

## PLAN COMMISSION MINUTES

The City Plan Commission held a regular Zoning Hearing on January 3, 2019, with the briefing starting at 11:07 a.m., in Room 5ES and the public hearing at 1:35 p.m., in the City Council Chambers of City Hall. Presiding were, Jarred Davis, Acting Chair and Jaynie Schultz, Acting Vice-Chair. The following Commissioners were present during the hearing: Enrique MacGregor, Mark Rieves, Tony Shidid, Deborah Carpenter, P. Michael Jung, Tipton Housewright, Margot Murphy and Paul E. Ridley. The following Commissioners were absent from this hearing as defined in the City Plan Commission rules: Christopher Lewis and Gloria Tarpley. There are three vacancies: District 3, District 7 and District 12.

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) **S189-073**

**Motion:** It was moved to **approve** an application to replat a 0.469-acre tract of land containing all of Lots 1 and 2, and part of Lots 17 and 18 in City Block 38/1341 to create one lot on property located on Reagan Street at Brown Street, west corner, subject to compliance with the conditions listed in the docket.

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

For: 10 - MacGregor, Rieves, Davis, Shidid, Carpenter,  
Jung, Housewright, Schultz, Murphy, Ridley

Against: 0

Absent: 2 - Lewis, Tarpley

Vacancy: 3 - District 3, District 7, District 12

**Speakers:** None

**(2) S189-074**

**Motion:** It was moved to **approve** an application to create a 160-lot residential subdivision from a 49.369-acre tract of land in City Block 8770 with lots ranging in size from 10,000 square feet to 21,499 square feet in size on property located on Middlefield Road, southeast of St. Augustine Road, subject to compliance with the conditions listed in the docket.

Maker: Rieves

Second: Murphy

Result: Carried: 10 to 0

For: 10 - MacGregor, Rieves, Davis, Shidid,  
Carpenter, Jung, Housewright, Schultz,  
Murphy, Ridley

Against: 0

Absent: 2 - Lewis, Tarpley

Vacancy: 3 - District 3, District 7, District 12

**Speakers:** None

**(3) S189-076**

**Motion:** It was moved to **approve** an application to create one lot from a 2.2614-acre tract of land in City Block 5827 on property located on Wimbelton Way, southwest of Forney Road, subject to compliance with the conditions listed in the docket.

Maker: Rieves

Second: Murphy

Result: Carried: 10 to 0

For: 10 - MacGregor, Rieves, Davis, Shidid, Carpenter,  
Jung, Housewright, Schultz, Murphy, Ridley

Against: 0  
Absent: 2 - Lewis, Tarpley  
Vacancy: 3 - District 3, District 7, District 12

**Speakers:** None

**(4) S189-077**

**Motion:** It was moved to **approve** an application to replat a 1.885-acre tract of land containing all of Lot 9 and a portion of Lots 10 and 11 in City Block G/8728; all of Lots 18, 19 and a portion of Lot 20 in City Block F/8728 to create one 1.362-acre lot and one 0.523-acre lot on property located on Wind Mill Lane at Mapleshade Lane, subject to compliance with the conditions listed in the docket.

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

For: 10 - MacGregor, Rieves, Davis, Shidid, Carpenter,  
Jung, Housewright, Schultz, Murphy, Ridley

Against: 0  
Absent: 2 - Lewis, Tarpley  
Vacancy: 3 - District 3, District 7, District 12

**Speakers:** None

**(5) S189-080**

**Motion:** It was moved to **approve** an application to create one 0.872-acre lot from a tract of land containing part of Lot 1 and a tract of land in City Block 5190 on property located on Southwestern Boulevard at North Central Expressway, southeast corner subject to compliance with the conditions listed in the docket.

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

For: 10 - MacGregor, Rieves, Davis, Shidid, Carpenter,  
Jung, Housewright, Schultz, Murphy, Ridley

Against: 0  
Absent: 2 - Lewis, Tarpley  
Vacancy: 3 - District 3, District 7, District 12

**Speakers:** None

Individual Item:

(6) **S189-079**

An application to create a 10 lot Shared Access Development with lots ranging in size from 1,613.07 square feet to 4,275.12 square feet from a 0.603-acre tract of land containing part of City Block 4548 on property located on Davis Street at Tennant Street, southwest corner.

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

Residential Replats:

(7) **S189-078**

**Motion:** It was moved to **deny** an application to replat a 0.464-acre tract of land containing all of Lots 15 and 16 in City Block 9/6178 to realign the existing lot lines and create two lots on property located on Walnut Hill Lane at Mixon Drive (Formerly Womack Way), southeast corner; due to non-compliance with Section 51A-8.503 of the Dallas Development Code.

Maker: Carpenter  
Second: Murphy  
Result: Carried: 9 to 1

For: 9 - MacGregor, Rieves, Davis, Shidid, Carpenter,  
Jung, Schultz, Murphy, Ridley

Against: 1 - Housewright  
Absent: 2 - Lewis, Tarpley  
Vacancy: 3 - District 3, District 7, District 12

**Notices:** Area: 200 Mailed: 12  
**Replies:** For: 0 Against: 0

**Speakers:** None

Miscellaneous Items:

**M178-049**

Planner: Carlos Talison

**Motion:** It was moved to **approve** a minor amendment to the site plan for Specific Use Permit No. 1371 for an open enrollment charter school and a child-care facility on property zoned R-7.5(A) on the southeast corner of Ann Arbor Avenue and South R.L. Thornton Freeway.

Maker: Schultz  
Second: Jung  
Result: Carried: 10 to 0

For: 10 - MacGregor, Rieves, Davis, Shidid, Carpenter,  
Jung, Housewright, Schultz, Murphy, Ridley

Against: 0  
Absent: 2 - Lewis, Tarpley  
Vacancy: 3 - District 3, District 7, District 12

**Speakers:** None

**M178-053**

Planner: Carlos Talison

**Motion:** It was moved to **approve** a minor amendment to the development plan and landscape plan for an office use, subject to a revised development plan and landscape plan with the following additional conditions: 1) reflect a width of the pedestrian path parallel with McKinnon Street of 12 feet with 5x5 tree wells and 2) vehicle approaches continue the path for pedestrians paved with same granite pavers to reflect the pedestrian path of traffic on property zoned Subarea B of Planned Development Subdistrict No. 79, within Planned Development District No. 193, the Oak Lawn Special Purpose District, on the north corner of North Harwood Street and Hunt Street.

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

For: 10 - MacGregor, Rieves, Davis, Shidid\*, Carpenter,  
Jung, Housewright, Schultz, Murphy, Ridley

Against: 0  
Absent: 2 - Lewis, Tarpley  
Vacancy: 3 - District 3, District 7, District 12

\*out of the room, shown voting in favor

**Speakers:** None

**M189-001**

Planner: Carlos Talison

**Motion:** It was moved to **approve** a minor amendment to the site/landscape plan (Exhibit 317C) for a group home or shelter on property zoned as Planned Development District No. 317, the Cedars Area Special Purpose District, on the south corner of Cadiz Street and South Griffin Street.

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

For: 10 - MacGregor, Rieves, Davis, Shidid\*, Carpenter,  
Jung, Housewright, Schultz, Murphy, Ridley

Against: 0

Absent: 2 - Lewis, Tarpley

Vacancy: 3 - District 3, District 7, District 12

\*out of the room, shown voting in favor

**Speakers:** None

Thoroughfare Plan Amendments:

**Jefferson-12<sup>th</sup> Connector from Jefferson Boulevard to 12<sup>th</sup> Street**

Planner: Kimberly Smith

**Motion:** It was moved to **approve** an amendment to the City of Dallas Thoroughfare Plan to delete Jefferson-12<sup>th</sup> Connector from Jefferson Boulevard to 12<sup>th</sup> Street.

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

For: 10 - MacGregor, Rieves, Davis, Shidid, Carpenter,  
Jung, Housewright, Schultz, Murphy, Ridley

Against: 0

Absent: 2 - Lewis, Tarpley

Vacancy: 3 - District 3, District 7, District 12

**Speakers:** For: Eliseo Ruiz, 214 S. Willomet Ave., Dallas, TX, 75208  
Diane Lyons Sherman, 107 N. Clinton Ave., Dallas, TX, 75208  
Tina Nohinex, 417 S. Winnetka Ave., Dallas, TX, 75208  
Nicholas Arnold, 413 S. Winnetka Ave., Dallas, TX, 75208  
Todd Brashear, 211 S. Clinton Ave., Dallas, TX, 75208  
Kevin Keith, 400 S. Willomet Ave., Dallas, TX, 75208  
Jesse Hornbuckle, 411 S. Willomet Ave., Dallas, TX, 75208  
Julia Alcantara, 507 S. Willomet Ave., Dallas, TX, 75208

Against: None

**1) Main Street from Canton Street to Peak Street; (2) Main Street from Peak Street to Columbia Avenue; (3) Columbia Avenue from Main Street to Abrams Road; and (4) Abrams Road from Columbia Avenue to Richmond Avenue**

Planner: Kimberly Smith

**Motion:** It was moved to **approve** an amendment to the City of Dallas Thoroughfare Plan to change the dimensional classification of: (1) Main Street from Canton Street to Peak Street from a six-lane divided roadway (M-6-D[a]) in 100 feet of right-of-way to a special four-lane undivided roadway (SPCL 4U) in 100 feet of right-of-way; (2) Main Street from Peak Street to Columbia Avenue from a six-lane divided roadway (M-6-D[a]) in 100 feet of right-of-way to a special four-lane divided roadway (SPCL 4D) with bicycle facilities in 100 feet of right-of-way; (3) Columbia Avenue from Main Street to Abrams Road from a six-lane divided roadway (M-6-D[a]) in 100 feet of right-of-way to a special four-lane divided roadway (SPCL 4D) with bicycle facilities in 100 feet of right-of-way; and (4) Abrams Road from Columbia Avenue to Richmond Avenue from a four-lane divided roadway (S-4-D) in 80 feet of right-of-way to a special four-lane divided roadway (SPCL 4D) with bicycle facilities in 100 feet of right-of-way.

Maker: Rieves  
Second: Ridley  
Result: Carried: 9 to 0

For: 9 - MacGregor, Rieves, Davis, Carpenter, Jung, Housewright, Schultz, Murphy, Ridley

Against: 0  
Absent: 2 - Lewis, Tarpley  
Vacancy: 3 - District 3, District 7, District 12  
Conflict: 1 - Shidid

**Speakers:** For: Martha Heimberg, 1523 Abrams Rd., Dallas, TX, 75214  
John Tatum, 3800 Main St., Dallas, TX, 75226  
Terri Raith, 1518 Abrams Rd., Dallas, TX, 75214  
Against: None

Certificates of Appropriateness for Signs:

**1806080001**

Planner: Steve Long

**Motion:** It was moved to **approve** a Certificate of Appropriateness by James Decicco of Signs USA for a 16-square foot attached sign at 1211 Commerce Street (south elevation).

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

For: 10 - MacGregor, Rieves, Davis, Shidid, Carpenter,  
Jung, Housewright, Schultz\*, Murphy, Ridley

Against: 0  
Absent: 2 - Lewis, Tarpley  
Vacancy: 3 - District 3, District 7, District 12

\*out of the room, shown voting in favor

**Speakers:** None

**Note: Certificates of Appropriateness for Signs items 1807100007, 1807100025, 1807100026 and 1807100027 were read into the record and heard together.**

**1807100007**

Planner: Steve Long

**Motion:** It was moved to **approve** a Certificate of Appropriateness by Curt Horak of Priority Signs and Graphics for a 109.3-square foot attached sign at 2600 Main Street (south elevation).

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

For: 10 - MacGregor, Rieves, Davis, Shidid, Carpenter,  
Jung, Housewright, Schultz\*, Murphy, Ridley

Against: 0  
Absent: 2 - Lewis, Tarpley  
Vacancy: 3 - District 3, District 7, District 12

\*out of the room, shown voting in favor

**Speakers:** None

**1807100025**

Planner: Steve Long

**Motion:** It was moved to **approve** a Certificate of Appropriateness by Curt Horak of Priority Signs and Graphics for a 144 square foot attached sign at 2600 Main Street (west elevation).



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

For: 10 - MacGregor, Rieves, Davis, Shidid, Carpenter,  
Jung, Housewright, Schultz\*, Murphy, Ridley

Against: 0  
Absent: 2 - Lewis, Tarpley  
Vacancy: 3 - District 3, District 7, District 12

\*out of the room, shown voting in favor

**Speakers:** None

**1807100026**

Planner: Steve Long

**Motion:** It was moved to **approve** a Certificate of Appropriateness by Curt Horak of Priority Signs and Graphics for a 144 square foot attached sign at 2600 Main Street (west elevation).

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

For: 10 - MacGregor, Rieves, Davis, Shidid, Carpenter,  
Jung, Housewright, Schultz\*, Murphy, Ridley

Against: 0  
Absent: 2 - Lewis, Tarpley  
Vacancy: 3 - District 3, District 7, District 12

\*out of the room, shown voting in favor

**Speakers:** None

**1807100027**

Planner: Steve Long

**Motion:** It was moved to **approve** a Certificate of Appropriateness by Curt Horak of Priority Signs and Graphics for a 144 square foot attached sign at 2600 Main Street (west elevation).

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

For: 10 - MacGregor, Rieves, Davis, Shidid, Carpenter,  
Jung, Housewright, Schultz\*, Murphy, Ridley

Against: 0

Absent: 2 - Lewis, Tarpley

Vacancy: 3 - District 3, District 7, District 12

\*out of the room, shown voting in favor

**Speakers:** None

Zoning Cases – Consent:

1. **Z178-345(SM)**

Planner: Sarah May

**Motion:** It was moved to recommend **approval** of a renewal of Specific Use Permit No. 1935 for the sale of alcoholic beverages in conjunction with a general merchandise or food store 3,500 square feet or less for a five-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 south corner of Lawnview Avenue and Forney Road.

Maker: Schultz

Second: Housewright

Result: Carried: 10 to 0

For: 10 - MacGregor, Rieves, Davis, Shidid, Carpenter,  
Jung, Housewright, Schultz, Murphy, Ridley

Against: 0

Absent: 2 - Lewis, Tarpley

Vacancy: 3 - District 3, District 7, District 12

**Notices:** Area: 200 Mailed: 15

**Replies:** For: 0 Against: 0

**Speakers:** For: None

For (Did not speak): Bharat Rana, 4441 Lawnview Ave., Dallas, TX, 75227

Against: None

2. **Z189-105(SM)**

Planner: Sarah May

**Motion:** It was moved to recommend 1) **approval** of a Specific Use Permit for a government installation other than listed limited to an elevated water storage reservoir for a permanent period, subject to a site plan and conditions; and, 2) **approval** of a development plan and landscape plan on property zoned Subarea A within Planned Development District No. 741 with Specific Use Permit No. 517 for a radio transmission station and tower use, on the east line of South Belt Line Road, at the terminus of Airline Drive.

Maker: Schultz  
Second: Housewright  
Result: Carried: 10 to 0

For: 10 - MacGregor, Rieves, Davis, Shidid, Carpenter,  
Jung, Housewright, Schultz, Murphy, Ridley

Against: 0  
Absent: 2 - Lewis, Tarpley  
Vacancy: 3 - District 3, District 7, District 12

**Notices:** Area: 300 Mailed: 6  
**Replies:** For: 0 Against: 0

**Speakers:** For: None  
For: (Did not speak): James Bryan, 13455 Noel Rd., Dallas, TX, 75241  
Bill Walker, 1722 Routh St., Dallas, TX, 75201  
Against: None

3. **Z178-392(SM)**

Planner: Sarah May

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

**Motion:** It was moved to recommend **approval** of an amendment to Planned Development District No. 989, subject to a revised development plan and conditions with an additional condition to landscape the detention pond with shrubs, between the school and Saint Augustine Drive, on the southeast corner of North Saint Augustine Drive and Grady Lane.

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

For: 10 - MacGregor, Rieves, Davis, Shidid, Carpenter,  
Jung, Housewright, Schultz, Murphy, Ridley

Against: 0  
Absent: 2 - Lewis, Tarpley  
Vacancy: 3 - District 3, District 7, District 12

**Notices:** Area: 500 Mailed: 190  
**Replies:** For: 0 Against: 0

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

**Note: The Commission heard zoning agenda item #5. Z178-387(JM) next.**

**4. Z189-102(SM)**

Planner: Sarah May

**Motion:** It was moved to recommend **approval** of the renewal of Specific Use Permit No. 2181 for a tattoo studio for a five-year period, subject to conditions on property zoned Tract A within Planned Development District No. 269, the Deep Ellum/Near East Side District, on the south line of Elm Street, east of Good Latimer Expressway.

Maker: Schultz  
Second: Housewright  
Result: Carried: 10 to 0

For: 10 - MacGregor, Rieves, Davis, Shidid, Carpenter,  
Jung, Housewright, Schultz, Murphy, Ridley

Against: 0  
Absent: 2 - Lewis, Tarpley  
Vacancy: 3 - District 3, District 7, District 12

**Notices:** Area: 200 Mailed: 12  
**Replies:** For: 4 Against: 0

**Speakers:** None

**5. Z178-387(JM)**

Planner: Jennifer Muñoz

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

**Motion:** It was moved to recommend **approval** of the renewal of Specific Use Permit No. 1903 for a late-hours establishment limited to a restaurant without drive-in or drive-through service for a two-year period, subject to conditions on property zoned Planned Development District No. 842 with an MD-1 Modified Delta Overlay District, on the north line of Alta Avenue, west of Greenville Avenue.

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

For: 10 - MacGregor, Rieves, Davis, Shidid, Carpenter,  
Jung, Housewright, Schultz, Murphy, Ridley

Against: 0  
Absent: 2 - Lewis, Tarpley  
Vacancy: 3 - District 3, District 7, District 12

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

**Speakers:** None

**Note: The Commission returned to the regular order of the agenda and heard Zoning Cases - Under Advisement agenda item #8. Z178-352(AM) next.**

**6. Z178-370(PD)**

Planner: Pamela Daniel

**Motion:** It was moved to recommend **approval** of an R-16(A) Single Family District on property zoned an A(A) Agricultural District, on the northwest line of Jordan Valley Road, north of Palomino Road.

Maker: Schultz  
Second: Housewright  
Result: Carried: 10 to 0

For: 10 - MacGregor, Rieves, Davis, Shidid, Carpenter,  
Jung, Housewright, Schultz, Murphy, Ridley

Against: 0  
Absent: 2 - Lewis, Tarpley  
Vacancy: 3 - District 3, District 7, District 12

**Notices:** Area: 300 Mailed: 12  
**Replies:** For: 0 Against: 1

**Speakers:** For: None

For (Did not speak): Maria Narvaez, 3543 Jordan Valley Rd., Dallas, TX, 75253  
Against: None

7. **Z178-393(AM)**

Planner: Abraham Martinez

**Motion:** It was moved to recommend **approval** of the renewal of Specific Use Permit No. 2068 for a bar, lounge, or tavern for a five-year period, subject to conditions on property zoned Tract A within Planned Development District No. 269, the Deep Ellum/Near East Side District, on the east corner of Main Street and Exposition Avenue.

Maker: Schultz  
Second: Housewright  
Result: Carried: 10 to 0

For: 10 - MacGregor, Rieves, Davis, Shidid, Carpenter,  
Jung, Housewright, Schultz, Murphy, Ridley  
Against: 0  
Absent: 2 - Lewis, Tarpley  
Vacancy: 3 - District 3, District 7, District 12

**Notices:** Area: 200 Mailed: 16  
**Replies:** For: 1 Against: 0

**Speakers:** None

**Note: The Commission heard zoning agenda item #3, Z178-392(SM) upon the conclusion of the Zoning Consent agenda.**

Zoning Cases – Under Advisement:

8. **Z178-352(AM)**

Planner: Abraham Martinez

**Motion:** It was moved to recommend **denial without prejudice** of an IM Industrial Manufacturing District with deed restrictions volunteered by the applicant on property zoned an IR Industrial Research District, on the northeast corner of West Ledbetter Drive and Duncanville Road.

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

For: 10 - MacGregor, Rieves, Davis, Shidid, Carpenter,  
Jung, Housewright, Schultz, Murphy, Ridley  
Against: 0  
Absent: 2 - Lewis, Tarpley  
Vacancy: 3 - District 3, District 7, District 12

**Notices:** Area: 300 Mailed: 13  
**Replies:** For: 0 Against: 0

**Speakers:** For: Karla Calderon, 2819 Brandon St., Dallas, TX, 75211  
Against: None

9. **Z178-340(PD)**

Planner: Pamela Daniel

**Motion:** It was moved to recommend **approval** of 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 plan and conditions (as briefed) on property zoned an IR Industrial Research District, north of the intersection of Storey Lane and Overlake Driven.

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

For: 10 - MacGregor, Rieves, Davis, Shidid, Carpenter,  
Jung, Housewright, Schultz, Murphy\*, Ridley

Against: 0  
Absent: 2 - Lewis, Tarpley  
Vacancy: 3 - District 3, District 7, District 12

\*out of the room, shown voting in favor

**Notices:** Area: 500 Mailed: 56  
**Replies:** For: 2 Against: 0

**Speakers:** For: Peter Kavanagh, 1620 Handley Dr., Dallas, TX, 75208  
Against: None

10. **Z178-288(JM)**

Planner: Jennifer Muñoz

**Motion:** It was moved to recommend **denial without prejudice** of an LI Light Industrial District on property zoned an A(A) Agricultural District, on the northwest corner of Telephone Road and Bonnie View Road.

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

For: 10 - MacGregor, Rieves, Davis, Shidid, Carpenter,  
Jung, Housewright, Schultz, Murphy, Ridley

Against: 0  
Absent: 2 - Lewis, Tarpley  
Vacancy: 3 - District 3, District 7, District 12

**Notices:** Area: 500 Mailed: 30  
**Replies:** For: 2 Against: 0

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

Zoning Cases – Individual:

11. **Z178-382(JM)**

Planner: Jennifer Muñoz

**Note: During the question period of this item Commissioner Jung moved to hold this item in suspense until after agenda item #13. Z178-294(CY) to allow staff time to review applicant's proposed Condition #14 related to the Legacy Building. Commissioner Shidid seconded the motion. The Commission voted unanimously to hold the item until after item #13. Z178-294(CY). The Commission heard item #12. Z178-216(CY) next.**

**Motion:** It was moved to recommend 1) **approval** of a D-1 Liquor Control Overlay on a portion; 2) **approval** of a Planned Development District for Mixed Use District uses, subject to applicant's revised development plan, applicant's revised elevation plan, and staff's revised recommended conditions (as briefed); and, 3) **approval** of a Specific Use Permit for an alcoholic beverage establishment limited to a microbrewery, microdistillery, or winery for a three-year period with eligibility for automatic renewals for additional five-year periods, subject to applicant's revised site plan and conditions with the following modifications: 1) Condition #113, Signage provision adopt the applicant's requested conditions, 2) add applicant's proposed Condition #114 regarding the Legacy Building (as circulated), and 3) Specific Use Permit site plan revised to show pedestrian plaza on property zoned an MU-1 Mixed Use District and a CR-D Community Retail District with a D Liquor Control Overlay, on the northwest line of Garland Road, southwest of North Buckner Boulevard.

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

For: 10 - MacGregor, Rieves, Davis, Shidid, Carpenter,  
Jung, Housewright, Schultz, Murphy, Ridley

Against: 0  
Absent: 2 - Lewis, Tarpley  
Vacancy: 3 - District 3, District 7, District 12



**Notices:** Area: 500 Mailed: 41  
**Replies:** For: 2 Against: 1

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

**Note: The Commission returned to the regular order of the agenda and heard Authorization of a Hearing item next.**

**12. Z178-316(CY)**

Planner: Carolina Yumet

**Motion:** In considering an application for 1) a new subdistrict to allow for a shared access development with up to 85 lots and served by two shared access points on property zoned Subdistrict 6 within Planned Development District No. 830 and a portion of Planned Development District No. 450; 2) an amendment to reduce Planned Development District No. 450 for a public school; and, 3) an amendment to the development plan and landscape plan, on the northeast corner of West Davis Street and North Plymouth Road, it was moved to **hold** this case under advisement until February 7, 2019.

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

For: 10 - MacGregor, Rieves, Davis, Shidid, Carpenter,  
Jung, Housewright, Schultz, Murphy, Ridley

Against: 0  
Absent: 2 - Lewis, Tarpley  
Vacancy: 3 - District 3, District 7, District 12

**Notices:** Area: 500 Mailed: 120  
**Replies:** For: 0 Against: 1

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

**13. Z178-294(CY)**

Planner: Carolina Yumet

**Motion:** It was moved to recommend **denial without prejudice** of a Specific Use Permit for a tower/antenna for cellular communication on property zoned an R-7.5(A) Single Family District, on the south side of Rhoda Lane, west of North Masters Drive.

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

For: 10 - MacGregor, Rieves, Davis, Shidid, Carpenter,  
Jung, Housewright, Schultz, Murphy, Ridley

Against: 0  
Absent: 2 - Lewis, Tarpley  
Vacancy: 3 - District 3, District 7, District 12

**Notices:** Area: 200 Mailed: 12  
**Replies:** For: 2 Against: 0

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

**Note: The Commission returned and heard Zoning Cases – Individual agenda item #11. Z178-382(JM) next.**

Authorization of Hearings:

Planner: Andrew Ruegg

**Motion:** It was moved to **authorize** a public hearing to determine the proper zoning on property zoned Conservation District No. 12, the Belmont Addition Conservation District with Modified Delta Overlay No. 1 on a portion, being generally bound by lots on both sides Llano Avenue, Skillman Street, the lots on both sides of Belmont Avenue (excluding the south side of Belmont Avenue between Greenville Avenue and Matilda Street), and Greenville Avenue, and containing approximately 125 acres with consideration being given to amending the development standards for driveway access and to allow for parking for accessory dwelling units. This is a hearing to consider the request to authorize the hearing and not the rezoning of property at this time.

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

For: 10 - MacGregor, Rieves, Davis, Shidid, Carpenter,  
Jung, Housewright, Schultz, Murphy, Ridley

Against: 0  
Absent: 2 - Lewis, Tarpley  
Vacancy: 3 - District 3, District 7, District 12

**Speakers:** None

Other Matters

Minutes:

**Motion:** It was moved to **approve** the minutes of the December 13, 2018, City Plan Commission meeting, subject to the following corrections:

- 1) Page 29, in the second sentence of Commissioner Schultz' Friendly Amendment add "er" to the word "Commission" to read as follows: "Commissioner Davis,".
- 2) Page 36, Z178-206(JM), in the motion remove the word "approve" and replace with "reconsider"; and remove the word "of" to read as follows: "It was moved to reconsider the action taken on ...,"

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

For: 10 - MacGregor, Rieves, Davis, Shidid, Carpenter,  
Jung, Housewright, Schultz, Murphy, Ridley

Against: 0  
Absent: 2 - Lewis, Tarpley  
Vacancy: 3 - District 3, District 7, District 12

Adjournment

**Motion:** It was moved to **adjourn** the January 3, 2019, City Plan Commission meeting at 3:45 p.m.

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

For: 10 - MacGregor, Rieves, Davis, Shidid, Carpenter,  
Jung, Housewright, Schultz, Murphy, Ridley

Against: 0  
Absent: 2 - Lewis, Tarpley  
Vacancy: 3 - District 3, District 7, District 12

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Gloria Tarpley, Chair