

PLAN COMMISSION MINUTES

The City Plan Commission held a regular Zoning Hearing on October 4, 2018, with the briefing starting at 11:09 a.m., in Room 5ES and the public hearing at 1:50 p.m., in the City Council Chambers of City Hall. Presiding were, Gloria Tarpley, Chair and Jarred Davis, Vice-Chair. The following Commissioners were present during the hearing: Chad West, Mark Rieves, Tony Shidid, Deborah Carpenter, Christopher B. Lewis, 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: None. There are two vacancies: District 3 and District 7.

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) **S178-306**

Motion: It was moved to **approve** an application to create one 1.579-acre lot and one 21.036-acre lot from a 22.615-acre tract of land containing all of Lot 6 in City Block 6594 on property located on Forest Lane at Grissom Lane, southeast corner, subject to compliance with the conditions listed in the docket.

Maker: Carpenter

Second: Davis

Result: Carried: 13 to 0

For: 13 - West, Rieves, Davis, Shidid, Carpenter, Lewis,
Jung, Housewright, Schultz, Peadon, Murphy,
Ridley, Tarpley

Against: 0

Absent: 0

Vacancy: 2 - District 3, District 7

Speakers: None

(2) **S178-307**

Motion: It was moved to **approve** an application to create a 3.623-acre lot from a tract of land containing part of City Block A/7226 on property located on Commerce Street at Westmoreland Road, northeast corner, subject to compliance with the conditions listed in the docket.

Maker: Carpenter

Second: Davis

Result: Carried: 13 to 0

For: 13 - West, Rieves, Davis, Shidid, Carpenter,
Lewis, Jung, Housewright, Schultz, Peadon,
Murphy, Ridley, Tarpley

Against: 0

Absent: 0

Vacancy: 2 - District 3, District 7

Speakers: None

(3) **S178-309**

Note: Staff corrected the agenda and case report to reflect the zoning as **PD 193(LC) and PD 193 (MF-2)**.

Motion: It was moved to **approve** an application to replat a 0.5197-acre tract of land containing all of Lots1 and 3 and part of Lot 2 in City Block 3/2321 to create one lot on property located on Maple Avenue at Amelia Street, north corner, subject to compliance with the conditions listed in the docket.

Maker: Carpenter

Second: Davis

Result: Carried: 13 to 0

For: 13 - West, Rieves, Davis, Shidid, Carpenter, Lewis,
Jung, Housewright, Schultz, Peadon, Murphy,
Ridley, Tarpley

Against: 0
Absent: 0
Vacancy: 2 - District 3, District 7

Speakers: None

(4) **S178-311**

Motion: It was moved to **approve** an application to replat a 0.091-acre tract of land containing part of Lot 8 in City Block 1909 to create two lots on property located on La Vista Court, south of Hoskins Street, subject to compliance with the conditions listed in the docket.

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

For: 13 - West, Rieves, Davis, Shidid, Carpenter, Lewis,
Jung, Housewright, Schultz, Peadon, Murphy,
Ridley, Tarpley

Against: 0
Absent: 0
Vacancy: 2 - District 3, District 7

Speakers: None

(5) **S178-312**

Motion: It was moved to **approve** an application to replat a 4.020-acre tract of land containing part of Lots 2, 4, and 5, all of Lots 3, 9 through 17, and 18 through 28, and a portion of a 20-foot abandoned alley in City Block B/916 to create 4 lots ranging in area from 20,098 square feet to 69,946 square feet on property located on Park Avenue at Hickory Street, east of Beaumont Street, subject to compliance with the conditions listed in the docket.

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

For: 13 - West, Rieves, Davis, Shidid, Carpenter, Lewis,
Jung, Housewright, Schultz, Peadon, Murphy,
Ridley, Tarpley

Against: 0
Absent: 0
Vacancy: 2 - District 3, District 7

Speakers: None

(6) **S178-313**

Motion: It was moved to **approve** an application to replat a 0.669-acre tract of land containing part of Lots 10 and 15 in City Block 236 to create one lot on property located on Federal Street, between Ervay Street and Bullington Street, subject to compliance with the conditions listed in the docket.

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

For: 13 - West, Rieves, Davis, Shidid, Carpenter, Lewis, Jung, Housewright, Schultz, Peadon, Murphy, Ridley, Tarpley

Against: 0
Absent: 0
Vacancy: 2 - District 3, District 7

Speakers: None

(7) **S178-314**

Motion: It was moved to **approve** an application to create 5 lots ranging in area from 2.412 acre to 6.955 acre from a 23.836-acre tract of land in City Block 8516 on property located on Teagarden Road, east of Dowdy Ferry Road, subject to compliance with the conditions listed in the docket.

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

For: 13 - West, Rieves, Davis, Shidid, Carpenter, Lewis, Jung, Housewright, Schultz, Peadon, Murphy, Ridley, Tarpley

Against: 0
Absent: 0
Vacancy: 2 - District 3, District 7

Speakers: None

(8) **S178-315**

Motion: It was moved to **approve** an application to create one 0.263-acre lot from a tract of land in City Block 6314 on property located on Bruton Road at Prairie Creek Road, southwest corner, subject to compliance with the conditions listed in the docket.

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

For: 13 - West, Rieves, Davis, Shidid, Carpenter, Lewis,
Jung, Housewright, Schultz, Peadon, Murphy,
Ridley, Tarpley

Against: 0
Absent: 0
Vacancy: 2 - District 3, District 7

Speakers: None

Building Line Removal and Commercial Replats:

(9) **S178-308**

Building Line Motion: It was moved to **approve** an application to remove the 50-foot existing building along west line of Abernathy Avenue with the finding of fact that removal of the existing platted building line will not require a minimum front, side, or rear yard setback line less than required by the zoning regulation; be contrary to the public interest; adversely affect neighboring properties; or adversely affect the plan for the orderly development of the subdivision on property located on Doric Street at Abernathy Avenue, northwest corner, subject to compliance with the conditions listed in the docket.

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

For: 13 - West, Rieves, Davis, Shidid, Carpenter, Lewis,
Jung, Housewright, Schultz, Peadon, Murphy,
Ridley, Tarpley

Against: 0
Absent: 0
Vacancy: 2 - District 3, District 7

Replat Motion: It was moved to **approve** an application to create one 4.73-acre lot from a tract of land containing all of Lot 4, and part of Lots 5, 7, 8, 9, 10, 11, and 12 in City Block 2/6465; on property located on Doric Street at Abernathy Avenue, northwest corner, subject to compliance with the conditions listed in the docket.

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

For: 13 - West, Rieves, Davis, Shidid, Carpenter, Lewis,
Jung, Housewright, Schultz, Peadon, Murphy,
Ridley, Tarpley

Against: 0
Absent: 0
Vacancy: 2 - District 3, District 7

Speakers: For: Michael Thomas, 3973 W. Vickery Blvd., Ft. Worth, TX, 76107
Against: None

Miscellaneous Items:

M178-046

Planner: Abraham Martinez

Motion: It was moved to **approve** a minor amendment to the development plan and landscape plan on property zoned a Light Commercial/Office Area 2 Subdistrict within Planned Development District No. 631, on the southwest corner of North Westmoreland Road and West Davis Street.

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

For: 13 - West, Rieves, Davis, Shidid, Carpenter, Lewis,
Jung, Housewright, Schultz, Peadon, Murphy,
Ridley, Tarpley

Against: 0
Absent: 0
Vacancy: 2 - District 3, District 7

Speakers: For: Michael Thomas, 3973 W. Vickery Blvd., Ft. Worth, TX, 76107
Against: None

M178-048

Planner: Carlos Talison

Motion: It was moved to **approve** a minor amendment to the existing development plan on property zoned Subdistrict 2 within Planned Development District No. 663, on the west corner of Bengal Street and Macatee Drive.

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

For: 13 - West, Rieves, Davis, Shidid, Carpenter, Lewis,
Jung, Housewright, Schultz, Peadon, Murphy,
Ridley, Tarpley

Against: 0
Absent: 0
Vacancy: 2 - District 3, District 7

Speakers: None

D178-020

Planner: Carlos Talison

Motion: It was moved to **approve** a development plan for a college, university, or seminary (Paul Quinn College) on property zoned Subdistrict B within Planned Development District No. 975, on the northeast corner of Simpson Stuart Road and Highland Hills Drive.

Maker: Lewis
Second: Carpenter
Result: Carried: 13 to 0

For: 13 - West, Rieves, Davis, Shidid, Carpenter, Lewis,
Jung, Housewright, Schultz, Peadon, Murphy,
Ridley, Tarpley

Against: 0
Absent: 0
Vacancy: 2 - District 3, District 7

Speakers: None

W178-009

Planner: Sharon Hurd

Motion: It was moved to **deny** a waiver of the two-year waiting period to submit a rezoning application on property zoned a CR Community Retail District with a D Liquor Control Overlay and existing deed restrictions [Z801-138] on a portion with Specific Use Permit No. 1718 for tower/antenna for cellular communication, on the northwest corner of Midway Road and West Northwest Highway.

Maker: Carpenter
Second: Rieves
Result: Carried: 12 to 1

For: 12 - West, Rieves, Davis, Shidid, Carpenter, Lewis,
Jung, Schultz, Peadon, Murphy, Ridley,
Tarpley

Against: 1 - Housewright
Absent: 0
Vacancy: 2 - District 3, District 7

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

Thoroughfare Plan Amendments:

[Wood Street from Harwood Street to Pearl Expressway](#)

Planner: Kimberly Smith

Motion: It was moved to **approve** amendments to the City of Dallas Central Business District Streets and Vehicular Circulation Plan to delete Wood Street from Harwood Street to Pearl Expressway.

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

For: 13 - West, Rieves, Davis, Shidid, Carpenter, Lewis,
Jung, Housewright, Schultz, Peadon, Murphy,
Ridley, Tarpley

Against: 0
Absent: 0
Vacancy: 2 - District 3, District 7

Speakers: For: None
For (Did not speak): Sarah Hughes, 1409 S. Lamar St., Dallas, TX, 75215
Amy Meadows, 901 Main St., Dallas, TX, 75202
Against: None

Jackson Street from Pearl Expressway to Cesar Chavez Boulevard

Planner: Kimberly Smith

Motion: It was moved to **approve** amendments to the City of Dallas Central Business District Streets and Vehicular Circulation Plan to change the operational characteristics of Jackson Street between Pearl Expressway and Cesar Chavez Boulevard from a three-lane eastbound roadway in 36 feet of pavement and 70 feet of right-of-way to a one-lane westbound roadway with on-street parking and bicycle facilities in 46 feet of pavement and 70 feet of right-of-way.

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

For: 12 - West, Rieves, Davis, Shidid, Carpenter, Lewis,
Jung, Schultz, Peadon, Murphy, Ridley,
Tarpley

Against: 0
Absent: 0
Vacancy: 2 - District 3, District 7
Conflict: 1 - Housewright

Speakers: None

Zoning Cases – Consent:

1. **Z178-321(CY)**

Planner: Carolina Yumet

Note: The Commission considered this item individually.

Motion: It was moved to recommend **approval** of the renewal of Specific Use Permit No. 1902 for the sale of alcoholic beverages in conjunction with a general merchandise or food store greater than 3,500 square feet for a five-year period with eligibility for automatic renewals for additional five-year periods, subject to revised site plan and conditions on property zoned a CR-D-1 Community Retail District with a D-1 Liquor Control Overlay, on the northwest corner of Walnut Hill Lane and Marsh Lane.

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

For: 11 - West, Rieves, Davis, Shidid, Carpenter, Lewis,
Housewright, Schultz, Peadon, Murphy,
Tarpley

Against: 0
Absent: 0
Vacancy: 2 - District 3, District 7
Conflict: 2 - Jung, Ridley,

Notices: Area: 300 Mailed: 25
Replies: For: 1 Against: 2

Speakers: None

2. Z178-315(JM)

Planner: Jennifer Muñoz

Note: The Commission considered this item individually.

Motion: It was moved to recommend **approval** of an amendment to Planned Development District No. 574, subject to a conceptual plan and conditions with a modification to SEC. 51P-574.109., OFF STREET PARKING AND LOADING., (a) to read as follows "For a single family use, two off-street parking spaces are required per lot." on the northeast side of Highland Road, northwest of Ferguson Road.

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

For: 13 - West, Rieves, Davis, Shidid, Carpenter, Lewis,
Jung, Housewright, Schultz, Peadon, Murphy,
Ridley, Tarpley

Against: 0
Absent: 0
Vacancy: 2 - District 3, District 7

Notices: Area: 500 Mailed: 17
Replies: For: 1 Against: 0

Speakers: For: Rob Baldwin, 3904 Elm St., Dallas, TX, 75226
Douglas Hunt, 8047 Ferguson Rd., Dallas, TX, 75228
Brian Fennig, 2007 Highland Rd., Dallas, TX, 75228
T. J. Moore, 3301 N. I-35, Carrollton, TX, 75007
Against: None

3. Z178-320(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. 1919 for the sale of alcoholic beverages in conjunction with a general merchandise or food store greater than 3,500 square feet for a five-year period with eligibility for automatic renewals for additional five-year periods, subject to a revised site plan to include additional provisions offered by the applicant at the podium and conditions on property zoned Subdistrict 6 within Planned Development District No. 830 with a D-1 Liquor Control Overlay, on the northwest corner of North Hampton Road and West Jefferson Boulevard.

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

For: 13 - West, Rieves, Davis, Shidid, Carpenter, Lewis,
Jung, Housewright, Schultz, Peadon, Murphy,
Ridley, Tarpley

Against: 0
Absent: 0
Vacancy: 2 - District 3, District 7

Notices: Area: 300 Mailed: 40
Replies: For: 1 Against: 0

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

4. Z178-260(SM)

Planner: Sarah May

Note: The Commission considered this item individually.

Motion: In considering an application for 1) an amendment to Tract 6 for LO-1(A) Limited Office District uses and 2) the termination of Specific Use Permit No. 610 for a health center, on property zoned Tract 6 for LO-1(A) Limited Office District uses within Planned Development District No. 508, on property bound by Bickers Street, Holystone Street, and Greenleaf Street, it was moved to **hold** this case under advisement until December 13, 2018.

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

For: 13 - West, Rieves, Davis, Shidid, Carpenter, Lewis, Jung, Housewright, Schultz, Peadon, Murphy, Ridley, Tarpley

Against: 0
Absent: 0
Vacancy: 2 - District 3, District 7

Notices: Area: 500 Mailed: 64
Replies: For: 0 Against: 4

Speakers: For: None
Against: David Fannin, 2619 Laurel Leaf Ct., Dallas, TX, 75212

Zoning Cases – Under Advisement:

5. Z156-305(SM)

Planner: Sarah May

Motion: In considering an application for the renewal of Specific Use Permit No. 2160 for the sale of alcoholic beverages in conjunction with a general merchandise or food store 3,500 square feet or less, on property zoned Subarea 7 within Planned Development District No. 366-D-1, the Buckner Boulevard Special Purpose District, with a D-1 Liquor Control Overlay, on the northwest corner of South Buckner Boulevard and Scyene Road, it was moved to **hold** this case under advisement until November 1, 2018.

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

For: 13 - West, Rieves, Davis, Shidid, Carpenter, Lewis,
Jung, Housewright*, Schultz, Peadon, Murphy,
Ridley, Tarpley

Against: 0
Absent: 0
Vacancy: 2 - District 3, District 7

*out of the room, shown voting in favor

Notices: Area: 200 Mailed: 9
Replies: For: 1 Against: 0

Speakers: None

6. Z178-238(SM)

Planner: Sarah May

Motion: It was moved to recommend 1) **approval** of a Planned Development District for R-7.5(A) Single Family District uses, subject to a revised conceptual plan to include a maximum structure height of 32 feet (as briefed), conceptual fence elevation plan, and staff's recommended conditions with the following modifications: 1) Sec.51P-___.110., OFF STREET PARKING AND LOADING. (c), strike the applicant request in regards to turnarounds and follow staff's recommendation, and 2) eliminate restrictions in regard to solar panels on property zoned an NO(A) Neighborhood Office District, CS Commercial Service District, and R-7.5(A) Single Family District with Specific Use Permit No. 1781 for a transit passenger station or transfer center on a portion; and 2) **approval** of the termination of existing deed restrictions, on the south line of Walnut Hill Lane and the west line of White Rock Trail.

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

For: 13 - West, Rieves, Davis, Shidid, Carpenter, Lewis,
Jung, Housewright, Schultz, Peadon, Murphy,
Ridley, Tarpley

Against: 0
Absent: 0
Vacancy: 2 - District 3, District 7

Notices: Area: 500 Mailed: 59
Replies: For: 4 Against: 20

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

7. Z178-267(SM)

Planner: Sarah May

Motion: In considering an application for a CR Community Retail District with deed restrictions volunteered by the applicant on property zoned an R-7.5(A) Single Family District, on the east line of Abrams Road and the northwest line of Skillman Street, it was moved to **hold** this case under advisement until November 1, 2018.

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

For: 13 - West, Rieves, Davis, Shidid, Carpenter, Lewis, Jung, Housewright, Schultz, Peadon, Murphy, Ridley, Tarpley*

Against: 0
Absent: 0
Vacancy: 2 - District 3, District 7

*out of the room, shown voting in favor

Notices: Area: 400 Mailed: 10
Replies: For: 3 Against: 1

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

8. Z178-221(MB)

Planner: Mohammad Bordbar

Motion: In considering an application for an amendment to Planned Development District No. 734 for a public school other than an open-enrollment charter school on property zoned Planned Development District No. 734, on the southeast corner of Nuestra Drive and Wozencraft Drive, it was moved to **hold** this case under advisement until November 1, 2018.

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

For: 13 - West, Rieves, Davis, Shidid, Carpenter, Lewis, Jung, Housewright, Schultz, Peadon, Murphy, Ridley, Tarpley

Against: 0
Absent: 0
Vacancy: 2 - District 3, District 7

Notices: Area: 500 Mailed: 214
Replies: For: 8 Against: 21

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

9. Z178-224(SM)

Planner: Mohammad Bordbar

Motion: It was moved to recommend **approval** of the renewal of Specific Use Permit No. 2059 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 the exiting site plan and conditions on property zoned a CR-D-1 Community Retail District, with a D-1 Liquor Control Overlay, on the northwest corner of Bruton Road and North Prairie Creek Road.

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

For: 13 - West, Rieves, Davis, Shidid, Carpenter, Lewis,
Jung, Housewright, Schultz, Peadon, Murphy,
Ridley, Tarpley

Against: 0
Absent: 0
Vacancy: 2 - District 3, District 7

Notices: Area: 200 Mailed: 15
Replies: For: 0 Against: 0

Speakers: For: None
For (Did not speak): Malik Parvez, 1901 Central Dr., Bedford, TX, 76021
Against: None

10. **Z178-235(JM)**

Planner: Jennifer Muñoz

Motion: It was moved to recommend **approval** of a Planned Development District for Multifamily District uses, subject to a conceptual plan with the final plat to serve as the development plan and conditions (as briefed) on property zoned an R-7.5(A) Single Family District, on the southwest corner of North Tennant Street and West Davis Street.

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

For: 13 - West, Rieves, Davis, Shidid, Carpenter, Lewis, Jung, Housewright, Schultz, Peadon, Murphy, Ridley, Tarpley

Against: 0
Absent: 0
Vacancy: 2 - District 3, District 7

Notices: Area: 500 Mailed: 92
Replies: For: 2 Against: 7

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

11. **Z178-140(JM)**

Planner: Jennifer Muñoz

Motion: It was moved to recommend **approval** of a Specific Use Permit for a tower/antenna for cellular communication, subject to a revised site plan, revised elevation plan and conditions with the following modifications: 1) require a minimum eight-foot-high vinyl fence and access gate must be provided in the locations shown on the attached site plan, and 2) move the tower/antenna 50 feet east on property zoned an R-7.5(A) Single Family District and an MF-2(A) Multifamily District, on the south line of West Wheatland Road, east of South Polk Street.

Maker: Lewis
Second: Rieves
Result: Carried: 12 to 1

For: 12 - West, Rieves, Davis, Shidid, Lewis, Jung, Housewright, Schultz, Peadon, Murphy, Ridley, Tarpley

Against: 1 - Carpenter
Absent: 0
Vacancy: 2 - District 3, District 7

Notices: Area: 500 Mailed: 43
Replies: For: 0 Against: 3

Speakers: For: John Gatz, 309 Bamborough Dr., Anna, TX, 75409
Against: None

12. **Z178-263(CY)**

Planner: Carolina Yumet

Motion: It was moved to recommend **approval** of a Specific Use Permit for the sale of alcoholic beverages in conjunction with a general merchandise or food store 3,500 square feet or less for a two-year period, subject to a site plan and conditions on property zoned an RR-D-1 Regional Retail District with a D-1 Liquor Control Overlay, on the north side of West Camp Wisdom Road, east of Marvin D. Love Freeway (US 67).

Maker: West
Second: Schultz
Result: Carried: 12 to 1

For: 12 - West, Rieves, Davis, Shidid, Carpenter, Jung,
Housewright, Schultz, Peadon, Murphy, Ridley,
Tarpley

Against: 1 - Lewis
Absent: 0
Vacancy: 2 - District 3, District 7

Notices: Area: 200 Mailed: 8
Replies: For: 0 Against: 0

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

Zoning Cases – Individual:

13. **Z178-174(PD)**

Planner: Pamela Daniel

Motion: It was moved to recommend **approval** of a Planned Development Subdistrict for Multiple Family Subdistrict uses, subject to a revised development plan and conditions with the following modifications: 1) follow applicant's recommendation conditions where box alternatives are provided (accessory uses definition, yard setbacks, side yard setback along Hester Avenue, and density and height), 2) add a new subsection in Sec. S-XX.110., URBAN DESIGN STANDARDS., to be identified as (g)(3), to provide street access to McKinney Avenue for upper floor units, and 3) clarify in SEC. S-XX.108., YARD, LOT, AND SPACE REGULATIONS., the maximum dwelling units is 146; except upon compliance with SEC. S-XX.111., MIXED-INCOME HOUSING., the maximum number of dwelling units is 198", on property zoned an MF-2 Multiple Family Subdistrict within Planned Development District No. 193, the Oak Lawn Special Purpose District, along the northeast corner of McKinney Avenue and Hester Avenue.

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

For: 13 - West, Rieves, Davis, Shidid, Carpenter, Lewis, Jung, Housewright, Schultz, Peadon, Murphy, Ridley, Tarpley

Against: 0
Absent: 0
Vacancy: 2 - District 3, District 7

Notices: Area: 500 Mailed: 165
Replies: For: 48 Against: 0

Speakers: For: Dallas Cothrum, 900 Jackson St., Dallas, TX, 75202
Sue Krider, 3401 Lee Parkway, Dallas, TX, 75219
Kathleen Gallagher, 4728 McKinney Ave., Dallas, TX, 75205
Lindsay Kramer, 900 Jackson St., Dallas, TX, 75202
Against: None

Development Code Amendments:

DCA 156-008

Planner: Pam Thompson

Note: During the question period of this item the Commission held further discussion to allow staff time to discuss a question raised by Commissioner Jung regarding RPS. Staff addressed Commissioner Jung's question and returned to the discussion of the item.

Motion: It was moved to recommend **approval** of amending Chapters 51 and 51A of the Dallas Development Code to create regulations for mixed income housing development bonuses with the following change: For planned development district that are not currently subject to RPS this bonus would only be allowed, subject to RPS.

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

For: 13 - West, Rieves, Davis, Shidid, Carpenter, Lewis, Jung, Housewright, Schultz, Peadon, Murphy, Ridley, Tarpley

Against: 0
Absent: 0
Vacancy: 2 - District 3, District 7

Speakers: For: Jennifer Rangel, 3301 Elm St., Dallas, TX, 75226
Against: None
Staff: Bert Vandenberg, Assistant City Attorney, City of Dallas

Other Matters

Consideration of the 2019 City Plan Commission Calendar

Motion: It was moved to **approve** the 2019 City Plan Commission Calendar, subject to the following changes:

- 1) Remove July 18, 2019, City Plan Commission meeting date.
- 2) Add July 11, 2019, as a City Plan Commission meeting date.

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

For: 13 - West*, Rieves, Davis, Shidid, Carpenter,
Lewis, Jung, Housewright, Schultz, Peadon,
Murphy, Ridley, Tarpley

Against: 0
Absent: 0
Vacancy: 2 - District 3, District

*out of the room, shown voting in favor

Minutes:

Motion: It was moved to **approve** the minutes of the September 20, 2018, City Plan Commission meeting, subject to corrections.

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

For: 13 - West*, Rieves, Davis, Shidid, Carpenter,
Lewis, Jung, Housewright, Schultz, Peadon,
Murphy, Ridley, Tarpley

Against: 0
Absent: 0
Vacancy: 2 - District 3, District

*out of the room, shown voting in favor

Adjournment

Motion: It was moved to **adjourn** the October 4, 2018, City Plan Commission meeting at 5:11 p.m.

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

For: 13 - West*, Rieves, Davis, Shidid, Carpenter,
Lewis, Jung, Housewright, Schultz, Peadon,
Murphy, Ridley, Tarpley

Against: 0
Absent: 0
Vacancy: 2 - District 3, District

*out of the room, shown voting in favor

Gloria Tarpley, Chair