

PLAN COMMISSION MINUTES

The City Plan Commission held a regular Zoning Hearing on June 7, 2018, with the briefing starting at 11:12 a.m., in Room 5ES and the public hearing at 1:44 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: Mark Rieves, Jarred Davis, Tony Shidid, Deborah Carpenter, Korey Mack, P. Michael Jung, Tipton Housewright, Jaynie Schultz, Carolyn "Cookie" Peadon, Margot Murphy and Paul E. Ridley. The following Commissioner was absent from this hearing as defined in the City Plan Commission rules: Chad West. 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) **S145-092R**

Motion: It was moved to **approve** an application to revise a previously approved plat (S145-092) to create one 2.303-acre lot from a tract of land containing part of City Block 8031 on property located on Ledbetter Drive at Whispering Cedar Drive, northeast corner, subject to compliance with the conditions listed in the docket.

Maker: Houston

Second: Mack

Result: Carried: 12 to 0

For: 12 - Rieves, Houston, Davis, Shidid, Carpenter,
Mack, Jung, Housewright, Schultz, Peadon,
Ridley, Tarpley

Against: 0
Absent: 2 - West, Murphy**
Vacancy: 1 - District 8

**shown absent when vote taken

Speakers: For: None
For (Did not speak): Vanh Senesoury, 4100 S. Ledbetter Dr., Dallas, TX, 75236
Against: None

(2) **S178-190**

Motion: It was moved to **approve** an application to replat a 0.355-acre tract of land containing all of Lots 14 and 15 in City Block 5/710 to create one lot on property located on Virginia Avenue at Prairie Avenue, south corner, subject to compliance with the conditions listed in the docket.

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

For: 12 - Rieves, Houston, Davis, Shidid, Carpenter,
Mack, Jung, Housewright, Schultz, Peadon,
Ridley, Tarpley

Against: 0
Absent: 2 - West, Murphy**
Vacancy: 1 - District 8

**shown absent when vote taken

Speakers: None

(3) **S178-191**

Motion: It was moved to **approve** an application to replat application to create one 0.28-acre tract of land containing all of Lots 2, part of Lots 3, 12, and 13 on a property located on Hood Street at Fairmount Street, east corner, subject to compliance with the conditions listed in the docket.

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

For: 12 - Rieves, Houston, Davis, Shidid, Carpenter,
Mack, Jung, Housewright, Schultz, Peadon,
Ridley, Tarpley

Against: 0
Absent: 2 - West, Murphy**
Vacancy: 1 - District 8

**shown absent when vote taken

Speakers: None

(4) **S178-193**

Motion: It was moved to **approve** an application to replat a 0.433-acre tract of land containing all of Lots 11, 12, and 13 in City Block 7/1012 to create one lot on property located on Routh Street and Hood Street, south corner, subject to compliance with the conditions listed in the docket.

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

For: 12 - Rieves, Houston, Davis, Shidid, Carpenter,
Mack, Jung, Housewright, Schultz, Peadon,
Ridley, Tarpley

Against: 0
Absent: 2 - West, Murphy**
Vacancy: 1 - District 8

**shown absent when vote taken

Speakers: None

(5) **S178-194**

Motion: It was moved to **approve** an application to create one 2.67-acre lot from a tract of land in City Block 8031 on property located on Ledbetter Drive at Crystal Lake Boulevard, northeast corner, subject to compliance with the conditions listed in the docket.

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

For: 12 - Rieves, Houston, Davis, Shidid, Carpenter,
Mack, Jung, Housewright, Schultz, Peadon,
Ridley, Tarpley

Against: 0
Absent: 2 - West, Murphy**
Vacancy: 1 - District 8

**shown absent when vote taken

Speakers: None

(6) S178-196

Motion: It was moved to **approve** an application to replat a 0.9389-acre tract of land containing part of Lot 1 and all of Lots 2 and 3 in City Block 1037 to create one lot on property on Welborn Street at Hall Street, south corner, subject to compliance with the conditions listed in the docket.

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

For: 12 - Rieves, Houston, Davis, Shidid, Carpenter,
Mack, Jung, Housewright, Schultz, Peadon,
Ridley, Tarpley

Against: 0
Absent: 2 - West, Murphy**
Vacancy: 1 - District 8

**shown absent when vote taken

Speakers: None

(7) S178-197

Motion: It was moved to **approve** an application to create 176 lots with 3 common areas from a 43.533- acre tract of land on property located on Falcon Way at Iron Gate Boulevard, southwest corner, subject to compliance with the conditions listed in the docket.

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

For: 12 - Rieves, Houston, Davis, Shidid, Carpenter,
Mack, Jung, Housewright, Schultz, Peadon,
Ridley, Tarpley

Against: 0
Absent: 2 - West, Murphy**
Vacancy: 1 - District 8

**shown absent when vote taken

Speakers: None

(8) S178-198

Motion: It was moved to **approve** an application to create one 31.1007-acre lot from a tract of land containing part of City Blocks 8313 and 8314 on property located on Logistics Drive at Bonnie View Road, west of Blanco Drive, subject to compliance with the conditions listed in the docket.

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

For: 12 - Rieves, Houston, Davis, Shidid, Carpenter,
Mack, Jung, Housewright, Schultz, Peadon,
Ridley, Tarpley

Against: 0
Absent: 2 - West, Murphy**
Vacancy: 1 - District 8

**shown absent when vote taken

Speakers: None

(9) S178-199

Motion: It was moved to **approve** an application to create one 9.9577-acre lot from a tract of land containing part of City Blocks 8322 and 8323 on property located on Bonnie View Road at Logistics Drive, southeast corner t, subject to compliance with the conditions listed in the docket.

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

For: 12 - Rieves, Houston, Davis, Shidid, Carpenter,
Mack, Jung, Housewright, Schultz, Peadon,
Ridley, Tarpley

Against: 0

Absent: 2 - West, Murphy**

Vacancy: 1 - District 8

**shown absent when vote taken

Speakers: None

(10) **S178-201**

Motion: It was moved to **approve** an application to create one 12.030-acre lot from a tract of land containing part of City Block 8032 on property located on Duncanville Road at Ledbetter Drive, south of Investment Drive, subject to compliance with the conditions listed in the docket.

Maker: Houston

Second: Mack

Result: Carried: 12 to 0

For: 12 - Rieves, Houston, Davis, Shidid, Carpenter,
Mack, Jung, Housewright, Schultz, Peadon,
Ridley, Tarpley

Against: 0

Absent: 2 - West, Murphy**

Vacancy: 1 - District 8

**shown absent when vote taken

Speakers: None

(11) **S178-202**

Motion: It was moved to **approve** an application to create one 11.951-acre lot from a tract of land containing part of City Block 7620 on property located on Polk Street at Wheatland Road, southwest corner, subject to compliance with the conditions listed in the docket.

Maker: Houston

Second: Mack

Result: Carried: 12 to 0

For: 12 - Rieves, Houston, Davis, Shidid, Carpenter,
Mack, Jung, Housewright, Schultz, Peadon,
Ridley, Tarpley

Against: 0
Absent: 2 - West, Murphy**
Vacancy: 1 - District 8

**shown absent when vote taken

Speakers: None

(12) **S178-203**

Motion: It was moved to **approve** an application to replat a 4.884-acre tract of land containing part of Lot 1 in City Block 7084 to create one 2.031-acre lot and one 2.853-acre lot on property located on Singleton Boulevard at Amonette Street, southeast corner, subject to compliance with the conditions listed in the docket.

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

For: 12 - Rieves, Houston, Davis, Shidid, Carpenter,
Mack, Jung, Housewright, Schultz, Peadon,
Ridley, Tarpley

Against: 0
Absent: 2 - West, Murphy**
Vacancy: 1 - District 8

**shown absent when vote taken

Speakers: None

(13) **S178-204**

Motion: It was moved to **approve** an application to replat a 21.5418-acre tract of land containing all of Lot 1 in City Block D/8759 to create 7 lots ranging in size from 0.6606-acre to 14.1070-acres on property located between George Bush Turnpike and Frankford Road, east of Coit Road, subject to compliance with the conditions listed in the docket.

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

For: 12 - Rieves, Houston, Davis, Shidid, Carpenter,
Mack, Jung, Housewright, Schultz, Peadon,
Ridley, Tarpley

Against: 0

Absent: 2 - West, Murphy**

Vacancy: 1 - District 8

**shown absent when vote taken

Speakers: None

(14) **S178-206**

Motion: It was moved to **approve** an application to replat a 0.5004-acre tract of land containing part of Lot 3 and all of Lot 4 in City Block C/667 to create a 16-lot shared access development on property located between Munger Avenue and Monarch Street, east of Annex Avenue, subject to compliance with the conditions listed in the docket.

Maker: Houston

Second: Mack

Result: Carried: 12 to 0

For: 12 - Rieves, Houston, Davis, Shidid, Carpenter,
Mack, Jung, Housewright, Schultz, Peadon,
Ridley, Tarpley

Against: 0

Absent: 2 - West, Murphy**

Vacancy: 1 - District 8

**shown absent when vote taken

Speakers: None

(15) **S178-207**

Note: The Commission considered this item individually.

Motion I: It was moved to **deny** an application to replat 3.661-acre tract of land containing all of Lots 18 through 39 and part of an 11-foot alley in City Block D/1979 to create one lot on property between McMillan Avenue and Glencoe Street, north of Henderson Avenue; to replat a 0.775-acre tract of land containing all of Lots 1, 2, 3, and 7 in City Block A/1989 to create one lot on property located on Henderson Avenue at Fuqua Street, west corner; and to replat a 0.417-acre tract of land containing all of Lots 13 and 14 in City Block C/1491 to create one lot on property located on Henderson Avenue at Fuqua Street, east corner, due to non-compliance with Section 51A-8.503 of the Dallas Development Code.

Maker: Jung
Second: None
Result: Failed: Lack of a second

Motion II: It was moved to **approve** an application to replat 3.661-acre tract of land containing all of Lots 18 through 39 and part of an 11-foot alley in City Block D/1979 to create one lot on property between McMillan Avenue and Glencoe Street, north of Henderson Avenue; to replat a 0.775-acre tract of land containing all of Lots 1, 2, 3, and 7 in City Block A/1989 to create one lot on property located on Henderson Avenue at Fuqua Street, west corner; and to replat a 0.417-acre tract of land containing all of Lots 13 and 14 in City Block C/1491 to create one lot on property located on Henderson Avenue at Fuqua Street, east corner, subject to compliance with the conditions listed in the docket.

Maker: Murphy
Second: Shidid
Result: Carried: 10 to 2

For: 10 - Houston, Davis, Shidid, Carpenter,
Housewright, Schultz, Peadon, Murphy, Ridley,
Tarpley

Against: 2 - Mack, Jung
Absent: 1 - West
Vacancy: 1 - District 8
Conflict: 1 - Rieves

Speakers: For: Tommy Mann, Winstead Bldg., 2728 N. Harwood St., Dallas, TX, 75201
Against: Michael Northrup, 901 Main St., Dallas, TX, 75202
Melanie Vanlandingham, 6311 Lakeshore Dr., Dallas, TX, 75214
Virginia McAlester, 5703 Swiss Ave., Dallas, TX, 75214

Note: Chair Tarpley announced a change to the order of the agenda and the Commission heard Under Advisement Item #5. Z178-108(PD) next.

(16) **S178-208**

Motion: It was moved to **approve** an application to create 5 lots ranging in size from 0.734-acre to 3.094-acre from a 7.7942-acre tract of land in City Block 8837 on property located on South Belt Line Road at Fish Road, northeast corner, subject to compliance with the conditions listed in the docket.

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

For: 12 - Rieves, Houston, Davis, Shidid, Carpenter,
Mack, Jung, Housewright, Schultz, Peadon,
Ridley, Tarpley

Against: 0
Absent: 2 - West, Murphy**
Vacancy: 1 - District 8

**shown absent when vote taken

Speakers: None

(17) **S178-209**

Motion: It was moved to **approve** an application to create one 1.813-acre lot and one 15.991-acre lot from a 17.804-acre tract of land in City Block 7219 on property located at 2727 Westmoreland Road, south of Union Pacific Railroad, subject to compliance with the conditions listed in the docket.

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

For: 12 - Rieves, Houston, Davis, Shidid, Carpenter,
Mack, Jung, Housewright, Schultz, Peadon,
Ridley, Tarpley

Against: 0
Absent: 2 - West, Murphy**
Vacancy: 1 - District 8

**shown absent when vote taken

Speakers: None

Note: The Commission heard Subdivision agenda item #15. S178-207 upon the conclusion of the Subdivision consent agenda items.

(18) **S178-210**

Note: The Commission considered this item individually.

Motion: It was moved to **deny** an application to create 8 lots with 3 common areas from a 16.043-acre tract of land containing part of City Blocks 7166, 7168 and A/7146, and part of Lots 15 and 16 in City Block A on property located on Iroquois Drive at Homeland Street, north of Nomas Street, due to non-compliance with Section 51A-8.503 of the Dallas Development Code.

Maker: Carpenter
Second: Houston
Result: Carried: 7 to 5

For: 7 - Rieves, Houston, Carpenter, Jung,
Housewright, Schultz, Peardon

Against: 5 - Davis, Mack, Murphy, Ridley, Tarpley
Absent: 2 - West, Shidid
Vacancy: 1 - District 8

Speakers: For: Brent Murphy, Address not given
Against: Julian Almaguer, 3611 Harlingen St., Dallas, TX, 75212
James Armstrong, 1839 Leath St., Dallas, TX, 75212
Debbie Solis, 2322 Kenesaw Dr., Dallas, TX, 75212
Ronnie Mestas, 3215 Rutz St., Dallas, TX, 75212
Wendi Macon, 3622 Ladd St., Dallas, TX, 75212
Against (Did not speak): Joshua Almaguer, 3611 Harlingen St., Dallas, TX, 75212
Margarita Hernandez, 3435 Tumalo Trail, Dallas, TX, 75212
George Castillo, 3611 Ingersoll St., Dallas, TX, 75212
Sonia Almaguer, 3611 Harlingen St., Dallas, TX, 75212
Jesus Castillo, 3523 Odessa St., Dallas, TX, 75212
Mary Castillo, 3523 Odessa St., Dallas, TX, 75212
Caroline Gonzalez, 4046 Tumalo Trail, Dallas, TX, 75212
Sylvia Duran, 2806 Mike St., Dallas, TX, 75212
Erica Solis, 2322 Kenesaw Dr., Dallas, TX, 75212
Hilda Duarte, 407 Bella St., Duncanville, TX, 75137
Elsa Cadena, 6815 American Way, Dallas, TX, 75237
Enrique Chavez, Address not given
Norma De La Rosa, 3522 Tumalo Trail, Dallas, TX, 75212
Maria Story, 3518 Tumalo Trail, Dallas, TX, 75212
Tabitha De La Rosa, 3526 Tumalo Trail, Dallas, TX, 75212

Maribel Tellez, 3227 Hammerly, Dallas, TX, 75212
Freddie De La Rosa, 3526 Tumalo Trail, Dallas, TX, 75212

Note: The Commission continued with the regular order of the agenda and heard Residential Replats Item #19. S178-200 next.

Residential Replat:

(19) **S178-200**

Motion: It was moved to **approve** an application to replat Lots 7, 8, 9, 10, and a portion of a 15-foot alley in City Block B2/1513 to enlarge existing Lots 7, 8, 9, and 10 on property located on Blackburn Street, northwest of Travis Street, subject to compliance with the conditions listed in the docket.

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

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

Against: 0
Absent: 2 - West, Shidid
Vacancy: 1 - District 8

*out of the room, shown voting in favor

Notices: Area: 200 Mailed: 86
Replies: For: 5 Against: 2

Speakers: For: Santos Martinez, 900 Jackson St., Dallas, TX, 75202
For (Did not speak): John Bassett, 3364 Blackburn St., Dallas, TX, 75204
Against: None

Miscellaneous Items – Under Advisement:

M178-022

Planner: Abraham Martinez

Motion: It was moved to **deny** 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.

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

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

Against: 0
Absent: 2 - West, Shidid
Vacancy: 1 - District 8

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

D178-004

Planner: Carlos Talison

Motion: In considering an application for a development plan for an office use with parking garage on property zoned the North Subdistrict within Planned Development District No. 582, Victory Planned Development District on the east line of Victory Avenue at All Star Way, it was moved to **hold** this case under advisement until July 19, 2018.

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

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

Against: 0
Absent: 2 - West, Shidid
Vacancy: 1 - District 8

Speakers: None

Certificates of Appropriateness for Signs – Under Advisement:

1804170002

Steve Long

Motion: It was moved to **approve** an application for a Certificate of Appropriateness by Olivia Kinsey of Texas Pro Signs, Inc. for a 120-square foot attached sign at 702 West Jefferson Boulevard (northeast elevation).

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

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

Against: 0
Absent: 2 - West, Shidid
Vacancy: 1 - District 8

*out of the room, shown voting in favor

Speakers: For: None

For (Did not speak): Oralía Villasana, 3030 N. Stemmons Fwy., Dallas, TX. 75247
Against: None

1804160021

Steve Long

Motion: It was moved to **deny** an application for a Certificate of Appropriateness by Elizabeth Cardenas of Sign Manufacturing & Maintenance Corporation for a 43.56-square foot multi-tenant monument sign at 2121 North Pearl Street (southeast corner).

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

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

Against: 0
Absent: 2 - West, Shidid
Vacancy: 1 - District 8

Speakers: For: None

For (Did not speak): Douglas Jorgensen, 4610 Mint Way, Dallas, TX, 75236
Against: None

1804160022

Steve Long

Motion: It was moved to **approve** an application for a Certificate of Appropriateness by Elizabeth Cardenas of Sign Manufacturing & Maintenance Corporation for a 20.5-square foot single-tenant monument sign at 2121 North Pearl Street (southwest corner).

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

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

Against: 0
Absent: 2 - West, Shidid
Vacancy: 1 - District 8

Speakers: For: None
For (Did not speak): Douglas Jorgensen, 4610 Mint Way, Dallas, TX, 75236
Against: None

1804130007

Neva Dean

Motion: It was moved to **approve** an application for a Certificate of Appropriateness by Bobby Nichols of Chandler Signs for a 183-square foot flat attached sign at 3131 Main Street (south elevation).

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

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

Against: 0
Absent: 2 - West, Shidid
Vacancy: 1 - District 8

Speakers: For: None
For (Did not speak): Joe Machan, 3131 Main St., Dallas, TX, 75226
Against: None

1804160013

Neva Dean

Motion: It was moved to **approve** an application for a Certificate of Appropriateness by Liz Cardenas of Sign Manufacturing & Maintenance Corporation for a 42.7-square foot detached sign at 2653 Commerce Street (south elevation).

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

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

Against: 0
Absent: 2 - West, Shidid
Vacancy: 1 - District 8

Speakers: For: None
For (Did not speak): Douglas Jorgensen, 4610 Mint Way, Dallas, TX, 75236
Nancy McCard, 4610 Mint Way, Dallas, TX, 75236
Against: None

Zoning Cases – Consent:

1. Z178-198(MB)

Planner: Mohammed Bordbar

Note: The Commission considered this item individually.

Motion: In considering an application for an application to amend Planned Development District No. 435 for a public school use on property zoned Planned Development District No. 435, on the northwest corner of Illinois Avenue and Duncanville Road, it was moved to **hold** this case under advisement until June 21, 2018.

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

For: 12 - Rieves, Houston, Davis, Carpenter, Mack,
Jung, Housewright, Schultz, Peadon*, Murphy,
Ridley, Tarpley

Against: 0
Absent: 2 - West, Shidid
Vacancy: 1 - District 8

*out of the room, shown voting in favor

Notices: Area: 500 Mailed: 143
Replies: For: 1 Against: 1

Speakers: For: None
Against: None
Against (Did not speak): Niceforo Manzanera, 5150 Mimi Ct., Dallas, TX, 75211

Note: The Commission heard agenda item #2. Z178-226(JM) next.

2. Z178-226(JM)

Planner: Jennifer Muñoz

Note: The Commission considered this item individually.

Motion: It was moved to recommend **approval** of a CR Community Retail District, subject to deed restrictions volunteered by the applicant on property zoned an LO-1-D Limited Office District with a D Liquor Control Overlay, on Gaston Parkway, northwest of Garland Road, and northeast of Beachview Street.

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

For: 12 - Rieves, Houston, Davis, Carpenter, Mack,
Jung, Housewright, Schultz, Peadon, Murphy,
Ridley, Tarpley

Against: 0
Absent: 2 - West, Shidid
Vacancy: 1 - District 8

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

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

Note: The Commission returned to the regular order of the agenda and heard Zoning Cases – Under Advisement item #6. Z178-112(WE/PD) next.

3. Z178-233(JM)

Planner: Jennifer Muñoz

Motion: It was moved to recommend **approval** of a Specific Use Permit for an alcoholic beverage establishment limited to a bar, lounge, or tavern 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 northeast corner of Main Street and North Crowds Street.

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

For: 12 - Rieves, Houston, Davis, Carpenter, Mack,
Jung, Housewright, Schultz, Peadon, Murphy,
Ridley, Tarpley

Against: 0
Absent: 2 - West, Shidid
Vacancy: 1 - District 8

Notices: Area: 200 Mailed: 17
Replies: For: 6 Against: 0

Speakers: None

4. Z178-236(JM)

Planner: Jennifer Muñoz

Motion: It was moved to recommend **approval** of an MF-2(A) Multifamily District and **approval** of the termination of existing deed restrictions [Z756-181], on property zoned a CR-D-1 Community Retail District with a D-1 Liquor Control Overlay and Planned Development District No. 103 on a portion, on the east side of Pastor Bailey Drive, north of Scout Avenue.

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

For: 12 - Rieves, Houston, Davis, Carpenter, Mack,
Jung, Housewright, Schultz, Peadon, Murphy,
Ridley, Tarpley

Against: 0
Absent: 2 - West, Shidid
Vacancy: 1 - District 8

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

Speakers: For: None

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

Against: None

Note: The Commission heard agenda item #1, Z178-198(MB) upon the conclusion of the Zoning Consent agenda items.

Zoning Cases – Under Advisement:

5. Z178-108(PD)

Planner: Pamela Daniel

Motion: It was moved to recommend **approval** of a Planned Development District for R-7.5(A) Single Family District uses, subject to a development and conditions with a modification to the planned development language to read as follows: “All individual dwelling units that face Rockmount Drive must have an individual entry that faces the street. All street facing dwelling units must have direct access to the street from an improved path connecting to the sidewalk.” on property zoned an R-10(A) Single Family District, southeast of Vanguard Way, west of Whittenburg Gate.

Maker: Housewright
Second: Ridley
Result: Carried: 10 to 3

For: 10 - Houston, Shidid, Carpenter, Mack, Jung,
Housewright, Peadon, Murphy, Ridley, Tarpley

Against: 3 - Rieves, Davis, Schultz
Absent: 1 - West
Vacancy: 1 - District 8

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

Speakers: For: Robert Baldwin, 3904 Elm St., Dallas, TX, 75226
Robert Meckfessel, 115 W. Greenbriar Ln., Dallas, TX, 75208
Wes Homeyer, 3301 N. I-35, Carrollton, TX, 75007
Larry Melby, 8841 LaValle Ln., Dallas, TX, 75243
Diane Cheatham, 1 Vanguard Way, Dallas, TX, 75243
Against: Woot Lervisit, 8319 Floyd Lake Dr., Dallas, TX, 75243
Kent Binfield, 8474 Birchcroft Dr., Dallas, TX, 75243
Kristi Caplan, 8947 Woodshore Dr., Dallas, TX, 75243
Ernell Smith, 9315 Whittenburg Gate Ave., Dallas, TX, 75243
Traci Williams, 9194 Orbiter Cir., Dallas, TX, 75243
Against (Did not speak): Tammy Lynn, 8807 Lavallo Ln., Dallas, TX, 75243
Robert Troy, 31 Vanguard Way, Dallas, TX, 75243
Mary Raines, 9219 Pinewood Dr., Dallas, TX, 75243
Roland Vasquez, 9223 Pinewood Dr., Dallas, TX, 75243
Lois McCulloch, 9309 Pinewood Dr., Dallas, TX, 75243
Charlotte Jones, 9252 Orbiter Dr., Dallas, TX, 75243
Lorena Vaughn, 9259 MarKanne Dr., Dallas, TX, 75243

Note: The Commission returned to the regular order of the agenda and heard Subdivision Item #18. S178-210 next.

6. Z178-112(WE/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, on the west side of South Westmoreland Road, north of Red Raider Lane, it was moved to **hold** this case under advisement until August 16, 2018.

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

For: 12 - Rieves, Houston, Davis, Carpenter, Mack,
Jung*, Housewright, Schultz*, Peadon,
Murphy, Ridley, Tarpley

Against: 0
Absent: 2 - West, Shidid
Vacancy: 1 - District 8

*out of the room, shown voting in favor

Notices: Area: 500 Mailed: 90
Replies: For: 2 Against: 4

Speakers: For: None
Against: None

Against (Did not speak): Elsa Cadena, 6815 American Way, Dallas, TX, 75237

7. Z178-139(WE/MB)

Planner: Mohammad Bordbar

Motion: It was moved to recommend **denial without prejudice** of an amendment to Specific Use Permit No. 1401 for an industrial (outside) use for a concrete batching plant on property zoned an IR Industrial Research District with existing deed restrictions [Z990-115], on the east side of Dowdy Ferry Road, north of I-20 (Lyndon B. Johnson Freeway).

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

For: 12 - Rieves, Houston, Davis, Carpenter, Mack,
Jung, Housewright, Schultz, Peadon, Murphy,
Ridley, Tarpley

Against: 0
Absent: 2 - West, Shidid
Vacancy: 1 - District 8

Notices: Area: 400 Mailed: 29
Replies: For: 0 Against: 4

Speakers: None

8. Z178-150(SM)

Planner: Sarah May

Motion: It was moved to recommend **approval** of an amendment to Planned Development District No. 706 for a public school use, subject to a revised development plan, landscape plan, revised traffic management plan, and conditions (as briefed) to include the following modifications to the traffic management plan, (page 6), item #6: 1) strike language “Decommission Eastbound Left-Turn Lane” and 2) item #6 to read as: “Outbound only, during times that the school zones are in effect. Enforce one-way outbound only traffic operation at west driveway on Walnut Hill Lane while school zones are in effect.” on property zoned Planned Development District No. 706, on the northwest corner of Walnut Hill Lane and Gooding Drive.

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

For: 12 - Rieves, Houston, Davis, Carpenter, Mack,
Jung, Housewright, Schultz, Peadon, Murphy,
Ridley, Tarpley

Against: 0
Absent: 2 - West, Shidid
Vacancy: 1 - District 8

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

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

9. 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 21, 2018.

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

For: 12 - Rieves, Houston, Davis, Carpenter, Mack,
Jung, Housewright, Schultz, Peadon, Murphy,
Ridley, Tarpley

Against: 0
Absent: 2 - West, Shidid
Vacancy: 1 - District 8

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

Speakers: None

10. **Z178-197(JM)**

Planner: Jennifer Muñoz

Motion: It was moved to recommend **approval** of a Planned Development District for R-7.5(A) Single Family District uses and a public school other than an open-enrollment charter school, subject to a development plan, traffic management plan, and conditions on property zoned an R-7.5(A) Single Family District, on the southeast corner of Holcomb Road and Odom Drive.

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

For: 12 - Rieves, Houston, Davis, Carpenter, Mack,
Jung, Housewright*, Schultz, Peadon, Murphy,
Ridley, Tarpley

Against: 0
Absent: 2 - West, Shidid
Vacancy: 1 - District 8

*out of the room, shown voting in favor

Notices: Area: 500 Mailed: 182
Replies: For: 8 Against: 5

Speakers: For: None

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

11. **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 July 19, 2018.

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

For: 12 - Rieves, Houston, Davis, Carpenter, Mack,
Jung, Housewright, Schultz, Peadon, Murphy,
Ridley, Tarpley

Against: 0
Absent: 2 - West, Shidid
Vacancy: 1 - District 8

Notices: Area: 500 Mailed: 130
Replies: For: 2 Against: 5

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

Zoning Cases – Individual:

12. **Z178-237(CY)**

Planner: Carolina Yumet

Motion: It was moved to recommend **approval** of an MF-2(A) Multifamily Subdistrict on property zoned an NC Neighborhood Commercial Subdistrict within Planned Development No. 595, the South Dallas/Fair Park Special Purpose District, on the southeast side of Al Lipscomb Way, between Myrtle Street and Atlanta Street.

Maker: Mack
Second: Housewright
Result: Carried: 11 to 1

For: 11 - Rieves, Houston, Davis, Carpenter, Mack,
Housewright, Schultz, Peadon, Murphy, Ridley,
Tarpley

Against: 1 - Jung
Absent: 2 - West, Shidid
Vacancy: 1 - District 8

Notices: Area: 200 Mailed: 16
Replies: For: 1 Against: 0

Speakers: For: Chris D. Lovick, Jr., 646 Duncan Dr., Coppell, TX, 75019
Kevin Brown, Address not given
Against: None

Other Matters

Minutes:

Motion: It was moved to **approve** the minutes of the May 17, 2018, City Plan Commission meeting, subject to the following correction(s):

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

For: 12 - Rieves, Houston, Davis, Carpenter, Mack,
Jung, Housewright, Schultz, Peadon, Murphy,
Ridley, Tarpley

Against: 0
Absent: 2 - West, Shidid
Vacancy: 1 - District 8

Adjournment

Motion: It was moved to **adjourn** the June 7, 2018, City Plan Commission meeting at 6:06 p.m.

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

For: 12 - Rieves, Houston, Davis, Carpenter, Mack,
Jung, Housewright, Schultz, Peadon, Murphy,
Ridley, Tarpley

Against: 0
Absent: 2 - West, Shidid
Vacancy: 1 - District 8

Gloria Tarpley, Chair