

PLAN COMMISSION MINUTES

The City Plan Commission held a regular Zoning Hearing on November 15, 2018, with the briefing starting at 11:05 a.m., in Room 5ES and the public hearing at 1:54 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 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) **S189-017**

Motion: It was moved to **approve** an application to create one 4.358-acre lot containing all of Lots 23, 24, and 27A in City Block 5/5197 on property located on Ridgecrest Road, north of Park Line, subject to compliance with the conditions listed in the docket.

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

Speakers: None

(2) **S189-018**

Note: Staff corrected the agenda and case report to reflect the correct location, "McKinney Avenue, between Monticello Avenue and Hester Avenue".

Motion: It was moved to **approve** an application to replat a tract of land containing all of Lots 1 through 11 in City Block F/1623 to create one 1.839-acre lot on property located on McKinney Avenue between Monticello Avenue and Hester Avenue, subject to compliance with the conditions listed in the docket.

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

Speakers: None

(3) **S189-019**

Motion: It was moved to **approve** an application to replat a 0.323-acre tract of land containing all of Lots 1 and 2 in City Block 2/648 to create one lot on property located on Holly Avenue between San Jacinto Street and Bryan Street, subject to compliance with the conditions listed in the docket.

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

Speakers: None

(4) S189-021

Motion: It was moved to **approve** an application to create one 0.618-acre lot from a tract of land in City Block 6357 on property located on San Marino Avenue southeast of La Paz Street, subject to compliance with the conditions listed in the docket.

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

Speakers: None

(5) S189-022

Motion: It was moved to **approve** an application to create one 2.003-acre lot from a 2.003-acre tract of land in City Block 7845 on property located on Prairie Creek Road, south of Fireside Drive, subject to compliance with the conditions listed in the docket.

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

Speakers: None

(6) S189-023

Motion: It was moved to **approve** an application to replat an 11.963-acre tract of land in City Block E/7557 to create one 6.146-acre lot, and one 5.816-acre lot on property located on Autobahn Drive at Old Hickory Trail, northwest corner, subject to compliance with the conditions listed in the docket.

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

Speakers: None

(7) S189-024

Motion: It was moved to **approve** an application to create one 15,983 square foot (0.367-acre) lot, and one 15,980 square foot (0.367-acre) lot from a 31,964 square foot (0.734-acre) lot on property located on Shepherd Lane between Forest Glen Avenue and Ravenview Road, subject to compliance with the conditions listed in the docket.

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

Speakers: None

(8) **S189-026**

Motion: It was moved to **approve** an application to replat a 0.624-acre tract of land containing all of Lots 5, 11, 12 and part of Lot 6 in City Block 6/1546 to create one 0.315-acre lot and one 0.309-acre lot on property located on Metropolitan Avenue between Second Street and Robert B. Cullum Boulevard, subject to compliance with the conditions listed in the docket.

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

Speakers: None

(9) **S189-027**

Motion: It was moved to **approve** an application to replat a 2.5855-acre tract of land containing part of Lot 3 in City Block 2/8708 to create one 0.2543-acre lot, and one 2.3312-acre lot on property located on Dallas Parkway at Belt Line Road, northeast corner, subject to compliance with the conditions listed in the docket.

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

Speakers: None

(10) **S189-028**

Motion: It was moved to **approve** an application to create one 5.609-acre lot from a tract of land in City Block 8014 on property located on Illinois Avenue between Duncanville Road and Knoxville Avenue, subject to compliance with the conditions listed in the docket.

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

Speakers: None

(11) **S189-029**

Motion: It was moved to **approve** an application to create one 7.686-acre lot containing the remainder of Lot 4 in City Block 7366 on property located on Buckner Boulevard between I-30 East and Chenault Street, subject to compliance with the conditions listed in the docket.

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

Speakers: None

(12) **S189-030**

Note: Staff corrected the agenda and case report to reflect the zoning as PD 286, Tract 2.

Motion: It was moved to **approve** an application to create one 2.766-acre lot in City Block 7503 on property located on Greenville Avenue between Stultz Road and Forest Lane, subject to compliance with the conditions listed in the docket.

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

Speakers: None

(13) **S189-034**

Motion: It was moved to **approve** an application to create one 7.310-acre lot from a 15.2880-acre tract of land in City Block 7547 on property located between Interstate 20, Wheatland Road, Kirnwood Drive, and West. Virginia Drive, subject to compliance with the conditions listed in the docket.

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

Speakers: None

(14) **S189-035**

Motion: It was moved to **approve** an application to create one 16,494-square foot lot, one 16,488-square-foot lot and one 16,479-square foot lot from a 1.135-acre tract of land in City Block 6751 on property located on St. Augustine Road, south of Scyene Road, subject to compliance with the conditions listed in the docket.

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

Speakers: None

(15) **S189-036**

An application to create one 0.4814-acre lot from a tract of land in City Block 1032 on property located on Cedar Springs Road at Welborn Street, west corner.

This case was withdrawn by the applicant.

Individual Items:

(16) **S189-037**

Motion: It was moved to **deny** an application to replat a 1.370-acre tract of land containing all of Lots 5 through 8 in City Block 1/3323 to create one 1.370-acre lot on property located on Bishop Avenue, between Neely Street and Davis Street, due to non-compliance with Section 51A-8.503 of the Dallas Development Code; specifically non-compliance with the maximum lot width requirement of PD 830.

Maker: West
Second: Schultz
Result: Carried: 12 to 0

For: 12 - West, Rieves, Davis, Carpenter, Lewis, Jung,
Housewright, Schultz, Peadon, Murphy, Ridley,
Tarpley
Against: 0
Absent: 0
Vacancy: 2 - District 3, District 7
Conflict: 1 - Shidid**

**out of the room, when vote taken

Speakers: For: Peter Kavanagh, 1620 Handley Dr., Dallas, TX, 75208
Chris Bowers, 1800 Valley View Ln., Farmerss Branch, TX, 75234
Against: Keith Jasiocki, 718 Hanies Ave., Dallas, TX, 75208
Pam Cinley, 901 N. Madison Ave., Dallas, TX, 75208

Building Line Reduction/Removal:

(17) **S189-020**

Building Line Motion: It was moved to **approve** an application to reduce a portion of the existing 30 foot platted building line along the southeast line of Biscayne Avenue to 25.1 feet on Lot 2 on property located at 907 and 911 N. Buckner Boulevard 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.

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

Replat Motion: It was moved to **approve** an application to replat a 0.634-acre tract of land containing all of Lots 2 and 3 in City Block B/5387 to create one 14,468-square foot lot, and one 12,722-square foot lot; on property located at 907 and 911 N. Buckner Boulevard, subject to compliance with the conditions listed in the docket.

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

Speakers: None

(18) **S189-033**

Note: Notices were not mailed because this is for a Commercial property.

Building Line Motion: It was moved to **approve** an application to remove the existing 50-foot platted building line along the south line of C.F. Hawn Freeway on property located on C.F. Hawn Freeway at Echo Lake Drive, south corner 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.

Maker: Lewis
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

Replat Motion: It was moved to **approve** an application replat a 0.552-acre tract of land containing all of Lots 12, 13, and 14 in City Block C/8800 to create one 0.552-acre lot on property located on C.F. Hawn Freeway at Echo Lake Drive, south corner to replat, subject to compliance with the conditions listed in the docket.

Maker: Lewis
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: None

Residential Replats:

(19) **S189-031**

Motion: It was moved to **approve** an application to replat a 0.683-acre tract of land containing all of Lots 8 and 9 in City Block D/3364 to create four lots ranging in size from 7,423-square feet to 7,443-square feet on property located on Claude Street at Ridge Street, southeast corner, subject to compliance with the conditions listed in the docket.

Maker: Davis
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

Notices: Area: 200 Mailed: 29
Replies: For: 0 Against: 0

Speakers: For: None
Against: Paul Carden, 2007 Harlandale Ave., Dallas, TX, 75216

(20) **S189-032**

Motion: It was moved to **approve** an application to replat a 3.621-acre tract of land containing all of Lot 4 and a tract of land in City Block 5075 to create a 13 lot Shared Access Development with lots ranging in size from a net area of 10,003-square feet to a net area of 13,570-square feet on property located at 4214 Northwest Highway, west of Midway Road, subject to compliance with the conditions listed in the docket, based on the finding that the proposed plat complies with Section 51A-8.503, in so far as there is no established pattern in the neighborhood and complies with the underlying zoning of R-10(A) Single Family district.

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

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

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

Notices: Area: 200 Mailed: 25
Replies: For: 8 Against: 0

Speakers: For: Audra Buckley, 1414 Bellview St., Dallas, TX, 75215
Against: Christy Blumenfeld, 4241 Cochran Chapel Rd., Dallas, TX, 75209
Peter Dauterman, 4023 Cochran Chapel Rd., Dallas, TX, 75209

Miscellaneous Items:

M178-059

Planner: Carlos Talison

Motion: It was moved to **approve** a minor amendment to the site plan for Specific Use Permit No. 2259 for an alcoholic beverage manufacturing use on property zoned Subdistrict 1D within Planned Development District No. 714, the West Commerce Street/Fort Worth Avenue Special Purpose District, on the south line of Powell Street, between Haslett Street and Sulphur Street.

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

Speakers: None

Zoning Cases – Consent:

1. Z178-364(CT)

Planner: Carlos Talison

Note: The Commission considered this item individually.

Motion: In considering an application for a CH Clustered Housing District on property zoned an LI Light Industrial District, on the south line of Baden Street, between Rupert Street and South Moore Street, it was moved to **hold** this case under advisement until December 13, 2018.

Maker: Davis
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: 200 Mailed: 35
Replies: For: 0 Against: 0

Speakers: For: None
Against: Heather Simpson, 501 S. Moore St., Dallas, TX, 75203
Paul Carden, 2007 Harlendale Ave., Dallas, TX, 75216
Against (Did not speak): CheVonaree Morgan, 501 S. Moore St., Dallas, TX, 75203

Note: The Commission heard zoning agenda item #5. Z178-377(PD) next.

2. Z178-365(AM)

Planner: Abraham Martinez

Motion: It was moved to recommend **approval** of an R-7.5(A) Single Family District on property zoned a CR-D Community Retail District with a D Liquor Control Overlay, on the north line of Bearden Lane east of South Buckner Boulevard.

Maker: Shidid
Second: West
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: 19
Replies: For: 0 Against: 0

Speakers: For: None
For (Did not speak): Steven Cervera, Address not given
Against: None

3. Z178-340(PD)

Planner: Pamela Daniel

Motion: In considering an application for a Specific Use Permit for a tower/antenna for cellular communication on property zoned an IR Industrial Research District, north of the intersection of Storey Lane and Overlake Drive, it was moved to **hold** this case under advisement until January 3, 2019.

Maker: Shidid
Second: West
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: 56
Replies: For: 2 Against: 0

Speakers: None

4. Z178-372(PD)

Planner: Pamela Daniel

Motion: It was moved to recommend **approval** of the renewal of Specific Use Permit No. 2168 for an animal shelter or clinic with outside runs for a five-year period with eligibility for automatic renewals for additional five-year periods, subject to conditions on property zoned an IR Industrial Research District, along the north line of West Commerce Street, west of Chappell Street.

Maker: Shidid
Second: West
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: 11
Replies: For: 1 Against: 0

Speakers: None

5. Z178-377(PD)

Planner: Pamela Daniel

Note: The Commission considered this item individually.

Motion: It was moved to recommend **denial without prejudice** of the renewal of Specific Use Permit No. 2229 for the sale of alcoholic beverages in conjunction with a general merchandise or food store greater than 3,500 square feet on property zoned a CR-D-1 Community Retail District with a D-1 Liquor Control Overlay, on the northeast corner of Great Trinity Forest Way and North Jim Miller Road.

Maker: Lewis
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: 300 Mailed: 15
Replies: For: 0 Against: 0
Speakers: None

Note: The Commission heard zoning agenda item #6. Z178-353(CY) next.

6. Z178-353(CY)

Planner: Carolina Yumet

Note: The Commission considered this item individually.

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 northeast side of East Ledbetter Drive, east of South R.L. Thornton Freeway.

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

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

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

Notices: Area: 300 Mailed: 10
Replies: For: 0 Against: 1

Speakers: For: None
Against: Dillon Cox, 2901 Indiana Blvd., Dallas, TX, 75226

Note: The Commission heard zoning agenda item #8. Z178-366(SM) next.

7. Z178-254(JM)

Planner: Jennifer Muñoz

Motion: In considering an application for an amendment to and expansion of Planned Development District No. 844 on property zoned an R-7.5(A) Single Family District, on the south side of Alto Garden Drive, between South Buckner Boulevard and Pleasant Drive, it was moved to **hold** this case under advisement until December 13, 2018.

Maker: Shidid
Second: West
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: 121
Replies: For: 2 Against: 1

Speakers: For: None
FOR (Did not speak): Mireya Gonzalez, 850 Wideman Dr., Dallas, TX, 75217
Roberto Lumbrerasperez, 850 Wideman Dr., Dallas, TX, 75217
Against: None

Note: Zoning cases Z178-366(SM), Z178-367(SM), Z178-368(SM), and Z178-369(SM) were read into the record and heard together.

8. Z178-366(SM)

Planner: Sarah May

Note: The Commission considered this item individually.

Motion: In considering an application for an MU-1 Mixed Use District on property zoned an IR Industrial Research District, on the east line of Chicago Street, north of Duluth Street, it was moved to **hold** this case under advisement until January 17, 2019.

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

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

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

Notices: Area: 200 Mailed: 32
Replies: For: 5 Against: 0

Speakers: For: None
For (Did not speak): Santos Martinez, 900 Jackson St., Dallas, TX, 75202
Against: None

9. **Z178-367(SM)**

Planner: Sarah May

Note: The Commission considered this item individually.

Motion: In considering an application for an MU-1 Mixed Use District on property zoned an IR Industrial Research District, on the south line of Duluth Street, at the terminus of Chicago Street, it was moved to **hold** this case under advisement until January 17, 2019.

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

For: 12 - Rieves, Davis, Shidid, Carpenter, Lewis, Jung,
Housewright, Schultz, Peadon, Murphy, Ridley,
Tarpley
Against: 0
Absent: 1 - West
Vacancy: 2 - District 3, District 7

Notices: Area: 200 Mailed: 24
Replies: For: 5 Against: 0

Speakers: For: None
For (Did not speak): Santos Martinez, 900 Jackson St., Dallas, TX, 75202
Against: None

10. **Z178-368(SM)**

Planner: Sarah May

Note: The Commission considered this item individually.

Motion: In considering an application for for an MU-1 Mixed Use District on property zoned an IR Industrial Research District, on the northwest corner of Duluth Street and Chicago Street, it was moved to **hold** this case under advisement until January 17, 2019.

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

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

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

Notices: Area: 200 Mailed: 32
Replies: For: 5 Against: 0

Speakers: For: None
FOR (Did not speak): Santos Martinez, 900 Jackson St., Dallas, TX, 75202
Against: None

11. Z178-369(SM)

Planner: Sarah May

Note: The Commission considered this item individually.

Motion: In considering an application for an MU-1 Mixed Use District on property zoned an IR Industrial Research District, on the south line of Duluth Street, east of Chicago Street, it was moved to **hold** this case under advisement until January 17, 2019.

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

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

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

Notices: Area: 200 Mailed: 24
Replies: For: 5 Against: 0

Speakers: For: None
FOR (Did not speak): Santos Martinez, 900 Jackson St., Dallas, TX, 75202
Maria Garza, 2506 Catherine St., Dallas, Tx, 75211
Against: None

Note: The Commission returned to the regular order of the agenda and heard Zoning Cases - Under Advisement agenda item #13. Z178-278(SM) next.

12. **Z178-333(SM)**

Planner: Sarah May

Motion: It was moved to recommend **approval** of a Planned Development Subdistrict for nonresidential uses, subject to a revised development plan, revised landscape plan, and revised conditions (as briefed) on property zoned an O-2 Office, an LC Light Commercial, and an HC Heavy Commercial Subdistrict within Planned Development District No. 193, the Oak Lawn Special Purpose District, on the west line of Cedar Springs Road, the northeast line of Bookhout Street, and the southwest line of Maple Avenue.

Maker: Shidid
Second: West
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: 241
Replies: For: 24 Against: 2

Speakers: For: None
Neutral: John Paul Cullinane, 2927 Maple Ave., Dallas, TX, 75201
Against: None

Note: The Commission heard zoning agenda item #1, Z178-364(CT) upon the conclusion of the Zoning Consent agenda.

Zoning Cases – Under Advisement:

13. **Z178-278(SM)**

Planner: Sarah May

Motion: It was moved to recommend **approval** of a Planned Development District for IR Industrial Research District uses, plus a costume rental and theater supply store, and an indoor golf facility, subject to a revised development plan, a mixed use parking chart exhibit, and staff's revised recommended conditions (as briefed) with the substitution of the applicant's requested language on Visibility Triangles to read as follows: "Except for the restricted parking areas shown on the development plan, parking spaces are allowed within visibility triangles. Parking is prohibited within the visibility triangle at Monitor Street and Wycliff Avenue." on property zoned an IR Industrial Research District, on the southwest corner of Wycliff Avenue and Monitor Street.

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

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

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

*out of the room, shown voting in favor

Notices: Area: 500 Mailed: 60
Replies: For: 15 Against: 0

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

14. **Z178-221(MB)**

Planner: Mohammad Bordbar

Motion: It was moved to recommend **approval** of an amendment to Planned Development District No. 734 for a public school other than an open-enrollment charter school, subject to a revised development plan, revised landscape plan, traffic management plan, and conditions on property zoned Planned Development District No. 734, on the southeast corner of Nuestra Drive and Wozencraft Drive.

Maker: Murphy
Second: Schultz
Result: Carried: 12 to 0

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

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

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

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

15. **Z178-349(JM)**

Planner: Jennifer Muñoz

Motion: It was moved to recommend **approval** of an amendment to Planned Development District No. 440, subject to a revised development plan, a revised landscape plan, a traffic management plan, and conditions on the southeast line of East Grand Avenue, southwest of La Vista Drive.

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

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

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

*out of the room, shown voting in favor

Notices: Area: 500 Mailed: 69
Replies: For: 3 Against: 0

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

16. **Z178-206(JM)**

Planner: Jennifer Muñoz

Motion: It was moved to recommend **denial without prejudice** of a Planned Development Subdistrict for MF-2 Multiple Family uses on property zoned an MF-2 Multiple Family Subdistrict within Planned Development District No. 193, the Oak Lawn Special Purpose District, on the west line of Carlisle Street, between North Hall Street and Bowen Street.

Maker: Ridley
Second: Rieves
Result: Carried: 7 to 5

For: 7 - Rieves, Carpenter, Lewis, Jung, Schultz,
Peadon, Ridley

Against: 5 - Davis, Shidid, Housewright, Murphy, Tarpley
Absent: 1 - West
Vacancy: 2 - District 3, District 7

Notices: Area: 500 Mailed: 962
Replies: For: 105 Against: 708

Speakers: For: Angela Hunt, 500 N. Akard St., Dallas, TX, 75201
Leland Burk, 5311 Park Ln., Dallas, TX, 75220
Margette Hepfner, 2000 McKinney Ave., Dallas, TX, 75201
For (Did not speak): Brian Carleton, 3203 Carlisle St., Dallas, TX, 75204
Jill Holsinger, 3269 Carlisle St., Dallas, TX, 75204
Guy Jones, 3215 Carlisle St., Dallas, TX, 75204
Jon Beasley, 3215 Carlisle St., Dallas, TX, 75204
Robert Hall, 3203 Carlisle St., Dallas, TX, 75204
Katherine Carr, 3203 Carlisle St., Dallas, TX, 75204
Katie Tunison, 3235 Carlisle St., Dallas, TX, 75204
Alison Eginton, 3215 Carlisle St., Dallas, TX, 75204
Steve Dalbke, 7042 Belteau Ln., Dallas, TX, 75227
John Harper, 2400 Knight St., Dallas, TX, 75219
Kathryn Rucker, 3263 Carlisle St., Dallas, TX, 75204
Gary Starks, 3215 Carlisle St., Dallas, TX, 75204
Humberto Arrieta, 3215 Carlisle St., Dallas, TX, 75204
Against: David Hairston, 3215 Carlisle St., Dallas, TX, 75204
Amanda Popken, 2519 Catherine St., Dallas, TX, 75211
George Battle, 3104 Oak Lawn Ave., Dallas, TX, 75219
Sue Krider, 3401 Lee Parkway, Dallas, TX, 75219
Joseph Miller, 3225 Turtle Creek Blvd., Dallas, TX, 75219
Anthony Page, 3210 Carlisle St., Dallas, TX, 75204
Against (Did not speak): Lance Horton, 3210 Carlisle St., Dallas, TX, 75204

Zoning Cases – Individual:

17. Z178-343(AR)

Planner: Andrew Ruegg

Motion: It was moved to recommend **approval** of a City Plan Commission authorized hearing to determine proper zoning, subject to conditions on property zoned Conservation District No. 12, the Belmont Addition Conservation District with Modified Delta Overlay No. 1 on a portion, with consideration being given to amending density requirements to allow accessory dwelling units as regulated in Section 51A-4.510 in an area generally bounded by lots on both sides of 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.

Maker: Ridley
Second: Rieves
Result: Carried: 8 to 4

For: 8 - Rieves, Davis, Shidid, Lewis, Jung,
Housewright, Peadon, Ridley

Against: 4 - Carpenter, Schultz, Murphy, Tarpley

Absent: 1 - West

Vacancy: 2 - District 3, District 7

Notices: Area: 200 Mailed: 652

Replies: For: 35 Against: 31

Speakers: For: Jason Guynes, 5731 Velasco Ave., Dallas, TX, 75206

Greg Hunt, 6007 Goliad Ave., Dallas, TX, 75206

For (Did not speak): Harley Cozewith, 5832 Goliad Ave., Dallas, TX, 75206

Johanna Perrillo, 5912 Belmont Ave., Dallas, TX, 75206

Robert Perrillo, 5912 Belmont Ave., Dallas, TX, 75206

Against: Julia Green, 6015 Velasco Ave., Dallas, TX, 75206

Barry Sage, 6007 Belmont Ave., Dallas, TX, 75206

Geyden Sage, 6007 Belmont Ave., Dallas, TX, 75206

Neutral: Valli Hale, 6000 Goliad Ave., Dallas, TX, 75206

18. **Z178-327(CY)**

Planner: Carolina Yumet

Motion: In considering an application for a City Plan Commission authorized hearing to determine proper zoning on property zoned an IM Industrial Manufacturing District with Specific Use Permit No. 1583 for a refuse transfer station use on the northeast side of Pontiac Avenue, southeast of Cedar Crest Boulevard and containing approximately 3.5 acres with consideration given to evaluating whether the specific use permit is compatible with adjacent property and consistent with the character of the neighborhood, it was moved to **hold** this case under advisement until December 13, 2018, with the finding of fact that the applicant has failed to demonstrated good faith efforts to keep the notification signs visible in accordance with Section 51A-1.106, Dallas Development Code and instructions to the applicant to properly post signage at the access point and on the chain link fence of the location.

Maker: Davis

Second: Rieves

Result: Carried: 11 to 0

For: 11 - Rieves, Davis, Shidid, Carpenter, Lewis, Jung,
Housewright, Schultz, Peadon, Ridley, Tarpley

Against: 0

Absent: 2 - West, Murphy

Vacancy: 2 - District 3, District 7

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

Speakers: For: Santos Martinez, 900 Jackson St., Dallas, TX, 75202
Against: Sandra Crenshaw, 1610 Malcolm X Blvd., Dallas, TX, 75215
Dominque Alexander, 2512 E. Overton Rd., Dallas, TX, 75216
Wanda Summers, 2317 E. 11th St., Dallas, TX, 75203
Against (Did not speak): Thomas Green, 9309 Clint Ave., Amarillo, TX, 79119
Robert Vogler, P.O. Box 3588, Winchester, VA, 22604
Elena Jaxon, 2835 Bonnie View Rd., Dallas, TX, 75216
Keyaira Saunders, 4417 S. Lancaster Rd., Dallas, TX, 75216
Homer Montgomery, 2606 E. 11th St., Dallas, TX, 75203
Billy Persley, 2702-10 E. 11th St., Dallas, TX, 75203

19. **Z178-351(CY)**

Planner: Carolina Yumet

Motion: In considering an application for an application for an NS(A) Neighborhood Service District with deed restrictions volunteered by the applicant on property zoned an R-7.5(A) Single Family District, on the northeast corner of West Illinois Avenue and Hollywood Avenue, it was moved to **hold** this case under advisement until December 13, 2018.

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

For: 10 - Rieves, Davis, Shidid, Carpenter, Lewis,
Housewright, Schultz, Peadon, Ridley, Tarpley

Against: 0
Absent: 2 - West, Murphy
Vacancy: 2 - District 3, District 7
Conflict: 1 - Jung**

**out of the room, when vote taken

Notices: Area: 200 Mailed: 17
Replies: For: 0 Against: 1

Speakers: None

Authorization of Hearings:

Planner: Neva Dean

Motion: It was moved to **approve** the authorization of a public hearing to consider a code amendment to Section 51A-4.501(i), "Certificate for demolition for a residential structure with no more than 3,000 square feet of floor area pursuant to court order." This is a hearing to consider the request to authorize the hearing and not the code amendment at this time.

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

For: 10 - Rieves, Davis, Carpenter, Lewis, Jung,
Housewright, Schultz, Peadon, Ridley, Tarpley

Against: 0
Absent: 3 - West, Shidid, Murphy
Vacancy: 2 - District 3, District 7

Speakers: Paul Carden, 2007 Harlandale Ave., Dallas, TX, 75216

Planner: Donna Moorman

Motion: It was moved to **approve** the authorization of a public hearing to determine the proper zoning on property zoned CR Community Retail with a portion in a Dry Overlay, generally along both sides of Clarendon Drive from Windomere Avenue on the west to the alley east of Edgefield Avenue on the east and containing approximately 2.13 acres with consideration being given to appropriate zoning for the area to include but not limited to use, development standards, and other appropriate regulations. This is a hearing to consider the request to authorize the hearing and not the rezoning of property at this time.

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

For: 10 - Rieves, Davis, Carpenter, Lewis, Jung,
Housewright, Schultz, Peadon, Ridley, Tarpley

Against: 0
Absent: 3 - West, Shidid, Murphy
Vacancy: 2 - District 3, District 7

Speakers: None

Other Matters

Minutes:

Motion: It was moved to **approve** the minutes of the November 1, 2018, City Plan Commission meeting, subject to the following corrections:

- 1) Page 3, Bus tour minutes, correct the approximate end time of the bus tour from "11:45 p.m." to "11:45 a.m."
- 2) Page 16, Z167-347(PD), correct the word "minium" to "minimum", in the second sentence of the specific use permit Condition #6 modification.

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

For: 10 - Rieves, Davis, Carpenter, Lewis, Jung,
Housewright, Schultz, Peadon, Ridley, Tarpley

Against: 0
Absent: 3 - West, Shidid, Murphy
Vacancy: 2 - District 3, District 7

Adjournment

Motion: It was moved to **adjourn** the November 15, 2018, City Plan Commission meeting at 7:09 p.m.

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

For: 10 - Rieves, Davis, Carpenter, Lewis, Jung,
Housewright, Schultz, Peadon, Ridley, Tarpley

Against: 0
Absent: 3 - West, Shidid, Murphy
Vacancy: 2 - District 3, District 7

Gloria Tarpley, Chair