

PLAN COMMISSION MINUTES

The City Plan Commission held a regular Zoning Hearing on September 28, 2017, with the briefing starting at 10:50 a.m., in Room 5ES and the public hearing at 1:41 p.m., in the City Council Chambers of City Hall. Presiding were, Gloria Tarpley, Chair and, Korey Mack, Acting Vice-Chair. The following Commissioners were present during the hearing: Mike Anglin, Mark Rieves, Tony Shidid, P. Michael Jung, Tipton Housewright, Jaynie Schultz, Carolyn "Cookie" Peadon, Margot Murphy and Paul E. Ridley. The following Commissioners were absent from this hearing as defined in the City Plan Commission rules: Matt Houston, Jarred Davis and Corwin Haney. There was one vacancy – District 6.

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) **S167-271**

Motion: It was moved to **approve** an application to create one 0.593-acre lot from a tract of land in City Block 7408 on property located on Lyndon B. Johnson Freeway/Interstate Highway 635 and Preston Road, southwest corner, subject to compliance with the conditions listed in the docket.

Maker: Murphy
Second: Ridley
Result: Carried: 11 to 0

For: 11 - Anglin, Rieves, Shidid, Mack, Jung,
Housewright, Schultz, Peadon, Murphy, Ridley,
Tarpley

Against: 0
Absent: 3 - Houston, Davis, Haney
Vacancy: 1 - District 6

Speakers: None

(2) **S167-274**

Motion: It was moved to **approve** an application to replat a 2.39-acre tract of land containing all of Lots 3 and 4 in City Block B/8072 to create one lot on property located at 10557 and 10561 Metric Drive, South of Forest Lane, subject to compliance with the conditions listed in the docket.

Maker: Murphy
Second: Ridley
Result: Carried: 11 to 0

For: 11 - Anglin, Rieves, Shidid, Mack, Jung,
Housewright, Schultz, Peadon, Murphy, Ridley,
Tarpley

Against: 0
Absent: 3 - Houston, Davis, Haney
Vacancy: 1 - District 6

Speakers: For: None

For (Did not speak): Rick Chabot, 10557 Metric Dr., Dallas, TX, 75243
John Knight, 10557 Metric Dr., Dallas, TX, 75243

Against: None

(3) **S167-276**

Motion: It was moved to **approve** an application to create one 9.2476-acre lot from a tract of land in City Block 6160 on property located on Westmoreland Road, south of Dallas-Fort Worth Turnpike/Interstate Highway 30, subject to compliance with the conditions listed in the docket.

Maker: Murphy
Second: Ridley
Result: Carried: 11 to 0

For: 11 - Anglin, Rieves, Shidid, Mack, Jung,
Housewright, Schultz, Peadon, Murphy, Ridley,
Tarpley

Against: 0
Absent: 3 - Houston, Davis, Haney
Vacancy: 1 - District 6

Speakers: None

(4) S167-277

Motion: It was moved to **approve** an application to replat a 0.447-acre lot containing all of Lots 13 and 14 in City Block 36/3156 to create one lot on property located at 410 and 412 West Ninth Street, west of Bishop Avenue, subject to compliance with the conditions listed in the docket.

Maker: Murphy
Second: Ridley
Result: Carried: 11 to 0

For: 11 - Anglin, Rieves, Shidid, Mack, Jung,
Housewright, Schultz, Peadon, Murphy, Ridley,
Tarpley

Against: 0
Absent: 3 - Houston, Davis, Haney
Vacancy: 1 - District 6

Speakers: None

(5) S167-279

Motion: It was moved to **approve** an application to replat a 0.613-acre tract of land containing part of Lot 12 to create 3 lots ranging in size from 0.202-acre to 0.209-acre on property located on Isom Drive at terminus of Saddleridge Drive, subject to compliance with the conditions listed in the docket.

Maker: Murphy
Second: Ridley
Result: Carried: 11 to 0

For: 11 - Anglin, Rieves, Shidid, Mack, Jung,
Housewright, Schultz, Peadon, Murphy, Ridley,
Tarpley

Against: 0
Absent: 3 - Houston, Davis, Haney
Vacancy: 1 - District 6

Speakers: None

(6) S167-280

Motion: It was moved to **approve** an application to replat a 0.333-acre tract of land containing all of Lots 11 and 12 in City Block 2/735 on property located on Live Oak Street and Annex Avenue, east corner, subject to compliance with the conditions listed in the docket.

Maker: Murphy
Second: Ridley
Result: Carried: 11 to 0

For: 11 - Anglin, Rieves, Shidid, Mack, Jung,
Housewright, Schultz, Peadon, Murphy, Ridley,
Tarpley

Against: 0
Absent: 3 - Houston, Davis, Haney
Vacancy: 1 - District 6

Speakers: None

(7) S167-281

Motion: It was moved to **approve** an application to create 43 lots ranging in size from 3,200-square feet to 12,598-square feet from a 14.68-acre tract of land on property located on Keller Springs Road, west of Preston Road, subject to compliance with the conditions listed in the docket.

Maker: Murphy
Second: Ridley
Result: Carried: 11 to 0

For: 11 - Anglin, Rieves, Shidid, Mack, Jung,
Housewright, Schultz, Peadon, Murphy, Ridley,
Tarpley

Against: 0
Absent: 3 - Houston, Davis, Haney
Vacancy: 1 - District 6

Speakers: None

(8) **S167-282**

Motion: It was moved to **approve** an application to replat a 14.427-acre tract of land containing part of Lots 3 and 4 in City Block A/ 5758 to create three lots ranging in size from 3.560-acres to 5.590-acres on property located on Hawes Avenue and Harry Hines Boulevard, east corner, subject to compliance with the conditions listed in the docket.

Maker: Murphy
Second: Ridley
Result: Carried: 11 to 0

For: 11 - Anglin, Rieves, Shidid, Mack, Jung,
Housewright, Schultz, Peadon, Murphy, Ridley,
Tarpley

Against: 0
Absent: 3 - Houston, Davis, Haney
Vacancy: 1 - District 6

Speakers: None

(9) **S167-285**

Motion: It was moved to **approve** an application to create one 0.866-acre lot from a tract of land in City Block 6945 on property located on Corral Drive and Cockrell Hill Road, southeast corner, subject to compliance with the conditions listed in the docket.

Maker: Murphy
Second: Ridley
Result: Carried: 11 to 0

For: 11 - Anglin, Rieves, Shidid, Mack, Jung,
Housewright, Schultz, Peadon, Murphy, Ridley,
Tarpley

Against: 0
Absent: 3 - Houston, Davis, Haney
Vacancy: 1 - District 6

Speakers: None

(10) **S167-286**

Motion: It was moved to **approve** an application to create one 8.69-acre lot from a tract of land in City Block 6046 on property located on Marvin D. Love Freeway/U.S. Highway No. 67, north of Camp wisdom Road, subject to compliance with the conditions listed in the docket.

Maker: Murphy
Second: Ridley
Result: Carried: 11 to 0

For: 11 - Anglin, Rieves, Shidid, Mack, Jung,
Housewright, Schultz, Peadon, Murphy, Ridley,
Tarpley

Against: 0
Absent: 3 - Houston, Davis, Haney
Vacancy: 1 - District 6

Speakers: None

Residential Replats:

(11) **S167-273**

Motion: It was moved to **approve** an application to create a 56 lot Shared Access Development along with 4 common areas from a 2.769-acre tract of land in City Block 6/4726 on property located on Fort Worth Avenue, between Colorado Boulevard and Walter Drive, subject to compliance with the conditions listed in the docket with removal of Condition #27.

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

For: 11 - Anglin, Rieves, Shidid, Mack, Jung,
Housewright, Schultz, Peadon, Murphy, Ridley,
Tarpley

Against: 0
Absent: 3 - Houston, Davis, Haney
Vacancy: 1 - District 6

Notices: Area: 200 Mailed: 22
Replies: For: 1 Against: 0

Speakers: For: Rob Baldwin, 3904 Elm St., Dallas, TX, 75226
Against: None
Against (Did not speak): Sam Staggs, 1230 Woodlawn Ave., Dallas, TX, 75208

(12) **S167-275**

Motion: It was moved to **approve** an application to replat a 5.695-acre tract of land containing all of Lot 3 in City Block 6960 to create 20 lots and one common area as a Community Unit Development on property located on Blue Ridge Boulevard west of Westmoreland Road, subject to compliance with the conditions listed in the docket.

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

For: 11 - Anglin, Rieves, Shidid, Mack, Jung,
Housewright, Schultz, Peadon, Murphy, Ridley,
Tarpley

Against: 0
Absent: 3 - Houston, Davis, Haney
Vacancy: 1 - District 6

Notices: Area: 200 Mailed: 25
Replies: For: 0 Against: 1

Speakers: For: S.I. Abed, 503 Wade Ct., Eules, TX 76039
Against: None

(13) **S167-284**

Motion: It was moved to **approve** an application to create a 77 lot Shared Access Development along with 10 common areas from an 8.217-acre tract of land containing all of Lot 1 in City Block B/8721 and a tract of land in City Block 8721 on property located on Panavision Trail and Clark Road, southwest corner, subject to compliance with the conditions listed in the docket with removal of Condition #26, add Condition #44 to read as follows: "On the final plat, provide a minimum of 1.50-acre of platted common area", Condition #45 to read as follows: "On the final plat, common area "I" must be 0.85-acre. This plat will be followed by a development plan for City Plan Commission approval".

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

For: 11 - Anglin, Rieves, Shidid, Mack, Jung,
Housewright, Schultz, Peadon, Murphy, Ridley,
Tarpley

Against: 0
Absent: 3 - Houston, Davis, Haney
Vacancy: 1 - District 6

Notices: Area: 200 Mailed: 52
Replies: For: 0 Against: 6

Speakers: For: Bryan Klein, 7570 Twin Hills Ave., Dallas, TX, 75231
Against: None

Miscellaneous Items:

W167-009

Planner: Sharon Hurd

Motion: In considering an application for a waiver of the two-year waiting period to submit an application for an amendment to Planned Development District No. 957 for a child-care facility, community service center, and NO(A) uses, on the southeast corner of Lombardy Lane and Geraldine Drive, it was moved to **hold** this case under advisement until October 19, 2017.

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

For: 11 - Anglin, Rieves, Shidid, Mack, Jung,
Housewright, Schultz, Peadon, Murphy, Ridley,
Tarpley

Against: 0
Absent: 3 - Houston, Davis, Haney
Vacancy: 1 - District 6

Speakers: For: None

W167-010

Planner: Sharon Hurd

Motion: In considering an application for a waiver of the two-year waiting period to submit an application for an amendment to Planned Development Subdistrict for MF-2 Multiple Family District with office and retail uses within Planned Development District No. 193, the Oak Lawn Special Purpose District, in an area bounded by the Dallas North Tollway, Fairmount Street, and Knight Street, it was moved to **hold** this case under advisement until October 5, 2017.

Maker: Rieves
Second: Ridley
Result: Carried: 11 to 0

For: 11 - Anglin, Rieves, Shidid, Mack, Jung,
Housewright, Schultz, Peadon, Murphy, Ridley,
Tarpley

Against: 0
Absent: 3 - Houston, Davis, Haney
Vacancy: 1 - District 6

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

W167-011

Planner: Sharon Hurd

Motion: It was moved to **approve** a waiver of the two-year waiting period to submit an application for a zoning change 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: Mack
Second: Anglin
Result: Carried: 7 to 4

For: 7 - Anglin, Rieves, Shidid, Mack, Housewright,
Murphy, Tarpley

Against: 4 - Jung, Schultz, Peadon, Ridley
Absent: 3 - Houston, Davis, Haney
Vacancy: 1 - District 6

Speakers: For: William Bebb Francis, III, 112 E. Pecan St., San Antonio, TX, 78205
Against: None

W167-012

Planner: Sharon Hurd

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 an NS(A) Neighborhood Service District, on the northeast corner of North Masters Drive and Grove Oaks Boulevard.

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

For: 11 - Anglin, Rieves, Shidid, Mack, Jung,
Housewright, Schultz, Peadon, Murphy, Ridley,
Tarpley

Against: 0

Absent: 3 - Houston, Davis, Haney

Vacancy: 1 - District 6

Speakers: For: William Bebb Francis, III, 112 E. Pecan St., San Antonio, TX, 78205
Against: None

Certificates of Appropriateness for Signs:

Downtown Special Purpose District - General Central Business District:

1708140004

Planner: Neva Dean

Motion: It was moved to **remand** to Special Sign District Advisory Committee for consideration of a revised sign for the application for a Certificate of Appropriateness by Marie Byrum of Byrum Sign & Lighting, Inc. for a 55-square-foot attached sign at 505 North Good Latimer (southeast elevation).

Maker: Ridley

Second: Murphy

Result: Carried: 11 to 0

For: 11 - Anglin, Rieves, Shidid*, Mack, Jung,
Housewright, Schultz, Peadon, Murphy, Ridley,
Tarpley

Against: 0

Absent: 3 - Houston, Davis, Haney

Vacancy: 1 - District 6

*out of the room, shown voting in favor

Speakers: None

Note: Chair Tarpley requested Certificates of Appropriateness for Sign items 1708140005 and 1708140006 be heard together. The Commission heard items 1708140005 and 1708140006 next.

1708140005

Planner: Neva Dean

Motion: It was moved to **approve** a Certificate of Appropriateness by Marie Byrum of Byrum Sign & Lighting, Inc. for a 78-square-foot attached sign with the condition that the sign not project more than 18 inches from the building façade at 505 North Good Latimer (northeast elevation).

Maker: Ridley
Second: Murphy
Result: Carried: 11 to 0

For: 11 - Anglin, Rieves, Shidid, Mack, Jung,
Housewright, Schultz, Peadon, Murphy, Ridley,
Tarpley

Against: 0
Absent: 3 - Houston, Davis, Haney
Vacancy: 1 - District 6

Speakers: None

1708140006

Planner: Neva Dean

Motion: It was moved to **approve** a Certificate of Appropriateness by Marie Byrum of Byrum Sign & Lighting, Inc. for a 15-square-foot attached sign), subject to the sign being 15 square feet and projecting no more than four feet from the façade at 505 North Good Latimer (northeast elevation).

Maker: Ridley
Second: Murphy
Result: Carried: 11 to 0

For: 11 - Anglin, Rieves, Shidid, Mack, Jung,
Housewright, Schultz, Peadon, Murphy, Ridley,
Tarpley

Against: 0
Absent: 3 - Houston, Davis, Haney
Vacancy: 1 - District 6

Speakers: 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 October 19, 2017.

Maker: Rieves
Second: Peadon
Result: Carried: 11 to 0

For: 11 - Anglin, Rieves, Shidid, Mack, Jung,
Housewright, Schultz, Peadon, Murphy, Ridley,
Tarpley

Against: 0
Absent: 3 - Houston, Davis, Haney
Vacancy: 1 - District 6

Speakers: None

1706190012

Planner: Sharon Hurd

Motion: In considering an application for a Certificate of Appropriateness for 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 October 19, 2017.

Maker: Rieves
Second: Peadon
Result: Carried: 11 to 0

For: 11 - Anglin, Rieves, Shidid, Mack, Jung,
Housewright, Schultz, Peadon, Murphy, Ridley,
Tarpley

Against: 0
Absent: 3 - Houston, Davis, Haney
Vacancy: 1 - District 6

Speakers: 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 October 19, 2017.

Maker: Rieves
Second: Peadon
Result: Carried: 11 to 0

For: 11 - Anglin, Rieves, Shidid, Mack, Jung,
Housewright, Schultz, Peadon, Murphy, Ridley,
Tarpley

Against: 0
Absent: 3 - Houston, Davis, Haney
Vacancy: 1 - District 6

Speakers: None

Zoning Cases – Consent:

1. **Z167-293(KK)**

Planner: Kiesha Kay

Note: The Commission considered this item individually.

Motion: It was moved to recommend **approval** of the renewal of Specific Use Permit No. 1602 for a vehicle storage lot for a five-year period with eligibility for automatic renewals for two additional two-year periods, subject to conditions on property zoned a CS Commercial Service District, on the southeast corner of South Central Expressway and Bateman Avenue.

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

For: 11 - Anglin, Rieves, Shidid, Mack, Jung,
Housewright, Schultz, Peadon, Murphy, Ridley,
Tarpley

Against: 0
Absent: 3 - Houston, Davis, Haney
Vacancy: 1 - District 6

Notices: Area: 300 Mailed: 22
Replies: For: 0 Against: 0

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

Note: The Commission heard agenda item #3, Z167-332(JM) next.

2. Z167-132(JM)

Planner: Jennifer Muñoz

Motion: 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 to include a limit of 10 classrooms 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: Ridley
Second: Murphy
Result: Carried: 11 to 0

For: 11 - Anglin, Rieves, Shidid, Mack, Jung,
Housewright, Schultz, Peardon, Murphy, Ridley,
Tarpley

Against: 0
Absent: 3 - Houston, Davis, Haney
Vacancy: 1 - District 6

Notices: Area: 500 Mailed: 347

Replies: For: 5 Against: 6

Speakers: For: None

For (Did not speak): Sammie Smith, 4344 Travis St., Dallas, TX, 75205
John Boonzaayer, 4329 Cole Ave., Dallas, TX, 75205
Tony Melton, 2416 Wildoak Dr., Dallas, TX, 75228
Elizabeth See, 6507 Bob-O-Link Dr., Dallas, TX, 75214
Emily Soen, 3900 Swiss Ave., Dallas, TX, 75204
Serena Howe, 4339 Buena Vista St., Dallas, TX, 75205
Christina Del Rosario, 3900 Swiss Ave., Dallas, TX, 75204
Edwin Archbold, 908 Chimney Hill Trail, Southlake, TX, 76092
Christopher Schleiss, 4312 McKinney Ave., Dallas, TX, 75205
Lilian Archbold, 908 Chimney Hill Trail, Southlake, TX, 76092
Beth Thorpe, 8505 Hackney Ln., Dallas, TX, 75238
Courtney Holbrook, 3900 Swiss Ave., Dallas, TX, 75204

Against: None

3. Z167-332(JM)

Planner: Jennifer Muñoz

Note: The Commission considered this item individually.

Motion: In considering an application for an MF-1(A) Multifamily District on property zoned a CR Community Retail District and an R-7.5(A) Single Family District, on the south line of West Louisiana Avenue, west of South Beckley Avenue, it was moved to **hold** this case under advisement until October 5, 2017.

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

For: 11 - Anglin, Rieves, Shidid, Mack, Jung,
Housewright, Schultz, Peadon, Murphy, Ridley,
Tarpley

Against: 0
Absent: 3 - Houston, Davis, Haney
Vacancy: 1 - District 6

Notices: Area: 200 Mailed: 27
Replies: For: 0 Against: 3

Speakers: None

Note: The Commission heard agenda item #4, Z167-340(WE) next.

4. Z167-340(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. 1789 for a medical clinic limited to a dental office for a five-year period with eligibility for automatic renewals for additional three-year periods, subject to conditions on property zoned Tract 1A within Planned Development District No. 316, the Jefferson Area Special Purpose District, on the north line of West Jefferson Boulevard, west of South Madison Avenue.

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

For: 11 - Anglin, Rieves, Shidid, Mack, Jung,
Housewright, Schultz, Peadon, Murphy, Ridley,
Tarpley

Against: 0
Absent: 3 - Houston, Davis, Haney
Vacancy: 1 - District 6

Notices: Area: 200 Mailed: 17
Replies: For: 0 Against: 0

Speakers: For: None
For (Did not speak): John Yanaros, Jr, 347 W. Jefferson Blvd., Dallas, TX, 75208
Against: None

Note: The Commission heard agenda item #5, Z167-326(SM) next.

5. Z167-326(SM)

Planner: Sarah May

Note: The Commission considered this item individually.

Motion: In considering an application for a new subarea on property zoned Subarea A of Tract II within Planned Development District No. 314, the Preston Center Special Purpose District, on the northeast corner of Sherry Lane and Lomo Alto Drive, it was moved to **hold** this case under advisement until October 5, 2017.

Maker: Murphy
Second: Schultz
Result: Carried: 11 to 0

For: 11 - Anglin, Rieves, Shidid, Mack, Jung,
Housewright, Schultz, Peadon, Murphy,
Ridley*, Tarpley

Against: 0
Absent: 3 - Houston, Davis, Haney
Vacancy: 1 - District 6

*out of the room, shown voting in favor

Notices: Area: 500 Mailed: 111
Replies: For: 1 Against: 58

Speakers: None

Note: The Commission returned to the regular order of the agenda and heard Zoning Cases – Under Advisement agenda item #8, Z145-310(KK) next.

6. Z167-348(SM)

Planner: Sarah May

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

Maker: Ridley
Second: Murphy
Result: Carried: 11 to 0

For: 11 - Anglin, Rieves, Shidid, Mack, Jung,
Housewright, Schultz, Peadon, Murphy, Ridley,
Tarpley

Against: 0
Absent: 3 - Houston, Davis, Haney
Vacancy: 1 - District 6

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

Speakers: None

7. Z167-349(SM)

Planner: Sarah May

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

Maker: Ridley
Second: Murphy
Result: Carried: 11 to 0

For: 11 - Anglin, Rieves, Shidid, Mack, Jung,
Housewright, Schultz, Peadon, Murphy, Ridley,
Tarpley

Against: 0
Absent: 3 - Houston, Davis, Haney
Vacancy: 1 - District 6

Notices: Area: 200 Mailed: 17
Replies: For: 0 Against: 0

Speakers: None

Note: The Commission heard agenda item #1, Z167-293(KK) upon the conclusion of the Consent agenda items.

Zoning Cases – Under Advisement:

8. Z145-310(DL)

Planner: Donna Moorman

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 October 5, 2017.

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

For: 11 - Anglin, Rieves, Shidid, Mack, Jung,
Housewright, Schultz, Peardon, Murphy, Ridley,
Tarpley

Against: 0
Absent: 3 - Houston, Davis, Haney
Vacancy: 1 - District 6

Notices: Area: 200 Mailed: 214
Replies: For: 6 Against: 9

Speakers: For: None
Against: Roger Albright, 3301 Elm St., Dallas, TX, 75226
Jesse Darrett, 3163 Cedar Crest, Blvd., Dallas, TX, 75203
Against (Did not speak): Wanda Summers, 2317 E. 11th St., Dallas, TX, 75203

9. Z167-151(WE)

Planner: Warren Ellis

Motion: It was moved to recommend **approval** of the renewal of Specific Use Permit No. 1824 for an open enrollment charter school for a five-year period with eligibility for automatic renewals for additional five-year periods, subject to a site plan, traffic management plan and conditions on property zoned an RR Regional Retail District on the west line of South R.L. Thornton Frontage Road, south of West Kiest Boulevard.

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

For: 11 - Anglin, Rieves, Shidid, Mack, Jung,
Housewright, Schultz, Peadon, Murphy, Ridley,
Tarpley

Against: 0
Absent: 3 - Houston, Davis, Haney
Vacancy: 1 - District 6

Notices: Area: 400 Mailed: 19
Replies: For: 4 Against: 0

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

10. Z167-194(WE)

Planner: Warren Ellis

Motion: In considering and application for an R-5(A) Single Family District on property zoned an R-10(A) Single Family District on the west side of South Westmoreland Road, north of Red Raider Lane with consideration being given to an R-7.5(A) Single Family District, it was moved to **hold** this case under advisement until October 5, 2017.

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

For: 11 - Anglin, Rieves, Shidid, Mack, Jung,
Housewright, Schultz, Peadon, Murphy*,
Ridley, Tarpley

Against: 0
Absent: 3 - Houston, Davis, Haney
Vacancy: 1 - District 6

*out of the room, shown voting in favor

Notices: Area: 400 Mailed: 60
Replies: For: 2 Against: 3

Speakers: None

11. Z167-300(KK)

Planner: Kiesha Kay

Motion I: It was moved to recommend **approval** of a new subdistrict, subject to a development plan, elevation plan and revised conditions on property zoned Subdistrict C, WMU-3 Walkable Urban Mixed Use within Planned Development District No. 468, the Oak Cliff Gateway Special Purpose District, on the southwest corner of North Zang Boulevard and West Neely Street.

Maker: Anglin
Second: Schultz
Result: Failed: 5 to 6

For: 5 - Anglin, Shidid, Schultz, Murphy, Tarpley

Against: 6 - Rieves, Mack, Jung, Housewright, Peadon, Ridley

Absent: 3 - Houston, Davis, Haney

Vacancy: 1 - District 6

Motion II: It was moved to recommend **approval** of a new subdistrict, subject to a development plan, elevation plan and revised conditions with the removal of legacy designation and legacy parking credit on property zoned Subdistrict C, WMU-3 Walkable Urban Mixed Use within Planned Development District No. 468, the Oak Cliff Gateway Special Purpose District, on the southwest corner of North Zang Boulevard and West Neely Street.

Maker: Anglin
Second: Schultz
Result: Carried: 7 to 4

For: 7 - Anglin, Shidid, Mack, Housewright, Schultz, Murphy, Tarpley

Against: 4 - Rieves, Jung, Peadon, Ridley

Absent: 3 - Houston, Davis, Haney

Vacancy: 1 - District 6

Notices: Area: 500 Mailed: 70

Replies: For: 1 Against: 6

Speakers: For: Jim Lake, 1350 Manufacturing St., Dallas, TX, 75207
David Farrell, 9444 Sherwood Glen, Dallas, TX, 75228
Michael Amonett, 2210 W. tenth St, Dallas, TX, 75208
David Preziosi, 2922 Swiss Ave., Dallas, TX, 75204

Against: Sam Staggs, 1230 Woodlawn Ave., Dallas, TX, 75208
Pam Conley, P.O. Box 5212, Dallas, TX, 75208

Staff: David Nevarez, Sr. Engineer, Dallas Engineering Division

Zoning Cases – Individual:

12. **Z167-353(SM)**

Planner: Sarah May

Motion: It was moved to recommend **approval** of a new subdistrict, subject to a revised development plan (as briefed) and staff's recommended conditions (as briefed) on property zoned Subdistrict 6 within Planned Development District No. 887, the Valley View-Galleria Area Special Purpose District, on the west line of Noel Road, north of Alpha Road.

Maker: Schultz
Second: Shidid
Result: Carried: 9 to 1

For: 9 - Anglin, Rieves, Shidid, Mack, Schultz, Peadon, Murphy, Ridley, Tarpley*

Against: 1 - Housewright
Absent: 3 - Houston, Davis, Haney
Vacancy: 1 - District 6
Conflict: 1 - Jung

*out of the room, shown voting in favor

Notices: Area: 500 Mailed: 36
Replies: For: 1 Against: 0

Speakers: For: Mitch Vexler, 1913 Justin Rd., Flower Mound, TX, 75028
Against: None

13. **Z167-344(JM)**

Planner: Jennifer Muñoz

Motion: It was moved to recommend **denial without prejudice** of an amendment to deed restrictions on property zoned a CR Community Retail District, on the west corner of Ferguson Road and Joaquin Drive.

Maker: Jung
Second: Tarpley
Result: Carried: 11 to 0

For: 11 - Anglin, Rieves, Shidid, Mack, Jung, Housewright, Schultz, Peadon, Murphy, Ridley, Tarpley

Against: 0
Absent: 3 - Houston, Davis, Haney
Vacancy: 1 - District 6

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

Speakers: For: Kenneth Ahn, 8629 Forest Glen Dr., Irving, TX, 75063
Against: Tracy Rumsey, 10436 Joquin Dr., Dallas, TX, 75228
Brad Boling, 9803 Coldwater Cir., Dallas, TX, 75228

14. **Z167-357(PD)**

Planner: Pamela Daniel

Motion: It was moved to recommend **approval** of a Planned Development Subdistrict for MF-2(A) Multiple-Family Subdistrict uses, subject to a development plan and conditions on property zoned an MF-2(A) Multiple-Family Subdistrict within Planned Development District No. 193, the Oak Lawn Special Purpose District, on the southwest line of Reagan Street, west of Congress Avenue.

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

For: 11 - Anglin, Rieves, Shidid, Mack, Jung,
Housewright, Schultz, Peadon, Murphy, Ridley,
Tarpley

Against: 0
Absent: 3 - Houston, Davis, Haney
Vacancy: 1 - District 6

Notices: Area: 500 Mailed: 208
Replies: For: 0 Against: 0

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

Development Code Amendment:

DCA156-009

Planner: Andrew Ruegg

Motion I: It was moved to recommend **no change** in consideration of amending Chapters 51 and 51A of the Dallas Development Code to create a new zoning overlay called, "Late Hours Overlay.

Maker: Shidid
Second: Murphy
Result: Carried: 9 to 2

For: 9 - Anglin, Rieves, Shidid, Mack, Housewright,
Schultz, Peadon, Murphy, Tarpley

Against: 2 - Jung, Ridley

Absent: 3 - Houston, Davis, Haney

Vacancy: 1 - District 6

Speakers: For: William Gruben, 2416 Worthington St., Dallas, TX, 75204

For (Did not speak): C. Hubach, 2610 Allen St., Dallas, TX, 75204

Against: Dallas Cothrum, 900 Jackson St., Dallas, TX, 75202

Lauren Santagati, 2533 McKinney Ave., Dallas, TX, 75201

Nael Rodriguez, 1407 Main St., Dallas, TX, 75202

Ed Oakley, 5811 Lewis St., Dallas, TX, 75206

Arthur Hollingsworth, 1 Coventry Ct., Dallas, TX, 75230

Matthew Mabel, 3914 Frontier Ln., Dallas, TX, 75214

Gabriella Matsotso, 7171 Gaston Ave., Dallas, TX, 75214

James McDowell, 1409 S. Lamar St., Dallas, TX, 75215

Ken Benson, 325 N. St. Paul St., Dallas, TX, 75201

Wes Hoblit, 900 Jackson St., Dallas, TX, 75202

Against (Did not speak): Michael McRae, 2908 Greenville Ave., Dallas, TX 75206

Jessica Buruham, 2921 Commerce St., Dallas, TX 75226

Emily Vanderstracter, 2921 Commerce St., Dallas, TX 75226

Dan Delcorio, 2911 Routh St., Dallas, TX 75201

Troy Cramer, 2911 Routh St., Dallas, TX 75201

Benjamin Cantu Jr., 2911 Routh St., Dallas, TX 75201

Gregory N. Kilhofber, 1209 Urban Loft Dr., Dallas, TX, 75215

Christine Bengston, 1100 Parker Ct., Cedar Hill, TX 75104

Aaron Hilbert, 5927 Reiger Ave., Dallas, TX 75219

Jennifer Conarroe, 1015 N. Zang St., Dallas, TX 75208

Ginda Bayliss, 1911 Clover Trail, Richardson, TX 75081

Ben Polachek, 116 S. Winnetka, Dallas, TX 75208

Patricia Perfecto, 3034 Baskin Dr., Lancaster, TX 75134

Cynthia Davis, 4347 Dickason Ave., Dallas, TX 75219

Angel Riddick Martinez, 5857 Wofford Ave., Dallas, TX, 75227

Sandy Davis, 4347 Dickason Ave., Dallas, TX 75219

Michael Burden, 800 W. Sanford, Arlington, TX 76012

Robert P. Carven, 4187 Wilada Dr., Dallas, TX 75220

Ronnie Marr, 4115 Douglas Ave., Dallas, TX 75219

Lacey Brutschy, 3100 Commerce St., Dallas, TX 75226

Victoria Jenson, 2506 Brown Bear Way, Euless, TX 76039

Glenn O. Price, 7901 Wilmington Dr., Rowlett, TX 75089

Jacob Moore, 4420 Dickason Ave., Dallas, TX 75219

Matthew Purvis, 5009 Presidio Dr., Garland, TX 75043

William Young, 3940 Hawthorne, Dallas, TX 75219

Frank Goff, 3929 Rawlins St., Dallas, TX 75219

Benjamin Wiseman, 4347 Dickason Ave., Dallas, TX, 75219

Mindy Robbins, 805 Catherine Ln., Seagoville, TX 75159

Amy M. Stuhlman, 2802 N. Carroll Ave., Dallas, TX
Michael Nguyen, 1412 Main St., Dallas, TX 75202
Adrian Flores, 2712 Falls Dr., Dallas, TX 75211
Kyle McCalop, 4606 Cedar Springs Rd., Dallas, TX 75219
Brent Wayne LaFour, 7311 Bluestem, Dallas, TX 75249
Arnulfo Villarreal, 3140 N. Hall St., Dallas, TX 75204
Catalina Perez, 3911 Cedar Springs, Dallas, TX 75219
Kathy Jack, 411 N. Clinton Ave., Dallas, TX 75208
Mallory Eastburn, 805 Catherine Ln., Seagoville, TX 75159
Jacob Tyler Davis, 3301 Hudnall St., Dallas, TX 75235
Feargal McKinney, 6644 Avalon Ave., Dallas, TX 75214
Moryan Roberts, 16000 Bent Tree Forest Circle, Dallas, TX 75248
Robert Cisneros, 3817 Rawlins St., Dallas, TX 75219
Efrain Garza, 4211 Gilbert Ave., Dallas, TX 75219
Tyler Scott Oakes, 600 N. Gibbons Rd., Argyle, TX 76226
Nancy K. Barker, 3911 Cedar Springs Rd., Dallas, TX 75219
Sean Fitzgerald, 1531 Inspiration Dr., Dallas, TX 75207
Sam Dalton, 2603 A Routh, Dallas, TX 75201
Charles Reis, 5600 SMU Blvd., Dallas, TX 75206
Katie Artgrburn, 2519 W. Tenth St., Dallas, TX 75211
Jarrod Atkinson, 3700 McKinney Ave., Dallas, TX 75204
Kelly Knigge, 5511 W. Ledbetter, Dallas, TX 75236
Amy Stuhlman, 2802 N. Carroll Ave., Dallas, TX 75204
Tiffany Aguilar, 3229 Outlook Court, Fort Worth, TX 76244
Alison Matis, 3317 Bending Oaks Trl., Garland, TX 75044
Michelle Greene, 3033 Routh St., Dallas, TX 75201
David Allen, 5829 Llano Ave., Dallas, TX 75206
Gina Zucchet, 4525 Cole Ave., Dallas, TX 75205
Sarah Paschetag, 2108 Tulane Dr., Richardson, TX 75081
Juan A. Rey, 2827 Douglas, Dallas, TX 75219
Kevin Miller, 3251 Cedar Springs Rd., Dallas, TX 75219
Allan Pierce, 1016 Knott Pl., Dallas, TX 75208
Nell Scarborough, 2506 Knight St., Dallas, TX 75219
Garl Miller, 3912 Cedar Springs Rd., Dallas, TX 75219
Danny Faust, 3614 Routh St., Dallas, TX 75219
Colby W. Jordan, 3030 B Thomas Ave., Dallas, TX 75204
Rachel B. Shor, 3030 B Thomas Ave., Dallas, TX 75204
Lee Daugherty, 4123 Cedar Springs Rd., Dallas, TX 75219
Rebecca Russom, 4851 LBJ, Dallas, TX 75244
Mande Baysinger, 4122 Arondale Ave., Dallas, TX 75219
Natalie Colon Nixon, 642 S. Creek Dr., Royse City, TX 75189
Eric M. Clarkson, 5350 Amesbury Dr. Apt #1008 Dallas, TX 75206
Kim Walkley, 2533 McKinney Ave., Dallas, TX 75201
Anthony Vedda, 6920 Santa Maria Ln., Dallas, TX 75214
Cameron Sharpe, 933 Kingwood Cir, Highland Village, TX 75077
Larry Hummel Jr., 2224 Matilda St., Dallas, TX 75206
Felicity Minahan, 6403 Vanderbilt Ave., Dallas, TX 75214

Rodger Penton, 405 Quail Hollow, Mesquite, TX 75150
Sarah Smith, 3721 N. Hall St., Dallas, TX 75219
Ian Ruehle, 3721 N. Hall St., Dallas, TX 75219
Brayden E. Jordan, 3030 B Thomas Ave., Dallas, TX 75204
Rebecca Reed, 7224 Matilda St., Dallas, TX 75206
Jonathan Barry, 2603 Routh St., Dallas, TX 75201
Tanalyn Sample, 1777 N. Record St., Dallas, TX 75202
Shane Edwards, 3030 B Thomas Ave., Dallas, TX 75204
Andrew Darling, 5551 Longview St., Dallas, TX 75206

Other Matters

Consideration of the 2018 City Plan Commission Calendar

Consideration of the 2018 City Plan Commission calendar was held until October 5, 2017. Chair Tarpley suggested the following changes be made to the 2018 CPC Calendar:

March 15 – Off (Spring Break)
March 22 – Meeting
November 29 – Meeting
December 6 – Off

Minutes

Motion: It was moved to **approve** the minutes of the September 7, 2017, City Plan Commission meeting, subject to the following corrections:

Maker: Ridley
Second: Murphy
Result: Carried: 11 to 0

For: 11 - Anglin, Rieves, Shidid, Mack, Jung,
Housewright, Schultz, Peadon, Murphy, Ridley,
Tarpley

Against: 0
Absent: 3 - Houston, Davis, Haney
Vacancy: 1 - District 6

Adjournment

Motion: It was moved to **adjourn** the September 28, 2017, City Plan Commission meeting at 6:42 p.m.

Maker: Ridley
Second: Murphy
Result: Carried: 11 to 0

For: 11 - Anglin, Rieves, Shidid, Mack, Jung,
Housewright, Schultz, Peadon, Murphy, Ridley,
Tarpley

Against: 0
Absent: 3 - Houston, Davis, Haney
Vacancy: 1 - District 6

Gloria Tarpley, Chair