

PLAN COMMISSION MINUTES

The City Plan Commission held a regular Zoning Hearing on May 17, 2018, with the briefing starting at 9:38 a.m., in Room 5ES and the public hearing at 1:40 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, 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: Tipton Housewright. 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) **S178-179**

Motion: It was moved to **approve** an application to replat a 1.183-acre tract of land containing all of Lots 2, 3, 4 in City Block D/491 and all of Lots 12, 13, 14, 15 and a tract of land in City Block D/491 to create one lot on property located on Junius Street, between Malcolm X Boulevard and CBD Fair Park Link, subject to compliance with the conditions listed in the docket.

Maker: Rieves

Second: Mack

Result: Carried: 13 to 0

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

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

*out of the room, shown voting in favor

Speakers: None

(2) S178-181

Motion: It was moved to **approve** an application to create one 0.5337-acre lot from a tract of land containing all of Lots 4, 5, and 6 in City Block I/1581 on property located on Lemmon Avenue, between Herschel Avenue and Wycliff Avenue, subject to compliance with the conditions listed in the docket.

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

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

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

*out of the room, shown voting in favor

Speakers: None

(3) S178-182

Motion: It was moved to **approve** an application to create one 0.352-acre lot from a 0.352-acre tract of land containing all of Lots 13 and 14 and part of Lots 17 and 18 in City Block 25/7890 on property located on Levee Street southwest of Express Street, subject to compliance with the conditions listed in the docket.

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

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

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

*out of the room, shown voting in favor

Speakers: None

(4) S178-183

Motion: It was moved to **approve** an application to replat a 0.567-acre tract of land containing all of Lot 1 and two tracts of land in City Block A/907 on property located on Gano Street, between Wall Street and Akard Street, subject to compliance with the conditions listed in the docket.

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

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

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

*out of the room, shown voting in favor

Speakers: None

(5) S178-184

Motion: It was moved to **approve** an application to replat a 0.097-acre tract of land containing all of Lots 33 and 34 in City Block 11/3450 to create one lot on property located on Clarendon Drive, west of Montreal Avenue, subject to compliance with the conditions listed in the docket.

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

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

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

*out of the room, shown voting in favor

Speakers: None

(6) S178-185

Motion: It was moved to **approve** an application to replat a 0.8562-acre tract of land containing all of Lots 5, 6, 7, 8, 9, 10 and 11A in City Block K/6384 to create one lot on property located on Irving Boulevard, between Mockingbird Avenue and Lucky Lane, subject to compliance with the conditions listed in the docket.

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

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

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

*out of the room, shown voting in favor

Speakers: None

(7) S178-186

Motion: It was moved to **approve** an application to replat a 1.721-acre tract of land containing all of Lots 24 and 25 and part of Lot 23 in City Block B/7462 to create one lot on property located on Brenner Drive, between Shady Lane and Harry Hines Boulevard, subject to compliance with the conditions listed in the docket.

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

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

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

*out of the room, shown voting in favor

Speakers: None

Note: The Commission heard Subdivision agenda item #8. S178-187 upon the conclusion of the Subdivision consent agenda items.

(8) S178-187

Note: The Commission considered this item individually.

Motion: It was moved to **approve** an application to replat a 0.453-acre tract of land containing part of Lots 5, 6, and 7 to create one 0.453-acre lot on property located on Zang Boulevard at Beckley Avenue, subject to compliance with the conditions listed in the docket.

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

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

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

Speakers: For: None

For (Did not speak): Rob Baldwin, 3904 Elm St., Dallas, TX, 75226
Yogi Patel, 1102 N. Zang Blvd., Dallas, TX, 75203
Yajaira Valencia, 1102 N. Zang Blvd., Dallas, TX, 75203

Against: None

Note: The Commission continued with the regular order of the agenda and heard Residential Replat item #9 S178-180 next.

Residential Replat:

(9) **S178-180**

Motion: It was moved to **approve** an application to create one, 28.374-acre lot from a tract of land containing all of Lot 2 in City Block A/6109, and a tract of land in City Block 6109 on property located on Duncanville Road at Illinois Avenue, subject to compliance with the conditions listed in the docket.

Maker: Houston
Second: Mack
Result: Carried: 12 to 0

For: 12 - West, Rieves, Houston, Shidid, Carpenter,
Mack, Jung, Schultz, Peadon, Murphy, Ridley,
Tarpley

Against: 0
Absent: 1 - Housewright
Vacancy: 1 - District 8
Conflict: 1 - Davis

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

Speakers: None

(10) **S178-188**

Motion: It was moved to **approve** an application to replat a 0.530-acre tract of land containing the remainder of Lots 12 and 13 in City Block P/4367 to create one 0.530-acre lot on property located on Five Mile Drive at Frio Drive, east corner, subject to compliance with the conditions listed in the docket.

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

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

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

Notices: Area: 200 Mailed: 22
Replies: For: 12 Against: 0

Speakers: For: None
For (Did not speak): Erroll Hampton, 4938 E. Frio Dr., Dallas, TX, 75216
Against: None

Miscellaneous Items:

M178-022

Planner: Abraham Martinez

Motion: In considering an application for a minor amendment to the existing development plan for a public school other than an open-enrollment charter school [Spruce High School] on property zoned Planned Development District No. 989, in an area generally bounded by Grady Lane, St. Augustine Road and Old Seagoville Road, it was moved to **hold** this case under advisement until June 7, 2018.

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

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

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

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

M178-025

Planner: Carlos Talison

Motion: It was moved to **approve** of a minor amendment to the site plan for Specific Use Permit No. 1354 for a private school on property zoned TH-3 Townhouse Subdistrict within Planned Development District No. 193, the Oak Lawn Special Purpose District, on the southeast line of Vagas Street, southwest of Maple Avenue.

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

For: 13 - West, Rieves, Houston, Davis, Shidid,
Carpenter, Mack, Jung, Schultz, Peadon,
Murphy, Ridley, Tarpley
Against: 0
Absent: 1 - Housewright
Vacancy: 1 - District 8

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

D178-005

Planner: Abraham Martinez

Motion: It was moved to **approve** of a minor amendment to a development plan and landscape plan for a hotel use on property zoned Subarea E within Planned Development Subdistrict No. 79, the Harwood Special Purpose District, within Planned Development District No. 193, the Oak Lawn Special Purpose District, in an area bounded by Moody Street, McKinnon Street, Olive Street, and North Harwood Street.

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

For: 13 - West, Rieves, Houston, Davis, Shidid,
Carpenter, Mack, Jung, Schultz, Peadon,
Murphy, Ridley, Tarpley
Against: 0
Absent: 1 - Housewright
Vacancy: 1 - District 8

Speakers: None

D178-007

Planner: Abraham Martinez

Motion: It was moved to **approve** of a minor amendment to a development plan and landscape plan for an accessory community center (private) on property zoned Subarea 3 within Planned Development District No. 921, on the south corner of Sugar Cane Way and Agave Lane.

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

For: 12 - West, Rieves, Davis, Shidid, Carpenter, Mack,
Jung, Schultz, Peadon, Murphy, Ridley,
Tarpley

Against: 0
Absent: 1 - Housewright
Vacancy: 1 - District 8
Conflict: 1 - Houston

Speakers: For: None
For (Did not speak): Kirston Stubbs, 386 W. Main St., Lewisville, TX, 75057
Against: None

D178-010

Planner: Carlos Talison

Motion: It was moved to **approve** of a minor amendment to a development plan for surface parking on property zoned Tracts II, III, and a portion of Tract I within Planned Development District No. 931, on the south line (Tract I) and north line (Tracts II and III) of Bryan Street, between Greenville Avenue and Matilda Street.

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

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

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

Speakers: None

Miscellaneous Items – Under Advisement:

M178-016

Planner: Carlos Talison

Motion: It was moved to **deny** an application for a minor amendment to the site plan for Specific Use Permit No. 405 for a child-care facility and private school on property zoned R-16(A) on the southeast corner of Quincy Lane at Northaven Road.

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

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

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

Speakers: None

Certificates of Appropriateness for Signs – Under Advisement:

1803190031

Neva Dean

Motion: It was moved to **approve** an application for a Certificate of Appropriateness by Abigael Portillo of NT Sign Service for a 102.24-square foot illuminated flat attached sign at 750 West Jefferson Boulevard (north elevation).

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

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

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

Speakers: None

1803220004

Steve Long

Motion: It was moved to **approve** an application for a Certificate of Appropriateness by Melanie Hancock of Hancock Sign Company for a 64.8-square foot illuminated flat attached sign at 2121 North Pearl Street (southeast elevation).

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

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

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

Speakers: None

Zoning Cases – Consent:

1. Z178-220(AM)

Planner: Abraham Martinez

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

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

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

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

Notices: Area: 200 Mailed: 28
Replies: For: 2 Against: 1

Speakers: None

2. Z178-217(MB)

Planner: Mohammad Bordbar

Motion: It was moved to recommend **approval** for the renewal of Specific Use Permit No. 2206 for a liquor store for a two-year period with eligibility for automatic renewals for additional three-year periods, subject to revised conditions on property zoned Subarea 1 within Planned Development District No. 298, the Bryan Area Special Purpose District, on the southeast side of Ross Avenue, northeast of Hall Street.

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

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

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

Notices: Area: 200 Mailed: 33
Replies: For: 1 Against: 0

Speakers: None

3. Z178-107(SM)

Planner: Sarah May

Motion: It was moved to recommend **approval** of 1) a CR Community Retail District, and **approval** of 2) a Specific Use Permit for mini-warehouse use for a ten-year period, subject to a site plan and conditions on property zoned an A(A) Agricultural District with Specific Use Permit No. 1301 for a tower/antenna for cellular communication on the northeast corner of South Belt Line Road and Fish Road.

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

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

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

Notices: Area: 400 Mailed: 114
Replies: For: 1 Against: 0

Speakers: None

4. Z178-170(SM)

Planner: Sarah May

Note: The Commission considered this item individually.

Motion: It was moved to recommend **approval** of an amendment to Planned Development District No. 834, subject to a revised conceptual plan, revised development plan, revised master parking tabulation chart, and revised conditions (as briefed) to include the following modifications: 1) under Sec. 51P-834.109, MAIN USES PERMITTED, (10) Retail and personal service uses, delete "General merchandise or food store 100,000 square feet or more. [SUP]", 2) require applicant to provide a study of the pedestrian crosswalk traffic to occur at the earliest of either one year from the date a certificate of occupancy is issued or at 80 percent occupancy of the building on the northeast corner of North Central Expressway and Twin Sixties Drive.

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

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

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

Notices: Area: 500 Mailed: 17
Replies: For: 0 Against: 0

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

Note: The Commission heard agenda item #7. Z178-209(PD) next.

5. Z178-207(SM)

Planner: Sarah May

Motion: It was moved to recommend **approval** of a Specific Use Permit for a bar, lounge, or tavern and a microbrewery, distillery, or winery for a two-year period, subject to a site plan and conditions on property zoned Tract A within Planned Development District No. 269, the Deep Ellum/Near East Side Special Purpose District, on the south line of Main Street, between South Malcolm X Boulevard and South Crowds Street.

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

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

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

Notices: Area: 200 Mailed: 13
Replies: For: 2 Against: 0

Speakers: None

6. Z178-216(SM)

Planner: Sarah May

Motion: It was moved to recommend **approval** of a Specific Use Permit for a child-care facility for a three-year period with eligibility for automatic renewals for additional five-year periods, subject to a site plan and conditions on property zoned Subdistrict 9 within Planned Development District No. 357, the Farmers Market Special Purpose District, with Historic Overlays Nos. 16 and 48 on a portion, on the northwest corner of Young Street and South Harwood Street.

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

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

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

Notices: Area: 300 Mailed: 26
Replies: For: 1 Against: 0

Speakers: None

7. Z178-209(PD)

Planner: Pamela Daniel

Note: The Commission considered this item individually.

Motion: It was moved to recommend **approval** of an MU-3 Mixed Use District, subject of deed restrictions volunteered by the applicant to prohibit alcohol beverage establishments and liquor stores on property zoned a CS Commercial Service District, on the southeast line of Race Street, southwest of North Washington Avenue.

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

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

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

*out of the room, shown voting in favor

Notices: Area: 200 Mailed: 10
Replies: For: 2 Against: 0

Speakers: For: Robert Reeves, 900 Jackson St., Dallas, TX, 75202
Against: None

Note: The Commission heard agenda item #8. Z178-212(PD) next.

8. Z178-212(PD)

Planner: Pamela Daniel

Note: The Commission considered this item individually.

Motion: It was moved to recommend **approval** of a Specific Use Permit for a private recreation center, club or area use for a ten-year period with eligibility of automatic renewals for additional ten-year periods, subject to a revised site plan and revised conditions (as briefed) to include the following modifications: 1) no lighting and 2) provide a new iron-rod fence on the north side of the site to be install within two years on property zoned D(A) Duplex District, on the south line of West 10th Street, east of Tyler Street.

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

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

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

*out of the room, shown voting in favor

Notices: Area: 200 Mailed: 19
Replies: For: 4 Against: 0

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

Note: The Commission returned to the regular order of the agenda and heard Zoning Cases – Under Advisement item #10. Z178-108(PD) next.

9. Z178-214(PD)

Planner: Pamela Daniel

Motion: It was moved to recommend **approval** of an amendment to and renewal of Specific Use Permit No. 1959 for an attached projecting non-premise district activity videoboard sign and amendment to the orientation of the sign for a six-year period, subject to a revised site plan and conditions (as briefed) on property zoned Planned Development District No. 619, on the southeast corner of Elm Street and North Field Street.

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

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

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

Notices: Area: 200 Mailed: 279
Replies: For: 0 Against: 0

Speakers: None

Note: The Commission heard agenda item #4, Z178-170(SM) upon the conclusion of the Zoning Consent agenda items.

Zoning Cases – Under Advisement:

10. 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 June 7, 2018.

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

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

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

*out of the room, shown voting in favor

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

Speakers: For: None

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

Against: Robert Troy, 31 Vanguard Way, Dallas, TX, 75243

Tammy Lynn, 8807 Lavalley Ln., Dallas, TX, 75243

Kent Binfield, 8474 Birchcroft Dr., Dallas, TX, 75243

Traci Williams, 9194 Orbiter Cir., Dallas, TX, 75243

Doris Smith, 9315 Whittenburg Gate Ave., Dallas, TX, 75243

Against (Did not speak): Ernell Smith, 9315 Whittenburg Gate Ave., Dallas, TX, 75243
Jeff Ulrich, 9240 Orbiter Cr., Dallas, TX, 75243

11. 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 June 7, 2018.

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

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

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

Notices: Area: 500 Mailed: 145
Replies: For: 12 Against: 10

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

12. 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 June 7, 2018.

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

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

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

Notices: Area: 500 Mailed: 144
Replies: For: 21 Against: 6

Speakers: None

Zoning Cases – Individual:

13. Z178-199(CY)

Planner: Carolina Yumet

Motion: It was moved to recommend **approval** of a new subarea, subject to a development plan, landscape plan, traffic management plan, and conditions on property zoned Subarea 4 within Planned Development District No. 298, the Bryan Area Special Purpose District with Historic Overlay H/77 for the Fanning Elementary School, bounded by Ross Avenue to the north, North Fitzhugh Avenue to the east, San Jacinto Street to the south, and North Prairie Avenue to the west.

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

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

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

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

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

14. Z167-246(SM)

Planner: Sarah May

Motion: It was moved to recommend **approval** of a new subdistrict for mixed uses, subject to staff's recommended conditions with the following changes: 1) 50 percent parking reductions, 2) add a condition commercial amusement (inside) use must be closed to the public between the hours of midnight and 6:00 a.m., Monday through Sunday, 3) proposed parking reductions for legacy buildings do not apply to covered or uncovered rooftop areas, and 4) specific use permit required for any restaurant, alcoholic beverage establishments, or commercial amusement (inside) located on a rooftop of a structure, on property zoned Subdistrict 2, the Moderate Density Mixed Use Corridors, within Planned Development District No. 317, the Cedars Area Special Purpose District, on the west corner of South Ervay Street and Beaumont Street.

Maker: Rieves
Second: Houston

Result: Carried: 13 to 0

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

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

Notices: Area: 500 Mailed: 118
Replies: For: 11 Against: 0

Speakers: For: Santos Martinez, 900 Jackson St., Dallas, TX, 75202
Against: None

15. Z167-404(SM)

Planner: Sarah May

Motion: In considering and application for 1) a new tract for MF-2(A) Multifamily District uses; 2) the termination of Specific Use Permit No. 1636 for multifamily uses; and, 3) the termination of Specific Use Permit No. 2213 for single family uses, on property zoned Tract 12 for MU-1 Mixed Use District uses and Tract 13 for MF-2(A) Multifamily District uses within Planned Development District No. 508, on the north line of Singleton Boulevard, east of Westmoreland Road, it was moved to **hold** this case under advisement until June 21, 2018.

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

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

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

*out of the room, shown voting in favor

Notices: Area: 500 Mailed: 29
Replies: For: 0 Against: 0

Speakers: None

16. **Z178-213(SM)**

Planner: Sarah May

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 staff's recommended conditions on property zoned an IR Industrial Research District, on the south line of Skillman Street and the north line of Wendell Road, east of Pagemill Road.

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

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

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

Notices: Area: 300 Mailed: 20
Replies: For: 0 Against: 0

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

17. **Z178-215(SM)**

Planner: Sarah May

Motion: In considering an application for an MU-2 Mixed Use District and an R-5(A) Single Family District with deed restrictions volunteered by the applicant on property zoned an R-10(A) Single Family District, on the southwest corner of Beltline Road and Fish Road, it was moved to **hold** this case under advisement until June 7, 2018.

Maker: Houston
Second: Mack
Result: Carried: 13 to 0

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

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

Notices: Area: 500 Mailed: 130
Replies: For: 1 Against: 1

Speakers: For: Angela Hunt, 500 N. Akard St., Dallas, TX, 75201
Against: None

Authorization of a Hearing:

Planner: Nathan Warren

Motion: It was moved to **approve** the authorization of a public hearing to determine the proper zoning on property zoned an R-5(A) Single Family District and a TH-1(A) Townhouse District; generally east of Denley Drive, south the Trinity River Greenbelt, west of Corinth Street, north of Canyon Street, north of Hutchins Avenue, and along both sides of Canyon Street being approximately 44.05 acres with consideration being given to appropriate zoning for the area to include but not limited to use, development standards, and other appropriate regulations. This is a hearing to consider the request to authorize the hearing and not the rezoning of property at this time.

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

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

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

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

Planner: Nathan Warren

Motion: It was moved to **approve** the authorizing of a public hearing to determine the proper zoning on property zoned a CR Community Retail District with a portion in a D Liquor Control Overlay and a D-1 Liquor Control Overlay, a CS Commercial Service District, an IM Industrial Manufacturing District, an IR Industrial Research District, an LI Light Industrial District, an MF-2(A) Multifamily District, an NS(A) Neighborhood Service District, a P(A) Parking District, an R-5(A) Single Family District, an RR Regional Retail District with a portion in a D Liquor Control Overlay, a TH-3(A) Townhouse District, an WMU-5 Walkable Urban Mixed Use District, Planned Development

District No. 382, Planned Development District No. 383, Planned Development District No. 390, and Planned Development District No. 564; generally east of Ewing Avenue, south of IH-35, south of East 11th Street, west of South Fleming Avenue, south of East Clarendon Drive, east of the utility easement between East Clarendon Drive and East 8th Street, south of Canyon Street, north of Parkway Avenue, from the alley south of Avenue B to 280 feet south of Morrell Street, west of South Corinth Street from Parkway Avenue to alley south of Avenue B, both sides of South Corinth Street, north of Hendricks Avenue, west of Fernwood Avenue, and north of Galloway Avenue being approximately 272.96 acres to include a modification to amend the boundary area and remove the area north of 8th Street (as it is the bottom of neighborhood) with consideration being given to appropriate zoning for the area to include but not limited to use, development standards, and other appropriate regulations. This is a hearing to consider the request to authorize the hearing and not the rezoning of property at this time.

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

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

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

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

Other Matters

Minutes:

Motion: It was moved to **approve** the minutes of the May 3, 2018, City Plan Commission meeting, subject to the following correction(s):

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

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

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

Adjournment

Motion: It was moved to **adjourn** the May 17, 2018, City Plan Commission meeting at 3:31 p.m.

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

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

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

Gloria Tarpley, Chair