

PLAN COMMISSION MINUTES

The City Plan Commission held a regular Zoning Hearing on December 13, 2018, with the briefing starting at 10:17 a.m., in Room 5ES and the public hearing at 1:35 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: Enrique MacGregor, 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) **S189-039**

Motion: It was moved to **approve** an application to create a 25 lot residential subdivision from a 5.136-acre tract of land in City Block 6045 with lots ranging in size from 5,000 to 11,130 square feet in size on property located on Westmoreland Road, north of Camp Wisdom Road, subject to compliance with the conditions listed in the docket.

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

For: 13 - MacGregor, 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

Speakers: None

(2) S189-040

Motion: It was moved to **approve** an application to create one, 1.086-acre lot from a tract of land in City Block 513 on property located on San Jacinto Street between McCoy Street and Villars Street, subject to compliance with the conditions listed in the docket.

Maker: Schultz

Second: Murphy

Result: Carried: 13 to 0

For: 13 - MacGregor, 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

Speakers: None

(3) S189-041

Motion: It was moved to **approve** an application to replat a 1.93-acre tract of land containing all of Lots 5 through 18 and part of Lot 4 in City Block 2341 to create one 0.72-acre lot and one 1.205-acre lot on property located on Cedarplaza Lane between Cedar Springs Road and Lemmon Avenue, subject to compliance with the conditions listed in the docket.

Maker: Schultz

Second: Murphy

Result: Carried: 13 to 0

For: 13 - MacGregor, 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

Speakers: None

(4) S189-042

Motion: It was moved to **approve** an application to replat a 2.41-acre tract of land containing all of Lots 32 through 45A to create one lot on property located on Cedarplaza Lane between Cedar Springs Road and Lemmon Avenue, subject to compliance with the conditions listed in the docket.

Maker: Schultz

Second: Murphy

Result: Carried: 13 to 0

For: 13 - MacGregor, 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

Speakers: For: None

For (Did not speak): Supriya Sriraman, 758 Monticello Cr., Allen, TX, 75002

Against: None

(5) S189-046

Motion: It was moved to **approve** an application to replat a 4.686-acre tract of land containing part of City Block 1/741 to create one 4.686-acre lot on property bounded by Haskell Avenue, Swiss Avenue, Apple Street, and Live Oak Street, subject to compliance with the conditions listed in the docket.

Maker: Schultz

Second: Murphy

Result: Carried: 13 to 0

For: 13 - MacGregor, 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

Speakers: None

(6) **S189-047**

Motion: It was moved to **approve** an application to create one 1.024-acre lot and one 1.445-acre lot from a 2.468-acre tract of land on property located on FM 740 at Johnson City Avenue, subject to compliance with the conditions listed in the docket.

Maker: Schultz

Second: Murphy

Result: Carried: 13 to 0

For: 13 - MacGregor, 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

Speakers: None

(7) **S189-048**

Motion: It was moved to **approve** an application to create one 2.988-acre lot from a tract of land on property located on FM 548 at University Drive, subject to compliance with the conditions listed in the docket.

Maker: Schultz

Second: Murphy

Result: Carried: 13 to 0

For: 13 - MacGregor, 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

Speakers: None

(8) S189-049

Motion: It was moved to **approve** an application to replat a 2.057-acre tract of land containing all of Lot 15 and part of Lot 16 in City Block B/6044 to create one lot on property located on Bluebird Avenue between Red Bird Lane and Mozart Avenue, subject to compliance with the conditions listed in the docket.

Maker: Schultz

Second: Murphy

Result: Carried: 13 to 0

For: 13 - MacGregor, 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

Speakers: None

(9) S189-050

Motion: It was moved to **approve** an application to replat a 3.216-acre tract of land containing all of Lot 1 in City Block I/7554 to create one 1.322-acre lot, and one 1.894-acre lot on property located on Hampton Road south of Cliff Creek Crossing, subject to compliance with the conditions listed in the docket.

Maker: Schultz

Second: Murphy

Result: Carried: 13 to 0

For: 13 - MacGregor, 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

Speakers: For: None

For (Did not speak): Syo Xinos, 105 W. Riverside Dr., Austin, TX, 78704

Against: None

(10) **S189-051**

Note: The Commission considered this item individually.

Motion: It was moved to **deny** an application to create five lots ranging in size from 1.11-acres to 1.52-acres from a tract of land in City Block 5601 on property located on Walnut Hill Lane at Inwood Road, southeast corner, due to non-compliance with Section 51A-8.503 of the Dallas Development Code; specifically the proposed lots do not conform in width, depth and area to the pattern established in the adjacent area.

Maker: Murphy

Second: Davis

Result: Carried: 10 to 3

For: 10 - MacGregor, Rieves, Davis, Carpenter, Lewis,
Jung, Peadon, Murphy, Ridley, Tarpley

Against: 3 - Shidid, Housewright, Schultz

Absent: 0

Vacancy: 2 - District 3, District 7

Speakers: For: Tony Krauska, 5225 Village Creek Dr., Plano, TX, 75093

Against: None

Note: The Commission returned to the regular order of the agenda and heard Subdivision Building Line Reduction/Removal agenda items. The Commission heard Subdivision Building Line Reduction/Removal item #26. S189-056 next.

(11) **S189-052**

Motion: It was moved to **approve** an application to replat a 0.61-acre tract of land containing all of Lots A, B, and D, and part of Lot C in City Block 643 on property located on San Jacinto Street at Washington Avenue, south corner, subject to compliance with the conditions listed in the docket.

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

For: 13 - MacGregor, 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

Speakers: None

(12) **S189-053**

Motion: It was moved to **approve** an application to create one 1.538-acre lot, one 1.167-acre lot and one 1.734-acre lot from a 4.439-acre lot in City Block 19/3980 and a portion of Winnetka Avenue to be abandoned on property located on Fort Worth Avenue at Winnetka Avenue, southeast corner, subject to compliance with the conditions listed in the docket.

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

For: 13 - MacGregor, 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

Speakers: None

(13) **S189-054**

Motion: It was moved to **approve** an application to replat a tract of land containing all of Lot 5 and part of Lots 6 and 7 in City Block A/709 to create one 0.461-acre lot on property located on San Jacinto Street at Prairie Avenue, subject to compliance with the conditions listed in the docket.

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

For: 13 - MacGregor, 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

Speakers: None

(14) **S189-057**

Motion: It was moved to **approve** an application to replat a 2.642-acre tract of land containing part of Lot 4A in City Block A/8125 to create a 35 lot Shared Access Development with one common area and lots ranging in size from 2,050-square feet to 5,594-square feet on Skillman Street at Sedgewick Drive, southeast corner, subject to compliance with the conditions listed in the docket.

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

For: 13 - MacGregor, 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

Speakers: None

(15) **S189-058**

Motion: It was moved to **approve** an application to create one 10.988-acre lot from a tract of land in City Block 8284 on property located on Langdon Road, northeast of Bonnie View Road, subject to compliance with the conditions listed in the docket.

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

For: 13 - MacGregor, 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

Speakers: None

(16) **S189-059**

Motion: It was moved to **approve** an application to create one 1.027-acre lot from a tract of land in City Block 7224 on property located on Singleton Boulevard at Westmoreland Road, southeast corner, subject to compliance with the conditions listed in the docket.

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

For: 13 - MacGregor, 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

Speakers: None

(17) **S189-061**

Motion: It was moved to **approve** an application to replat a 2.367-acre tract of land in City Block 6171 to create a 26 lot, plus 3 common areas Shared Access Development on property located on Westmoreland Road south of Colorado Boulevard, subject to compliance with the conditions listed in the docket.

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

For: 13 - MacGregor, 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

Speakers: None

(18) **S189-062**

Motion: It was moved to **approve** an application to create a 73 lot single family addition from a 33.607-acre tract of land in City Block 8823 on property located on Fish Road, between Seagoville Road and Belt Line Road, subject to compliance with the conditions listed in the docket.

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

For: 13 - MacGregor, 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

Speakers: None

(19) **S189-063**

Motion: It was moved to **approve** an application to create one 2.967-acre lot from a tract of land in City Block 8596 on property located on Camp Wisdom Road east of Clark Road between Seagoville Road and Belt Line Road, subject to compliance with the conditions listed in the docket.

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

For: 13 - MacGregor, 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

Speakers: None

(20) **S189-064**

Note: Staff corrected the agenda and case report to reflect the zoning as PD 325, Area C.

Motion: It was moved to **approve** an application to create one 0.390-acre lot from a tract of land containing all of Lots 21 and 22 in City Block 2/4993 on Lovers Lane at Bristol Avenue, southwest corner, subject to compliance with the conditions listed in the docket.

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

For: 13 - MacGregor, 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

Speakers: None

(21) **S189-065**

Motion: It was moved to **approve** an application to create one, 0.638-acre lot from a tract of land in City Block 6/813 on property located between First Avenue and Exposition Avenue, north of Interstate 30, subject to compliance with the conditions listed in the docket.

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

For: 13 - MacGregor, 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

Speakers: None

(22) **S189-068**

Note: Staff corrected the Council District from 9 to 2.

Motion: It was moved to **approve** an application to replat a 16.178-acre tract of land containing all of Lots 1A, 1B, and 1C in City Block 18/2006 to create one 1.909-acre lot, one 3.989-acre lot, and one 10.288-acre lot on property located at North Central Expressway at Carroll Avenue, southeast corner, subject to compliance with the conditions listed in the docket.

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

For: 13 - MacGregor, 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

Speakers: None

(23) **S189-069**

Motion: It was moved to **approve** an application to replat a 0.737-acre tract of land containing part of Lot 14 and all of Lots 15, 16, 17, and 18 in City Block A/913 to create one lot on property located on Beaumont Street at Browder Street, north corner, subject to compliance with the conditions listed in the docket.

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

For: 13 - MacGregor, 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

Speakers: None

(24) **S189-070**

Motion: It was moved to **approve** an application to create one 11.473-acre lot from a tract of land in City Block 8780 on property located on Merrifield Road, southeast of St. Augustine Road, subject to compliance with the conditions listed in the docket.

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

For: 13 - MacGregor, 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

Speakers: None

(25) **S189-072**

Motion: It was moved to **approve** an application to create one 1.7734-acre lot from a tract of land in City Block 1032 property bounded by Cedar Springs Road, Welborn Street, Dickason Avenue, and Oak Lawn Avenue, subject to compliance with the conditions listed in the docket.

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

For: 13 - MacGregor, 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

Speakers: None

Note: The Commission heard Subdivision agenda item #10, S189-051 upon the conclusion of the Subdivision Consent agenda items.

Building Line Reduction/Removal:

(26) **S189-056**

Building Line Motion: It was moved to **approve** an application to remove the existing platted 35 foot building line along the easterly line of Highland Road on property located on Highland Road, northwest of Ferguson Road 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 - MacGregor, 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

Replat Motion: It was moved to **approve** an application to replat a 4.587-acre tract of land containing all of Lots 2, 3A and 4A, and a tract of land in City Block 7037 to create a Shared Access Development containing 35 lots and 5 common areas with the lots ranging in size from 2,630-square feet to 4,513-square feet; on property located on Highland Road, northwest of Ferguson Road; 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 - MacGregor, 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: 11

Replies: For: 2 Against: 0

Speakers: None

Residential Replats:

(27) **S189-043**

Note: Staff's recommendation changed to approval.

Motion: It was moved to **approve** an application to replat a 0.574-acre tract of land containing all of Lots 20 and 21 in City Block 21/6890 to create three lots ranging in size from 8,331-square feet to 8,335-square feet on property located on Kemrock Drive; southwest of Tracy Road, subject to compliance with the conditions listed in the docket.

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

For: 13 - MacGregor, 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: 22
Replies: For: 0 Against: 1

Speakers: None

(28) **S189-044**

Motion: It was moved to **approve** an application to replat a 0.191-acre tract of land containing part of Lot 1 in City Block 21/5178 to create one 8,391-square foot lot on property located on Poinsetta Drive at Andrews Drive, southeast corner, subject to compliance with the conditions listed in the docket.

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

For: 13 - MacGregor, 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: 21
Replies: For: 0 Against: 0

Speakers: None

(29) **S189-045**

An application to replat a 1.032-acre tract of land containing all of Lot 1 in City Block 4/3965 to create one 11,675-square foot lot, and three 11,098-square foot lots on property located on Edgefield Avenue at Stafford Avenue, northeast corner.

This case was withdrawn by the applicant.

(30) **S189-055**

Motion: It was moved to **approve** an application to replat a 3.167-acre tract of land containing all of Lots 8 through 20 and all of Lots 23 through 27 in City Block 16/7162 to create one 3.167-acre lot on property located on McBroom Street at Toronto Street, northeast corner, subject to compliance with the conditions listed in the docket.

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

For: 13 - MacGregor, 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: 41
Replies: For: 0 Against: 0

Speakers: For: Peter Kavanagh, 1620 Handley Dr., Dallas, TX, 75208
For (Did not speak): Billy Duckworth, 2220 Gus Thomasson Rd., Mesquite, TX, 75150
Against: None
Staff: David Cossum, Assistant Director, Sustainable Development & Construction

(31) **S189-060**

Motion: It was moved to **approve** an application to replat a 5.224-acre tract of land containing all of Lots 1 through 30, and an abandoned alley in City Block 12/7145 to create one lot on property bounded by Bickers Street, Westmoreland Road, Gallagher Street, and Furey Street, subject to compliance with the conditions listed in the docket.

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

For: 13 - MacGregor, 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: 51
Replies: For: 0 Against: 1

Speakers: None

(32) **S189-067**

Motion: It was moved to **approve** an application to replat a 6.228-acre tract of land containing part of Common Area 2 and a tract of land in City Block 3/7510 to create a 21 lot single family subdivision with lots ranging from 10,000-square feet to 13,3854-square feet on property located on Vanguard Way and Markanne Drive, subject to compliance with the conditions listed in the docket with an additional condition to read as follows: "Prior to the Final plat, submit tree survey to the Arborist. A release from the arborist is required prior to an early release request or the recordation of the plat, whichever occurs first".

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

For: 13 - MacGregor, 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: 52
Replies: For: 1 Against: 9

Speakers: For: Pat Atkins, 3076 Hays Ln., Rockwall, TX, 75087
Diane Cheatham, 1 Vanguard Way, Dallas, TX, 75243
Against: Lorena Vaughn, 9259 Markanne Dr., Dallas, TX, 75243
Woot Lervisit, 8319 Floyd Lake Dr., Dallas, TX, 75243
Traci Williams, 9194 Orbiter Cr., Dallas, TX, 75243

Miscellaneous Items:

D189-001

Planner: Abraham Martinez

Motion: It was moved to **approve** a landscape plan for single family uses on property zoned Planned Development District No. 758, Subarea C, on the southeast corner of Skillman Street and Sedgwick Drive.

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

For: 13 - MacGregor, 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

Speakers: None

Zoning Cases – Consent:

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

Planner: Abraham Martinez

Note: The Commission considered this item individually.

Motion: In considering an application for 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, it was moved to **hold** this case under advisement until January 3, 2019.

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

For: 13 - MacGregor, 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: 300 Mailed: 13
Replies: For: 0 Against: 0

Speakers: None

Note: The Commission heard zoning agenda item #3. Z178-361(CT) next.

2. **Z178-385(AM)**

Planner: Abraham Martinez

Motion: It was moved to recommend **approval** of an IR Industrial Research District on property zoned a CS Community Service District and an MC-1 Multiple Commercial District, on the north line of East Northwest Highway, east of Shiloh Road.

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

For: 13 - MacGregor, 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: 12
Replies: For: 0 Against: 2

Speakers: None

3. Z178-361(CT)

Planner: Carlos Talison

Note: The Commission considered this item individually.

Motion: It was moved to recommend **approval** of the renewal of Specific Use Permit No. 2155 for a recycling buy-back center for the collection of household and industrial metals for a two-year period, subject to conditions on property zoned an IM Industrial Manufacturing District, on the southwest line of South Lamar Street, between Martin Luther King Jr. Boulevard and Lenway Street.

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

For: 13 - MacGregor, 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: 33
Replies: For: 0 Against: 0

Speakers: For: Robert Miklos, 180 Valley View Ln., Farmers Branch, TX, 75234
Jerry Amman, 2004 Willow Bend, Oakley, TX.
Against: None

Note: The Commission heard zoning agenda item #5. Z178-383(CY) next.

4. Z178-389(CT)

Planner: Carlos Talison

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

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

For: 13 - MacGregor, 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: 33
Replies: For: 1 Against: 0

Speakers: None

5. Z178-383(CY)

Planner: Carolina Yumet

Note: The Commission considered this item individually.

Motion: In considering an application for a Specific Use Permit for an industrial (outside) not potentially incompatible use limited to a concrete batch plant on property zoned an IR Industrial Research District, south of the intersection of Bird Lane and the South Central Expressway Service Road, it was moved to **hold** this case under advisement until January 17, 2019.

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

For: 13 - MacGregor, 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: 10
Replies: For: 0 Against: 0

Speakers: For: Josh Butler, 311 N. Ballard Ave., Wylie, TX, 75098
Against: Marsha Jackson, 4920 Choate Rd., Dallas, TX, 75241
Temeckia Derrough, 7931 Kiska St., Dallas, TX, 75216
Jennifer Rangel, 3301 Elm St., Dallas, TX, 75226

Chris Dowdy, 4313 Junius St., Dallas, TX, 75246
Against (Did not speak): Taylor Toyne, 1818 Matagorda Dr., Dallas, TX, 75232

Note: The Commission heard zoning agenda item #6. Z178-381(JM) next.

6. Z178-381(JM)

Planner: Jennifer Muñoz

Note: The Commission considered this item individually.

Motion: It was moved to recommend (1) **approval** of a Specific Use Permit for a commercial amusement (inside) use limited to a live music venue for a two-year period, subject to a site plan and conditions with an additional condition prohibiting outdoor speakers or amplified music; and, (2) **approval** of the termination of Specific Use Permit No. 1707 for a tattoo studio and a body piercing studio on property zoned Tract A within Planned Development District No. 269, the Deep Ellum/Near East Side Special Purpose District, on the north line of Main Street, east of North Crowdus Street.

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

For: 13 - MacGregor, 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: 12
Replies: For: 4 Against: 0

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

Note: The Commission heard zoning agenda item #8. Z178-308(PD) next.

7. Z178-357(JM)

Planner: Jennifer Muñoz

Motion: It was moved to recommend **approval** of an expansion of Planned Development District No. 936 by creating a new subdistrict, subject to a revised development plan, a revised landscape plan, and conditions on property zoned an R-5(A) Single Family District within Planned Development District No. 595, the South Dallas/Fair Park Special Purpose District, on the west side of Bexar Street, south of Vesper Street.

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

For: 13 - MacGregor, 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: 31
Replies: For: 1 Against: 0

Speakers: None

Note: The Commission heard zoning agenda item #1, Z178-352(AM) upon the conclusion of the Zoning Consent agenda.

8. Z178-308(PD)

Planner: Pamela Daniel

Note: The Commission considered this item individually.

Motion: It was moved to recommend **approval** of a Planned Development District for Townhouse District uses, subject to a conceptual plan and conditions on property zoned an R-7.5(A) Single Family District, in an area generally bounded by Ridan Lane, Cherry Laurel Lane, Sportsmans Parkway, and Cavalcade Drive.

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

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

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

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

Speakers: For: Peyman Horri, 2215 Cedar Springs Rd., Dallas, TX, 75201
Against: None

Note: The Commission returned to the regular order of the agenda and heard Zoning Cases - Under Advisement agenda item #9. Z178-364(CT) next.

Zoning Cases – Under Advisement:

9. Z178-364(CT)

Planner: Carlos Talison

Motion: It was moved to recommend **denial without prejudice** of 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.

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

For: 13 - MacGregor, 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: 35
Replies: For: 0 Against: 3

Speakers: None

10. Z178-305(SM)

Planner: Sarah May

Motion: In considering an application for the renewal of Specific Use Permit No. 2219 for the sale of alcoholic beverages in conjunction with a restaurant without drive-in service on property zoned Subarea 6 within Planned Development District No. 366-D-1, the Buckner Boulevard Special Purpose District, with a D-1 Liquor Control Overlay, on the east side of South Buckner Boulevard, between Scylene Road and Bearden Lane, it was moved to **hold** this case under advisement until January 17, 2019.

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

For: 13 - MacGregor, 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: 6

Replies: For: 0 Against: 0

Speakers: None

11. **Z178-330(SM)**

Planner: Sarah May

Motion: It was moved to recommend **denial** of a Specific Use Permit for the placement of fill material use on property zoned an R-7.5(A) Single Family District, on the northeast corner of Pleasant Drive and Redkey Street.

Maker: Shidid

Second: Murphy

Result: Carried: 13 to 0

For: 13 - MacGregor, 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: 31

Replies: For: 0 Against: 3

Speakers: None

12. **Z178-267(SM)**

Planner: Sarah May

Motion: It was moved to recommend **denial without prejudice** of 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.

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

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

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

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

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

13. Z178-260(SM)

Planner: Sarah May

Motion: It was moved to recommend (1) **approval** of an amendment to Tract 6 for LO-1(A) Limited Office District uses, subject to a revised conceptual plan, revised development plan (as briefed), revised landscape plan (as briefed), traffic management plan, and staff's recommended conditions; and, (2) **approval** of the termination of Specific Use Permit No. 610 for a health center use, 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.

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

For: 13 - MacGregor, 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: Karl Crawley, 900 Jackson St., Dallas, TX, 75202
Against: None

14. **Z178-254(JM)**

Planner: Jennifer Muñoz

Motion: It was moved to recommend **approval** of an amendment to and expansion of Planned Development District No. 844, subject to a development/landscape plan and conditions to include a modification to the language in SEC. 51P-844.114. ADDITIONAL PROVISIONS,(c)(3) to read "..., except that one light standard for each field *may* remain on for 30 minutes after the completion of the game..." 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.

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

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

Against: 0
Absent: 0
Vacancy: 2 - District 3, District 7
Abstain: 1 - MacGregor***

***abstained due to absence from bus tour

Notices: Area: 500 Mailed: 121
Replies: For: 3 Against: 1

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

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

Planner: Carolina Yumet

Motion: It was moved to recommend **no change** of 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.

Maker: Davis
Second: Murphy
Result: Carried: 11 to 1

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

Against: 1 - Schultz
Absent: 0
Vacancy: 2 - District 3, District 7
Abstain: 1 - MacGregor***

***abstained due to absence from bus tour

Commissioner Schultz' Friendly Amendment: Commissioner Schultz offered a Friendly amendment to remove automatic renewals. Commissioner Davis, the maker of the motion, did not accept the amendment.

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

Speakers: For: Santos Martinez, 900 Jackson St., Dallas, TX, 75202
FOR (Did not speak): Bob Vogler, 519 Pontiac Ave., Dallas, TX, 75203
Tom Green, 519 Pontiac Ave., Dallas, TX, 75203
Kendra Larach, 900 Jackson St., Dallas, TX, 75202
Against: Wanda Summers, 2317 E. 11th St., Dallas, TX, 75203
Sandra Crenshaw, 1431 Quartet Dr., Dallas, TX, 75241
Janet Long, 1942 Cedar Crest Blvd., Dallas, TX, 75203
Demetria McCain, 3301 Elm St., Dallas, TX, 75226
Keyaira Saunders, 4417 S. Lancaster Rd., Dallas, TX, 75216
Dominique Alexander, 2512 E. Overton Rd., Dallas, TX, 75216
Paul Carden, 2007 Harlandale Ave., Dallas, TX, 75216

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

Planner: Carolina Yumet

Motion: In considering 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 January 17, 2019.

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

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

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

*out of the room, shown voting in favor
**out of the room, when vote taken

Notices: Area: 200 Mailed: 17
Replies: For: 1 Against: 2

Speakers: None

Note: Chair Tarpley announced a change to the order of the agenda to hear Other Matters item for Reconsideration of Z178-206(JM). The Commission heard Reconsideration of Z178-2036(JM) item next.

Zoning Cases – Individual:

17. Z178-380(CY)

Planner: Carolina Yumet

Motion: It was moved to recommend **approval** of a Specific Use Permit for a multifamily use for a two-year period, subject to a revised site plan and staff's recommended conditions to include the following modifications: 1) maximum number of dwelling units is 66, 2) provide off-street parking in accordance to the Dallas Development Code, as amended. 3) provide a minimum of 96 off-street parking spaces in the location shown on the site plan, and 4) Delta Credits, as defined in Section 51A-4.704(b)(4) may be used to meet the off-street parking requirement on property zoned Planned Development District No. 407, on the east side of Boulder Drive, south of West Kiest Boulevard.

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

For: 13 - MacGregor, 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: 37
Replies: For: 1 Against: 2

Speakers: For: Sean Wahrmund, 4511 Ridge Rd., Dallas, TX, 75229
Against: David Marquis, 3110 W. Kiest Blvd., Dallas, TX, 75233

18. Z178-386(JM)

Planner: Jennifer Muñoz

Motion: It was moved to recommend **approval** of a Specific Use Permit for a commercial amusement (inside) use for a two-year period, subject to a site plan and staff's recommended conditions to include the following additional conditions: 1) minimum of two security guards with one stationed outside during all hours of operation, and 2) hours of operation are 12:00 p.m. to 12:00 a.m., Sunday through Thursday and 12:00 p.m. to 2:00 a.m., Friday and Saturday on property zoned Subdistrict 3 for WMU-20 Walkable Urban Mixed-Use District uses within Planned Development District No. 887, the Valley View/Galleria Area Special Purpose District, on the southwest corner of Montfort Drive and James Temple Drive.

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

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

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

Notices: Area: 300 Mailed: 6
Replies: For: 0 Against: 1

Speakers: For: Suzan Kedron, 2323 Ross Ave., 75201
Ryan Crow, 4600 Secluded Hollow, Austin, TX, 75727
Against: Juan Martinez, 13131 Montfort Dr., Dallas, TX, 75240

19. Z178-162(JM)

Planner: Jennifer Muñoz

Motion: It was moved to recommend **approval** of a Planned Development District for CR Community Retail District, a private school, and residential uses, subject to a revised development plan (as briefed), revised traffic management plan (as briefed), and staff's recommended conditions (as briefed) with an additional modification of no ingress or egress on Duluth Street during peak hours on property zoned an IR Industrial Research District, in an area generally bounded by Singleton Boulevard and Bedford Street to the north, to the east and west of Vilbig Road, and Akron Street and Duluth Street to the south.

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

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

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

Notices: Area: 500 Mailed: 128
Replies: For: 1 Against: 2

Speakers: For: Jonathan Vinson, 2323 Ross Ave., Dallas, TX, 75201
Against: Janet Johnson, 1837 Duluth St., Dallas, TX, 75212

20. Z178-337(PD)

Planner: Pamela Daniel

Motion: It was moved to recommend **approval** of a Specific Use Permit for the placement of fill material use for a three-year period, subject to a Site Improvement and Recommended Vegetation plan for Remediation of the Escarpment Zone and GSA, an Operations plan, and conditions on property zoned an R-10(A) Single Family District, at the intersection of Dixie Garden Lane, Dixie Garden Court, and Cliff Haven Drive.

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

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

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

Notices: Area: 300 Mailed: 16
Replies: For: 1 Against: 1

Speakers: For: Quincy Roberts, 6455 Dixie Garden Ct., Dallas, TX, 75236
Against: None

21. **Z178-104(PD)**

Planner: Pamela Daniel

Motion: It was moved to recommend **denial without prejudice** of an LI Light Industrial District on property zoned an R-7.5(A) Single Family District and an MF-2(A) Multifamily District, on the southwest corner of Great Trinity Forest Way and Interstate Highway 45.

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

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

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

Notices: Area: 500 Mailed: 54
Replies: For: 0 Against: 0

Speakers: For: Tailim Song, 8111 LBJ Fwy., Dallas, TX, 75251
Lonnie Ruffo, 1 Dupont St., Plainview, NY, 11803
Haben Tewelde, 8111 LBJ Fwy., Dallas, TX, 75251
Paul Carden, 2007 Harlandale Ave., Dallas, TX, 75216
Sandra Crenshaw, 1431 Quartet Dr., Dallas, TX, 75241
For (Did not speak): Eshwur Kosuri, 1 Dupont St., Plainview, NY, 11803
Against: Connie Buford, 1416 Hudspeth Ave., Dallas, TX, 75216
Gail Terrell, 1445 Firebird Dr., Dallas, TX, 75241
Neutral (Did not speak): Henrietta Roby, 5018 Cranfill Dr., Dallas, TX, 75241

Authorization of Hearings:

Planner: Neva Dean

Motion: It was moved to **approve** the authorization of a public hearing to amend the Arts District Special Provision Sign District contained in 51A-7.1200 of the Dallas Development Code, zoned Planned Development District No. 145, the Arts District Special Purpose District, in an area general bound by Woodall Rodgers Freeway, Routh Street, Ross Avenue, and St. Paul Street and including Lot 5 in City Block 305 on the northeast side of Routh Street, south of Woodall Rodgers Freeway with consideration being given to appropriate signage for the Arts District. This is a hearing to consider the request to authorize the hearing and not the amendment of the SPSD at this time.

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

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

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

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

Note: Chair Tarpley announced the Commission would take a short break at 7:46 p.m. The Commission reconvened at 8:13 p.m. The Commission continued with the regular order of the agenda and heard Landmark Appeal items next.

Landmark Appeals:

CD178-013(MP)

Planner: Marsha Prior

Motion: It was moved to **overturn (in whole)** the decision of the Landmark Commission's denial and approve a Certificate for Demolition of a residential structure 3,000 square feet or less pursuant to a court order (51A-4.501(i) of the Dallas City Code) located at 3708 S. Malcolm X Boulevard within the Wheatley Place Historic District.

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

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

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

Speakers: City Staff: Andrew Gilbert, Assistant City Attorney, City of Dallas
For: None
Against: None
Against (Did not speak): Robert Swann, 1121 E. 10th St., Dallas, TX, 75203

CD178-015(MP)

Planner: Marsha Prior

Motion: It was moved to **overturn (in whole)** the decision of the Landmark Commission's denial and approve a Certificate for Demolition of a residential structure 3,000 square feet or less pursuant to a court order (51A-4.501(i) of the Dallas City Code) located at 1105 E. 9th Street within the Tenth Street Historic District with the finding that the decision to deny the certificate of demolition violates a statutory or ordinance provision.

Maker: Davis
Second: Jung
Result: Carried: 11 to 1

For: 11 - MacGregor, Rieves, Davis, Shidid, Carpenter,
Lewis, Jung, Peadon, Murphy, Ridley, Tarpley

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

Speakers: City Staff: Andrew Gilbert, Assistant City Attorney, City of Dallas
For: None
Against: None
Against (Did not speak): Larry Johnson Sr., 214 Landis St., Dallas, TX, 75203
Larry Johnson Jr., 214 Landis St., Dallas, TX, 75203
Shaun Montgomery, 1024 Church St., Dallas, TX, 75203
Patricia Cox, 1113 Betterton Cr., Dallas, TX, 75203
Robert Swann, 1121 E. 10th St., Dallas, TX, 75203
Rosa Medrano, 1129 Betterton Cr., Dallas, TX, 75203
Patricia Williams, 530 S. R.L. Thornton Fwy., Dallas, TX, 75203

Note: The Commission heard Other Matter Court Order Demolition item next.

Other Matters

Reconsideration:

Note: Commissioner Carpenter called the question on the motion during the discussion period of the item. The Commission voted on the calling of the question. The motion failed due to the lack of $\frac{3}{4}$ of the Commission voting in favor (Results: For: 7 - Rieves, Shidid, Carpenter, Lewis, Peadon, Murphy, Ridley; Against: 6 - MacGregor, Davis, Jung, Housewright, Schultz, Tarpley). The Commission continued with the discussion of Reconsideration of Z178-206(JM) item.

Z178-206(JM)

Motion to Reconsider: It was moved to **reconsider** the action taken on November 15, 2018, which was 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: Lewis
Second: Housewright
Result: Failed: 1 to 12

For: 1 - Lewis

Against: 12 - MacGregor, Rieves, Davis, Shidid, Carpenter,
Jung, Housewright, Schultz, Peadon, Murphy,
Ridley, Tarpley

Absent: 0

Vacancy: 2 - District 3, District 7

Speakers: For: None

FOR (Did not speak): Randy Johnson, 3205 Carlisle St., Dallas, TX, 75204
Linda Lopez, 3211 Carlisle St., Dallas, TX, 75204
Rodrick Clayton, 3207 Carlisle St., Dallas, TX, 75204

Against: None

Against (Did not speak): David Hairston, 3215 Carlisle St., Dallas, TX, 75204

Note: The Commission returned to the regular order of the agenda and heard Zoning Cases – Individual item #17. Z178-380(CY) next.

Court Order Demolition:

Motion: It was moved to **approve** taking an amendment to Division 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," from the Zoning Ordinance Committee for consideration by the Landmark Commission pursuant to Section 13(d)(4) of the City Plan Commission rules of procedure.

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

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

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

Appointments to CPC Committee:

CPC THOROUGHFARE COMMITTEE

Commissioner P. Michael Jung - Vice-Chair
Commissioner Christopher Lewis - member

Minutes:

Motion: It was moved to **approve** the minutes of the November 15, 2018, City Plan Commission meeting, subject to the following correction:

- 1) Page 1, remove the reference to a “bus tour” and reflect the correct briefing start time to 11:05 a.m. The sentence to read as follows: “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.”

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

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

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

Adjournment

Motion: It was moved to **adjourn** the December 13, 2018, City Plan Commission meeting at 9:23 p.m.

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

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

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

Gloria Tarpley, Chair