

## PLAN COMMISSION MINUTES

The City Plan Commission held a regular Zoning Hearing on June 8, 2017, with the briefing starting at 10:19 a.m., in Room 5ES and the public hearing at 1:45 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, Korey Mack, Corwin Haney, P. Michael Jung, Tipton Housewright, 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: Jed Anantasomboon and Jaynie Schultz. 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) **S167-175**

**Motion:** It was moved to **approve** an application to create one lot from a 1.9352-acre tract of land located in City Block 121 on property located on Harwood Street at Saint Louis Street, north corner, subject to compliance with the conditions listed in the docket.

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

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

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

**Speakers:** None

(2) **S167-176**

**Motion:** It was moved to **approve** an application to create one 3.32-acre lot and one 0.92-acre lot from a 4.24-acre tract of land in City Block 7360 on property located on John West Road and La Prada Drive, northwest corner, subject to compliance with the conditions listed in the docket.

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

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

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

**Speakers:** None

(3) **S167-177**

**Motion:** It was moved to **approve** an application to replat a 0.810-acre tract of land containing part of Lot 6 and a tract of land in City Block A/6228 to create one lot on property located at 1939 South Buckner Boulevard, south of Huttig Street, subject to compliance with the conditions listed in the docket.

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

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

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

**Speakers:** None

**(4) S167-178**

**Motion:** It was moved to **approve** an application to replat a 0.587-acre tract of land containing all of Lots 4 and 5 in City Block 5/1517 to create one lot on property located at 4035 North Central Expressway (US Highway 75), south of Elizabeth Street, subject to compliance with the conditions listed in the docket.

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

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

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

**Speakers:** None

**(5) S167-180**

**Motion:** It was moved to **approve** an application to replat a 0.4004-acre tract of land containing all of Lots 8 and 9 and part of Lot 10 in City Block 3/2041 to create one lot on property located on Bowser Avenue at Hawthorne Avenue, south corner, subject to compliance with the conditions listed in the docket.

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

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

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

**Speakers:** None

(6) **S167-181**

**Motion:** It was moved to **approve** an application to create a 0.22-acre lot from a tract of land in City Block 6531 on property located at 2317 Merrell Road, east of Goodnight Lane, subject to compliance with the conditions listed in the docket.

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

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

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

**Speakers:** None

(7) **S167-182**

**Motion:** It was moved to **approve** an application to create 150 lots and 1 common area from a 30.334-acre tract of land on property between Ranch Road on the northwest, FM 548 on the southeast, and University Drive on the northeast in Kaufman County, subject to compliance with the conditions listed in the docket.

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

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

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

**Speakers:** None

(8) **S167-183**

**Motion:** It was moved to **approve** an application to replat a 1.162-acre tract of land containing part of Lot 8 and all of Lots 9 through 12 in City Block E/2365 to create a 24 lot Shared Access Development on property located at 2227 and 2231 Lovedale Avenue, north of Rural Avenue, subject to compliance with the conditions listed in the docket.

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

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

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

**Speakers:** None

(9) **S167-184**

**Motion:** It was moved to **approve** an application to create 3 lots ranging in size from 0.236-acre to 0.366-acre from a 0.880-acre tract of land on property located on Trailblazer Way at Historic View, subject to compliance with the conditions listed in the docket.

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

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

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

**Speakers:** For (Did not speak): Jamie Blevins, 16301 Quorum Dr., Addison, TX, 75001  
Against: None

(10) **S167-185**

**Motion:** It was moved to **approve** an application to replat a 1.307-acre tract of land containing part of Lot 1 in City Block C/6508 to create one lot on property located at Manana Drive and Goodnight Lane, northeast corner, subject to compliance with the conditions listed in the docket.

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

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

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

**Speakers:** None

(11) **S167-187**

**Motion:** It was moved to **approve** an application to create one 2.063-acre lot from a tract of land in City Block 8444 on property located on Forest Lane and Forestgate Drive, northwest corner, subject to compliance with the conditions listed in the docket.

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

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

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

**Speakers:** None

(12) **S167-188**

**Motion:** It was moved to **approve** an application to replat a 3.181-acre tract of land containing Part of Lots 4 through 6 in City Block A/478, part of City Block A/478, all of City Block 250, and a closed and vacated portion of Live Oak Street to create one lot on property located on Pacific Avenue between St. Paul Street and Harwood Street, subject to compliance with the conditions listed in the docket.

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

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

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

**Speakers:** For: None  
Against: None

Staff (Did not speak): John Reynolds, 1500 Marilla St., 6FS, Dallas, TX, 75201

(13) **S167-189**

**Motion:** It was moved to **approve** an application to create one 10.888-acre lot from a tract of land in City Block 6449 on property bounded by Dale Crest Drive, Kinkaid Drive, Harwich Drive, and Park Lane, subject to compliance with the conditions listed in the docket.

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

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

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

**Speakers:** None

(14) **S167-190**

**Motion:** It was moved to **approve** an application to replat a 0.312-acre tract of land containing all of Lots 18 and 19 in City Block 80/3061 to create one lot on property located on E. Jefferson Boulevard and Seventh Street, southeast corner, subject to compliance with the conditions listed in the docket.

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

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

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

**Speakers:** None

(15) **S167-191**

**Motion:** It was moved to **approve** an application to create one 10.439-acre lot from a tract of land in City Block 5706 on property bounded by Denton Drive, Denton Drive (Cut-Off), and Hudnall Street, subject to compliance with the conditions listed in the docket.

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

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

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

**Speakers:** None



(16) **S167-192**

**Motion:** It was moved to **approve** an application to create one 9.320-acre lot from a tract of land in City Block 6113 on property located on Merrifield Road, east of Mountain Creek Parkway, subject to compliance with the conditions listed in the docket.

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

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

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

**Speakers:** None

Building Line Removal:

(17) **S167-186**

**Building Line Removal Motion:** It was moved to **deny** an application to remove the platted 50-foot building line on Mockingbird Lane, and remove the platted 40-foot building line on Brookriver Drive, and remove the platted 40-foot building line on Elmbrook Drive with the finding of fact that removal of the platted building line will adversely affect neighboring properties; and adversely affect the plan for the orderly development of the subdivision on property located on Mockingbird Lane Between Brookriver Drive and Elmbrook Drive.

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

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

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

**Replat Motion:** It was moved to **approve** an application to replat one 15.0-acre tract of land in City Block K/7940 to create one 1.096-acre lot and one 13.904-acre lot on property located on Mockingbird Lane, between Brookriver Drive and Elmbrook Drive, subject to compliance with the conditions listed in the docket.

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

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

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

**Speakers:** None

Residential Replat:

(18) **S167-179**

An application to replat a 0.484-acre tract of land containing all of Lots 15B, 15C, 16A, 16B, 16C, and 17A in City Block 38/3358 to create four 0.121-acre lots on property located at 1205 through 1211 Woodlawn Avenue, north of Wickford Street.

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

Miscellaneous Items:

**W167-007**

Planner: Neva Dean

**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 Planned Development Subdistrict No. 119 for MF-2 Multiple-family Subdistrict uses within Planned Development District No. 193, the Oak Lawn Special Purpose District, on the southwest line of Cedar Springs Road, between Lucas Drive and Hawthorne Avenue.

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

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

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

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

**M167-027**

Planner: Andrew Ruegg

**Motion:** It was moved to **approve** a minor amendment to a development plan on property zoned Planned Development District No. 374, on the west corner of Turtle Creek Boulevard and Gillespie Avenue.

Maker: Ridley  
Second: Houston  
Result: Carried: 10 to 3

For: 10 - Anglin, Rieves, Houston, Davis, Shidid, Mack,  
Haney, Jung, Ridley, Tarpley

Against: 3 - Housewright, Peadon, Murphy  
Absent: 2 - Anantasomboon, Schultz  
Vacancy: 0

**Speakers:** None

**D167-015**

Planner: Sharon Hurd

**Motion:** It was moved to **approve** a development plan for single family uses on property zoned Planned Development District No. 974, north of Forest Lane, east of Abrams Road.

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

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

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

**Speakers:** None

Certificates of Appropriateness for Signs:

**1704131019**

Planner: Sharon Hurd

**Motion:** It was moved to **approve** a Certificate of Appropriateness by Bobby Nichols of Chandler Signs for a 96 square-foot upper level flat attached sign at 1712 Commerce Street (south elevation).

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

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

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

**Speakers:** None

**1704131022**

Planner: Sharon Hurd

**Motion:** It was moved to **approve** a Certificate of Appropriateness by Bobby Nichols of Chandler Signs for a 188 square-foot upper level flat attached sign at 1712 Commerce Street (south elevation).

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

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

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

**Speakers:** None

Zoning Cases – Consent:

1. **Z167-264(PD)**

Planner: Pamela Daniel

**Motion:** It was moved to recommend **approval** of a renewal of Specific Use Permit No. 2004 for the sale of alcoholic beverages in conjunction with a liquor store for a two-year period with eligibility for automatic renewals for additional five-year periods, subject to conditions on property zoned a CR-D-1 Community Retail District with a D-1 Liquor Control Overlay on the southwest side of Peavy Road, northwest of Garland Road.

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

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

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

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

**Speakers:** None

**Note: The Commission heard agenda item #3, Z167-257(KK) next.**

2. **Z167-268(WE)**

Planner: Warren Ellis

**Motion:** It was moved to recommend **approval** of a renewal of Specific Use Permit No. 2118 for vehicle display, sales and services for a three-year period, subject to conditions on property zoned Subdistrict 2 within Planned Development District No. 534, the C.F. Hawn Special Purpose District on the southwest side of C.F. Hawn Freeway, east of Murdock Road.

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

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

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

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

**Speakers:** None

**3. Z167-260(OTH)**

Planner: Olga Torres Holyoak

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

**Motion:** It was moved to recommend **approval** of an amendment to Planned Development District No. 543 for R-7.5(A) Single Family District uses and a public school other than open-enrollment charter school with Historic Overlay No. 53 and Historic Overlay No. 120, subject to a revised development plan, revised traffic management plan, and conditions with the following modifications: 1) Page 3-10, Section 51P-543.108(b)(1), second sentence to read: "The number of required off-street parking spaces shall be 511, including 58 on-street parking spaces on Reiger Avenue and Glasgow Drive, and 2) Page 3-11, Section 51P-543.108.1(c)(1), the words "even numbered" be changed to "odd numbered", in an area bounded by Glasgow Drive, Reiger Avenue, Paulus Avenue and Covington Lane.

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

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

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

**Notices:** Area: 500 Mailed: 228  
**Replies:** For: 9 Against: 1

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

**Note: Chair Tarpley change the order of the agenda and the Commission heard agenda item #13, Z156-183(JEM) next.**

4. Z167-272(OTH)

Planner: Olga Torres Holyoak

**Motion:** It was moved to recommend **approval** of a renewal of Specific Use Permit No. 2087 for a recycling buy-back center for the collection of household metals, industrial metals, and recyclable materials for a two-year period, subject to conditions on property zoned an IM Industrial Manufacturing District, on the northwest side of Hickory Street, northwest of Malcolm X Boulevard.

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

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

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

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

**Speakers:** None

**Note: Upon the conclusion of the Consent agenda items Chair Tarpley change the order of the agenda and the Commission heard agenda item #5, Z167-195(KK) next.**

5. Z167-195(KK)

Planner: Kiesha Kay

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

**Motion:** It was moved to recommend **approval** a Specific Use Permit for a tower/antenna for cellular communication for a ten-year period with eligibility for automatic renewals for additional ten-year periods, subject to a site plan, elevation, and conditions on property zoned Planned Development District No. 612 for residential and institutional uses, north of Grady Niblo Road, east of Spur 408.

Maker: Houston  
Second: Anglin  
Result: Carried: 9 to 3

For: 9 - Anglin, Houston, Davis, Shidid, Mack,  
Housewright, Peadon, Murphy, Tarpley

Against: 3 - Rieves, Haney, Jung  
Absent: 2 - Anantasomboon, Schultz  
Vacancy: 0  
Conflict: 1 - Ridley

**Notices:** Area: 500 Mailed: 12  
**Replies:** For: 0 Against: 0

**Speakers:** For: Suzan Kedron, 2323 Ross Ave., Dallas, TX, 75201  
Against: None

**Note: The Commission heard agenda item #3, Z167-260(OTH) next.**

Zoning Cases – Under Advisement:

**6. Z167-191(KK)**

Planner: Kiesha Kay

**Motion:** It was moved to recommend **denial without prejudice** of an MF-2(A) Multifamily District on property zoned an RR Regional Retail District, on the southeast corner of Keeneland Parkway and Walton Walker Boulevard.

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

For: 12 - Rieves, Houston, Davis, Shidid, Mack\*, Haney, Jung, Housewright, Peadon, Murphy, Ridley, Tarpley

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

\*out of the room, shown voting in favor

**Notices:** Area: 400 Mailed: 33  
**Replies:** For: 0 Against: 6

**Speakers:** For: Michael Coker, 3111 Canton St., Dallas, TX, 75226  
Against: Ana Davila, 5249 Bryce Canyon Rd., Dallas, TX, 75211



7. Z145-300(SH)

Planner: Sharon Hurd

**Motion I:** It was moved to recommend **denial without prejudice** of a new subdistrict on property zoned Subdistricts 4 and 5 within Planned Development District No. 462, and an MF-2(A) Multifamily District, on the northeast side of Henderson Avenue, between McMillan Avenue and Glencoe Street, and the southwest side of Henderson Avenue, east of Glencoe Street.

Maker: Rieves  
Second: Jung  
Result: Failed: 4 to 8

For: 4 - Rieves, Davis, Jung, Ridley

Against: 8 - Anglin, Houston, Shidid, Haney, Housewright,  
Peadon, Murphy, Tarpley  
Absent: 3 - Anantasomboon, Mack, Schultz  
Vacancy: 0

**Motion II:** It was moved to recommend **approval** of a new subdistrict, subject to an applicant's development plan, applicant's landscape plan, and staff's recommended conditions on property zoned Subdistricts 4 and 5 within Planned Development District No. 462, and an MF-2(A) Multifamily District, on the northeast side of Henderson Avenue, between McMillan Avenue and Glencoe Street, and the southwest side of Henderson Avenue, east of Glencoe Street.

Maker: Housewright  
Second: Anglin  
Result: Carried: 8 to 4

For: 8 - Anglin, Houston, Shidid, Haney, Housewright,  
Peadon, Murphy, Tarpley

Against: 4 - Rieves, Davis, Jung, Ridley  
Absent: 3 - Anantasomboon, Mack, Schultz  
Vacancy: 0

**Amending Motion I:** It was moved to **approve** an amendment to the motion to allow center left-turn lane and not allow on-street parallel parking.

Maker: Anglin  
Second: Ridley  
Result: Carried: 9 to 3

For: 9 - Anglin, Houston, Shidid, Haney, Jung, Peadon,  
Murphy, Ridley, Tarpley

Against: 3 - Rieves, Davis, Housewright  
Absent: 3 - Anantasomboon, Mack, Schultz  
Vacancy: 0

**Amending Motion II:** It was moved to **approve** an amendment to the motion to restrict all office parking spaces for public use from 7:00 p.m. to 6:00 a.m.

Maker: Rieves  
Second: Davis  
Result: Failed: 3 to 9

For: 3 - Rieves, Haney, Jung

Against: 9 - Anglin, Houston, Davis, Shidid, Housewright,  
Peadon, Murphy, Ridley, Tarpley  
Absent: 3 - Anantasomboon, Mack, Schultz  
Vacancy: 0

**Notices:** Area: 500 Mailed: 214  
**Replies:** For: 96 Against: 22

**Speakers:** For: Mark Masinter, 5410 Surrey Cir., Dallas, TX, 75209  
Daniel Hernandez, 1929 McMillan Ave., Dallas, TX, 75206  
Phillip Long, 1811 Euclid Ave., Dallas, TX, 75206  
George Goodenow, 2002 Moser Ave., Dallas, TX, 75206  
Robert Hunt, 5811 Gaston Ave., Dallas, TX, 75214  
Dennis Craig, 5200 Capitol Ave., Dallas, TX, 75206  
Ian Blair, 1830 Moser Ave., Dallas, TX, 75206  
Lee Small, 2737 N. Fitzhugh Ave., Dallas, TX, 75204  
Tommy Mann, Address not given  
Mr. Good, Address not given  
Evan Beattie, 2808 Fairmont St., Dallas, TX, 75243  
For (Did not speak): Marla Brandt, 5331 Tremont St., Dallas, TX, 75214  
Stephen Merkle, 2817 Amherst Ave., Dallas, TX, 75225  
Randal Baker, 2305 Cedar Springs Rd., Dallas, TX, 75201  
Against: Fonya Mondell, 1918 Moser Ave., Dallas, TX, 75206  
Rick Bentley, 5551 Vickery Blvd., Dallas, TX, 75206  
Bruce Richardson, 5607 Richmond Ave., Dallas, TX, 75206  
Against (Did not speak): Judith Tichansky, 1912 Moser Ave., Dallas, TX, 75206  
Staff: Lloyd Denman, Assistant Director, Engineering, City of Dallas

**Note: The Commission heard agenda item #13, Z156-183(JEM) next.**

8. Z167-106(SH)

Planner: Sharon Hurd

**Signage Motion I:** It was moved to take **no action** on the application with the finding of fact that the applicant has failed to demonstrated good faith efforts to keep the notification signs posted in accordance Section 51A-1.106, Dallas Development Code.

Maker: Houston  
Second: Haney  
Result: Failed: 2 to 10

For: 2 - Davis, Haney

Against: 10 - Anglin, Rieves, Houston, Shidid, Jung,  
Housewright, Peadon, Murphy, Ridley, Tarpley  
Absent: 3 - Anantasomboon, Mack, Schultz  
Vacancy: 0

**Signage Motion II:** It was moved to **proceed** with the application with the finding of fact that the applicant has demonstrated good faith efforts to keep the notification signs posted in accordance Section 51A-1.106, Dallas Development Code.

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

For: 12 - Anglin, Rieves, Houston, Davis, Shidid, Haney,  
Jung, Housewright, Peadon\*, Murphy, Ridley,  
Tarpley

Against: 0  
Absent: 3 - Anantasomboon, Mack, Schultz  
Vacancy: 0

\*out of the room, shown voting in favor

**Speakers:** For: Michael Davis, 2807 Allen St., Dallas, TX, 75204  
Against: Craig Wheeler, 3407 Kiest Forest Dr., Dallas, TX, 75233

**De minimus Significate Change Motion:** In considering the requirement in Section 5(m)(1)(B) of the CPC Rules of Procedure, the finding is it does not apply because the impact of the proposed change in the Commission's judgment is *de minimus* in nature.

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

For: 12 - Anglin, Rieves, Houston, Davis, Shidid, Haney,  
Jung, Housewright, Peadon, Murphy, Ridley,  
Tarpley

Against: 0  
Absent: 3 - Anantasomboon, Mack, Schultz  
Vacancy: 0

**Motion II:** It was moved to recommend **approval** of a Planned Development District for R-7.5(A) Single Family District uses, subject to a conceptual plan and staff's recommended conditions with the following additional modifications: 1) 25 ft. front yard setback, 2) remove garage conversion, 3) minimum 2-car garage, and 4) require minimum 6 foot perimeter fencing; constructed board on board with masonry pillars (no more than 25 feet between pillars) on property zoned an R-10(A) Single Family District with Specific Use Permit No. 541, on the south side of Blue Ridge Boulevard, west of Rio Grande Avenue.

Maker: Houston  
Second: Jung  
Result: Failed: 6 to 6

For: 6 - Rieves, Houston, Jung, Peadon, Ridley,  
Tarpley

Against: 6 - Anglin, Davis, Shidid, Haney, Housewright,  
Murphy  
Absent: 3 - Anantasomboon, Mack, Schultz  
Vacancy: 0

**Motion III:** It was moved to recommend **denial without prejudice** of a Planned Development District for R-7.5(A) Single Family District uses on property zoned an R-10(A) Single Family District with Specific Use Permit No. 541, on the south side of Blue Ridge Boulevard, west of Rio Grande Avenue.

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

For: 12 - Anglin, Rieves, Houston, Davis, Shidid, Haney,  
Jung, Housewright, Peadon, Murphy, Ridley,  
Tarpley

Against: 0  
Absent: 3 - Anantasomboon, Mack, Schultz  
Vacancy: 0

**Notices:** Area: 500 Mailed: 81  
**Replies:** For: 0 Against: 13

**Speakers:** For: Michael Davis, 2807 Allen St., Dallas, TX, 75204  
Against: Carol Branch, 3505 Rio Grande Cir., Dallas, TX, 75233  
Helen Harts, 4030 Oak Arbor Dr., Dallas, TX, 75233  
Cathy Lauer, 2647 Gladiolus Ln., Dallas, TX, 75233  
Craig Wheeler, 3407 Kiest Forest Dr., Dallas, TX, 75233  
Kim Nobles, 3537 Rio Grande Cir., Dallas, TX, 75233  
Raymond Crawford, 2647 Southwood Dr., Dallas, TX, 75233  
Darryl Baker, 2606 Woodmere Dr., Dallas, TX, 75233

**9. Z167-239(WE)**

Planner: Warren Ellis

**Motion:** It was moved 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: Davis  
Second: Rieves  
Result: Carried: 11 to 0

For: 11 - Anglin, Rieves, Houston, Davis, Shidid, Haney,  
Jung, Housewright, Peadon, Ridley, Tarpley

Against: 0  
Absent: 4 - Anantasomboon, Mack, Schultz, Murphy  
Vacancy: 0

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

**Speakers:** For: Peter Kavanagh, 1620 Hadley Dr., Dallas, TX, 75208  
Against: Debra Moore, 3607 Pueblo St., Dallas, TX, 75212  
Stephanie Hanson, 1914 Nomas St., Dallas, TX, 75212  
Against (Did not speak): Jose Garcia, 838 McBroom St., Dallas, TX, 75212  
Esther Perez, 3359 Conroe, Dallas, TX, 75212  
Maria Gomez, 838 Nomas St., Dallas, TX, 75212  
Joanna Rendon, 827 Thomas St., Dallas, TX, 75212  
Alex Garcia, 2558 Poinciana Pl., Dallas, TX, 75212

10. Z156-344(OTH)

Planner: Olga Torres Holyoak

**Motion:** It was moved 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 for the remainder of Planned Development District No. 624 on property zoned Planned Development District No. 624; **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; **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; **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; 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: Rieves  
Result: Carried: 8 to 0

For: 8 - Anglin, Rieves, Davis, Shidid, Haney,  
Housewright, Peadon, Tarpley

Against: 0

Absent: 5 - Anantasomboon, Mack, Schultz, Murphy,  
Ridley

Vacancy: 0

Conflict: 2 - Houston, Jung

**Notices:** Area: 500 Mailed: 117

**Replies:** For: 9 Against: 2

**Speakers:** For: Michael Beaty, 1800 Valley View Ln., Farmers Branch, TX, 75234  
Mark Hawthorne, 6616 Erikaglen Dr., Dallas, TX, 75241  
Robert Pitre, 1801 Wheatland Rd., Dallas, TX, 75215  
Against: Melba Sue Hawthorne Wilson, 2623 Morgan Dr., Dallas, TX, 75241  
Linder Hawthorne, 2623 Morgan Dr., Dallas, TX, 75241

Zoning Cases – Individual:

**11. Z167-248(OTH)**

Planner: Olga Torres Holyoak

**Motion:** In considering an application for a Planned Development District for IR Industrial Research District uses to allow for a metal salvage facility by right on property zoned an IR Industrial Research District on the east side of Luna Road, north of Ryan Road, and on the north side of Ryan Road, east of Luna Road, it was moved to **hold** this case under advisement until July 20, 2017, and to instruct staff to re-advertise and re-notice for an Industrial Manufacturing District and a specific use permit.

Maker: Davis  
Second: Houston  
Result: Carried: 10 to 0

For: 10 - Anglin, Rieves, Houston, Davis, Shidid, Haney, Jung, Housewright, Peadon, Tarpley

Against: 0  
Absent: 5 - Anantasomboon, Mack, Schultz, Murphy, Ridley  
Vacancy: 0

**Notices:** Area: 500 Mailed: 19  
**Replies:** For: 0 Against: 0

**Speakers:** None

**12. Z167-194(WE)**

Planner: Warren Ellis

**Motion:** In considering an 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 August 17, 2017.

Maker: Houston  
Second: Shidid  
Result: Carried: 9 to 0

For: 9 - Anglin, Rieves, Houston, Shidid, Haney, Jung, Housewright, Peadon, Tarpley

Against: 0  
Absent: 6 - Davis, Anantasomboon, Mack, Schultz,  
Murphy, Ridley  
Vacancy: 0

**Notices:** Area: 400 Mailed: 60  
**Replies:** For: 1 Against: 1

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

**Note: The Commission heard agenda item DCA145-005 – Development Code Amendment – Public Hearing comments next.**

**13. Z156-183(JEM)**

Planner: Jose E. Martinez

**Note: During the question period of this item Chair Tarpley held further discussion to allow staff additional time to answer questions from citizens in attendance. The Commission returned to the regular order of the agenda and heard Zoning Case – Under Advisement agenda item #6. Z167-191(KK) next.**

**Motion:** It was moved to recommend **approval** of amendments to Planned Development District No. 366 and to allow Accessory outside display of merchandise in Subarea 2 within Planned Development District No. 366 generally along both sides of Buckner Boulevard from Heinen Drive and Hoyle Avenue on the north to the T. & N.O. Railroad on the south, and along Lake June Road, between Carbona Drive on the west and Pleasant Drive on the east.

Maker: Houston  
Second: Anglin  
Result: Carried: 9 to 0

For: 9 - Anglin, Rieves, Houston, Davis, Haney,  
Housewright, Peadon, Murphy, Tarpley

Against: 0  
Absent: 3 - Anantasomboon, Mack, Schultz  
Vacancy: 0  
Conflict: 3 - Shidid, Jung, Ridley

**Notices:** Area: 200 Mailed: 1027  
**Replies:** For: 10 Against: 10

**Speakers:** For: Randy Balch, P.O. Box 360577, Dallas, TX, 75836  
Against: James Mayhall, 829 S. Buckner Blvd., Dallas, TX, 75217



**Note: The Commission heard agenda item #8, Z167-167(SH) next.**

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:** Jon Napper, 300 N. Akard St., Dallas, TX, 75201  
David Lehde, 5816 W. Plano Pkwy., Plano, TX, 75065

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Other Matters

Minutes

**Motion:** It was moved to **approve** the minutes of the May 18, 2017, City Plan Commission meeting, subject to the following corrections:

Maker: Shidid  
Second: Houston  
Result: Carried: 9 to 0

For: 9 - Anglin, Rieves, Houston, Shidid, Haney, Jung,  
Housewright, Peadon, Tarpley

Against: 0

Absent: 6 - Davis, Anantasomboon, Mack, Schultz, Murphy,  
Ridley

Vacancy: 0

Adjournment

**Motion:** It was moved to **adjourn** the June 8, 2017, City Plan Commission meeting at 8:46 p.m.

Maker: Houston  
Second: Shidid  
Result: Carried: 9 to 0

For: 9 - Anglin, Rieves, Houston, Shidid, Haney, Jung,  
Housewright, Peadon, Tarpley

Against: 0

Absent: 6 - Davis, Anantasomboon, Mack, Schultz, Murphy,  
Ridley

Vacancy: 0

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Gloria Tarpley, Chair