

## PLAN COMMISSION MINUTES

The City Plan Commission held a regular Zoning Hearing on March 21, 2019, with the briefing starting at 9:07 a.m., in Room 5ES and the public hearing at 1:36 p.m., in the City Council Chambers of City Hall. Presiding were, Gloria Tarpley, Chair and Tony Shidid, Vice-Chair. The following Commissioners were present during the hearing: Enrique MacGregor, Peter Schulte, Clarice Criss, Deborah Carpenter, Christopher Lewis, P. Michael Jung, Tipton Housewright, Margot Murphy and Paul E. Ridley. The following Commissioner was absent from this hearing as defined in the City Plan Commission rules: Jaynie Schultz. There were three vacancies: District 4, District 7 and District 12.

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

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

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

### **PUBLIC HEARINGS:**

#### Subdivision Docket

Planner: Mohammad Bordbar

Pursuant to Texas Local Government Code Section 212.009(e) these minutes and recording of the hearing certify the reasons for denial of any plat application.

#### Consent Items:

##### (1) **S189-128**

**Motion:** It was moved to **approve** an application to replat a 45.86-acre tract of land containing part of Lot 1 in City Block A/8303 to create one lot on property located on Cedardale Road, east of Dallas Avenue, subject to compliance with the conditions listed in the docket.

Maker: Lewis

Second: Criss

Result: Carried: 11 to 0

For: 11 - MacGregor, Schulte\*, Criss, Shidid, Carpenter,  
Lewis, Jung, Housewright, Murphy, Ridley,  
Tarpley

Against: 0

Absent: 1 - Schultz

Vacancy: 3 - District 4, District 7, District 12

\*out of the room, shown voting in favor

**Speakers:** None

**(2) S189-131**

**Motion:** It was moved to **approve** an application to create 2 lots with 0.126-acre each from a 0.252-acre tract of land in City Block 3433 on property located on Sixth Street, west of Denver Street, subject to compliance with the conditions listed in the docket.

Maker: Lewis

Second: Criss

Result: Carried: 11 to 0

For: 11 - MacGregor, Schulte\*, Criss, Shidid, Carpenter,  
Lewis, Jung, Housewright, Murphy, Ridley,  
Tarpley

Against: 0

Absent: 1 - Schultz

Vacancy: 3 - District 4, District 7, District 12

\*out of the room, shown voting in favor

**Speakers:** None

**(3) S189-132**

**Motion:** It was moved to **approve** an application to create 14 single family lots ranging in size from 7,065-square feet to 11,828-square feet from a 4.487-acre tract of land on property located on Ranch Road, west of F.M. 548, subject to compliance with the conditions listed in the docket.

Maker: Lewis

Second: Criss

Result: Carried: 11 to 0

For: 11 - MacGregor, Schulte\*, Criss, Shidid, Carpenter,  
Lewis, Jung, Housewright, Murphy, Ridley,  
Tarpley

Against: 0

Absent: 1 - Schultz

Vacancy: 3 - District 4, District 7, District 12

\*out of the room, shown voting in favor

**Speakers:** None

**(4) S189-133**

**Motion:** It was moved to **approve** an application to create 90 single family lots ranging in size from 6,000 square feet to 10,872 square feet and 4 common areas from a 30.689-acre tract of land on property located on Ranch Road, west of F.M. 548, subject to compliance with the conditions listed in the docket.

Maker: Lewis

Second: Criss

Result: Carried: 11 to 0

For: 11 - MacGregor, Schulte\*, Criss, Shidid, Carpenter,  
Lewis, Jung, Housewright, Murphy, Ridley,  
Tarpley

Against: 0

Absent: 1 - Schultz

Vacancy: 3 - District 4, District 7, District 12

\*out of the room, shown voting in favor

**Speakers:** None

**(5) S189-134**

**Motion:** It was moved to **approve** an application to create 210 single family lots ranging in size from 4,800 square feet to 13,667 square feet and 4 common areas from a 53.945-acre tract of land on property located on Ranch Road, west of F.M. 548, subject to compliance with the conditions listed in the docket.

Maker: Lewis

Second: Criss

Result: Carried: 11 to 0

For: 11 - MacGregor, Schulte\*, Criss, Shidid, Carpenter,  
Lewis, Jung, Housewright, Murphy, Ridley,  
Tarpley

Against: 0

Absent: 1 - Schultz

Vacancy: 3 - District 4, District 7, District 12

\*out of the room, shown voting in favor

**Speakers:** None

**(6) S189-136**

**Motion:** It was moved to **approve** an application to replat a 0.911-acre tract of land containing all of Lots 4 through 7 in City Block 2/1336, Lot 1 in City Block 4/1327, and part of Lot 3 in City Block 2/1336 to create one lot on property located on Shelby Street, west of Congress Avenue, subject to compliance with the conditions listed in the docket.

Maker: Lewis

Second: Criss

Result: Carried: 11 to 0

For: 11 - MacGregor, Schulte\*, Criss, Shidid, Carpenter,  
Lewis, Jung, Housewright, Murphy, Ridley,  
Tarpley

Against: 0

Absent: 1 - Schultz

Vacancy: 3 - District 4, District 7, District 12

\*out of the room, shown voting in favor

**Speakers:** None

**(7) S189-137**

**Motion:** It was moved to **approve** an application to create a 3.362-acre lot from part of Tracts 1 and 2 in City Block 6538 on property located on Goodnight Lane at Merrell Road, northwest corner, subject to compliance with the conditions listed in the docket.

Maker: Lewis

Second: Criss

Result: Carried: 11 to 0

For: 11 - MacGregor, Schulte\*, Criss, Shidid, Carpenter,  
Lewis, Jung, Housewright, Murphy, Ridley,  
Tarpley

Against: 0

Absent: 1 - Schultz

Vacancy: 3 - District 4, District 7, District 12

\*out of the room, shown voting in favor

**Speakers:** None

**(8) S189-138**

**Motion:** It was moved to **approve** an application to replat a 0.690-acre tract of land containing all of Lots 3 and 4 in City Block 360 and Lot 1 in City Block 2/360 to create one lot on property bounded by Olive Street, Harry Hines Boulevard, Ashland Street, and Akard Street, subject to compliance with the conditions listed in the docket.

Maker: Lewis

Second: Criss

Result: Carried: 11 to 0

For: 11 - MacGregor, Schulte\*, Criss, Shidid, Carpenter,  
Lewis, Jung, Housewright, Murphy, Ridley,  
Tarpley

Against: 0

Absent: 1 - Schultz

Vacancy: 3 - District 4, District 7, District 12

\*out of the room, shown voting in favor

**Speakers:** None

**(9) S189-140**

**Motion:** It was moved to **approve** an application to create a 1.74-acre lot from a tract of land in City Block 4863 on property located on Simpson Stewart Road, west of South Central Expressway, subject to compliance with the conditions listed in the docket.

Maker: Lewis

Second: Criss

Result: Carried: 11 to 0

For: 11 - MacGregor, Schulte\*, Criss, Shidid, Carpenter,  
Lewis, Jung, Housewright, Murphy, Ridley,  
Tarpley

Against: 0

Absent: 1 - Schultz

Vacancy: 3 - District 4, District 7, District 12

\*out of the room, shown voting in favor

**Speakers:** None

(10) **S189-141**

**Motion:** It was moved to **approve** an application to replat a 0.913-acre tract of land containing all of Lots 5 and 6 in City Block B/8382 to create one lot on property located on Mathis Avenue, south of Royal Lane, subject to compliance with the conditions listed in the docket.

Maker: Lewis

Second: Criss

Result: Carried: 11 to 0

For: 11 - MacGregor, Schulte\*, Criss, Shidid, Carpenter,  
Lewis, Jung, Housewright, Murphy, Ridley,  
Tarpley

Against: 0

Absent: 1 - Schultz

Vacancy: 3 - District 4, District 7, District 12

\*out of the room, shown voting in favor

**Speakers:** None

(11) **S189-142**

**Motion:** It was moved to **approve** an application to create a one 0.250-acre lot and one 0.377-acre lot from a tract of land in City Block 20/8617 on property located on Fordham Avenue, on the north line of East Illinois Avenue, subject to compliance with the conditions listed in the docket.

Maker: Lewis

Second: Criss

Result: Carried: 11 to 0

For: 11 - MacGregor, Schulte\*, Criss, Shidid, Carpenter,  
Lewis, Jung, Housewright, Murphy, Ridley,  
Tarpley

Against: 0

Absent: 1 - Schultz

Vacancy: 3 - District 4, District 7, District 12

\*out of the room, shown voting in favor

**Speakers:** None

Residential Replats:

(12) **S189-129**

**Motion:** It was moved to **approve** an application to replat a 0.359-acre tract of land containing part of Lot 13 in City Block B/6854 to create two 0.179-acre lots on property located on 56<sup>th</sup> Street at Veterans Drive, southwest corner, subject to compliance with the conditions listed in the docket.

Maker: Lewis

Second: Carpenter

Result: Carried: 11 to 0

For: 11 - MacGregor, Schulte\*, Criss, Shidid, Carpenter,  
Lewis, Jung, Housewright, Murphy, Ridley,  
Tarpley

Against: 0

Absent: 1 - Schultz

Vacancy: 3 - District 4, District 7, District 12

\*out of the room, shown voting in favor

**Notices:** Area: 200 Mailed: 24

**Replies:** For: 4 Against: 0

**Speakers:** None

(13) **S189-130**

**Motion:** It was moved to **approve** an application to replat a 0.960-acre tract of land containing all of Lot 1C in City Block 6408 to create one 0.428-acre lot and one 0.533-acre lot on property located on Northaven Road at Cox Lane, northeast corner, subject to compliance with the conditions listed in the docket.

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

For: 11 - MacGregor, Schulte\*, Criss, Shidid, Carpenter,  
Lewis, Jung, Housewright, Murphy, Ridley,  
Tarpley

Against: 0  
Absent: 1 - Schultz  
Vacancy: 3 - District 4, District 7, District 12

\*out of the room, shown voting in favor

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

**Speakers:** None

(14) **S189-135**

**Motion:** It was moved to **approve** an application to replat a 2.265-acre tract of land containing all of Lots 1 through 4 in City Block 12/7265, all of Lots 1 through 12 in City Block 9/7265, part of abandoned Winnetka Avenue, and part of an abandoned alley to create a 27-lot shared access development with lots ranging in size from 2,071 square feet to 7,449 square feet on property located between Duluth Street and Bayonne Street, west of Conklin Street, subject to compliance with the conditions listed in the docket.

Maker: Carpenter  
Second: Lewis  
Result: Carried: 11 to 0

For: 11 - MacGregor, Schulte, Criss, Shidid, Carpenter,  
Lewis, Jung, Housewright, Murphy, Ridley,  
Tarpley

Against: 0  
Absent: 1 - Schultz  
Vacancy: 3 - District 4, District 7, District 12

**Notices:** Area: 200 Mailed: 59  
**Replies:** For: 0 Against: 0

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



Miscellaneous Items:

**D189-006**

Planner: Abraham Martinez

**Motion:** It was move to **approve** a development plan and landscape plan for a restaurant with drive-in or drive-through service on property zoned Subdistrict B-1 within Planned Development District No. 308, on the east line of Webb Chapel Road, north of Forest Lane.

Maker: Carpenter  
Second: Schulte  
Result: Carried: 11 to 0

For: 11 - MacGregor, Schulte, Criss, Shidid, Carpenter,  
Lewis, Jung, Housewright, Murphy, Ridley,  
Tarpley

Against: 0  
Absent: 1 - Schultz  
Vacancy: 3 - District 4, District 7, District 12

**Speakers:** None

**Note: Miscellaneous items D189-008 and M189-013 were read into the record and heard together. The Commission heard miscellaneous items D189-008 and M189-013 next.**

**D189-008**

Planner: Abraham Martinez

**Motion:** It was move to **approve** a development plan for parking uses on property zoned Tract 1 within Planned Development District No. 610, on the southeast corner of Greenville Avenue and East Lovers Lane.

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

For: 11 - MacGregor, Schulte, Criss, Shidid, Carpenter,  
Lewis, Jung, Housewright, Murphy, Ridley,  
Tarpley

Against: 0  
Absent: 1 - Schultz  
Vacancy: 3 - District 4, District 7, District 12

**Speakers:** None

**M189-010**

Planner: Abraham Martinez

**Motion:** It was moved to **approve** a minor amendment to an existing development plan on property zoned Subarea A-2 within Planned Development District No. 741, on the northeast corner of Bleecker Street and Wharf Road.

Maker: Carpenter  
Second: Schulte  
Result: Carried: 11 to 0

For: 11 - MacGregor, Schulte, Criss, Shidid, Carpenter,  
Lewis, Jung, Housewright, Murphy, Ridley,  
Tarpley

Against: 0  
Absent: 1 - Schultz  
Vacancy: 3 - District 4, District 7, District 12

**Speakers:** None

**M189-011**

Planner: Abraham Martinez

**Motion:** It was moved to **approve** a minor amendment to Specific Use Permit No. 2310 for a utility or government installation other than listed limited to government offices, courtrooms, and a microwave tower to be used exclusively for government communication on property zoned Tract 3 within Planned Development District No. 598, on the southwest corner of West Wheatland Road and South Polk.

Maker: Lewis  
Second: Schulte  
Result: Carried: 11 to 0

For: 11 - MacGregor, Schulte, Criss, Shidid, Carpenter,  
Lewis, Jung, Housewright, Murphy, Ridley,  
Tarpley

Against: 0  
Absent: 1 - Schultz  
Vacancy: 3 - District 4, District 7, District 12

**Speakers:** For: None

For (Did not speak): Rob Baldwin, 3904 Elm St., Dallas, TX, 75226

Against: None

**M189-012**

Planner: Abraham Martinez

**Motion:** It was moved to **approve** a minor amendment to the existing development plan and landscape plan on property zoned Planned Development Subdistrict No. 99 within Planned Development District No. 193, the Oak Lawn Special Purpose District in an area bounded by Lemmon Avenue, Travis Street, and Lemmon Avenue E.

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

For: 11 - MacGregor, Schulte, Criss, Shidid, Carpenter,  
Lewis, Jung, Housewright, Murphy, Ridley,  
Tarpley

Against: 0  
Absent: 1 - Schultz  
Vacancy: 3 - District 4, District 7, District 12

**Speakers:** For: None  
For (Did not speak): Karl Crawley, 900 Jackson St., Dallas, TX, 75202  
Against: None

**Note: The Commission heard Miscellaneous item W189-002 next.**

**M189-013**

Planner: Abraham Martinez

**Motion:** It was moved to **approve** a minor amendment to an existing development plan on property zoned Tract 1 within Planned Development District No. 610, generally on the southeast corner of Greenville Avenue and East Lovers Lane.

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

For: 11 - MacGregor, Schulte, Criss, Shidid, Carpenter,  
Lewis, Jung, Housewright, Murphy, Ridley,  
Tarpley

Against: 0  
Absent: 1 - Schultz  
Vacancy: 3 - District 4, District 7, District 12

**Speakers:** None

**Note: The Commission returned to the regular order of the agenda upon the conclusion of miscellaneous items D189-008 and M189-013. The Commission continued with the regular order of the agenda and heard Miscellaneous item M189-010 next.**

**W189-002**

Planner: Sharon Hurd

**Motion:** It was moved to **approve** a waiver of the two-year waiting period to submit a zoning application on property zoned Planned Development District No. 619 with Specific Use Permit No. 2007 for an attached projecting non-premise district activity videoboard sign on the east side of North Griffin Street, between Pacific Avenue and Elm Street.

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

For: 10 - MacGregor, Schulte, Criss, Shidid, Carpenter,  
Lewis, Housewright, Murphy, Ridley, Tarpley

Against: 0  
Absent: 1 - Schultz  
Vacancy: 3 - District 4, District 7, District 12  
Conflict: 1 - Jung\*\*

\*\*out of the room, when vote taken

**Speakers:** For: Curtis Cogburn, 1201 Main St., Dallas, TX, 75202  
Rob Baldwin, 3904 Elm St., Dallas, TX, 75226  
Against: None

Miscellaneous Items – Under Advisement:

**D189-004**

Planner: Abraham Martinez

**Motion:** It was move to **deny without prejudice** a development plan for a financial institution with drive-thru on property zoned Subarea C within Planned Development District No. 758, on the southeast corner of Walnut Hill Lane and Skillman Street.

Maker: Housewright  
Second: Schulte  
Result: Carried: 11 to 0

For: 11 - MacGregor, Schulte, Criss, Shidid, Carpenter,  
Lewis, Jung\*, Housewright, Murphy, Ridley,  
Tarpley

Against: 0  
Absent: 1 - Schultz  
Vacancy: 3 - District 4, District 7, District 12

\*out of the room, shown voting in favor

**Speakers:** None

Certificates of Appropriateness for Signs:

**1809140024**

Planner: Steve Long

**Motion:** It was moved to **approve** a Certificate of Appropriateness by Joon Pak, Extreme Signs DFW for a 92.5-square foot flat attached sign at 517 W. Jefferson Boulevard (south elevation).

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

For: 11 - MacGregor, Schulte, Criss, Shidid, Carpenter,  
Lewis, Jung, Housewright, Murphy, Ridley,  
Tarpley

Against: 0  
Absent: 1 - Schultz  
Vacancy: 3 - District 4, District 7, District 12

**Speakers:** None

**1901240021**

Planner: Steve Long

**Motion:** It was moved to **approve** a Certificate of Appropriateness by Bobby Nichols of Chandler Signs for a 50-square foot monument sign at 400 S. Houston Street (east side of property).

Maker: Schulte  
Second: Lewis  
Result: Carried: 10 to 1

For: 10 - MacGregor, Schulte, Criss, Shidid, Carpenter,  
Lewis, Jung, Housewright, Murphy, Tarpley

Against: 1 - Ridley  
Absent: 1 - Schultz  
Vacancy: 3 - District 4, District 7, District 12

**Speakers:** None

Special Provision Sign District:

**SPSD189-002**

Planner: Steve Long

**Motion:** It was moved to recommend **approval** of the creation of a new subdistrict called the Discovery Subdistrict within the Downtown Special Provision Sign District, Retail Subdistrict A, subject to staff's recommended amendments with the following modifications: 1) Page 7, revise (21.1) MEDIA WALL SIGN to read as follows: "(21.1) MEDIA WALL SIGN means an attached sign projecting no more than five feet from a building, the face of which is parallel to the building façade, and which may wrap around the corner of a building. A media wall sign must be located adjacent to Media Center Plaza. A media wall sign must be a changeable message sign, and must incorporate changeable messages, including streaming.", 2) Page 8, under (h) Media wall signs., (2), follow SSDAC's recommendation to read as follows: "(2) A media wall sign can be located no lower than 15 feet from grade and may not be located higher than 125 feet from grade.", 3) Page 8, under Media wall signs., (3) insert applicant proposed premise definition to read as follows: "For purposes of the Discovery Subdistrict, PREMISE means the property in the Discovery Subdistrict, or the Media Center Plaza abutting the Discovery Subdistrict. For purposes of the Discovery Subdistrict, PREMISE SIGN means any sign the content of which relates to the premises on which it is located referring exclusively to the following: (A) the name, trade name, or logo of the owner or occupant of the premises, or the identification of the premises; (B) accommodations, services, or activities offered or conducted on the premises; (C) products or media content sold, other than incidentally, on the premises, the intent of which is not to promote third-party advertising but to allow the products and media content of the premises, and which will not include monetization from third-party advertising; (D) the sale, lease, or construction of the premises; (E) products or media content owned by the owner or its affiliates, or by the occupant of the premises; (F) public service or sponsorship announcements; or (G) the streaming of live or pre-recorded content." and 4) Page 9, under (6), All media wall signs., (C), follow SSDAC's recommendation to read as follows: "(C) must display at no more than 300 nits or 5 percent of the total brightness of the sign capabilities, whichever is less with a maximum of 50 percent of the sign's total diodes, and no text between 1:00 a.m. and 7:00 a.m. Monday through Friday and 2:00 a.m. and 8:00 a.m. on Saturday and Sunday; and" on property zoned a CA-1(A) (Central Area District), in an area generally bounded by Jackson Street, Browder Street, Wood Street, and South Akard Street.

Maker: Ridley  
Second: Shidid  
Result: Carried: 9 to 1

For: 9 - MacGregor, Schulte, Criss, Shidid, Carpenter,  
Lewis, Housewright, Ridley, Tarpley

Against: 1 - Murphy

Absent: 1 - Schultz

Vacancy: 3 - District 4, District 7, District 12

Conflict: 1 - Jung\*\*

\*\*out of the room, when vote taken

**Notices:** Area: 200 Mailed: 18

**Replies:** For: 4 Against: 0

**Speakers:** For: Suzan Kedron, 2323 Ross Ave., Dallas, TX, 75201  
Joe Trampel, 4314 Deere St., Dallas, TX, 75204  
Kourtney Garrett, 901 Main St., Dallas, TX, 75202  
Mitch Leathers, 2326 Laci Ln., Royse City, TX, 75189

Against: None

Zoning Cases – Consent:

1. **Z189-120(AM)**

Planner: Abraham Martinez

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

**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 southeast corner of Scyene Road and North Prairie Creek Road.

Maker: Shidid

Second: Carpenter

Result: Carried: 11 to 0

For: 11 - MacGregor, Schulte, Criss, Shidid, Carpenter,  
Lewis, Jung, Housewright, Murphy, Ridley,  
Tarpley

Against: 0

Absent: 1 - Schultz

Vacancy: 3 - District 4, District 7, District 12

**Notices:** Area: 300 Mailed: 46

**Replies:** For: 3 Against: 1

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

**Note: The Commission heard Zoning agenda item #6. Z178-261(PD) next.**

**2. Z189-171(CY)**

Planner: Carolina Yumet

**Motion:** In considering an application for an amendment to Specific Use Permit No. 1339 for an open enrollment charter school on property zoned an R-7.5(A) Single Family District, on the northwest corner of Rylie Road and Tufts Road, it was moved to **hold** this case under advisement until April 4, 2019.

Maker: Lewis  
Second: Housewright  
Result: Carried: 11 to 0

For: 11 - MacGregor, Schulte, Criss, Shidid, Carpenter,  
Lewis, Jung, Housewright, Murphy, Ridley,  
Tarpley

Against: 0  
Absent: 1 - Schultz  
Vacancy: 3 - District 4, District 7, District 12

**Notices:** Area: 500 Mailed: 79  
**Replies:** For: 0 Against: 0

**Speakers:** None

**3. Z189-175(CY)**

Planner: Carolina Yumet

**Motion:** It was moved to recommend **approval** of a Specific Use Permit for the sale of alcoholic beverages in conjunction with a general merchandise or food store greater than 3,500 square feet for a two-year period with eligibility for automatic renewals for additional five-year periods, subject to a site plan and revised conditions (as briefed) on property zoned a CS-D-1 Commercial Service District with a D-1 Liquor Control Overlay on the northeast corner of South Belt Line Road and C. F. Hawn Freeway.

Maker: Lewis  
Second: Housewright  
Result: Carried: 11 to 0

For: 11 - MacGregor, Schulte, Criss, Shidid, Carpenter,  
Lewis, Jung, Housewright, Murphy, Ridley,  
Tarpley



Against: 0  
Absent: 1 - Schultz  
Vacancy: 3 - District 4, District 7, District 12

**Notices:** Area: 300 Mailed: 14  
**Replies:** For: 1 Against: 0

**Speakers:** None

**4. Z189-169(CY)**

Planner: Carolina Yumet

**Motion:** It was moved to recommend **approval** of a Specific Use Permit for an open-enrollment charter school use for a five-year period, subject to a site plan, traffic management plan, and conditions on property zoned a CR Community Retail District with existing deed restrictions [Z045-125], on the northwest side of Dixon Avenue, at the terminus of Wullschleger Lane.

Maker: Lewis  
Second: Housewright  
Result: Carried: 11 to 0

For: 11 - MacGregor, Schulte, Criss, Shidid, Carpenter,  
Lewis, Jung, Housewright, Murphy, Ridley,  
Tarpley

Against: 0  
Absent: 1 - Schultz  
Vacancy: 3 - District 4, District 7, District 12

**Notices:** Area: 300 Mailed: 22  
**Replies:** For: 0 Against: 0

**Speakers:** None

**5. Z189-152(PD)**

Planner: Pamela Daniel

**Motion:** It was moved to recommend **approval** of an amendment to and renewal of Specific Use Permit No. 1837 for a commercial amusement (inside) use limited to a dance hall for a five-year period with eligibility for automatic renewals for additional five-year periods, subject to a revised site plan and conditions on property zoned a CS-D-1 Commercial Service District with a D-1 Liquor Control Overlay, on the northeast side of C.F. Hawn Freeway, southeast of Edd Road.

Maker: Lewis  
Second: Housewright  
Result: Carried: 11 to 0

For: 11 - MacGregor, Schulte, Criss, Shidid, Carpenter,  
Lewis, Jung, Housewright, Murphy, Ridley,  
Tarpley

Against: 0  
Absent: 1 - Schultz  
Vacancy: 3 - District 4, District 7, District 12

**Notices:** Area: 300 Mailed: 55  
**Replies:** For: 0 Against: 0

**Speakers:** None

6. Z178-261(PD)

Planner: Pamela Daniel

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

**Motion:** It was moved to recommend **approval** of an amendment to and a renewal of Specific Use Permit No. 1774 for an open-enrollment charter school for a two-year period, subject to a revised site plan, a revised traffic management plan, and conditions on property zoned a CR Community Retail District, on the northeast line of South Lancaster Road, north of East Kiest Boulevard.

Maker: Shidid  
Second: Criss  
Result: Carried: 9 to 0

For: 9 - Criss, Shidid, Carpenter, Lewis, Jung,  
Housewright, Murphy, Ridley, Tarpley

Against: 0  
Absent: 1 - Schultz  
Vacancy: 3 - District 4, District 7, District 12  
Abstain: 2 - MacGregor\*\*\*, Schulte\*\*\*

\*\*\*abstained due to absence from bus tour

**Notices:** Area: 400 Mailed: 76  
**Replies:** For: 1 Against: 0

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

**Note: The Commission heard Zoning agenda item #8. Z189-155(SM) next.**

**7. Z189-112(SM)**

Planner: Sarah May

**Motion:** It was moved to recommend **approval** of a Specific Use Permit for a commercial amusement (inside) limited to a bingo parlor for a five-year period, subject to a site plan and revised conditions (as briefed) on property zoned a CR Community Retail District, on the north line of Oates Drive and the east line of Ferguson Road.

Maker: Lewis  
Second: Housewright  
Result: Carried: 11 to 0

For: 11 - MacGregor, Schulte, Criss, Shidid, Carpenter,  
Lewis, Jung, Housewright, Murphy, Ridley,  
Tarpley

Against: 0  
Absent: 1 - Schultz  
Vacancy: 3 - District 4, District 7, District 12

**Notices:** Area: 500 Mailed: 120  
**Replies:** For: 0 Against: 3

**Speakers:** None

**8. Z189-155(SM)**

Planner: Sarah May

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

**Motion:** It was moved to recommend **approval** of a Planned Development Subdistrict for mixed uses, subject to a development plan, landscape plan, and conditions on property zoned a GR General Retail Subdistrict and a P Parking Subdistrict within Planned Development District No. 193, the Oak Lawn Special Purpose District, on the northwest corner of North Fitzhugh Avenue and Buena Vista Street.

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

For: 11 - MacGregor, Schulte, Criss, Shidid, Carpenter,  
Lewis, Jung, Housewright, Murphy, Ridley,  
Tarpley

Against: 0  
Absent: 1 - Schultz  
Vacancy: 3 - District 4, District 7, District 12

**Notices:** Area: 500 Mailed: 289  
**Replies:** For: 8 Against: 6

**Speakers:** For: Bill Dahlstrom, 2323 Ross Ave., Dallas, TX, 75201  
Eric Bing, 4116 Stonebridge Dr., Dallas, TX, 75204  
Randy Kender, 4116 Stonebridge Dr., Dallas, TX, 75204  
For (Did not speak): Blake Shipp, 2305 Cedar Springs Rd., Dallas, TX, 75201  
Gerald Colombo, 4910 Burnet Rd., Austin, TX, 78756  
Vera Wall, 4143 Travis St., Dallas, TX, 75204  
James Hughes, 4143 Buena Vista St., Dallas, TX, 75204  
Against: Michael Scott Pyle, 4137 Buena Vista St., Dallas, TX, 75204

**Note: The Commission heard Zoning agenda item #12. Z189-174(JM) next.**

**9. Z178-222(JM)**

Planner: Jennifer Muñoz

**Motion:** In considering an application for 1) a new subdistrict for a single family use; and 2) the reduction of Shopfront Overlay No. 7 on property zoned Subdistrict E within Planned Development District No. 468, the Oak Cliff Gateway Special Purpose District, with an SH Shopfront Overlay, and deed restrictions [Z156-222], between North Zang Boulevard and North Beckley Avenue, north of East Neely Street, it was moved to **hold** this case under advisement until May 2, 2019.

Maker: Lewis  
Second: Housewright  
Result: Carried: 11 to 0

For: 11 - MacGregor, Schulte, Criss, Shidid, Carpenter,  
Lewis, Jung, Housewright, Murphy, Ridley,  
Tarpley

Against: 0  
Absent: 1 - Schultz  
Vacancy: 3 - District 4, District 7, District 12

**Notices:** Area: 500 Mailed: 121  
**Replies:** For: 0 Against: 0

**Speakers:** None

**10. Z189-166(JM)**

Planner: Jennifer Muñoz

**Motion:** It was moved to recommend **approval** of an MU-1 Mixed Use District, subject to deed restrictions volunteered by the applicant on property zoned an IR Industrial Research District, at the terminus of Mohawk Drive, southeast of Empire Central.

Maker: Lewis  
Second: Housewright  
Result: Carried: 11 to 0

For: 11 - MacGregor, Schulte, Criss, Shidid, Carpenter,  
Lewis, Jung, Housewright, Murphy, Ridley,  
Tarpley

Against: 0  
Absent: 1 - Schultz  
Vacancy: 3 - District 4, District 7, District 12

**Notices:** Area: 200 Mailed: 11  
**Replies:** For: 0 Against: 2

**Speakers:** For: None

FOR (Did not speak): Jennifer Sugermeyer, 310 S. Waverly Dr., Dallas, TX, 75208

Against: None

**11. Z189-173(JM)**

Planner: Jennifer Muñoz

**Motion:** In considering an application for the renewal of Specific Use Permit No. 2074 for a potentially incompatible industrial use limited to metal or metal product treatment or processing on property zoned RS-I Regional Service Industrial Subdistrict within Planned Development District No. 595, the South Dallas/Fair Park Special Purpose District, on the north corner of South Harwood Street and Coombs Street, it was moved to **hold** this case under advisement until May 2, 2019.

Maker: Lewis  
Second: Housewright  
Result: Carried: 11 to 0

For: 11 - MacGregor, Schulte, Criss, Shidid, Carpenter,  
Lewis, Jung, Housewright, Murphy, Ridley,  
Tarpley

Against: 0  
Absent: 1 - Schultz  
Vacancy: 3 - District 4, District 7, District 12

**Notices:** Area: 200 Mailed: 9  
**Replies:** For: 2 Against: 1

**Speakers:** None

**Note: The Commission heard Consent agenda item #1, Z189-120(AM) upon the conclusion of the Zoning Consent agenda.**

**12. Z189-174(JM)**

Planner: Jennifer Muñoz

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

**Motion:** It was moved to recommend **approval** of the renewal of Specific Use Permit No. 1746 for a community service center for a ten-year period with eligibility for automatic renewals for additional ten-year periods, subject to revised conditions (as briefed) with the following change: Hours of Operation: Monday through Saturday, 8:00 a.m. to 10:00 p.m., Sunday, 12:00 p.m. to 6:00 p.m., on property zoned a CR Community Retail District and an R-5(A) Single Family District, on the southeast corner of Westmoreland Road and Angelina Drive.

Maker: Carpenter  
Second: Housewright  
Result: Carried: 11 to 0

For: 11 - MacGregor, Schulte, Criss, Shidid, Carpenter,  
Lewis, Jung, Housewright, Murphy, Ridley,  
Tarpley\*

Against: 0  
Absent: 1 - Schultz  
Vacancy: 3 - District 4, District 7, District 12

\*out of the room, shown voting in favor

**Notices:** Area: 300 Mailed: 53  
**Replies:** For: 0 Against: 0

**Speakers:** For: Wes Keyes, Address not given  
Against: None

**Note: The Commission heard agenda item #13. Z189-170(JM) next.**

13. Z189-170(JM)

Planner: Jennifer Muñoz

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

**Motion:** It was moved to recommend **approval** of an amendment to and a renewal of Specific Use Permit No. 1881 for a late-hours establishment limited to a restaurant without drive-in or drive-through service for a three-year period, subject to a revised site plan and revised conditions (as briefed) to include a modification to close the patio at midnight on property zoned Planned Development District No. 842 with an MD-1 Modified Delta Overlay District, on the northwest corner of Greenville Avenue and Bell Avenue.

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

For: 11 - MacGregor, Schulte, Criss, Shidid, Carpenter,  
Lewis, Jung, Housewright, Murphy, Ridley,  
Tarpley

Against: 0  
Absent: 1 - Schultz  
Vacancy: 3 - District 4, District 7, District 12

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

**Speakers:** None

**Note: The Commission returned to the regular order of the agenda and heard Zoning Cases - Under Advisement agenda item #14. Z156-325(NW) next.**

Zoning Cases – Under Advisement:

14. **Z156-325(NW)**

Planner: Nathan Warren

**Motion:** In considering a City Council authorized hearing to determine proper zoning on property zoned Subdistricts S-1a, S-1b, S-2a, S-2b, S-9, and S-10 in the South Zone of Planned Development No. 521 with consideration being given to appropriate zoning for the areas including use, development standards, and other appropriate regulations on property generally on: 1) the west side of Mountain Creek Parkway from I-20 to West Camp Wisdom Road (S-1b), 2) the southwest corner of Mountain Creek Parkway and West Camp Wisdom Road (S-1a), 3) the southwest corner of West Camp Wisdom Road and Eagle Ford Drive (S-2b), 4) the north side of West Camp Wisdom Road at the terminus of Eagle Ford Drive (S-2a), and 5) the south side of West Camp Wisdom Road from west of Timberbrook Lane to Clark Road (S-9, S-10), it was moved to **hold** this case under advisement until May 2, 2019.

Maker: Criss  
Second: Schulte  
Result: Carried: 11 to 0

For: 11 - MacGregor, Schulte, Criss, Shidid, Carpenter,  
Lewis, Jung, Housewright, Murphy, Ridley,  
Tarpley

Against: 0  
Absent: 1 - Schultz  
Vacancy: 3 - District 4, District 7, District 12

**Notices:** Area: 200 Mailed: 240  
**Replies:** For: 2 Against: 7

**Speakers:** For: Ellen Taft, 7924 Glenway Dr., Dallas, TX, 75249  
Against: Kim Perez, 5507 Palladium Dr., Dallas, TX, 75249  
Tim Van Slyke, 8118 Max Dr., Dallas, TX, 75249  
Ronald Stinson, Summit Parc, Dallas, TX, 75249  
Trevor Kollinger, 1800 Valley View Ln., Farmers Branch, TX, 75234  
Rene Garcia, 5808 Foxglove Ln., Dallas, TX, 75249  
Michael Renolds, 11936 Forest Lakes Ln., Dallas, TX, 75230  
Ena Chacon De Guerra, 5542 Mandarin Way, Dallas, TX, 75249



15. **Z178-223(CY)**

Planner: Carolina Yumet

**Motion:** In considering a City Plan Commission authorized hearing to determine proper zoning on property zoned Subarea C-1 within Subdistrict C; Subareas D-1, D-2, D-3, D-4, and D-5 within Subdistrict D; and Subdistricts E, E1, E2, F, G, H, H1 of Planned Development District No. 305, Cityplace; generally on the east and west sides of North Central Expressway with Carroll Avenue to the north, Hall Street to the south, Turtle Creek Boulevard to the west, and Ross Avenue to the east and consisting of approximately 116.62 acres with consideration being given to amending the allowed square footage for nonresidential uses, it was moved to **hold** this case under advisement until April 4, 2019.

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

For: 10 - MacGregor, Schulte, Criss, Shidid, Carpenter,  
Lewis, Jung, Murphy, Ridley, Tarpley

Against: 0  
Absent: 1 - Schultz  
Vacancy: 3 - District 4, District 7, District 12  
Conflict: 1 - Housewright\*\*

\*\*out of the room, when vote taken

**Notices:** Area: 500 Mailed: 547  
**Replies:** For: 4 Against: 37

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

16. **Z178-302(PD)**

Planner: Pamela Daniel

**Motion:** It was moved to recommend **denial without prejudice** of an amendment to Planned Development District No. 772 for Single Family uses on property zoned Planned Development District No. 772, east of Walton Walker Boulevard (TX-12 Loop), west of Cockrell Hill Road, and north of Country Creek Drive.

Maker: Criss  
Second: Schulte  
Result: Carried: 11 to 0

For: 11 - MacGregor, Schulte, Criss, Shidid, Carpenter,  
Lewis, Jung, Housewright, Murphy, Ridley,  
Tarpley

Against: 0

Absent: 1 - Schultz

Vacancy: 3 - District 4, District 7, District 12

**Notices:** Area: 500 Mailed: 217

**Replies:** For: 4 Against: 10

**Speakers:** For: None

Against: Elias Caban, 4505 Country Creek Dr., Dallas, TX, 75236

**17. Z178-374(PD)**

Planner: Pamela Daniel

**Motion:** It was moved to recommend **approval** of an MU-1 Mixed Use District, subject to deed restrictions volunteered by the applicant on property zoned a CR Community Retail District, on the southwest corner of South Hampton Street and Emmett Street.

Maker: MacGregor

Second: Shidid

Result: Carried: 11 to 0

For: 11 - MacGregor, Schulte, Criss\*, Shidid, Carpenter,  
Lewis, Jung, Housewright, Murphy, Ridley,  
Tarpley

Against: 0

Absent: 1 - Schultz

Vacancy: 3 - District 4, District 7, District 12

\*out of the room, shown voting in favor

**Notices:** Area: 200 Mailed: 34

**Replies:** For: 0 Against: 5

**Speakers:** For: Robert Stinson, 2116 Kessler Ct., Dallas, TX, 75208

Against: Dallas Dunaway, 2427 Emmett St., Dallas, TX, 75211  
Sabrina Davis, 2427 Emmett St., Dallas, TX, 75211

18. Z189-110(PD)

Planner: Pamela Daniel

**Note: Chair Tarpley announced a change to the order of the agenda to delay further discussion of agenda item #18. Z189-110(PD) and hear agenda item #19. Z189-117(JM). The Commission heard agenda item #19. Z189-117(JM) next.**

**Motion:** It was moved to recommend **denial without prejudice** of an amendment to the Existing Land Use Map to allow a duplex use on property zoned Tract III within Planned Development District No. 67, on the east side of Victoria Avenue, north of West Mockingbird Lane.

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

For: 10 - MacGregor, Schulte, Criss\*, Shidid, Carpenter,  
Lewis, Housewright, Murphy, Ridley, Tarpley

Against: 0  
Absent: 1 - Schultz  
Vacancy: 3 - District 4, District 7, District 12  
Conflict: 1 - Jung\*\*

\*\*out of the room, when vote taken

**Notices:** Area: 500 Mailed: 82  
**Replies:** For: 5 Against: 7

**Speakers:** For: Rob Baldwin, 3904 Elm St., Dallas, TX, 75226  
Jeff Bosse, 6520 Victoria Ave., Dallas, TX, 75209  
For (Did not speak): John Khoury, 6540 Victoria Ave., Dallas, TX, 75209  
Louis Olerio, Address not given  
Against: Jonathan Maples, 6525 Oriole Dr., Dallas, TX, 75209  
Against (Did not speak): Gus Perez, 7811 Morton St., Dallas, TX, 75209  
Kimberly Sims, 7219 Morton St., Dallas, TX, 75209

**Note: The Commission heard agenda item #20. Z189-119(JM) next.**

19. Z189-117(JM)

Planner: Jennifer Muñoz

**Motion:** It was moved to recommend **denial without prejudice** of an amendment to the Existing Land Use Map to allow a duplex use on property zoned Tract III within Planned Development District No. 67, on the west side of Roper Street, between Thedford Avenue and Savage Street.

Maker: Schulte  
Second: Criss  
Result: Carried: 11 to 0

For: 11 - MacGregor, Schulte, Criss, Shidid, Carpenter,  
Lewis, Jung, Housewright, Murphy, Ridley,  
Tarpley

Against: 0  
Absent: 1 - Schultz  
Vacancy: 3 - District 4, District 7, District 12

**Notices:** Area: 500 Mailed: 109  
**Replies:** For: 3 Against: 14

**Speakers:** For: Rob Baldwin, 3904 Elm St., Dallas, TX, 75226  
John Khoury, 6540 Victoria Ave., Dallas, TX, 75209  
Louis Olerio, Address not given  
Jeff Bosse, 6520 Victoria Ave., Dallas, TX, 75209  
Against: Gus Perez, 7811 Morton St., Dallas, TX, 75209  
Kimberly Sims, 7219 Morton St., Dallas, TX, 75209  
Jonathan Maples, 6525 Oriole Dr., Dallas, TX, 75209

**Note: The Commission returned to the regular order of the agenda and heard agenda item #18. Z189-110(PD) next.**

**20. Z189-119(JM)**

Planner: Jennifer Muñoz

**Motion:** It was moved to recommend **denial without prejudice** of an amendment to the Existing Land Use Map to allow a duplex use on property zoned Tract III within Planned Development District No. 67, on the west side of Victoria Avenue, between Savage Street and West Mockingbird Lane.

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

For: 10 - MacGregor, Schulte, Criss\*, Shidid, Carpenter,  
Lewis, Housewright, Murphy, Ridley, Tarpley

Against: 0  
Absent: 1 - Schultz  
Vacancy: 3 - District 4, District 7, District 12  
Conflict: 1 - Jung\*\*

\*\*out of the room, when vote taken

**Notices:** Area: 500 Mailed: 75  
**Replies:** For: 5 Against: 6

**Speakers:** For: Rob Baldwin, 3904 Elm St., Dallas, TX, 75226  
John Khoury, 6540 Victoria Ave., Dallas, TX, 75209  
For (Did not speak): Jeff Bosse, 6520 Victoria Ave., Dallas, TX, 75209  
Louis Olerio, Address not given  
Against: None  
Against (Did not speak): Jonathan Maples, 6525 Oriole Dr., Dallas, TX, 75209  
Gus Perez, 7811 Morton St., Dallas, TX, 75209  
Kimberly Sims, 7219 Morton St., Dallas, TX, 75209

Zoning Cases – Individual:

**21. Z189-129(PD)**

Planner: Pamela Daniel

**Motion:** It was moved to recommend **denial without prejudice** of the renewal of Specific Use Permit No. 1966 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 RR-D-1 Regional Retail District with a D-1 Liquor Control Overlay, south of Great Trinity Forest Way (Loop 12), east of Oklaunion Drive.

Maker: Lewis  
Second: Carpenter  
Result: Carried: 11 to 0

For: 11 - MacGregor, Schulte\*, Criss, Shidid, Carpenter,  
Lewis, Jung, Housewright, Murphy, Ridley,  
Tarpley

Against: 0  
Absent: 1 - Schultz  
Vacancy: 3 - District 4, District 7, District 12

\*out of the room, shown voting in favor

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

**Speakers:** For: Wes Hoblit, 900 Jackson St., Dallas, TX, 75202  
Against: None,

22. Z189-140(SM)

Planner: Sarah May

**Motion:** In considering an application for a new subdistrict on property zoned Subdistrict 1 within Planned Development District No. 887, the Valley View-Galleria Area Special Purpose District, on the northwest corner of Preston Road and Alpha Road, it was moved to **hold** this case under advisement until April 4, 2019.

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

For: 10 - MacGregor, Schulte, Criss, Shidid, Carpenter,  
Lewis, Housewright, Murphy, Ridley, Tarpley

Against: 0  
Absent: 1 - Schultz  
Vacancy: 3 - District 4, District 7, District 12  
Conflict: 1 - Jung\*\*

\*\*out of the room, when vote taken

**Notices:** Area: 500 Mailed: 195  
**Replies:** For: 2 Against: 1

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

Authorization of a Hearing:

Planner: Liz Casso

**Motion:** In considering authorizing a public hearing to determine the proper zoning on property zoned Subdistrict 2A within Planned Development District No. 714, Subdistrict 3 within Planned Development District No. 732, and CS Commercial Service in an area generally on the west side of Sylvan Avenue between Seale Street on the north and Ft. Worth Avenue on the south and containing approximately 3.714 acres with consideration being given to an historic overlay for Belmont Hotel, it was moved to hold this matter under advisement until May 16, 2019.

**The Commission recessed at 6:02 p.m., to allow Kanesia Williams, Assistant City Attorney, to research a question Commissioner Ridley raised regarding the demolition and or modification of the building. The Commission reconvened at 6:24 p.m., upon which Kanesia Williams, Assistant City Attorney, provided the Commission clarification regarding Commissioner Ridley's inquiry.**

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

For: 10 - MacGregor, Schulte, Criss, Carpenter, Lewis,  
Jung, Housewright, Murphy, Ridley, Tarpley

Against: 0  
Absent: 2 - Shidid, Schultz  
Vacancy: 3 - District 4, District 7, District 12

**Speakers:** For: David Preziosi, 2922 Swiss Ave, Dallas, TX, 75214  
Brenna Elliott, 1121 Beachview St., Dallas, TX, 75218  
Joanna Hampton, 5408 Swiss Ave., Dallas, TX, 75214  
Krista de la Harpe, 1189 Tranquilla Dr., Dallas, TX, 75218  
Jordan Ford, 901 Ft. Worth Ave., Dallas, TX, 75208  
Suzan Kedron, 2323 Ross Ave., Dallas, TX, 75201

Landmark Commission Appeal:

**CA189-088(MLP)**

Planner: Melissa Parent

**Motion I:** It was moved to **affirm (in whole)** the decision of the Landmark Commission to deny a certificate of appropriateness for the property at 4523 Sycamore Street within the Peak's Suburban Addition Neighborhood Historic District.

Maker: Schulte  
Second: None  
Result: **Commissioner Schulte withdrew his motion.**

**Motion II:** It was moved to **affirm (in whole)** the decision of the Landmark Commission to deny a certificate of appropriateness for the property at 4523 Sycamore Street within the Peak's Suburban Addition Neighborhood Historic District.

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

For: 10 - MacGregor, Schulte, Criss, Carpenter, Lewis,  
Jung, Housewright, Murphy, Ridley, Tarpley

Against: 0  
Absent: 2 - Shidid, Schultz  
Vacancy: 3 - District 4, District 7, District 12

**Speakers:** City Staff: Justin Roy, Assistant City Attorney, City of Dallas  
For: None  
Against: None

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Other Matters

Reconsideration:

**Z167-180(JM)**

Planner: Jennifer Muñoz

**Motion to Reconsider:** It was moved to **reconsider** the action taken on March 7, 2019, which was to move to recommend 1) approval of a Planned Development District for GO(A) General Office District and certain nonresidential uses, subject to a revised development plan and revised conditions to include a revised parking ratio for office uses of one space per 411 square feet; 2) approval of the termination of the existing deed restrictions Z845-227; and, 3) approval of a Specific Use Permit for a mini-warehouse use for a fifteen-year period with eligibility for one automatic renewal for an additional fifteen-year period, subject to a revised site plan, landscape plan, elevation plan, and conditions on property zoned a GO(A) General Office District with Specific Use Permit No. 2071 for a detached non-premise sign (billboard), on the north line of Forest Lane, west of Bankway Lane, and south of Interstate Highway 635 (Lyndon B. Johnson Freeway).

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

For: 10 - MacGregor, Schulte, Criss, Carpenter, Lewis,  
Jung, Housewright, Murphy, Ridley, Tarpley

Against: 0  
Absent: 2 - Shidid, Schultz  
Vacancy: 3 - District 4, District 7, District 12

**Motion:** In considering an application for **1)** a Planned Development District for GO(A) General Office District and certain nonresidential uses; **2)** termination of the existing deed restrictions [Z845-227]; and, **3)** a Specific Use Permit for a mini-warehouse use on property zoned a GO(A) General Office District with Specific Use Permit No. 2071 for a detached non-premise sign (billboard), on the north line of Forest Lane, west of Bankway Lane, and south of Interstate Highway 635 (Lyndon B. Johnson Freeway), it was moved to **hold** this case under advisement until April 4, 2019, and to instruct staff to re-notify the case at the correct notification area of 500 feet.



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

For: 10 - MacGregor, Schulte, Criss, Carpenter, Lewis,  
Jung, Housewright, Murphy, Ridley, Tarpley

Against: 0  
Absent: 2 - Shidid, Schultz  
Vacancy: 3 - District 4, District 7, District 12

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

**Speakers:** None

Minutes:

**Motion:** It was moved to **approve** the revised minutes of the March 7, 2019, City Plan Commission meeting, subject to correction.

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

For: 10 - MacGregor, Schulte, Criss, Carpenter, Lewis,  
Jung, Housewright, Murphy, Ridley, Tarpley

Against: 0  
Absent: 2 - Shidid, Schultz  
Vacancy: 3 - District 4, District 7, District 12

Adjournment

**Motion:** It was moved to **adjourn** the March 21, 2019, City Plan Commission meeting at 7:02 p.m.

Maker: Criss  
Second: Schulte  
Result: Carried: 10 to 0

For: 10 - MacGregor, Schulte, Criss, Carpenter, Lewis,  
Jung, Housewright, Murphy, Ridley, Tarpley

Against: 0  
Absent: 2 - Shidid, Schultz  
Vacancy: 3 - District 4, District 7, District 12

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Gloria Tarpley, Chair