

PLAN COMMISSION MINUTES

The City Plan Commission held a regular Zoning Hearing on April 19, 2018, with the briefing starting at 11:13 a.m., in Room 5ES and the public hearing at 1:34 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 Commissioners were absent from this hearing as defined in the City Plan Commission rules: None. There is one vacancy - District 8.

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) **S178-023R**

Note: The Commission considered this item individually.

Motion: It was moved to **approve** an application to revise a previously approved plat (S178-023) to create one 4.938-acre lot from a tract of land in City Block 6388 on property located on Northaven Road, east of Quincy Lane, subject to compliance with the conditions listed in the docket.

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: 0
Vacancy: 1 - District 8

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

Note: The Commission returned to the regular order of the agenda and heard Building line Reduction and Residential Replat item #15. S178-167 next.

(2) S178-152

An application to replat a 2.661-acre tract of land containing all of Lots 1 through 10 in City Block 4/3144 and all of Lots 11 through 19 in City Block 25/3145 to create one 1.4210-acre lot and one 1.2401-acre lot on property located on Eighth Street, between Llewellyn Avenue and Adams Avenue.

This case was withdrawn by the applicant.

Speakers: For: None
Against (Did not speak): Sandy Rollins, 8035 E. R.L. Thornton Fwy., Dallas, TX, 75228

(3) S178-153

Note: Ms. Gurung-Shrestha corrected the agenda item to read as follows: “An application to create a 0.741-acre lot from a tract of land located in City Block 1005 on property located on Routh Street at Woodrow Street, west corner”.

Motion: It was moved to **approve** an application to create a 0.741-acre lot from a tract of land located in City Block 1005 on property located on Routh Street at Woodrow Street, west corner, subject to compliance with the conditions listed in the docket.

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: 0
Vacancy: 1 - District 8

Speakers: None

(4) S178-154

Motion: It was moved to **approve** an application to create one 1.9065-acre lot, one 3.1413-acre lot, and one 0.5400-acre lot from a 5.5878-acre tract of land on property located Gus Thomasson Road, between Casa View Avenue and Ferguson Road, subject to compliance with the conditions listed in the docket.

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: 0
Vacancy: 1 - District 8

Speakers: None

(5) S178-155

Motion: It was moved to **approve** an application to replat a 2.20-acre tract of land containing all of Lots 9, 10, 11, 12, 13, 14, 16, and 17 in City Block H/1532 to create one lot on property located on Cole Avenue, between Oliver Street and Armstrong Avenue, subject to compliance with the conditions listed in the docket.

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: 0
Vacancy: 1 - District 8

Speakers: None

(6) **S178-156**

Motion: It was moved to **approve** an application to create one 3.633-acre lot from a tract of land in City Block 5718 on property located on Manor Way at Peeler Street, if extended, northeast of Cedar Springs Road, subject to compliance with the conditions listed in the docket.

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: 0
Vacancy: 1 - District 8

Speakers: None

(7) **S178-157**

Motion: It was moved to **approve** an application to replat a 0.464-acre tract of land containing part of City Blocks 597 and 1/599 to create one 0.464-acre lot on property located on Ross Avenue, southwest of Washington Avenue, subject to compliance with the conditions listed in the docket.

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: 0
Vacancy: 1 - District 8

Speakers: None

(8) **S178-158**

Motion: It was moved to **approve** an application to create 210 Lots with 5 common areas from a 72.467-acre tract of land on property located on FM 548 at University Drive, south corner, subject to compliance with the conditions listed in the docket.

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: 0
Vacancy: 1 - District 8

Speakers: None

(9) **S178-159**

Motion: It was moved to **approve** an application to create one 3.888-acre lot from a tract of land in City Block 6553 on property located on Crown Road at the terminus of Cindy Lane, subject to compliance with the conditions listed in the docket.

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: 0
Vacancy: 1 - District 8

Speakers: None

(10) **S178-160**

Motion: It was moved to **approve** an application to replat a 0.29-acre tract of land containing part of Lots 6 and 7 in City Block A/653 to create an 8-lot shared access area development ranging in size from 1,500 square feet to 1,782 square feet on property located southeast of Monarch street, between Prairie Avenue and Westburg Avenue, subject to compliance with the conditions listed in the docket.

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: 0
Vacancy: 1 - District 8

Speakers: None

(11) **S178-161**

Motion: It was moved to **approve** an application to replat a 0.826-acre tract of land to create one lot from a tract of land containing part of Lot 2 in City Block A/4414 on property located on Gaston Parkway at Beachview Street, north corner, subject to compliance with the conditions listed in the docket.

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: 0
Vacancy: 1 - District 8

Speakers: None

(12) **S178-162**

Motion: It was moved to **approve** an application to create 129 single-family lots and 5 common areas from a 32.190-acre tract of land in Kaufman County on property located northeast of Reeder Lane and northwest of FM 548, subject to compliance with the conditions listed in the docket.

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: 0
Vacancy: 1 - District 8

Speakers: None

(13) **S178-163**

Motion: It was moved to **approve** an application to replat a 0.686-acre tract of land containing all of Lot 14 and part of Lot 15 in City Block C/1993 to create one 0.686-acre lot on property located on Capitol Avenue, southwest of Henderson Avenue, subject to compliance with the conditions listed in the docket.

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: 0
Vacancy: 1 - District 8

Speakers: None

(14) **S178-165**

Motion: It was moved to **approve** an application to create one lot from a one-acre tract of land located in City Block 7847 on property located on Rylie Road, east of Dowdy Ferry Road, subject to compliance with the conditions listed in the docket.

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: 0
Vacancy: 1 - District 8

Speakers: None

Note: The Commission heard Subdivision agenda item #1. S178-023R upon the conclusion of the Subdivision consent agenda items.

Building Line Removal and Residential Replat:

(15) **S178-167**

Building Line Removal Motion: It was moved to **approve** an application to reduce the existing 20-foot building line to 13.15 feet along the south line of Northaven Road with the finding of fact that removal of the platted building lines will not require a minimum front, side, or rear yard setback line less than required by the zoning regulation; be contrary to the public interest; adversely affect neighboring properties; or adversely affect the plan for the orderly development of the subdivision on property located at 11248 Jamestown Road at Northaven Road, southeast corner.

Maker: Murphy
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: 0
Vacancy: 1 - District 8

Replat Motion: It was moved to **approve** an application to replat a 0.382-acre lot being all of Lot 4 in City Block 5/5501 on property located at 11248 Jamestown Road at Northaven Road, southeast corner, subject to compliance with the conditions listed in the docket.

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: 0
Vacancy: 1 - District 8

Notices: Area: 200 Mailed: 15
Replies: For: 0 Against: 1

Speakers: None

Residential Replats:

(16) **S178-164**

Motion: It was moved to **deny** an application to create one 11,343-square foot lot, one 15,360-square foot lot, and one 18,599-square foot lot from a 1.040-acre tract of land being all of Lot 1 in City Block 6133 on property located at 720 Peavy Road at Northcliff Drive, east corner, due to non-compliance of Section 51A-8.503 of the Dallas Development Code.

Maker: Jung
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: 0
Vacancy: 1 - District 8

Notices: Area: 200 Mailed: 20
Replies: For: 0 Against: 3

Speakers: For: None
Against: Alejandro Neuman, 9717 Bluff Dale Dr., Dallas, TX, 75218

(17) **S178-166**

Motion: It was moved to **approve** an application to replat a 0.489-acre tract of land containing the remainder of Lot 4 in City Block 6665 to create two 10,640-square foot lots on property located on Haverhill Lane, north of Elam Road to replat, subject to compliance with the conditions listed in the docket.

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: 0
Vacancy: 1 - District 8

Notices: Area: 200 Mailed: 13
Replies: For: 0 Against: 0

Speakers: None

Development Code Amendment:

DCA 178-010

Lloyd Denman

Motion: It was moved to recommend **approval** of amendments (briefed version) to Article VIII in Chapter 51 and Chapter 51A of the Dallas Development Code amending regulations regarding sidewalks and the sidewalk waiver process.

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: 0
Vacancy: 1 - District 8

*out of the room, shown voting in favor

Speakers: None

Miscellaneous Items:

D178-006

Planner: Carlos Talison

Motion: It was moved to **approve** of a development plan and landscape plan for a five-story office building with parking garage on property zoned Subarea A within Planned Development District No. 741, on the southeast corner of Olympus Boulevard at Watermill Road.

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: 0
Vacancy: 1 - District 8

*out of the room, shown voting in favor

Speakers: None

M178-020

Planner: Carlos Talison

Motion: in considering an application for a minor amendment to the existing site plan for Specific Use Permit No. 38 for a Private Social Club on property zoned an R-7.5(A) Single Family District, on the east line of Hillcrest Road, between Park Lane and Woodland Drive, it was moved to **hold** this case under advisement until May 3, 2019.

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: 0
Vacancy: 1 - District 8

Speakers: None

Miscellaneous Items – under Advisement:

M178-016

Planner: Carlos Talison

Motion: In considering an application for a minor amendment to the site plan for Specific Use Permit No. 405 for a child care facility and private school, kindergarten, and day nursery on property zoned R-16(A) on the southeast corner of Quincy Lane at Northaven Road, it was moved to **hold** this case under advisement until May 3, 2018.

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: 0
Vacancy: 1 - District 8

Speakers: None

Certificates of Appropriateness for Signs:

Note: Certificates of Appropriateness for Signs items 1802160004, 1802160005, and 1802160006 were read into the record and heard together.

1802160004

Planner: Neva Dean

Motion: It was moved to **approve** of an application for a Certificate of Appropriateness by Jacob Capetillo of Barnett Signs for a 104-square foot flat attached sign at 2121 Routh Street (south elevation).

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: 0
Vacancy: 1 - District 8

*out of the room, shown voting in favor

Speakers: None

1802160005

Planner: Neva Dean

Motion: It was moved to **approve** of an application for a Certificate of Appropriateness by Jacob Capetillo of Barnett Signs for a 104-square foot flat attached sign at 2121 Routh Street (north elevation).

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: 0
Vacancy: 1 - District 8

*out of the room, shown voting in favor

Speakers: None

1802160006

Planner: Neva Dean

Motion: It was moved to **approve** of an application for a Certificate of Appropriateness by Jacob Capetillo of Barnett Signs for a 104-square foot flat attached sign at 2121 Routh Street (east elevation).

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: 0
Vacancy: 1 - District 8

*out of the room, shown voting in favor

Speakers: None

1802160030

Planner: Neva Dean

Motion: It was moved to **approve** of an application for a Certificate of Appropriateness by Mike Gary of Giant Signs for a 125.6-square foot flat attached sign at 1909 Woodall Rodgers (east elevation).

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: 0
Vacancy: 1 - District 8

Speakers: None

Zoning Cases – Consent:

1. Z178-194(CY)

Planner: Carolina Yumet

Motion: It was moved to recommend **approval** of an MU-1 Mixed Use District on property zoned an IR Industrial Research District, south of Burgess Boulevard, east of Iberia Avenue.

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: 0
Vacancy: 1 - District 8

Notices: Area: 200 Mailed: 13
Replies: For: 3 Against: 0

Speakers: None

2. Z178-150(SM)

Planner: Sarah May

Motion: In considering an application to amend Planned Development District No. 706 for a public school use on property zoned Planned Development District No. 706, on the northwest corner of Walnut Hill Lane and Gooding Drive, it was moved to **hold** this case under advisement until May 17, 2018.

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: 0
Vacancy: 1 - District 8

Notices: Area: 500 Mailed: 145
Replies: For: 10 Against: 5

Speakers: None

3. Z178-158(SM)

Planner: Sarah May

Note: The Commission considered this item individually.

Motion: It was moved to recommend **approval** of (1) an MU-1 Mixed Use District with deed restrictions volunteered by the applicant, subject to revised deed restrictions volunteered by the applicant (as briefed) to include the following: 1) prohibit massage parlor establishment and 2) limit the maximum height to three stories on property zoned an R-7.5(A) Single Family District and an NS(A) Neighborhood Services District and **approval** of (2) the termination of existing deed restrictions, on the east line of North Westmoreland Road, north of West Davis 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: 0
Vacancy: 1 - District 8

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

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

Note: The Commission heard agenda item #6. Z178-192(PD) next.

4. Z178-163(SM)

Planner: Sarah May

Motion: It was moved to recommend **approval** of a Specific Use Permit for an alcoholic beverage establishment limited to a private club-bar and a commercial amusement (inside) limited to a dance hall for a three-year period, subject to a site plan and conditions on property zoned a CS Commercial Service District, on the west line of McCree Road, north of East Northwest Highway.

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: 0
Vacancy: 1 - District 8

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

Speakers: None

5. Z178-190(SM)

Planner: Sarah May

Motion: In considering an application to amend Planned Development District No. 282 for mixed uses on property zoned Planned Development District No. 282, on the northwest corner of West Colorado Boulevard and North Beckley Avenue, it was moved to **hold** this case under advisement until May 17, 2018.

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: 0
Vacancy: 1 - District 8

Notices: Area: 500 Mailed: 144
Replies: For: 21 Against: 2

Speakers: None

Note: The Commission heard agenda item #3, Z178-158(SM) upon the conclusion of the Zoning Consent agenda items.

6. Z178-192(PD)

Planner: Pamela Daniel

Note: The Commission considered this item individually.

Motion: It was moved to recommend **approval** of an amendment to Planned Development Subdistrict No. 110, subject to conditions within Planned Development District No. 193, the Oak Lawn Special Purpose District, in an area generally bound by North Field Street, North Akard Street, Ashland Street and Cedar Springs Street.

Maker: Ridley
Second: Murphy
Result: Carried: 13 to 1

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

Against: 1 - Peadon
Absent: 0
Vacancy: 1 - District 8

Notices: Area: 500 Mailed: 134
Replies: For: 0 Against: 0

Speakers: For: Karl Crawley, 900 Jackson St., Dallas, TX, 75202
For (Did not speak): Randy Kottlowski, 2731 Kingsbury Park Ln., Spring, TX, 77386
Against: None

Note: The Commission returned to the regular order of the agenda and heard Zoning Cases – Under Advisement item #7. Z178-181(CY) next.

Zoning Cases – Under Advisement:

7. Z178-181(CY)

Planner: Carolina Yumet

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

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: 0
Vacancy: 1 - District 8

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

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

8. Z178-108(PD)

Planner: Pamela Daniel

Motion: In considering an application for a Planned Development District for R-7.5(A) Single Family District uses on property zoned an R-10(A) Single Family District, southeast of Vanguard Way, west of Whittenburg Gate, it was moved to **hold** this case under advisement until May 17, 2018.

Maker: Housewright
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: 0
Vacancy: 1 - District 8

Notices: Area: 500 Mailed: 126
Replies: For: 8 Against: 28

Speakers: For: Rob Baldwin, 3904 Elm St., Dallas, TX, 75226
Against: Ernell Smith, 9315 Whittenburg Gate Ave., Dallas, TX, 75243
Doris Smith, 9315 Whittenburg Gate Ave., Dallas, TX, 75243
Sandra Clem, 9035 Pinewood Dr., Dallas, TX, 75243
Lorena Vaughn, 9259 MarKanne Dr., Dallas, TX, 75243
Traci Williams, 9194 Orbiter Cir., Dallas, TX, 75243
Against (Did not speak): Carolyn Ewing, 9240 Orbiter Cir., Dallas, TX, 75243

9. Z178-115(WE/SM)

Planner: Sarah May

Motion: In considering an application for a CR Community Retail District with deed restrictions volunteered by the applicant on property zoned an R-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 May 3, 2018.

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

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

Against: 0
Absent: 0
Vacancy: 1 - District 8

*out of the room, shown voting in favor

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

Speakers: None

10. Z178-125(SM)

Planner: Sarah May

Motion: It was moved to recommend **denial without prejudice** the renewal of Specific Use Permit No. 1696 for 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 Crowdus Street.

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

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

Against: 0
Absent: 1 - Mack
Vacancy: 1 - District 8

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

Speakers: For: James Apostle, 1910 Pacific Ave., Dallas, TX, 75201
Ioannis Manettas, 1307 Waterside Dr., Dallas, TX, 75218
Mark Kirk, 303 Wilderness Trail, Mesquite, TX, 75149
Against: John Hetzel, 2622 Commerce St., Dallas, TX, 75226
Jessica Burnham, 2919 Commerce St., Dallas, TX, 75226

Zoning Cases – Individual:

11. Z167-397(SM)

Planner: Sarah May

Motion: It was moved to recommend **approval** 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, subject to a revised development plan, revised landscape plan, and applicant’s recommended conditions with the following modifications: 1) remove fencing on the Level 1 amenity court yards facing Cole Avenue, 2) show at fire lane at the south end of the project the fence parallel to Cole Avenue be gated to allow public access, 3) under Sec._113. SPECIAL PROVISIONS. (b) Mixed-Income Housing strike “(3) The provisions of Section 114 apply”, 4) under Sec._114. MIXED-INCOME HOUSING (c) Qualification requirements accept staff’s recommendation regarding (8) to read as follows: “The rental affordability period is 15 years beginning on the date the first affordable unit is leased to an eligible household or voucher holder. The modifications to the MF-2 Multiple-Family Subdistrict yard, lot, and space regulations survives expiration of the rental affordability period.” on the southeast corner of Cole Avenue and Armstrong 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: 0
Vacancy: 1 - District 8

*out of the room, shown voting in favor

Notices: Area: 500 Mailed: 267
Replies: For: 191 Against: 4

Speakers: For: Nick Wilhelmson, 8111 Preston Rd., Dallas, TX, 75225
Tommy Mann, 500 Winstead Bldg., 2728 N. Harwood St., Dallas, TX, 75201
Hall Harris, 4411 McKinney Ave., Dallas, TX, 75205
Charles Ostermann, 4118 Brown St., Dallas, TX, 75219
Tom Nelson, 3618 Gillon Ave., Dallas, TX, 75205
Lindsay Billingsley, 5369 Nakoma Dr., Dallas, TX, 75209
Sue Krider, Address not given
Evan Beattie, 80 Vanguard Way, Dallas, TX, 75243
For (Did not speak): Ken Malcolmson, 3217 Armstrong Ave., Dallas, TX, 75205

Against: Carol Guiel, 317 Armstrong Ave., Dallas, TX, 75205
Shelley Potter, 4437 Cole Ave., Dallas, TX, 75205
Against (Did not speak): Christine Moore, 4416 Travis St., Dallas, TX, 75205
Staff: David Noguerra, Director, Housing & Neighborhood Revitalization
Maureen Milligan, Special Advisor, Housing & Neighborhood Revitalization

Other Matters

Consideration of appointments to CPC Committees: **ZONING ORDINANCE ADVISORY COMMITTEE (ZOAC)**

Chair Tarpley announced Mr. Ryan Behring's appointment to the City Plan Commission Zoning Ordinance Advisory Committee (ZOAC).

Minutes:

Motion: It was moved to **approve** the minutes of the April 5, 2018, City Plan Commission meeting, subject to the following correction(s):

- 1) On Page 15, Item #6. Z178-175(JM) change the vote to reflect Commissioner Rieves as the maker of the motion and Commissioner Murphy as the one who seconded the motion.
- 2) On Page 19, item regarding approval of the March 22, 2018, CPC Minutes, under the "Note" strike the language "out of order" and replace with "without merit, pursuant to Roberts Rules of Order".

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: 0
Vacancy: 1 - District 8

Note: Staff reviewed the April 5, 2018, City Plan Commission audio minutes and found the draft minutes reflecting Commissioner Murphy as the maker of the motion and Commissioner Rieves as the seconder of Consent agenda item #6. Z178-175(JM) to be correct. The April 19, 2018, correction to the April 5, 2018, agenda item #6. Z178-175(JM) was without merit. It was determined that the April 5, 2018, agenda item #6. Z178-175(JM) original draft version of the minutes was correct.

Adjournment

Motion: It was moved to **adjourn** the April 19, 2018, City Plan Commission meeting at 5:21 p.m.

Maker: Ridley
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: 0
Vacancy: 1 - District 8

Gloria Tarpley, Chair