO-1 Limited Office District with deed restrictions; and 6) a CR Community Retail District and termination of deed restrictions and an MU-2 Mixed Use District and termination of deed restrictions on property zoned an MF-2(A) Multifamily District with deed restrictions, west of Lancaster Road, north of Interstate I-20, and on both sides of Wheatland Road, it was moved to **hold** this case under advisement until July 20, 2017, and direct staff to re-advertise.

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

For: 11 - Anglin, Rieves, Davis, Shidid, Anantasomboon,
Mack, Haney, Housewright, Schultz, Peadon,
Tarpley

Against: 0
Absent: 2 - Murphy, Ridley
Vacancy: 0
Conflict: 2 - Houston, Jung,

Notices: Area: 500 Mailed: 117
Replies: For: 9 Against: 2

Speakers: None

Z167-239(WE)

Planner: Warren Ellis

Motion to Reconsider: It was moved to **approve** to reconsider the action taken on June 8, 2017, which was to recommend denial without prejudice 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: Anglin
Second: Shidid
Result: Carried: 11 to 2

For: 11 - Anglin, Rieves, Houston, Davis, Shidid, Mack,
Haney, Housewright, Schultz, Peadon, Tarpley

Against: 1 - Anantasomboon, Jung
Absent: 2 - Murphy, Ridley
Vacancy: 0

Motion: In considering an application to renew 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, it was moved to **hold** this case under Advisement until July 20, 2017 and direct staff to re-advertise.

Maker: Anglin
Second: Houston
Result: Carried: 12 to 1

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

Against: 1 - Anantasomboon
Absent: 2 - Murphy, Ridley
Vacancy: 0

Notices: Area: 300 Mailed: 15
Replies: For: 1 Against: 0

Note: Commissioner Mack inquired if citizens present for reconsideration item Z167-239(WE) would be allowed to give public comment. Later in the meeting it was determined by Bert Vandenberg, assistant city attorney, that reconsideration item Z167-239(WE) was not advertise as a public hearing, therefore public comment would not be allowed.

Speakers: For: None
Against (Did not speak): Ronnie Mestas, 3215 Rutz St., Dallas, TX, 75212
Neutral (Did not speak): Socorro Hernandez, 13600 Garden Grove Dr., Dallas, TX, 75253
Rodolfo Hernandez, 13600 Garden Grove Dr., Dallas, TX, 75253

Other Matters

Motion: It was moved to **approve** delegating consideration of a Development Code amendment in any Article of Chapter 51 and Chapter 51A to create parkland dedication regulations to the Subdivision Review Committee, who is charged with amending Article VIII, to allow the amendments to be reviewed by one Committee, pursuant to Section 13(d)(4) of the City Plan Commission rules of procedure.

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

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

Against: 0
Absent: 2 - Murphy, Ridley
Vacancy: 0

Minutes

Motion: It was moved to **approve** the minutes of the June 8, 2017, City Plan Commission meeting, subject to the following corrections:

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

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

Against: 0
Absent: 2 - Murphy, Ridley
Vacancy: 0

Note: Bert Vandenberg, assistant city attorney, determined and announced that reconsideration item Z167-239(WE) was not advertise as a public hearing, therefore public comment would not be allowed.

Adjournment

Motion: It was moved to **adjourn** the June 22, 2017, City Plan Commission meeting at 6:42 p.m.

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

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

Against: 0
Absent: 2 - Murphy, Ridley
Vacancy: 0

Gloria Tarpley, Chair