

PLAN COMMISSION MINUTES

The City Plan Commission held a regular Zoning Hearing on February 15, 2018, with the briefing starting at 10:12 a.m., in Room 5ES and the public hearing at 1:32 p.m., in the City Council Chambers of City Hall. Presiding were, Gloria Tarpley, Chair and, Matt Houston, Vice-Chair. The following Commissioners were present during the hearing: Chad West, Mark Rieves, Jarred Davis, Tony Shidid, Deborah Carpenter, Korey Mack, P. Michael Jung, Tipton Housewright, Jaynie Schultz, Carolyn "Cookie" Peadon, Margot Murphy and Paul E. Ridley. The following Commissioner was absent from this hearing as defined in the City Plan Commission rules: Myrtle E. Lavallaisaa. There were no vacancies.

The City Plan Commission was briefed by staff on each item on the agenda and a question and answer period followed each briefing.

A variety of dockets, requests and briefings were presented to the Commission during the open public hearing. The applicants or their representatives presented their arguments, citizen comments were heard, and using the information and staff recommendations in the hearing dockets, the Commission took the following actions.

NOTE: For more detailed information on discussion on any issue heard during this briefing and public hearing, refer to the tape recording retained on file in the Department of Sustainable Development and Construction. Briefing and public hearing recordings are retained on file for 90 days after approval of CPC minutes.

PUBLIC HEARINGS:

Subdivision Docket

Planner: Sharmila Gurung-Shrestha

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) **S178-077**

Motion: It was moved to **approve** an application to create one 2.991-acre lot from a tract of land located in Kaufman County on Knoxbridge Road at South Ravenhill Road, subject to compliance with the conditions listed in the docket.

Maker: Rieves
Second: Houston
Result: Carried: 14 to 0

For: 14 - West, Rieves, Houston, Davis, Shidid*,
Carpenter, Mack, Jung, Housewright, Schultz,
Peadon, Murphy, Ridley*, Tarpley

Against: 0
Absent: 1 - Lavallaisaa
Vacancy: 0

*out of the room, shown voting in favor

Speakers: None

(2) **S178-078**

Motion: It was moved to **approve** an application to replat a 0.923-acre tract of land containing all of Lots 1, 2, 3, 4, 5, and 6 in City Block 19/1263 to create one lot on property located on Carroll Avenue, between Gurley Street and Bute Street, subject to compliance with the conditions listed in the docket.

Maker: Rieves
Second: Houston
Result: Carried: 14 to 0

For: 14 - West, Rieves, Houston, Davis, Shidid*,
Carpenter, Mack, Jung, Housewright, Schultz,
Peadon, Murphy, Ridley*, Tarpley

Against: 0
Absent: 1 - Lavallaisaa
Vacancy: 0

*out of the room, shown voting in favor

Speakers: None

(3) **S178-080**

Motion: It was moved to **approve** an application to create one 20.437-acre lot from a tract of land in City Block 8017 on property bounded by Walton Walker Boulevard (Loop 12), W. Kiest Boulevard, and Duncanville Road, subject to compliance with the conditions listed in the docket.

Maker: Rieves
Second: Houston
Result: Carried: 14 to 0

For: 14 - West, Rieves, Houston, Davis, Shidid*,
Carpenter, Mack, Jung, Housewright, Schultz,
Peadon, Murphy, Ridley*, Tarpley

Against: 0
Absent: 1 - Lavallaisaa
Vacancy: 0

*out of the room, shown voting in favor

Speakers: None

(4) **S178-081**

Motion: It was moved to **approve** an application to replat a 1.120-acre tract of land containing all of Lots 1, 2, 18, 19, and 20 in City Block 38/3158 to create one 0.45-acre lot and one 0.67-acre lot on property located on Madison Avenue, between Ninth Street and Tenth Street, subject to compliance with the conditions listed in the docket.

Maker: Rieves
Second: Houston
Result: Carried: 14 to 0

For: 14 - West, Rieves, Houston, Davis, Shidid*,
Carpenter, Mack, Jung, Housewright, Schultz,
Peadon, Murphy, Ridley*, Tarpley

Against: 0
Absent: 1 - Lavallaisaa
Vacancy: 0

*out of the room, shown voting in favor

Speakers: None

(5) **S178-084**

Motion: It was moved to **approve** an application to replat a 0.209-acre tract of land containing part of Lot 8 in City Block 20/1874 to create one 0.209-acre lot on property located at 5930 Ross Avenue, subject to compliance with the conditions listed in the docket.

Maker: Rieves
Second: Houston
Result: Carried: 14 to 0

For: 14 - West, Rieves, Houston, Davis, Shidid*,
Carpenter, Mack, Jung, Housewright, Schultz,
Peadon, Murphy, Ridley*, Tarpley

Against: 0
Absent: 1 - Lavallaisaa
Vacancy: 0

*out of the room, shown voting in favor

Speakers: None

(6) **S178-086**

Motion: It was moved to **approve** an application to create one 2.129-acre lot from a tract of land in City Block 6613 on property located on Denton Drive, north of Royal Lane, subject to compliance with the conditions listed in the docket.

Maker: Rieves
Second: Houston
Result: Carried: 14 to 0

For: 14 - West, Rieves, Houston, Davis, Shidid*,
Carpenter, Mack, Jung, Housewright, Schultz,
Peadon, Murphy, Ridley*, Tarpley

Against: 0
Absent: 1 - Lavallaisaa
Vacancy: 0

*out of the room, shown voting in favor

Speakers: None

(7) **S178-087**

Motion: It was moved to **approve** an application to replat a 79.29-acre tract of land containing all of Lots 1 and 3 in City Block P/6213 to create one 9.28-acre lot, one 14.69-acre lot, one 25.51-acre lot, and one 29.81-acre lot on property located on Buckner Boulevard, north of Eastpoint Drive, subject to compliance with the conditions listed in the docket.

Maker: Rieves
Second: Houston
Result: Carried: 14 to 0

For: 14 - West, Rieves, Houston, Davis, Shidid*,
Carpenter, Mack, Jung, Housewright, Schultz,
Peadon, Murphy, Ridley*, Tarpley

Against: 0
Absent: 1 - Lavallaisaa
Vacancy: 0

*out of the room, shown voting in favor

Speakers: None

(8) S178-088

Motion: It was moved to **approve** an application to create 10 lots ranging in size from 7,501 square feet to 74,255 square feet from a 3.729-acre tract of land located on Polk Street between Ledbetter Drive and Cedar Falls Drive, subject to compliance with the conditions listed in the docket.

Maker: Rieves
Second: Houston
Result: Carried: 14 to 0

For: 14 - West, Rieves, Houston, Davis, Shidid*,
Carpenter, Mack, Jung, Housewright, Schultz,
Peadon, Murphy, Ridley*, Tarpley

Against: 0
Absent: 1 - Lavallaisaa
Vacancy: 0

*out of the room, shown voting in favor

Speakers: None

(9) S178-089

Motion: It was moved to **approve** an application to replat a 96.3-acre tract of land containing part of Lot 1, City Block B/8313; part of Lot 1 in City Block A/8314, and parts of City Blocks 3813, 8320, 8322, and a portion of Blanco Drive to be abandoned to create one 5.748-acre lot, one 28.725-acre lot, one 52.172-acre lot; and 9.220 acres of right-of-way from property located on Logistics Drive, east of Bonnie View Road, subject to compliance with the conditions listed in the docket.

Maker: Rieves
Second: Houston
Result: Carried: 14 to 0

For: 14 - West, Rieves, Houston, Davis, Shidid*,
Carpenter, Mack, Jung, Housewright, Schultz,
Peadon, Murphy, Ridley*, Tarpley

Against: 0
Absent: 1 - Lavallaisaa
Vacancy: 0

*out of the room, shown voting in favor

Speakers: None

(10) **S178-090**

Motion: It was moved to **approve** an application to create one 2.114-acre lot and one 2.013-acre lot from a 4.127-acre tract of land in City Block 5997 on property located on Overton Road, west of Michigan Avenue, subject to compliance with the conditions listed in the docket.

Maker: Rieves
Second: Houston
Result: Carried: 14 to 0

For: 14 - West, Rieves, Houston, Davis, Shidid*,
Carpenter, Mack, Jung, Housewright, Schultz,
Peadon, Murphy, Ridley*, Tarpley

Against: 0
Absent: 1 - Lavallaisaa
Vacancy: 0

*out of the room, shown voting in favor

Speakers: None

(11) **S178-093**

Motion: It was moved to **approve** an application to create three lots in City Block 6191, ranging in size from 11,102 square feet to 32,246 square feet on property located on Blanton Street, south of Anglecrest Drive, subject to compliance with the conditions listed in the docket.

Maker: Rieves
Second: Houston
Result: Carried: 14 to 0

For: 14 - West, Rieves, Houston, Davis, Shidid*,
Carpenter, Mack, Jung, Housewright, Schultz,
Peadon, Murphy, Ridley*, Tarpley

Against: 0
Absent: 1 - Lavallaisaa
Vacancy: 0

*out of the room, shown voting in favor

Speakers: None

(12) **S178-095**

Motion: It was moved to **approve** an application to replat all of Lots 22 and 23, and part of Lot 24 in City Block 40/4210 to create one 0.519-acre lot on property located on Marsalis Avenue at Saner Avenue, northwest corner, subject to compliance with the conditions listed in the docket.

Maker: Rieves
Second: Houston
Result: Carried: 14 to 0

For: 14 - West, Rieves, Houston, Davis, Shidid*,
Carpenter, Mack, Jung, Housewright, Schultz,
Peadon, Murphy, Ridley*, Tarpley

Against: 0
Absent: 1 - Lavallaisaa
Vacancy: 0

*out of the room, shown voting in favor

Speakers: None

Residential Replats:

(13) **S178-082**

Note: Staff announced a correction to the case report. Amend the case report to reflect removal of all references to Lot 10.

Motion: It was moved to **approve** an application to replat a 12,610-square foot tract of land containing part of Lot 6 in City Block 5220 to create one lot on property located on Sylvan Avenue, north of Evergreen Hills Road, subject to compliance with the conditions listed in the docket with a modification to amend the language removing Lot 10 as part of the request.

Maker: West
Second: Schultz
Result: Carried: 14 to 0

For: 14 - West, Rieves, Houston, Davis, Shidid,
Carpenter, Mack, Jung, Housewright, Schultz,
Peadon, Murphy, Ridley, Tarpley

Against: 0
Absent: 1 - Lavallaisaa
Vacancy: 0

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

Speakers: For: Peter Kavanagh, 1620 Handley Dr., Dallas, TX, 75208
FOR (Did not speak): Ann Harper, 5842 Foxglove Ln., Dallas, TX, 75249
Valerie Strickland, 7115 Valley View Ln., Dallas, TX, 75240
Against: Paula Murphy, 1611 Eastus Dr., Dallas, TX, 75208

(14) **S178-083**

Motion: It was moved to **approve** an application to replat a 0.659-acre tract of land containing all of Lot 7A in City Block 2/2972 to create one 0.275-acre lot and one 0.383-acre lot on property located on Bob-O-Link Drive at Frontier Lane, north corner, subject to compliance with the conditions listed in the docket.

Maker: Jung
Second: Rieves
Result: Carried: 14 to 0

For: 14 - West, Rieves, Houston, Davis, Shidid,
Carpenter, Mack, Jung, Housewright, Schultz,
Peadon, Murphy, Ridley, Tarpley

Against: 0
Absent: 1 - Lavallaisaa
Vacancy: 0

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

Speakers: None

(15) **S178-085**

Motion: It was moved to **approve** an application to replat a 9,588 square feet tract of land containing all of Lot 2 in City Block K/3795, and part of Lot 1 in City Block 2/3762 to create one lot on property located on Appian Way at Ramsey Avenue, east corner, subject to compliance with the conditions listed in the docket.

Maker: Davis
Second: Murphy
Result: Carried: 14 to 0

For: 14 - West, Rieves, Houston, Davis, Shidid,
Carpenter, Mack, Jung, Housewright, Schultz,
Peadon, Murphy, Ridley, Tarpley

Against: 0
Absent: 1 - Lavallaisaa
Vacancy: 0

Notices: Area: 200 Mailed: 29
Replies: For: 1 Against: 0

Speakers: None

(16) **S178-094**

Motion: It was moved to **approve** an application to replat a 0.195-acre tract of land containing all of Lots 17A and 17B in City Block 38/3358 to create one 8,497 square foot lot on property located on Woodlawn Avenue at Wickford Street, northwest corner, subject to compliance with the conditions listed in the docket.

Maker: West
Second: Murphy
Result: Carried: 14 to 0

For: 14 - West, Rieves, Houston, Davis, Shidid,
Carpenter, Mack, Jung, Housewright, Schultz,
Peadon, Murphy, Ridley, Tarpley

Against: 0
Absent: 1 - Lavallaisaa
Vacancy: 0

Notices: Area: 200 Mailed: 28
Replies: For: 5 Against: 0

Speakers: None

Miscellaneous Items:

M178-008

Planner: Carlos A. Talison

Motion: It was moved to **approve** a minor amendment to the development plan on property zoned Subdistrict J within Planned Development District No. 468, the Oak Cliff Gateway Special Purpose District, in an area generally bounded by West 5th Street, Zang Boulevard, West 6th Street, and Elsbeth Street.

Maker: West
Second: Schultz
Result: Carried: 14 to 0

For: 14 - West, Rieves, Houston, Davis, Shidid,
Carpenter, Mack, Jung, Housewright, Schultz,
Peadon, Murphy, Ridley, Tarpley

Against: 0
Absent: 1 - Lavallaisaa
Vacancy: 0

Speakers: For: Rob Baldwin, 3904 Elm St., Dallas, TX, 75226
Pam Conley, 901 N. Madison Ave., Dallas, TX, 75208
Against: None

M178-009

Planner: Carlos A. Talison

Motion: It was moved to **approve** a minor amendment to the development plan and landscape plan on property zoned Tract A-2 within Planned Development District No. 741, in an area generally bounded by Rombauer Road, Bleecker Street, Wharf Road, and Olympus Boulevard.

Maker: Carpenter
Second: Houston
Result: Carried: 14 to 0

For: 14 - West, Rieves, Houston, Davis, Shidid,
Carpenter, Mack, Jung, Housewright, Schultz,
Peadon, Murphy, Ridley, Tarpley

Against: 0
Absent: 1 - Lavallaisaa
Vacancy: 0

Speakers: None

M178-012

Planner: Carlos A. Talison

Motion: It was moved to **approve** a minor amendment to the site plan for Specific Use Permit No. 2096 for a metal salvage facility on property zoned an IM Industrial Manufacturing District, on the south line of Ryan Road, east of Luna Road.

Maker: Carpenter
Second: Rieves
Result: Carried: 14 to 0

For: 14 - West, Rieves, Houston, Davis, Shidid,
Carpenter, Mack, Jung, Housewright, Schultz,
Peadon, Murphy, Ridley, Tarpley

Against: 0
Absent: 1 - Lavallaisaa
Vacancy: 0

Speakers: None

D145-026

Planner: Andrew Ruegg

Motion: It was moved to **approve** a development plan and landscape plan for a personal service use on property zoned Planned Development District No. 765, on the southeast corner of Mapleshade Lane and Creek Drive.

Maker: Peadon
Second: Housewright
Result: Carried: 14 to 0

For: 14 - West, Rieves, Houston, Davis, Shidid,
Carpenter, Mack, Jung, Housewright, Schultz,
Peadon, Murphy, Ridley, Tarpley

Against: 0
Absent: 1 - Lavallaisaa
Vacancy: 0

Speakers: For: None
For (Did not speak): Jimmy Etti-Williams, 7216 Debbe Dr., Dallas, TX, 75252
Against: None

D178-001

Planner: Abraham Martinez

Motion: It was moved to **approve** a development plan and landscape plan for R-7.5(A) Single Family District uses on a property zoned Tract B of Planned Development Subdistrict No. 67 within Planned Development District No. 193, the Oak Lawn Special Purpose District, on the southeast line of Miles Street, between Holland Avenue and Cedar Plaza Lane.

Maker: Murphy
Second: Schultz
Result: Carried: 14 to 0

For: 14 - West, Rieves, Houston, Davis, Shidid,
Carpenter, Mack, Jung, Housewright, Schultz,
Peadon, Murphy, Ridley, Tarpley

Against: 0
Absent: 1 - Lavallaisaa
Vacancy: 0

Speakers: None

D178-003

Planner: Abraham Martinez

Motion: It was moved to **approve** a development plan and landscape plan for a multi-family use on property zoned Subdistrict 2A within Planned Development District No. 759, on the north corner of Forest Park Road and Hawes Avenue.

Maker: Rieves
Second: Housewright
Result: Carried: 14 to 0

For: 14 - West, Rieves, Houston, Davis, Shidid,
Carpenter, Mack, Jung, Housewright, Schultz,
Peadon, Murphy, Ridley, Tarpley

Against: 0
Absent: 1 - Lavallaisaa
Vacancy: 0

Speakers: None

Zoning Cases – Consent:

1. **Z167-351(LC)**

Planner: Liz Casso

Motion: It was moved to recommend **approval** of the creation of a new tract within Historic Overlay No. 48, the Harwood Historic District, to allow additional signage, subject to preservation criteria on property zoned Planned Development District No. 619, on the northeast corner of St. Paul Street and Elm Street.

Maker: Ridley
Second: Murphy
Result: Carried: 14 to 0

For: 14 - West, Rieves, Houston, Davis, Shidid,
Carpenter, Mack, Jung, Housewright, Schultz,
Peadon, Murphy, Ridley, Tarpley

Against: 0
Absent: 1 - Lavallaisaa
Vacancy: 0

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

Speakers: None

2. **Z167-221(SM)**

Planner: Sarah May

Note: The Commission considered this item individually.

Motion: In considering an application for 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 on property zoned Subdistrict 5 within Planned Development District No. 533, the C.F. Hawn Special Purpose District No. 1 with a D-1 Liquor Control Overlay, on the northwest corner of C.F. Hawn Freeway and Great Trinity Forest Way, it was moved to **hold** this case under advisement until March 1, 2018.

Maker: Houston
Second: Mack
Result: Carried: 14 to 0

For: 14 - West, Rieves, Houston, Davis, Shidid,
Carpenter, Mack, Jung, Housewright, Schultz,
Peadon, Murphy, Ridley, Tarpley

Against: 0
Absent: 1 - Lavallaisaa
Vacancy: 0

Notices: Area: 200 Mailed: 11
Replies: For: 0 Against: 0

Speakers: For: Santos Martinez, 900 Jackson St., Dallas, TX, 75202
Against: None
Against: (Did not speak): Loyace Mae Medlock, 3333 Edgewood Dallas, TX, 75215
Mildred Wooldon, 1425 Cooper St., Dallas, TX, 75215
Margarett Ann Fairrow, 4645 Dolphin Rd., Dallas, TX, 75223
Earline Sadler, 1811 South Blvd., Dallas, TX, 75215
Lottie Clark, 1811 South Blvd., Dallas, TX, 75215
Jennie Gooden, 1811 South Blvd., Dallas, TX, 75215
Mary Hodges, 1811 South Blvd., Dallas, TX, 75215
Jackie Bradford, Address not given

Note: The Commission heard agenda item #4, Z178-144(WE) next.

3. Z178-125(SM)

Planner: Sarah May

Motion: In considering an application for the renewal of Specific Use Permit No. 1696 for an alcoholic beverage establishment limited to a bar, lounge, or tavern on property zoned Tract A within Planned Development District No. 269, the Deep Ellum/Near East Side District, on the south side of Elm Street, east of North Crowds Street, it was moved to **hold** this case under advisement until March 22, 2018.

Maker: Ridley
Second: Murphy
Result: Carried: 14 to 0

For: 14 - West, Rieves, Houston, Davis, Shidid,
Carpenter, Mack, Jung, Housewright, Schultz,
Peadon, Murphy, Ridley, Tarpley

Against: 0
Absent: 1 - Lavallaisaa
Vacancy: 0

Notices: Area: 200 Mailed: 10
Replies: For: 3 Against: 0

Speakers: None

4. Z178-144(WE)

Planner: Mohammad Bordbar

Note: The Commission considered this item individually.

Note: After the question period of this item Chair Tarpley held further discussion to allow Commissioner Mack, the applicant and the staff time to further review the item. The Commission heard Zoning Cases – Consent agenda item #6, Z167-388(PD) next.

Motion: It was moved to recommend **denial without prejudice** of a Specific Use Permit for an auto service center on property zoned a CC Community Commercial Subdistrict within Planned Development District No. 595, the South Dallas/Fair Park Special Purpose District, on the east corner of South Lamar Street and Loomis Avenue.

Maker: Mack
Second: Rieves
Result: Carried: 14 to 0

For: 14 - West, Rieves, Houston, Davis, Shidid,
Carpenter, Mack, Jung, Housewright, Schultz,
Peadon, Murphy, Ridley, Tarpley

Against: 0
Absent: 1 - Lavallaisaa
Vacancy: 0

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

Speakers: For: Jared Westmoreland, 1818 Summer Ave., Dallas, TX, 75206
Against: Julie Saqueton, 1600 Pennsylvania Ave., Dallas, TX, 75215
LaSheryl Walker, 3607 Hamburg Ct., Dallas, TX, 75215
Gloria Wall, 1628 Panama Pl., Dallas, TX, 75215
Terry Flowers, 1600 Pennsylvania Ave., Dallas, TX, 75215
Brad Friedman, 1505 Seegar St., Dallas, TX, 75215
Against (Did not speak): Faye Thomas, 1320 Pennsylvania Ave., Dallas, TX, 75215
Mary Morris, 2607 Jeffriest, Dallas, TX, 75215

Note: The Commission returned to the regular order of the agenda and heard Zoning Cases – Individual item #13. Z178-145(JM) next.

5. Z178-116(WE)

Planner: Jennifer Muñoz

Motion: It was moved to recommend **approval** of the creation of a new subarea within Tract 1, subject to a development plan, landscape plan, and conditions; **approval** of a Specific Use Permit for a financial institution with drive-in windows for a ten-year period with eligibility for automatic renewals for additional ten-year periods, subject to a site plan and conditions; and, **approval** of the termination of Specific Use Permit No. 1062 for a restaurant without drive-in or drive-through service on property zoned Tract 1 within Planned Development District No. 314, the Preston Center Special Purpose District, on the south line of West Northwest Highway, between the Dallas North Tollway and Douglas Avenue.

Maker: Ridley
Second: Murphy
Result: Carried: 14 to 0

For: 14 - West, Rieves, Houston, Davis, Shidid,
Carpenter, Mack, Jung, Housewright, Schultz,
Peadon, Murphy, Ridley, Tarpley

Against: 0
Absent: 1 - Lavallaisaa
Vacancy: 0

Notices: Area: 500 Mailed: 86
Replies: For: 2 Against: 0

Speakers: None

6. Z167-388(PD)

Planner: Pamela Daniel

Note: The Commission considered this item individually.

Motion: In considering an application for a Specific Use Permit for a community service center on property zoned an R-7.5(A) Single Family District, on the southeast corner of Oates Drive and Marimont Lane, it was moved to **hold** this case under advisement until March 1, 2018.

Maker: Houston
Second: West
Result: Carried: 14 to 0

For: 14 - West, Rieves*, Houston, Davis, Shidid,
Carpenter, Mack*, Jung, Housewright,
Schultz*, Peadon, Murphy, Ridley, Tarpley

Against: 0
Absent: 1 - Lavallaisaa
Vacancy: 0

*out of the room, shown voting in favor

Notices: Area: 200 Mailed: 16
Replies: For: 4 Against: 1

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

Note: The Commission heard agenda item #8, Z178-152(PD) next.

7. Z178-147(WE)

Planner: Pamela Daniel

Motion: It was moved to recommend **approval** an A(A) Agricultural District on property zoned Subarea F-1 within Planned Development District No. 186, on the north line of West Kiest Boulevard, east of Mountain Creek Parkway.

Maker: Ridley
Second: Murphy
Result: Carried: 14 to 0

For: 14 - West, Rieves, Houston, Davis, Shidid,
Carpenter, Mack, Jung, Housewright, Schultz,
Peadon, Murphy, Ridley, Tarpley

Against: 0
Absent: 1 - Lavallaisaa
Vacancy: 0

Notices: Area: 400 Mailed: 7
Replies: For: 0 Against: 0

Speakers: None

8. Z178-152(PD)

Planner: Pamela Daniel

Note: The Commission considered this item individually.

Motion: In considering an application for the renewal of Specific Use Permit No. 2191 for the sale of alcoholic beverages in conjunction with a general merchandise or food store 3,500 square feet or less on property zoned an MU-1-D-1 Mixed Use District with a D-1 Liquor Control Overlay on the northeast corner of Lake June Road and Guard Drive, it was moved to **hold** this case under advisement until March 1, 2018.

Maker: Shidid
Second: Schultz
Result: Carried: 14 to 0

For: 14 - West, Rieves, Houston, Davis, Shidid, Carpenter, Mack*, Jung, Housewright*, Schultz, Peadon, Murphy, Ridley, Tarpley

Against: 0
Absent: 1 - Lavallaisaa
Vacancy: 0

*out of the room, shown voting in favor

Notices: Area: 300 Mailed: 51
Replies: For: 0 Against: 3

Speakers: For: Roger Albright, 3301 Elm St., Dallas, TX, 75226
Against: Luis Escobedo, 1461 Mission Hills Ln., Dallas, TX, 75217
Against (Did not speak): Ivan Gonzalez, 6246 Trinity Creek Dr., Dallas, TX, 75217
Maria Hernandez, 1410 Ashview Cir., Dallas, TX, 75217
Rosemary Gonzalez, 6246 Trinity Creek Dr., Dallas, TX, 75217

Note: The Commission returned to the regular order of the agenda and heard Zoning Cases – Under Advisement item #11. Z167-387(PD) next.

9. Z178-153(PD)

Planner: Pamela Daniel

Motion: It was moved to recommend **approval** of the renewal of Specific Use Permit No. 1981 for a bar, lounge or tavern and an inside commercial amusement limited to a dance hall for a three-year period, subject to a revised site plan and conditions (as briefed) on property zoned Tract A within Planned Development District No. 269, the Deep Ellum/Near East Side District, on the north line of Main Street, between North Malcolm X Boulevard and North Walton Street.

Maker: Ridley
Second: Murphy
Result: Carried: 14 to 0

For: 14 - West, Rieves, Houston, Davis, Shidid,
Carpenter, Mack, Jung, Housewright, Schultz,
Peadon, Murphy, Ridley, Tarpley

Against: 0
Absent: 1 - Lavallaisaa
Vacancy: 0

Notices: Area: 200 Mailed: 17
Replies: For: 0 Against: 2

Speakers: None

10. **Z178-156(PD)**

Planner: Pamela Daniel

Motion: It was moved to recommend **approval** of an amendment to and renewal of Specific Use Permit No. 1775 for a medical clinic for a five-year period with eligibility for automatic renewals for additional five-year periods, subject to a revised site plan and revised conditions on property zoned a Core Subdistrict within Planned Development District No. 225, the State-Thomas Special Purpose District with Historic Overlay District No. 25, the State-Thomas Historic District, on the northwest line of Thomas Avenue, between Fairmount Street and Routh Street.

Maker: Ridley
Second: Murphy
Result: Carried: 14 to 0

For: 14 - West, Rieves, Houston, Davis, Shidid,
Carpenter, Mack, Jung, Housewright, Schultz,
Peadon, Murphy, Ridley, Tarpley

Against: 0
Absent: 1 - Lavallaisaa
Vacancy: 0

Notices: Area: 200 Mailed: 53
Replies: For: 1 Against: 0

Speakers: For: None

FOR (Did not speak): Lan Hna, 2500 Leonard St., Dallas, TX, 75201

Against: None

Note: The Commission heard agenda item #2, Z167-221(SM) upon the conclusion of the Zoning Consent agenda items.

Zoning Cases – Under Advisement:

11. Z167-387(PD)

Planner: Pamela Daniel

Motion: It was moved to recommend **denial without prejudice** of a Planned Development District for MF-2(A) Multifamily District uses on property zoned an MC-3 Multiple Commercial District, on the east corner of North Haskell Avenue and Worth Street.

Maker: Rieves
Second: Houston
Result: Carried: 14 to 0

For: 14 - West, Rieves, Houston, Davis, Shidid*,
Carpenter, Mack*, Jung, Housewright, Schultz,
Peadon, Murphy, Ridley, Tarpley

Against: 0
Absent: 1 - Lavallaisaa
Vacancy: 0

*out of the room, shown voting in favor

Notices: Area: 500 Mailed: 106
Replies: For: 4 Against: 3

Speakers: For: Rob Baldwin, 3904 Elm St., Dallas, TX, 75226
For (Did not speak): David Demarest, 2320 Valdina St., Dallas, TX, 75207
Mike Levkulich, 2001 Bryan St., Dallas, TX, 75201
Against: None

12. Z178-133(SM)

Planner: Sarah May

Motion: It was moved to recommend **approval** of a new subdistrict, subject to a revised development plan, landscape plan, Subarea 1C original building façade elevation and photographs, conceptual elevations, and staff's recommended revised conditions with the following modifications: 1) correct Sec. 51P-298.106(b)(1)(B) to read: "(B) The number of trees required is calculated by dividing the number of feet of lot frontage by 30 for property abutting pedestrian linkage streets and by 50 in all other cases. Fractions are rounded to the nearest whole number, with .5 being rounded up to the next higher whole number", 2) Sec. 51P-298.106(b)(1)(G) delete "(iii) For trees existing at the time a permit is issued for new construction on all streets other than Ross Avenue, the tree planting zoning is extended to 15 feet from the back of the projected street curb", 3) revise Sec.51P-298.120.1(a)(1) to read as "The purpose of Subarea 1C is to recognize the historic role played by this site in the development of the City of Dallas and the significance of Ross Avenue, a historic thoroughfare. This area is recognized as an area of historical, architectural, and cultural significance to the citizens of Dallas" and 4) Sec. 51P-298.120.1(a)(2) add "transitional" before "Art Deco" on property zoned Subarea 1 and Subarea 7 in Planned Development District No. 298, the Bryan Area Special Purpose District, bounded by Ross Avenue, North Washington Avenue, San Jacinto Street, and Villars Street.

Maker: Ridley
Second: Rieves
Result: Carried: 14 to 0

For: 14 - West, Rieves, Houston, Davis, Shidid,
Carpenter, Mack, Jung, Housewright, Schultz,
Peadon, Murphy, Ridley, Tarpley

Against: 0
Absent: 1 - Lavallaisaa
Vacancy: 0

Notices: Area: 500 Mailed: 241
Replies: For: 6 Against: 11

Speakers: For: David Cocanougher, 100 Breckland Heights, Coppell, TX, 75019
Brian Scheiwe, 4041 High Summit Dr., Dallas, TX, 75244
David Demarest, 2320 Valdina St., Dallas, TX, 75207
Rob Baldwin, 3904 Elm St., Dallas, TX, 75226
Michael Coolage, 4211 Delano Pl., Dallas, TX, 75204
Katherine Seale, 5500 Chatham Hill Rd., TX, 75220
Linda Collins, 3203 Lakenheath Pl., Dallas, TX, 75204
David Preziosi, 2922 Swiss Ave., Dallas, TX, 75204
Joanna Hampton, 5408 Swiss Ave., Dallas, TX, 75214
Steve Stoner, 7557 Rambler Rd., Dallas, TX, 752231
Against: Ryan McLaughlin, 1516 Pecos St., Dallas, TX, 75204

Staff: Phil Erwin, Chief Arborist, Sustainable Development and Construction
David Nevarez, Senior Engineer, Sustainable Development and Construction

Note: The Commission returned and heard agenda item #4, Z178-144(WE) next.

Zoning Cases – Individual:

13. Z178-145(JM)

Planner: Jennifer Muñoz

Motion: In considering an application for a Planned Development Subdistrict for LC Light Commercial uses on property zoned an LC Light Commercial Subdistrict within Planned Development District No. 193, the Oak Lawn Special Purpose District, at the southeast corner of Travis Street and Knox Street, it was moved to **hold** this case under advisement until March 1, 2018.

Maker: Ridley
Second: Murphy
Result: Carried: 14 to 0

For: 14 - West, Rieves*, Houston, Davis, Shidid,
Carpenter, Mack, Jung, Housewright, Schultz*,
Peadon, Murphy, Ridley, Tarpley*

Against: 0
Absent: 1 - Lavallaisaa
Vacancy: 0

*out of the room, shown voting in favor

Notices: Area: 500 Mailed: 240
Replies: For: 9 Against: 0

Speakers: None

14. Z178-146(JM)

Planner: Jennifer Muñoz

Motion: In considering an application for: **1)** an amendment to Planned Development District No. 166 to allow a seminary use and a convent or monastery use by Specific Use Permit; **2)** a Specific Use Permit for a seminary use and a convent or monastery use; and, **3)** the termination of Specific Use Permit No. 117 for an Institution of a Religious & Educational Nature on property zoned Planned Development District No. 166 and an R-7.5(A) Residential District, on the west line of La Prada Drive, south of Blyth Drive, it was moved to **hold** this case under advisement until March 22, 2018.

Maker: Mack
Second: Rieves
Result: Carried: 14 to 0

For: 14 - West, Rieves, Houston, Davis, Shidid,
Carpenter, Mack, Jung, Housewright, Schultz,
Peadon, Murphy, Ridley, Tarpley

Against: 0
Absent: 1 - Lavallaisaa
Vacancy: 0

Notices: Area: 500 Mailed: 69
Replies: For: 6 Against: 0

Speakers: None

15. **Z178-115(WE)**

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-5(A) Single Family District on the northeast corner of West Illinois Avenue and Andrew Street, it was moved to **hold** this case under advisement until March 1, 2018.

Maker: West
Second: Schultz
Result: Carried: 14 to 0

For: 14 - West, Rieves, Houston, Davis, Shidid,
Carpenter, Mack, Jung, Housewright, Schultz,
Peadon, Murphy, Ridley, Tarpley

Against: 0
Absent: 1 - Lavallaisaa
Vacancy: 0

Notices: Area: 300 Mailed: 53
Replies: For: 2 Against: 1

Speakers: For: Travis Lawrie, Address not given
Against: Beatriz Serrano, 2225 Riviera Dr., Dallas, TX. 75211

Development Code Amendment:

DCA 178-005

Planner: Pam Thompson

Motion: It was moved to recommend **approval** of an amendment to Chapter 51 and Chapter 51A of the Dallas Development Code, amending regulations regarding block and blockface.

Maker: Shidid
Second: Murphy
Result: Carried: 14 to 0

For: 14 - West*, Rieves, Houston, Davis, Shidid,
Carpenter, Mack, Jung, Housewright, Schultz,
Peadon, Murphy, Ridley, Tarpley

Against: 0
Absent: 1 - Lavallaisaa
Vacancy: 0

*out of the room, shown voting in favor

Speakers: For: Paul Carden, 5003 Bryan St., Dallas, TX, 75206
Against: None
Staff: Bert Vandenberg, Assistant City Attorney

Other Matters

Minutes

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

DCA 178-004 - On Page 9 change "we approve" to "re-approved".

Maker: Ridley
Second: Murphy
Result: Carried: 14 to 0

For: 14 - West*, Rieves, Houston, Davis, Shidid,
Carpenter, Mack, Jung, Housewright, Schultz,
Peadon, Murphy, Ridley, Tarpley

Against: 0
Absent: 1 - Lavallaisaa
Vacancy: 0

*out of the room, shown voting in favor

Adjournment

Motion: It was moved to **adjourn** the February 15, 2018, City Plan Commission meeting at 5:20 p.m.

Maker: Davis

Second: Shidid

Result: Carried: 14 to 0

For: 14 - West*, Rieves, Houston, Davis, Shidid,
Carpenter, Mack, Jung, Housewright, Schultz,
Peadon, Murphy, Ridley, Tarpley

Against: 0

Absent: 1 - Lavallaisaa

Vacancy: 0

*out of the room, shown voting in favor

Gloria Tarpley, Chair