

## PLAN COMMISSION MINUTES

The City Plan Commission held a regular Zoning Hearing on August 16, 2018, with the briefing starting at 10:50 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: Chad West, Mark Rieves, Jarred Davis, Tony Shidid, Deborah Carpenter, Korey Mack, Christopher B. Lewis, 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 were no vacancies.

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

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

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

### **PUBLIC HEARINGS:**

#### Subdivision Docket

Planner: Mohammad Bordbar

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

#### Consent Items:

##### (1) **S178-263**

**Motion:** It was moved to **approve** an application to create a 0.075-acre lot from a tract of land containing part of City Block 6280 on property located on C F Hawn Service Road, east of Jim Miller Road., subject to compliance with the conditions listed in the docket.

Maker: Shidid  
Second: Murphy  
Result: Carried: 15 to 0

For: 15 - West, Rieves, Houston\*, Davis, Shidid,  
Carpenter, Mack, Lewis, Jung, Housewright,  
Schultz, Peadon, Murphy, Ridley, Tarpley

Against: 0  
Absent: 0  
Vacancy: 0

\*out of the room, shown voting in favor

**Speakers:** None

**(2) S178-264**

**Motion:** It was moved to **approve** an application to replat a 3.728-acre tract of land containing all of Lot 1 in City Block 6158 and part of City Block 6158 to create one 2.940-acre lot and one 0.788-acre lot on property located on Hampton Road, east of Lone Star Drive., subject to compliance with the conditions listed in the docket.

Maker: Shidid  
Second: Murphy  
Result: Carried: 15 to 0

For: 15 - West, Rieves, Houston\*, Davis, Shidid,  
Carpenter, Mack, Lewis, Jung, Housewright,  
Schultz, Peadon, Murphy, Ridley, Tarpley

Against: 0  
Absent: 0  
Vacancy: 0

\*out of the room, shown voting in favor

**Speakers:** For: None

For (Did not speak): Xiaoyang Fu, 4205 Beltway Dr., Addison, TX, 75001

Against: None

**(3) S178-265**

**Motion:** It was moved to **approve** an application to replat a 0.8080-acre tract of land containing part of Lots 1 and 2, and all of Lots 3 and 4 in City Block 1/1338 to create one lot on property located on Congress Avenue, between Oak Lawn Avenue and Shelby Street, subject to compliance with the conditions listed in the docket.

Maker: Shidid  
Second: Murphy  
Result: Carried: 15 to 0

For: 15 - West, Rieves, Houston\*, Davis, Shidid,  
Carpenter, Mack, Lewis, Jung, Housewright,  
Schultz, Peadon, Murphy, Ridley, Tarpley

Against: 0  
Absent: 0  
Vacancy: 0

\*out of the room, shown voting in favor

**Speakers:** None

**(4) S178-268**

**Motion:** It was moved to **approve** an application to replat a 2.044-acre tract of land containing part of Lot 1 in City Block 833 and an abandoned street (Trunk Avenue) to create one lot on property located on Elm Street, east of Hall Street, subject to compliance with the conditions listed in the docket.

Maker: Shidid  
Second: Murphy  
Result: Carried: 15 to 0

For: 15 - West, Rieves, Houston\*, Davis, Shidid,  
Carpenter, Mack, Lewis, Jung, Housewright,  
Schultz, Peadon, Murphy, Ridley, Tarpley

Against: 0  
Absent: 0  
Vacancy: 0

\*out of the room, shown voting in favor

**Speakers:** None

**(5) S178-269**

**Motion:** It was moved to **approve** an application to replat a 2.544-acre tract of land containing all of Lot 8 in City Block 00 to create one 0.356-acre lot and one 2.188-acre lot on property located on Travis Ranch Boulevard at FM Road 740, southwest corner, subject to compliance with the conditions listed in the docket.

Maker: Shidid  
Second: Murphy  
Result: Carried: 15 to 0

For: 15 - West, Rieves, Houston\*, Davis, Shidid,  
Carpenter, Mack, Lewis, Jung, Housewright,  
Schultz, Peadon, Murphy, Ridley, Tarpley

Against: 0  
Absent: 0  
Vacancy: 0

\*out of the room, shown voting in favor

**Speakers:** None

**(6) S178-270**

**Motion:** It was moved to **approve** an application to create one 4.083-acre lot and one 0.416-acre lot from a 4.499-acre tract of land in City Block 6046 on property located on Pastor Bailey Drive, north of Camp Wisdom Road, subject to compliance with the conditions listed in the docket.

Maker: Shidid  
Second: Murphy  
Result: Carried: 15 to 0

For: 15 - West, Rieves, Houston\*, Davis, Shidid,  
Carpenter, Mack, Lewis, Jung, Housewright,  
Schultz, Peadon, Murphy, Ridley, Tarpley

Against: 0  
Absent: 0  
Vacancy: 0

\*out of the room, shown voting in favor

**Speakers:** None

**(7) S178-271**

**Motion:** It was moved to **approve** an application to create one 0.714-acre lot from a tract of land in City Block 3108 on property located on Vernon Avenue between Davis Street and Fouraker Street, subject to compliance with the conditions listed in the docket.

Maker: Shidid  
Second: Murphy  
Result: Carried: 15 to 0

For: 15 - West, Rieves, Houston\*, Davis, Shidid,  
Carpenter, Mack, Lewis, Jung, Housewright,  
Schultz, Peadon, Murphy, Ridley, Tarpley

Against: 0  
Absent: 0  
Vacancy: 0

\*out of the room, shown voting in favor

**Speakers:** None

**(8) S178-272**

**Motion:** It was moved to **approve** an application to create 136 lots with one common area from a 29.857-acre tract of land on property located on Travis Ranch Boulevard at Lake Hubbard Drive, northeast corner, subject to compliance with the conditions listed in the docket.

Maker: Shidid  
Second: Murphy  
Result: Carried: 15 to 0

For: 15 - West, Rieves, Houston\*, Davis, Shidid,  
Carpenter, Mack, Lewis, Jung, Housewright,  
Schultz, Peadon, Murphy, Ridley, Tarpley

Against: 0  
Absent: 0  
Vacancy: 0

\*out of the room, shown voting in favor

**Speakers:** None

**(9) S178-274**

**Motion:** It was moved to **approve** an application to create one 0.683-acre lot from a tract of land in City Block 597 on property located between Ross Avenue and Roseland Avenue, south of Washington Avenue, subject to compliance with the conditions listed in the docket.

Maker: Shidid  
Second: Murphy  
Result: Carried: 15 to 0

For: 15 - West, Rieves, Houston\*, Davis, Shidid,  
Carpenter, Mack, Lewis, Jung, Housewright,  
Schultz, Peadon, Murphy, Ridley, Tarpley

Against: 0  
Absent: 0  
Vacancy: 0

\*out of the room, shown voting in favor

**Speakers:** None

(10) **S178-275**

**Motion:** It was moved to **approve** an application to replat a 1.1477-acre tract of land containing all of Lot 2 and part of Lots 1 and 3 in City Block 636 to create one lot on property located on Oak Grove Avenue at Hall Street, southeast corner, subject to compliance with the conditions listed in the docket.

Maker: Shidid  
Second: Murphy  
Result: Carried: 15 to 0

For: 15 - West, Rieves, Houston\*, Davis, Shidid,  
Carpenter, Mack, Lewis, Jung, Housewright,  
Schultz, Peadon, Murphy, Ridley, Tarpley

Against: 0  
Absent: 0  
Vacancy: 0

\*out of the room, shown voting in favor

**Speakers:** None

(11) **S178-276**

**Motion:** It was moved to **approve** an application to create one 1.434-acre lot containing part of Lot 3 in City Block A/7087 and part of Lot 1 in City Block 7084 on property located on Broadway Avenue at Amonette Street, southwest corner, subject to compliance with the conditions listed in the docket.

Maker: Shidid  
Second: Murphy  
Result: Carried: 15 to 0

For: 15 - West, Rieves, Houston\*, Davis, Shidid,  
Carpenter, Mack, Lewis, Jung, Housewright,  
Schultz, Peadon, Murphy, Ridley, Tarpley

Against: 0  
Absent: 0  
Vacancy: 0

\*out of the room, shown voting in favor

**Speakers:** None

(12) **S178-277**

**Motion:** It was moved to **approve** an application to replat a 6.872-acre tract of land containing all of Lot 1 in City Block 5745 to create 4 lots ranging in size from 0.8609-acre to 3.083 on property located on Kendall Drive at Harry Hines Boulevard, north corner, subject to compliance with the conditions listed in the docket.

Maker: Shidid  
Second: Murphy  
Result: Carried: 15 to 0

For: 15 - West, Rieves, Houston\*, Davis, Shidid,  
Carpenter, Mack, Lewis, Jung, Housewright,  
Schultz, Peadon, Murphy, Ridley, Tarpley

Against: 0  
Absent: 0  
Vacancy: 0

\*out of the room, shown voting in favor

**Speakers:** None

(13) **S178-280**

**Motion:** It was moved to **approve** an application to create one 22.596-acre lot from a tract of land in City Block 6994 on property located between Nuestra Drive and Jamestown Drive, south of Wozencraft Drive, subject to compliance with the conditions listed in the docket.

Maker: Shidid  
Second: Murphy  
Result: Carried: 15 to 0

For: 15 - West, Rieves, Houston\*, Davis, Shidid,  
Carpenter, Mack, Lewis, Jung, Housewright,  
Schultz, Peadon, Murphy, Ridley, Tarpley

Against: 0  
Absent: 0  
Vacancy: 0

\*out of the room, shown voting in favor

**Speakers:** None

Residential Replat:

(14) **S178-273**

**Motion:** It was moved to **approve** an application to replat a 46.869-acre tract of land containing all of Lots 1 and 2 in City Block A/8138 to create one lot on property located on Church Road at White Rock Trail, northeast corner, subject to compliance with the conditions listed in the docket.

Maker: Housewright  
Second: Mack  
Result: Carried: 15 to 0

For: 15 - West, Rieves, Houston, Davis, Shidid,  
Carpenter, Mack, Lewis, Jung, Housewright,  
Schultz, Peadon, Murphy, Ridley, Tarpley

Against: 0  
Absent: 0  
Vacancy: 0

**Notices:** Area: 200 Mailed: 207

**Replies:** For: 1 Against: 0

**Speakers:** For: None

For (Did not speak): Abdullah Emad, 12001 N. Central Expwy., Dallas, TX, 75218

Against: None



(15) **S178-278**

**Motion:** It was moved to **approve** an application to replat a 7,413-square feet lot containing all of Lot 19 in City Block D/5056 and a portion of an abandoned alley to create one lot on property located at 8536 Glencrest Lane, south of Capps Drive, subject to compliance with the conditions listed in the docket.

Maker: Murphy  
Second: Shidid  
Result: Carried: 15 to 0

For: 15 - West, Rieves, Houston, Davis, Shidid,  
Carpenter, Mack, Lewis, Jung, Housewright,  
Schultz, Peadon, Murphy, Ridley, Tarpley

Against: 0  
Absent: 0  
Vacancy: 0

**Notices:** Area: 200 Mailed: 21  
**Replies:** For: 0 Against: 3

**Speakers:** For: Owen Grove, 8536 Glencrest Ln., Dallas, TX, 75209  
For (Did not speak): Camille Ricci, 8536 Glencrest Ln., Dallas, TX, 75209  
Against: None

Miscellaneous Items:

**M178-038**

Planner: Abraham Martinez

**Motion:** It was moved to **approve** of a minor amendment to the existing development plan and landscape plan for a restaurant with drive-in or drive-through service on property zoned Planned Development Subdistrict No. 3 within Planned Development District No. 193, the Oak Lawn Special Purpose District, on the northeast corner of Avondale Avenue and Oak Lawn Avenue.

Maker: Ridley  
Second: Murphy  
Result: Carried: 15 to 0

For: 15 - West, Rieves, Houston, Davis, Shidid,  
Carpenter, Mack, Lewis, Jung, Housewright,  
Schultz, Peadon, Murphy, Ridley, Tarpley

Against: 0  
Absent: 0  
Vacancy: 0

**Speakers:** For: Santos Martinez, 900 Jackson St., Dallas, TX, 75202  
For (Did not speak): Charles Cooper, 4024 Centenary Ave., Dallas, TX, 75225  
Against: None

Miscellaneous Items – Under Advisement:

**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 September 20, 2018.

Maker: Rieves  
Second: Housewright  
Result: Carried: 15 to 0

For: 15 - West, Rieves, Houston, Davis, Shidid,  
Carpenter, Mack, Lewis, Jung, Housewright,  
Schultz, Peadon, Murphy, Ridley, Tarpley

Against: 0  
Absent: 0  
Vacancy: 0

**Speakers:** None

Certificates of Appropriateness for Signs:

**1806050008**

Planner: Steve Long

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

**Motion:** It was moved to **approve** a Certificate of Appropriateness by Bobby Nichols of Chandler Signs for an 89.6 square-foot attached sign, subject to conditions at 1920 McKinney Avenue (southeast elevation).

Maker: Ridley  
Second: Murphy  
Result: Carried: 15 to 0

For: 15 - West\*, Rieves, Houston, Davis, Shidid,  
Carpenter, Mack, Lewis, Jung, Housewright,  
Schultz, Peadon, Murphy, Ridley, Tarpley

Against: 0  
Absent: 0  
Vacancy: 0

\*out of the room, shown voting in favor

**Speakers:** None

**Note: Certificates of Appropriateness for Signs items 1806220012 and 1806220013 were read into the record and heard together.**

**1806220012**

Planner: Steve Long

**Motion:** It was moved to **approve** a Certificate of Appropriateness by Mindi McMorris of Artografx, Inc. for a 120.75 square-foot attached sign at 2121 N. Pearl Street (east elevation).

Maker: Ridley  
Second: Murphy  
Result: Carried: 15 to 0

For: 15 - West, Rieves, Houston, Davis, Shidid, Carpenter, Mack, Lewis, Jung, Housewright, Schultz, Peadon, Murphy, Ridley, Tarpley

Against: 0  
Absent: 0  
Vacancy: 0

**Speakers:** None

**1806220013**

Planner: Steve Long

**Motion:** It was moved to **approve** a Certificate of Appropriateness by a Certificate of Appropriateness by Mindi McMorris of Artografx, Inc. for a 120.75 square-foot attached sign at 2121 N. Pearl Street (west elevation).

Maker: Ridley  
Second: Murphy  
Result: Carried: 15 to 0

For: 15 - West, Rieves, Houston, Davis, Shidid, Carpenter, Mack, Lewis, Jung, Housewright, Schultz, Peadon, Murphy, Ridley, Tarpley

Against: 0  
Absent: 0  
Vacancy: 0

**Speakers:** None

**Note: Certificates of Appropriateness for Signs items 1806220005, 1806220007 and 1806220008 were read into the record and heard together.**

**1806220005**

Planner: Neva Dean

**Motion:** It was moved to **approve** a Certificate of Appropriateness by Gary McLemee of Texas Sign Services, Inc. for a 205.8 square-foot flat attached sign at 1611 Chestnut Street (southwest elevation).

Maker: Rieves  
Second: Mack  
Result: Carried: 15 to 0

For: 15 - West, Rieves, Houston, Davis, Shidid\*,  
Carpenter, Mack, Lewis, Jung, Housewright,  
Schultz, Peadon, Murphy, Ridley, Tarpley

Against: 0  
Absent: 0  
Vacancy: 0

\*out of the room, shown voting in favor

**Speakers:** For: None

For (Did not speak): Gary McLemee, 6654 C.R. 323, Terrell, TX, 75160

Against: None

**1806220007**

Planner: Neva Dean

**Motion:** It was moved to **approve** a Certificate of Appropriateness by Gary McLemee of Texas Sign Services, Inc. for a 114 square-foot flat attached sign at 1611 Chestnut Street (northeast elevation).

Maker: Rieves  
Second: Mack  
Result: Carried: 15 to 0

For: 15 - West, Rieves, Houston, Davis, Shidid\*,  
Carpenter, Mack, Lewis, Jung, Housewright,  
Schultz, Peadon, Murphy, Ridley, Tarpley

Against: 0  
Absent: 0  
Vacancy: 0

\*out of the room, shown voting in favor

**Speakers:** For: None  
For (Did not speak): Gary McLemee, 6654 C.R. 323, Terrell, TX, 75160  
Against: None

**1806220008**

Planner: Neva Dean

**Motion:** It was moved to **approve** a Certificate of Appropriateness by Gary McLemee of Texas Sign Services, Inc. for a 114 square-foot flat attached sign at 1611 Chestnut Street (south elevation).

Maker: Rieves  
Second: Mack  
Result: Carried: 15 to 0

For: 15 - West, Rieves, Houston, Davis, Shidid\*,  
Carpenter, Mack, Lewis, Jung, Housewright,  
Schultz, Peadon, Murphy, Ridley, Tarpley

Against: 0  
Absent: 0  
Vacancy: 0

\*out of the room, shown voting in favor

**Speakers:** For: None  
For (Did not speak): Gary McLemee, 6654 C.R. 323, Terrell, TX, 75160  
Against: None

**1806220021**

Planner: Neva Dean

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

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

Maker: Rieves  
Second: Housewright  
Result: Carried: 15 to 0

For: 15 - West, Rieves, Houston, Davis, Shidid\*,  
Carpenter, Mack, Lewis, Jung, Housewright,  
Schultz, Peadon, Murphy, Ridley, Tarpley  
Against: 0  
Absent: 0  
Vacancy: 0

\*out of the room, shown voting in favor

**Speakers:** For: None  
For (Did not speak): Elizabeth Cardenas, 46510 Mint Way, Dallas, TX, 75236  
Douglas Jorgensen, 4610 Mint Way, Dallas, TX, 75236  
Against: None

**Note: Certificates of Appropriateness for Signs items 1806220024 and 1806220025 were read into the record and heard together.**

**1806220024**

Planner: Neva Dean

**Motion:** It was moved to **approve** a Certificate of Appropriateness by Liz Cardenas of Sign Manufacturing and Maintenance Corp. for a 100 square-foot flat attached sign at 215 Henry Street (south elevation).

Maker: Rieves  
Second: Housewright  
Result: Carried: 15 to 0

For: 15 - West, Rieves, Houston, Davis, Shidid,  
Carpenter, Mack, Lewis, Jung, Housewright,  
Schultz, Peadon, Murphy, Ridley, Tarpley  
Against: 0  
Absent: 0  
Vacancy: 0

**Speakers:** For: None  
For (Did not speak): Elizabeth Cardenas, 46510 Mint Way, Dallas, TX, 75236  
Douglas Jorgensen, 4610 Mint Way, Dallas, TX, 75236  
Against: None

**1806220025**

Planner: Neva Dean

**Motion:** It was moved to **approve** a Certificate of Appropriateness by Liz Cardenas of Sign Manufacturing and Maintenance Corp. for a 90.5 square-foot flat attached sign at 215 Henry Street (east elevation).

Maker: Rieves  
Second: Housewright  
Result: Carried: 15 to 0

For: 15 - West, Rieves, Houston, Davis, Shidid,  
Carpenter, Mack, Lewis, Jung, Housewright,  
Schultz, Peadon, Murphy, Ridley, Tarpley

Against: 0  
Absent: 0  
Vacancy: 0

**Speakers:** For: None

For (Did not speak): Elizabeth Cardenas, 46510 Mint Way, Dallas, TX, 75236  
Douglas Jorgensen, 4610 Mint Way, Dallas, TX, 75236

Against: None

Zoning Cases – Consent:

**1. Z178-245(SM)**

Planner: Sarah May

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

**Motion:** It was moved to recommend **approval** of a Planned Development Subdistrict for GR General Retail Subdistrict uses, subject to a development plan, landscape plan, and revised conditions (as briefed) with the following modifications: 1) maximum 330 affordable units at 3.5 percent for 20 years with a minimum of 12 affordable units or 3.5 percent affordable units; whichever is greater, 2) amend Section 113(c)(2) to require the ground story building access on Dickason Avenue to include an entry door with minimum 50 percent transparency for pedestrians, and 3) amend Section 111(d)(1) to require pedestrian/landscape lighting along Dickason Avenue and Oak Lawn Avenue, on property zoned a GR General Retail Subdistrict within Planned Development District No. 193, the Oak Lawn Special Purpose District with a D Liquor Control Overlay on a portion, on the west corner of Oak Lawn Avenue and Dickason Avenue.

Maker: Rieves  
Second: Housewright  
Result: Carried: 11 to 4

For: 11 - West, Rieves, Carpenter, Mack, Lewis, Jung,  
Housewright, Schultz, Peadon, Murphy,  
Tarpley

Against: 4 - Houston, Davis, Shidid, Ridley  
Absent: 0  
Vacancy: 0

**West's Friendly Amendment:** Commissioner West offered an amendment to Section 113(c)(2) to require the ground story building access on Dickason Avenue to include an entry door with minimum 50 percent transparency for pedestrians and an amendment to Section 111(d)(1) to require pedestrian/landscape lighting along Dickason Avenue and Oak Lawn Avenue. Commissioner Rieves accepted both amendments. Commissioner Housewright, the seconder of the original motion, accepted both amendments.

**Ridley's Friendly Amendment:** Commissioner Ridley offered an amendment to require a minimum number of 15 affordable units. Commission Rieves accepted the amendment to require a minimum of 12 affordable units. Commissioner Housewright, the seconder of the original motion, accepted the amendment.

**Notices:** Area: 500 Mailed: 181  
**Replies:** For: 5 Against: 0

**Speakers:** For: Dallas Cothrum, 900 Jackson St., Dallas, TX, 75202  
Evan Beattie, 80 Vanguard Way, Dallas, TX, 75243  
Howell Beaver, 4902 Travis Country Cir., Austin, TX, 78735  
For (Did not speak): Sue Krider, 3401 Lee Parkway, Dallas, TX, 75219  
Against: None

**Note: The Commission heard agenda item #4. Z178-161(PD) next.**

## 2. Z178-279(SM)

Planner: Sarah May

**Motion:** It was moved to recommend **approval** of the renewal of Specific Use Permit No. 2156 for a microbrewery, microdistillery, or winery for a five-year period with eligibility for automatic renewals for additional five-year periods, subject to conditions on property zoned Tract A in Planned Development District No. 269, the Deep Ellum/Near East Side District, on the northwest corner of Canton Street and South Malcolm X Boulevard.

Maker: Rieves  
Second: Houston  
Result: Carried: 15 to 0

For: 15 - West, Rieves, Houston, Davis, Shidid,  
Carpenter, Mack, Lewis, Jung, Housewright,  
Schultz, Peadon, Murphy, Ridley, Tarpley



Against: 0  
Absent: 0  
Vacancy: 0

**Notices:** Area: 200 Mailed: 14  
**Replies:** For: 1 Against: 1

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

**3. Z167-146(PD)**

Planner: Pamela Daniel

**Motion:** In considering an application for a CR Community Retail District with deed restrictions volunteered by the applicant on property zoned an R-7.5(A) Single Family District, on the north line of Lake June Road, east of Holcomb Road, it was moved to **hold** this case under advisement until September 6, 2018.

Maker: Rieves  
Second: Houston  
Result: Carried: 15 to 0

For: 15 - West, Rieves, Houston, Davis, Shidid,  
Carpenter, Mack, Lewis, Jung, Housewright,  
Schultz, Peadon, Murphy, Ridley, Tarpley

Against: 0  
Absent: 0  
Vacancy: 0

**Notices:** Area: 300 Mailed: 54  
**Replies:** For: 0 Against: 0

**Speakers:** None

4. Z178-161(PD)

Planner: Pamela Daniel

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

**Motion:** It considering an application to amend Specific Use Permit No. 1343 for a drive-through restaurant use on property zoned a GR General Retail Subdistrict within Planned Development District No. 193, the Oak Lawn Special Purpose District, on the southwest side of Fitzhugh Avenue between the southeast line of McKinney Avenue and the northwest line of North Central Expressway, it was moved to **hold** this case under advisement until September 6, 2018.

Maker: Ridley  
Second: Shidid  
Result: Carried: 15 to 0

For: 15 - West, Rieves\*, Houston, Davis, Shidid, Carpenter, Mack, Lewis, Jung, Housewright, Schultz, Peadon, Murphy, Ridley, Tarpley

Against: 0  
Absent: 0  
Vacancy: 0

\*out of the room, shown voting in favor

**Notices:** Area: 300 Mailed: 110  
**Replies:** For: 2 Against: 0

**Speakers:** For: Clay Cristy, 1903 Central Dr., Bedford, TX, 76021  
Against: None

**Note: The Commission heard agenda item #5. Z178-281(PD) next.**

5. Z178-281(PD)

Planner: Pamela Daniel

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

**Motion:** It was moved to recommend **approval** of an amendment to Subdistricts 1, 2, and 4, subject to a revised development plan, elevation plan (as briefed) and conditions within Planned Development District No. 691 with a MD-1 Modified Delta Overlay and a D Liquor Control Overlay on a portion to allow a tower/antenna for cellular communication, on the northwest corner of Greenville Avenue and Lewis Street.

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

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

Against: 0  
Absent: 0  
Vacancy: 0  
Conflict: 1 - Ridley

\*out of the room, shown voting in favor

**Notices:** Area: 500 Mailed: 230  
**Replies:** For: 2 Against: 5

**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 Zoning Cases - Under Advisement items next. Item #8. Z178-238(SM) was heard next.**

**6. Z178-283(PD)**

Planner: Pamela Daniel

**Motion:** It was moved to recommend **approval** of the renewal of Specific Use Permit No. 1695 for a bar, lounge, or tavern and an inside commercial amusement limited to a live music venue for a five-year period, subject to conditions on property zoned Tract A within Planned Development District No. 269, the Deep Ellum/Near East Side Special Purpose District, on the northwest corner of North Exposition Avenue and Canton Street.

Maker: Rieves  
Second: Houston  
Result: Carried: 15 to 0

For: 15 - West, Rieves, Houston, Davis, Shidid,  
Carpenter, Mack, Lewis, Jung, Housewright,  
Schultz, Peadon, Murphy, Ridley, Tarpley

Against: 0  
Absent: 0  
Vacancy: 0

**Notices:** Area: 200 Mailed: 10  
**Replies:** For: 1 Against: 1

**Speakers:** For: None  
For (Did not speak): Roger Albright, 3301 Elm St., Dallas, TX, 75206  
Against: None

**7. Z178-284(PD)**

Planner: Pamela Daniel

**Motion:** It was moved to recommend **approval** of an amendment to a development plan and landscape plan, subject to a revised development plan and a revised landscape plan for a portion of Subarea A within Planned Development District No. 741 for mixed uses, on the southeast side of Wharf Road between the termini of Mulberry Hill Road and Bleecker Street.

Maker: Rieves  
Second: Houston  
Result: Carried: 15 to 0

For: 15 - West, Rieves, Houston, Davis, Shidid,  
Carpenter, Mack, Lewis, Jung, Housewright,  
Schultz, Peadon, Murphy, Ridley, Tarpley  
Against: 0  
Absent: 0  
Vacancy: 0

**Notices:** Area: 500 Mailed: 6  
**Replies:** For: 4 Against: 0

**Speakers:** None

**Note: The Commission heard agenda Item #1, Z178-245(SM) upon the conclusion of the Zoning Consent agenda items.**

Zoning Cases – Under Advisement:

**8. Z178-238(SM)**

Planner: Sarah May

**Motion:** In considering an application for 1) a Planned Development District for R-7.5(A) Single Family District uses on property zoned an NO(A) Neighborhood Office District, CS Commercial Service, and R-7.5(A) Single Family District with Specific Use Permit No. 1781 for a transit passenger station or transfer center on a portion, and 2) termination of existing deed restrictions, on the south line of Walnut Hill Lane and the west line of White Rock Trail, it was moved to **hold** this case under advisement until October 4, 2018.

Maker: Housewright  
Second: Carpenter  
Result: Carried: 15 to 0

For: 15 - West, Rieves, Houston, Davis, Shidid,  
Carpenter, Mack, Lewis, Jung, Housewright,  
Schultz\*, Peadon, Murphy, Ridley\*, Tarpley

Against: 0  
Absent: 0  
Vacancy: 0

\*out of the room, shown voting in favor

**Notices:** Area: 500 Mailed: 59  
**Replies:** For: 4 Against: 20

**Speakers:** None

#### 9. Z178-265(SM)

Planner: Sarah May

**Motion I:** It was moved to recommend **approval** of a new subdistrict to allow additional retail and personal service uses, subject to a revised conceptual plan and staff's recommended conditions with the following changes: 1) require in the regional observation campus in Subdistrict 1, a 10 foot wide pedestrian and bicycle trail from Riverfront Drive to the western boundary of Subdistrict 1, 2) illuminating signs may be illuminated between one-half hour before sunset and 11 p.m.; on national holidays signs may be illuminated between one-half hour before sunset and 1:00 a.m., 3) outdoor sale permitted by specific use permits, 4) regular hours of operation for outside commercial amusement uses in Subdistrict 1 are from 9:00 a.m. to 11:00 p.m.; national holidays' hours of operation are from 9:00 a.m. to 1:00 a.m., 5) maximum effective area for premise signage is 40 percent of area within the entire wheel façade, and 6) limit maximum height to 575 feet, on property zoned Blocks 12 and 13 within Planned Development District No. 800, on the southwest line of South Riverfront Boulevard, north of South Houston Street.

Maker: Rieves  
Second: Jung  
Result: **Commissioner Rieves withdrew the motion and Commissioner Jung agreed.**

**Motion II:** In considering an application for a new subdistrict to allow additional retail and personal service uses on property zoned Blocks 12 and 13 within Planned Development District No. 800, on the southwest line of South Riverfront Boulevard, north of South Houston Street, it was moved to **hold** this case under advisement until September 6, 2018.

Maker: Rieves  
Second: Jung  
Result: Carried: 15 to 0

For: 15 - West, Rieves, Houston, Davis, Shidid,  
Carpenter, Mack, Lewis, Jung, Housewright,  
Schultz, Peadon, Murphy, Ridley, Tarpley

Against: 0  
Absent: 0  
Vacancy: 0

**Notices:** Area: 500 Mailed: 20  
**Replies:** For: 0 Against: 0

**Speakers:** For: Bill Dahlstrom, 2323 Ross Ave., Dallas, TX, 75201  
David Taggart, 3224 McKinney Ave., Dallas, TX, 75204  
Against: None

**10. 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 September 20, 2018.

Maker: West  
Second: Murphy  
Result: Carried: 15 to 0

For: 15 - West, Rieves\*, Houston, Davis, Shidid,  
Carpenter, Mack, Lewis, Jung, Housewright,  
Schultz, Peadon, Murphy, Ridley, Tarpley

Against: 0  
Absent: 0  
Vacancy: 0

\*out of the room, shown voting in favor

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

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

11. Z178-112(WE/PD)

Planner: Pamela Daniel

**De minimus Significant Change Motion:** In considering the requirement in Section 5(m)(1)(B) of the CPC Rules of Procedure, the finding is it does not apply because in the Commission's judgment is *de minimus* in nature.

Maker: Houston  
Second: Mack  
Result: Carried: 14 to 1

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

Against: 1 - Carpenter  
Absent: 0  
Vacancy: 0

**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 plan (Plan C) and revised conditions with the following modifications: 1) strike SEC. 51P-\_\_\_\_.108. YARD, LOT, AND SPACE REGULATIONS. (g), language that reads: "(g) One Common area lot (Non-Buildable) with a minimum 4,000 sq. ft. size to be provided." and 2) strike SEC. 51P-\_\_\_\_.113. ADDITIONAL PROVISIONS. (d), language that reads: "(d) Pedestrian amenities. A minimum of two benches, one trash can, and two pedestrian scale lighting fixtures must be provided within the open space area." on property zoned an R-10(A) Single Family District, on the west side of South Westmoreland Road, north of Red Raider Lane.

Maker: Houston  
Second: Mack  
Result: Carried: 14 to 1

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

Against: 1 - Carpenter  
Absent: 0  
Vacancy: 0

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

**Speakers:** For: S.I. Abed, 503 Wade St., Euless, TX, 7603  
Against: Elsa Cadena, 6815 American Way, Dallas, TX, 75237

Bert Gonzalez, 6440 Wanklyn St., Dallas, TX, 75237  
Juan Cadena, 6815 American Way, Dallas, TX, 75237

12. **Z178-243(PD)**

Planner: Pamela Daniel

**Motion:** It was moved to recommend **approval** of a Specific Use Permit for an attached projecting non-premise district activity videoboard sign for a six-year period, subject to a site plan and staff's recommended conditions on property zoned Planned Development District No. 619, east of North Akard Street, between Pacific Avenue and Elm Street.

Maker: Ridley  
Second: Murphy  
Result: Carried: 15 to 0

For: 15 - West, Rieves, Houston, Davis, Shidid,  
Carpenter, Mack, Lewis, Jung, Housewright,  
Schultz, Peadon, Murphy, Ridley, Tarpley  
Against: 0  
Absent: 0  
Vacancy: 0

**Notices:** Area: 200 Mailed: 83  
**Replies:** For: 0 Against: 0

**Speakers:** For: Suzan Kedron, 2323 Ross Ave., Dallas, TX, 75201  
For (Did not speak): Erin Watkins, 1528 Slocum St., Dallas, TX, 75207  
Against: None

13. **Z178-206(JM)**

Planner: Jennifer Muñoz

**Motion I:** In considering an application for a Planned Development Subdistrict for MF-2 Multiple Family uses, subject to a development plan and staff's recommended conditions on property zoned an MF-2 Multiple Family Subdistrict within Planned Development District No. 193, the Oak Lawn Special Purpose District, on the west line of Carlisle Street, between North Hall Street and Bowen Street, it was moved to **hold** this case under advisement until October 18, 2018.

Maker: Ridley  
Second: Murphy  
Result: Carried: 15 to 0

For: 15 - West, Rieves, Houston\*, Davis\*, Shidid,  
Carpenter, Mack, Lewis, Jung, Housewright,  
Schultz, Peadon, Murphy, Ridley, Tarpley



Against: 0  
Absent: 0  
Vacancy: 0

\*out of the room, shown voting in favor

**Notices:** Area: 500 Mailed: 962  
**Replies:** For: 105 Against: 708

**Speakers:** For: Angela Hunt, 500 N. Akard St., Dallas, TX, 75201  
For (Did not speak): Michael McKinney, 3269 Carlisle St., Dallas, TX, 75204  
Jon Beasley, 3215 Carlisle St., Dallas, TX, 75204  
Gary Starks, 3215 Carlisle St., Dallas, TX, 75204  
Against: Joseph Miller, 3225 Turtle Creek Blvd., Dallas, TX, 75219

Zoning Cases – Individual:

14. **Z178-235(JM)**

Planner: Jennifer Muñoz

**Motion:** In considering an application for a Planned Development District for Multifamily District uses on property zoned an R-7.5(A) Single Family District, on the southwest corner of North Tennant Street and West Davis Street, it was moved to **hold** this case under advisement until September 20, 2018.

Maker: West  
Second: Shidid  
Result: Carried: 15 to 0

For: 15 - West, Rieves, Houston\*, Davis\*, Shidid,  
Carpenter, Mack, Lewis, Jung, Housewright,  
Schultz, Peadon, Murphy, Ridley, Tarpley

Against: 0  
Absent: 0  
Vacancy: 0

\*out of the room, shown voting in favor

**Notices:** Area: 500 Mailed: 92  
**Replies:** For: 1 Against: 4

**Speakers:** None

Authorization of a Hearing:

Planner: Donna Moorman

**Motion:** It was moved to recommend **approval** the authorization of a public hearing to determine the proper zoning on property zoned Conservation District No. 12, the Belmont Addition Conservation District with Modified Delta Overlay No. 1 on a portion, being generally bound by lots on both sides of Llano Avenue, Skillman Street, the lots on both sides of Belmont Avenue (excluding the south side of Belmont Avenue between Greenville Avenue and Matilda Street), and Greenville Avenue, and containing approximately 125 acres with consideration being given to amending density requirements to allow accessory dwelling units as regulated in Section 51A-4.510 of the Dallas Development Code.

Maker: Ridley  
Second: Murphy  
Result: Carried: 15 to 0

For: 15 - West, Rieves, Houston\*, Davis\*, Shidid,  
Carpenter, Mack, Lewis, Jung, Housewright,  
Schultz, Peadon, Murphy, Ridley, Tarpley

Against: 0  
Absent: 0  
Vacancy: 0

\*out of the room, shown voting in favor

**Speakers:** None

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Other Matters

Minutes:

**Motion:** It was moved to **approve** the minutes of the August 2, 2018, City Plan Commission meeting, subject to the following correction(s):

On Page 14, DCA178-009 change the 2<sup>nd</sup> modification that reads: “2) no residency restrictions on live/work units” to “2) Live unit residency is not restricted to the property owner, business owner or an employee of the business and their family members.”

Maker: Ridley  
Second: Schultz  
Result: Carried: 15 to 0

For: 15 - West, Rieves, Houston, Davis\*, Shidid,  
Carpenter, Mack, Lewis, Jung, Housewright,  
Schultz, Peadon, Murphy, Ridley, Tarpley

Against: 0

Absent: 0

Vacancy: 0

\*out of the room, shown voting in favor

### Adjournment

**Motion:** It was moved to **adjourn** the August 16, 2018, City Plan Commission meeting at 5:59 p.m.

Maker: Ridley

Second: Murphy

Result: Carried: 15 to 0

For: 15 - West, Rieves, Houston, Davis\*, Shidid,  
Carpenter, Mack, Lewis, Jung, Housewright,  
Schultz, Peadon, Murphy, Ridley, Tarpley

Against: 0

Absent: 0

Vacancy: 0

\*out of the room, shown voting in favor

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Gloria Tarpley, Chair