

## PLAN COMMISSION MINUTES

The City Plan Commission held a regular Zoning Hearing on August 2, 2018, with the briefing starting at 11:06 a.m., in Room 5ES and the public hearing at 1:39 p.m., in the City Council Chambers of City Hall. Presiding were, Matt Houston, Acting Chair and, Jarred Davis, Acting Vice-Chair. The following Commissioners were present during the hearing: Chad West, Mark Rieves, 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: Gloria Tarpley. 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: 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) **S178-254**

An application to replat a 0.712-acre tract of land containing all of Lots 1 through 4 in City Block A/3431 to create a 21 lot Shared Access Development on property located on Crawford Street at Neely Street, northwest corner.

**This case was withdrawn by the applicant.**

(2) **S178-255**

**Motion:** It was moved to **approve** an application to replat a 0.525-acre tract of land containing all of Lots 22 through 24 in City Block 2/1906 to create one 0.166-acre lot and one 0.359-acre lot on property located on Oram Street at Delmar Avenue, northwest corner, subject to compliance with the conditions listed in the docket.

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

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

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

**Speakers:** None

(3) **S178-257**

**Motion:** It was moved to **approve** an application to create a 1.940-acre lot from a tract of land in City Block 6545 on property located on Royal Lane west of Stemmons Freeway, subject to compliance with the conditions listed in the docket.

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

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

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

**Speakers:** None

(4) **S178-259**

**Motion:** It was moved to **approve** an application to replat a 0.554-acre tract of land containing all of Lots 10, 11, 20, and 21 in City Block A/7171 to create one lot on property located on Winnequah Street, south of Singleton Boulevard, subject to compliance with the conditions listed in the docket.

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

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

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

**Speakers:** None

(5) **S178-261**

**Motion:** It was moved to **approve** an application to replat a 1.343-acre tract of land containing all of Lots 9 through 12 and part of Lot 13 in City Block K/1535 on property located on Cole Avenue at Knox Street, southwest corner, subject to compliance with the conditions listed in the docket.

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

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

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

**Speakers:** None

(6) **S178-262**

**Motion:** It was moved to **approve** an application to create a 0.408-acre lot from a tract of land in City Block 1/6585 on property located on Northwest Highway / State Highway Spur No. 244, east of Jupiter Road, subject to compliance with the conditions listed in the docket.

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

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

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

**Speakers:** None

Residential Replat:

(7) **S178-253**

**Motion:** It was moved to **approve** an application to create one 0.388-acre lot and one 0.652-acre lot from a 1.040-acre tract of land being part of Lots 1 and 2 in City Block 6133, and a tract of land in City Block 6133 on property located at 720 Peavy Road at Northcliff Drive, east corner, subject to compliance with the conditions listed in the docket.

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

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

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

**Notices:** Area: 200                      Mailed: 20  
**Replies:** For: 0                              Against: 1

**Speakers:** For: Maxwell Fisher, 900 Jackson St., Dallas, TX, 75202  
Against: None

(8) **S178-260**

**Motion:** It was moved to **approve** an application to replat a 0.438-acre tract of land containing part of Lots 3 and 4 and a tract of land in City Block 3477 to create one lot on property located on Polk Street, south of Winston Street, subject to compliance with the conditions listed in the docket.

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

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

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

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

**Speakers:** None

Miscellaneous Items:

**W178-008**

Planner: Sharon Hurd

**Motion:** It was moved to **approve** of a waiver of the two-year waiting period to submit a rezoning application on property zoned a Planned Development District for an R-7.5(A) Single Family District uses and public school other than an open-enrollment charter school use on the southeast corner of South St. Augustine Drive and Grady Lane and the northeast corner of Crenshaw Drive and Old Seagoville Road.

Maker: Shidid  
Second: Schultz  
Result: Carried: 12 to 1

For: 12 - West, Rieves, Houston, Davis, Shidid,  
Carpenter, Mack, Housewright, Schultz,  
Peadon, Murphy, Ridley

Against: 1 - Jung  
Absent: 1 - Tarpley  
Vacancy: 1 - District 8

**Speakers:** For: Rob Baldwin, 3904 Elm St., Dallas, TX, 75226  
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 August 16, 2018.

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

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

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

**Speakers:** None

Thoroughfare Plan Amendments:

**Chalk Hill Road from Davis Street to Singleton Boulevard** Planner: Kimberly Smith

**Motion:** It was moved to **approve** an amendment to the City of Dallas Thoroughfare Plan to change the dimensional classification of Chalk Hill Road from Davis Street to Singleton Boulevard from a six-lane divided roadway [M-6-D(A)] in 100 feet of right-of-way to a four-lane divided roadway (SPCL 4D) with bicycle facilities in 100 feet of right-of-way.

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

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

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

\*out of the room, shown voting in favor

**Speakers:** For: None  
For (Did not speak): Odalys Mercedes, 2518 Chalk Hill Rd., Dallas, TX, 75212  
Against: None

**Manana Drive from Luna Road to Spangler Road; Ryan Road from Luna Road to Spangler Road**

Planner: Kimberly Smith

**Motion:** It was moved to **approve** amendments to the City of Dallas Thoroughfare Plan to (1) delete Manana Drive from Luna Road to Spangler Road and (2) add Ryan Road from Luna Road to Spangler Road as a four-lane undivided roadway (S-4-U) within 60 feet of right-of-way and 44 feet of pavement.

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

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

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

**Speakers:** For: Dan Gallagher, 13455 Noel Rd., Dallas, TX, 75240  
Against: Ryan Garcia, 3901 Travis St., Dallas, TX, 75204

Zoning Cases – Consent:

**Note: Chair Houston, announced that all zoning consent agenda items would be heard individually. The Commission continued with the regular order of the agenda and heard Zoning Consent Item #1. Z178-274(CY) next.**

**1. Z178-274(CY)**

Planner: Carolina Yumet

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

**Motion:** It was moved to recommend **approval** of an R-5(A) Single Family District on property zoned a CR-D-1 Community Retail District with D-1 Liquor Control Overlay, on the southeast line of Little Fox Drive, southwest of Seagoville Road.

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

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

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

\*out of the room, shown voting in favor

**Notices:** Area: 200 Mailed: 48  
**Replies:** For: 0 Against: 3

**Speakers:** For: None  
For (Did not speak): Ron Salamie, Address not given  
Against: None

**2. Z178-189(PD)**

Planner: Pamela Daniel

**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 to include the prohibition of restaurant without drive-in or drive-thru service on property zoned an R-7.5(A) Single Family District, on the southwest corner of Fireside Drive and Local Vista Drive.



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

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

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

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

**Speakers:** For: Maria Hernandez, 1410 Ashview Cir., Dallas, TX, 75217  
Against: None

3. Z167-308(JM)

Planner: Jennifer Muñoz

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

**Motion:** It was moved to recommend **approval** of an amendment to Planned Development District No. 917 for MU-2 Mixed Use District uses and a consolidated rental car facility, subject to a revised conceptual plan and conditions on the northwest line of Manor Way, between Maple Avenue and Denton Drive.

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

For: 12 - West, Rieves, Houston, Davis, Shidid,  
Carpenter, Mack, Housewright, Schultz,  
Peadon, Murphy, Ridley

Against: 0  
Absent: 1 - Tarpley  
Vacancy: 1 - District 8  
Conflict: 1 - Jung

**Notices:** Area: 500 Mailed: 56  
**Replies:** For: 1 Against: 0

**Speakers:** For: Tommy Mann, 500 Winstead Bldg., Dallas, TX, 75201  
Against: None

4. Z178-273(JM)

Planner: Jennifer Muñoz

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

Motion: It considering an application for a D-1 Liquor Control Overlay and a Specific Use Permit for the sale of alcoholic beverages in conjunction with a general merchandise or food store 3,500 square feet or less, on property zoned a CR-D Community Retail District with a D Liquor Control Overlay, on the south side of Lake June Road, east of North St. Augustine Drive, it was moved to **hold** this case under advisement until September 6, 2018.

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

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

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

Notices: Area: 200 Mailed: 7  
Replies: For: 0 Against: 0

Speakers: None

**Note: The Commission continued with the regular order of the agenda and heard Zoning Cases - Under Advisement items next.**

Zoning Cases – Under Advisement:

5. Z178-193(SM)

Planner: Sarah May

**Note: During the Speaker's period Chair Houston held further discussion to later in the meeting at the request of the applicant's representative. The Commission continued with the regular order of the agenda and heard Zoning Case – Under Advisement agenda item #6. Z178-238(SM) next.**

**Motion:** It was moved to recommend **approval** of a Specific Use Permit for a tower/antenna for cellular communication for a 10-year period with eligibility for automatic renewals for additional 10-year periods, subject to a site plan and conditions on property zoned an MF-2(A) Multifamily Subdistrict within Planned Development District No. 595, the South Dallas/Fair Park Special Purpose District, on the south corner of JB Jackson Jr Boulevard and Park Row Avenue.

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

For: 12 - West, Rieves, Houston, Davis, Shidid,  
Carpenter, Mack, Jung, Housewright, Schultz,  
Peadon, Murphy

Against: 0  
Absent: 1 - Tarpley  
Vacancy: 1 - District 8  
Conflict: 1 - Ridley

**Notices:** Area: 300 Mailed: 38  
**Replies:** For: 1 Against: 3

**Speakers:** For: Peter Kavanagh, 1620 Handley Dr., Dallas, TX, 75208  
Omar Siddiqui, Address not given  
Harold Wallace, 8717 Deerwood Dr., Rowlett, TX, 75088  
Against: None

**Note: The Commission returned to the regular order of the agenda and heard Development Code Amendment – Under Advisement DCA 178-009 item next.**

**6. 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 August 16, 2018.

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

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

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

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

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

**Note: The Commission continued with the regular order of the agenda and heard Zoning Cases - Individual items next.**

Zoning Cases – Individual:

**7. Z156-305(SM)**

Planner: Sarah May

**Motion:** In considering an application for the renewal of Specific Use Permit No. 2160 for the sale of alcoholic beverages in conjunction with a general merchandise or food store 3,500 square feet or less, on property zoned Subarea 7 within Planned Development District No. 366–D-1, the Buckner Boulevard Special Purpose District, with a D-1 Liquor Control Overlay, on property on the northwest corner of South Buckner Boulevard and Scyene Road, it was moved to **hold** this case under advisement until September 6, 2018.

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

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

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

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

**Speakers:** None

**8. Z178-272(CY)**

Planner: Carolina Yumet

**Motion:** In considering an application for a new subdistrict within Planned Development District No. 842 with a MD-1 Modified Delta Overlay, on the west side of Greenville Avenue, north of Alta Avenue, it was moved to **hold** this case under advisement until September 6, 2018.

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

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

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

**Notices:** Area: 500 Mailed: 127  
**Replies:** For: 2 Against: 19

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

**9. Z178-202(PD)**

Planner: Pamela Daniel

**Motion:** It was moved to recommend **approval** of a Planned Development District for MF-1(A) Multifamily District and D(A) Duplex District uses and an accessory leasing office, subject to a development plan and conditions on property zoned an MF-1(A) Multifamily District and a D(A) Duplex District, on the north and south side of Arapaho Road, west of Coit Road.

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

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

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

**Notices:** Area: 500 Mailed: 145  
**Replies:** For: 4 Against: 6

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

**Note: The Commission returned to agenda item #5. Z178-193(SM).**

Development Code Amendment – Under Advisement:

**DCA 178-009**

Planner: Vasavi Pilla

**Motion:** It was moved to recommend **approval** of amendments to the Dallas Development Code, Chapters 51 and 51A, to define and establish regulations for a live/work accessory use with the following changes: 1) add language to require rental registration of live/work units, and 2) Live unit residency is not restricted to the property owner, business owner, or an employee of the business and their family members.

Maker: Shidid  
Second: Murphy  
Result: Carried: 11 to 2

For: 11 - West, Rieves, Houston, Davis, Shidid, Mack,  
Jung, Housewright, Schultz, Peadon, Murphy

Against: 2 - Carpenter, Ridley  
Absent: 1 - Tarpley  
Vacancy: 1 - District 8

**Speakers:** None

Authorization of a Hearing - Under Advisement:

Planner: Neva Dean

**Motion:** It was moved to recommend **approval** the authorization of a public hearing to determine the proper zoning on property zoned an IM Industrial Manufacturing District with Specific Use Permit No. 1583 for a refuse transfer station use with consideration being given to evaluating whether the Specific Use Permit is compatible with adjacent property and consistent with the character of the neighborhood, on the northeast side of Pontiac Avenue, southeast of Cedar Crest Boulevard and containing approximately 3.5 acres.

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

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

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

**Speakers:** For: None  
Against: Santos Martinez, 900 Jackson St., Dallas, TX, 75202  
Staff: Chhunny Chhean, Assistant City Attorney, City of Dallas

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Other Matters

Minutes:

**Motion:** It was moved to **approve** the minutes of the July 19, 2018, City Plan Commission meeting, subject to the corrections.

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

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

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

Adjournment

**Motion:** It was moved to **adjourn** the August 2, 2018, City Plan Commission meeting at 4:10 p.m.

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

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

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

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Gloria Tarpley, Chair