

## PLAN COMMISSION MINUTES

The City Plan Commission held a regular Zoning Hearing on September 19, 2019, with the briefing starting at 10:39 a.m., in Room 5ES and the public hearing at 1:57 p.m., in the City Council Chambers of City Hall. Presiding were, Acting Chair, Tony Shidid and Tipton Housewright, Acting Vice-Chair. The following Commissioners were present during the hearing: Enrique MacGregor, Peter Schulte, Clarice Criss, LeDouglas Johnson, Deborah Carpenter, Margaret Brinson, P. Michael Jung, Jaynie Schultz, 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 were two vacancies: District 8 and District 12.

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) **S189-290**

**Motion:** It was moved to **approve** an application to replat a 0.395-acre tract of land containing part of Lot 1 in City Block 1/5308 and part of Block 5308 to create one lot on property located on Garland Road at Buckner Boulevard, south corner, subject to compliance with the conditions listed in the docket.

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

For: 12 - MacGregor, Schulte, Criss\*, Johnson, Shidid,  
Carpenter, Brinson, Jung, Housewright,  
Schultz, Murphy, Ridley

Against: 0  
Absent: 1 - Tarpley  
Vacancy: 2 - District 8, District 12

\*out of the room, shown voting in favor

**Speakers:** None

**(2) S189-292**

**Motion:** It was moved to **approve** an application to create one 5.140-acre lot, one 10.254-acre lot, and one 30.295-acre lot from a 45.688-acre tract of land in City Blocks 8264 and 8285 on property located on Bonnie View Road, south of Lyndon B. Johnson Freeway (Interstate Highway No. 20), subject to compliance with the conditions listed in the docket.

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

For: 12 - MacGregor, Schulte, Criss\*, Johnson, Shidid,  
Carpenter, Brinson, Jung, Housewright,  
Schultz, Murphy, Ridley

Against: 0  
Absent: 1 - Tarpley  
Vacancy: 2 - District 8, District 12

\*out of the room, shown voting in favor

**Speakers:** None

**(3) S189-294**

**Motion:** It was moved to **approve** an application to create one 24.803-acre lot from a tract of land in City Blocks 7301 and 7403 on property located on Millmar Drive at Lingo Lane, northwest corner, subject to compliance with the conditions listed in the docket.

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

For: 12 - MacGregor, Schulte, Criss\*, Johnson, Shidid,  
Carpenter, Brinson, Jung, Housewright,  
Schultz, Murphy, Ridley

Against: 0  
Absent: 1 - Tarpley  
Vacancy: 2 - District 8, District 12

\*out of the room, shown voting in favor

**Speakers:** None

**(4) S189-295**

**Motion:** It was moved to **approve** an application to replat a 0.608-acre tract of land containing all of Lots 1, 2, and 3 in City Block 2-A/6028 to create one lot on property located on Illinois Avenue at Franklin Street, southwest corner, subject to compliance with the conditions listed in the docket.

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

For: 12 - MacGregor, Schulte, Criss\*, Johnson, Shidid,  
Carpenter, Brinson, Jung, Housewright,  
Schultz, Murphy, Ridley

Against: 0  
Absent: 1 - Tarpley  
Vacancy: 2 - District 8, District 12

\*out of the room, shown voting in favor

**Speakers:** None

**(5) S189-296**

**Motion:** It was moved to **approve** an application to replat a 0.940-acre tract of land containing part of Lot 1C in City Block A/8476 within the Cities of Mesquite and Dallas to create one lot on property located on Buckner Boulevard, north of Samuel Boulevard, subject to compliance with the conditions listed in the docket.

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

For: 12 - MacGregor, Schulte, Criss\*, Johnson, Shidid,  
Carpenter, Brinson, Jung, Housewright,  
Schultz, Murphy, Ridley

Against: 0  
Absent: 1 - Tarpley  
Vacancy: 2 - District 8, District 12

\*out of the room, shown voting in favor

**Speakers:** None

**(6) S189-297**

**Motion:** It was moved to **approve** an application to create one 4.5949-acre lot from a tract of land in City Blocks 8282, and 8283 on property located on Langdon Road at Cleveland Road, southeast corner, subject to compliance with the conditions listed in the docket.

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

For: 12 - MacGregor, Schulte, Criss\*, Johnson, Shidid,  
Carpenter, Brinson, Jung, Housewright,  
Schultz, Murphy, Ridley

Against: 0  
Absent: 1 - Tarpley  
Vacancy: 2 - District 8, District 12

\*out of the room, shown voting in favor

**Speakers:** None

**(7) S189-298**

**Motion:** It was moved to **approve** an application to create one 3.4825-acre lot from a tract of land in City Block 7019 on property located on Noel Road, north of Lyndon B. Johnson Freeway, subject to compliance with the conditions listed in the docket.

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

For: 12 - MacGregor, Schulte, Criss\*, Johnson, Shidid,  
Carpenter, Brinson, Jung, Housewright,  
Schultz, Murphy, Ridley

Against: 0  
Absent: 1 - Tarpley  
Vacancy: 2 - District 8, District 12

\*out of the room, shown voting in favor

**Speakers:** None

**(8) S189-299**

**Motion:** It was moved to **approve** an application to create two 0.93-acre (40,395-square feet) lots from a 1.85-acre tract of land in City Block 8483 on property located on Rylie Road, west of Thorne Street, subject to compliance with the conditions listed in the docket.

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

For: 12 - MacGregor, Schulte, Criss\*, Johnson, Shidid,  
Carpenter, Brinson, Jung, Housewright,  
Schultz, Murphy, Ridley

Against: 0  
Absent: 1 - Tarpley  
Vacancy: 2 - District 8, District 12

\*out of the room, shown voting in favor

**Speakers:** None

**(9) S189-300**

**Motion:** It was moved to **approve** an application to replat a 1.103-acre tract of land containing all of Lot 6A and part of Lots 9 and 10 in City Block 36/3156 to create one lot on property located on Bishop Avenue at Tenth Street, northwest corner, subject to compliance with the conditions listed in the docket.

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

For: 12 - MacGregor, Schulte, Criss\*, Johnson, Shidid,  
Carpenter, Brinson, Jung, Housewright,  
Schultz, Murphy, Ridley

Against: 0  
Absent: 1 - Tarpley  
Vacancy: 2 - District 8, District 12

\*out of the room, shown voting in favor

**Speakers:** None

(10) **S189-302**

**Motion:** It was moved to **approve** an application to create one lot from a 12.382-acre tract of land within the Cities of Mesquite and Dallas on property located on Buckner Boulevard/ State Highway Loop No. 12, south of R.L. Thornton Freeway/Interstate Highway No. 30, subject to compliance with the conditions listed in the docket.

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

For: 12 - MacGregor, Schulte, Criss\*, Johnson, Shidid,  
Carpenter, Brinson, Jung, Housewright,  
Schultz, Murphy, Ridley

Against: 0  
Absent: 1 - Tarpley  
Vacancy: 2 - District 8, District 12

\*out of the room, shown voting in favor

**Speakers:** For: None

FOR (Did not speak): Sidney Stratton, 12225 Greenville Ave., Dallas, TX, 75243

Against: None

(11) **S189-304**

**Motion:** It was moved to **approve** an application to replat a to replat a 9.074-acre tract of land containing all of Lot 2 in City Block A/7735 to create one 0.292-acre lot, one 3.991-acre lot and one 4.871-acre lot on property located between Park Central Drive and Merit Drive, south of Churchill Way, subject to compliance with the conditions listed in the docket.

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

For: 12 - MacGregor, Schulte, Criss\*, Johnson, Shidid,  
Carpenter, Brinson, Jung, Housewright,  
Schultz, Murphy, Ridley

Against: 0  
Absent: 1 - Tarpley  
Vacancy: 2 - District 8, District 12

\*out of the room, shown voting in favor

**Speakers:** None

Residential Replats/Building Line Removal:

(12) **S189-293**

An application to replat a 0.439-acre (19,131-square foot) tract of land containing all of Lot 1 in City Block 10/5500 to create one lot and to remove the existing 50-foot platted Building Line along the eastline of Royalshire Drive and to extend the existing 50-foot platted Building Line along the northline of Royalton Drive to a point 40 feet of east of the eastline of Royalshire Drive on property located on Royalshire Drive at Royalton Drive, northeast corner.

<b>Notices:</b>	Area: 200	Mailed: 17
<b>Replies:</b>	For: 2	Against: 0

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

(13) **S189-301**

**Building Line Motion:** It was moved to **approve** an application to remove an existing 30-foot platted building line along the southline of Royal Lane, the eastline of Webb Chapel Road, and the northline of Regent Drive with the finding of fact that removal of the platted building line will not require a minimum front, side, or rear yard setback line less than required by the zoning regulation; be contrary to the public interest; adversely affect neighboring properties; or adversely affect the plan for the orderly development of the subdivision on property located on Royal Lane at Webb Chapel Road, southeast corner.

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

For: 12 - MacGregor, Schulte, Criss\*, Johnson, Shidid,  
Carpenter, Brinson, Jung, Housewright,  
Schultz, Murphy, Ridley

Against: 0  
Absent: 1 - Tarpley  
Vacancy: 2 - District 8, District 12

\*out of the room, shown voting in favor

**Replat Motion:** It was moved to **approve** an application to replat a 3.982-acre tract of land containing all of Lot 9 in City Block Y/6433 to create one lot on property located on Royal Lane at Webb Chapel Road, southeast corner, subject to compliance with the conditions listed in the docket.

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

For: 12 - MacGregor, Schulte, Criss\*, Johnson, Shidid,  
Carpenter, Brinson, Jung, Housewright,  
Schultz, Murphy, Ridley

Against: 0  
Absent: 1 - Tarpley  
Vacancy: 2 - District 8, District 12

\*out of the room, shown voting in favor

**Notices:** Area: 200 Mailed: 32  
**Replies:** For: 0 Against: 0

**Speakers:** None

Residential Replats:

(14) **S189-291**

**Motion:** It was moved to **approve** an application to replat a 1.105-acre tract of land containing all of Lots 11A, 11B, 12A, 12B, and 13B in City Block E/6627 to create one lot on property located on Camp Wisdom Road at Manitoba Avenue, northwest corner, subject to compliance with the conditions listed in the docket.

Maker: Criss  
Second: Schulte  
Result: Carried: 12 to 0



For: 12 - MacGregor, Schulte, Criss, Johnson, Shidid,  
Carpenter, Brinson, Jung, Housewright,  
Schultz, Murphy, Ridley

Against: 0  
Absent: 1 - Tarpley  
Vacancy: 2 - District 8, District 12

**Notices:** Area: 200 Mailed: 14  
**Replies:** For: 0 Against: 0

**Speakers:** None

(15) **S189-303**

**Motion:** It was moved to **approve** an application to replat a 3.9193-acre (170,727-square foot) tract of land containing all of Lots 1A and 1B in City Block A/2979 to create one 0.9284-acre (40,441-square foot) lot, one 0.9907-acre (43,155-square foot) lot, and one 2.0003-acre (87,131-square foot) lot on property located on Nonesuch Road, south of Lake Circle Drive, subject to compliance with the conditions listed in the docket.

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

For: 12 - MacGregor, Schulte, Criss, Johnson, Shidid,  
Carpenter, Brinson, Jung, Housewright,  
Schultz, Murphy, Ridley

Against: 0  
Absent: 1 - Tarpley  
Vacancy: 2 - District 8, District 12

**Notices:** Area: 200 Mailed: 34  
**Replies:** For: 2 Against: 0

**Speakers:** None

Miscellaneous Items:

**W189-005**

Planner: Caroline Yumet

**Motion:** It was moved to **approve** a waiver of the two-year waiting period to submit a zoning application on property zoned Subdistrict 3 for WMU-20 Walkable Urban Mixed-Use District uses within Planned Development District No. 887, the Valley View/Galleria Area Special Purpose District on the southwest corner of Montfort Drive and James Temple Drive.

Maker: Schultz  
Second: Murphy  
Result: Carried: 8 to 4

For: 8 - MacGregor, Schulte, Criss, Johnson, Shidid,  
Brinson, Schultz, Murphy

Against: 4 - Carpenter, Jung, Housewright, Ridley

Absent: 1 - Tarpley

Vacancy: 2 - District 8, District 12

**Speakers:** For: Suzan Kedron, 2323 Ross Ave., Dallas, TX, 75201

Against: None

Miscellaneous Items – Under Advisement:

**M189-027**

Planner: Carlos Talison

**Motion:** It was moved to **approve** a minor amendment to the existing development plan on property zoned Planned Development District No. 703, on the southeast corner of Hillcrest Road and Lakehurst Avenue.

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

For: 12 - MacGregor, Schulte, Criss\*, Johnson, Shidid,  
Carpenter, Brinson, Jung, Housewright,  
Schultz, Murphy, Ridley

Against: 0

Absent: 1 - Tarpley

Vacancy: 2 - District 8, District 12

\*out of the room, shown voting in favor

**Speakers:** None

Certificates of Appropriateness for Signs:

West End Historic Sign District Special Provision Sign District:

**Note: Certificates of Appropriateness for Signs items 14907190023 and 1907190024 were read into the record and heard together.**

**14907190023**

Planner: Oscar Aguilera

**Motion:** It was moved to **approve** a Certificate of Appropriateness by Hussain Haidar of Royal Signs & Awnings for a 30 square foot attached sign on a type B façade at 1722 N. Market Street (north elevation).

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

For: 12 - MacGregor, Schulte, Criss, Johnson, Shidid,  
Carpenter, Brinson, Jung, Housewright,  
Schultz, Murphy, Ridley

Against: 0  
Absent: 1 - Tarpley  
Vacancy: 2 - District 8, District 12

**Speakers:** None

**1907190024**

Planner: Oscar Aguilera

**Motion:** It was moved to **approve** a Certificate of Appropriateness by Hussain Haidar of Royal Signs & Awnings for a 20 square foot attached sign on a type B façade at 1722 N. Market Street (west elevation).

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

For: 12 - MacGregor, Schulte, Criss, Johnson, Shidid,  
Carpenter, Brinson, Jung, Housewright,  
Schultz, Murphy, Ridley

Against: 0  
Absent: 1 - Tarpley  
Vacancy: 2 - District 8, District 12

**Speakers:** None

Special Provision Sign District:

**Victory Special Provision Sign District:**

**SPSD189-006**

Planner: Oscar Aguilera

**Motion:** In considering an application to create two new subareas within Subdistricts C and D within the Victory Special Provision Sign District on property zoned North Subdistrict within Planned Development District No. 582, in an area generally east of I-35E, and west of Victory Avenue and the property on the northwest corner of All Star Way and west of North Houston Street, it was moved to hold this case under advisement until October 3, 2019.

Maker: Schulte  
Second: Criss  
Result: Carried: 12 to 0

For: 12 - MacGregor, Schulte, Criss, Johnson, Shidid,  
Carpenter, Brinson, Jung, Housewright,  
Schultz, Murphy, Ridley

Against: 0  
Absent: 1 - Tarpley  
Vacancy: 2 - District 8, District 12

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

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

**Downtown Special Provision Sign District:**

**SPSD189-008**

Planner: Oscar Aguilera

**Motion:** It was moved to recommend **approval** of the creation of a new subdistrict in the Central CBD Subdistrict within the Downtown Special Provision Sign District on property zoned CA-1(A) Central Area District in an area on the northeast side of Pearl Street, between Ross Avenue and San Jacinto Street.

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

For: 12 - MacGregor, Schulte, Criss, Johnson, Shidid,  
Carpenter, Brinson, Jung, Housewright,  
Schultz, Murphy, Ridley

Against: 0  
Absent: 1 - Tarpley  
Vacancy: 2 - District 8, District 12

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

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

Zoning Cases – Consent:

1. **Z189-247(AU)**

Planner: Andreea Udrea

**Motion:** It was moved to recommend **approval** of an amendment to Planned Development District No. 748, subject to conditions and **approval** of an amendment to Specific Use Permit No. 1385 for pedestrian skybridges, subject to conditions and sign elevations on the northwest and southwest corners of Medical District Drive and Southwestern Medical Avenue, and east line of Medical District Drive.

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

For: 12 - MacGregor, Schulte, Criss, Johnson, Shidid,  
Carpenter, Brinson, Jung, Housewright,  
Schultz, Murphy, Ridley

Against: 0  
Absent: 1 - Tarpley  
Vacancy: 2 - District 8, District 12

**Notices:** Area: 500 Mailed: 23  
**Replies:** For: 3 Against: 0

**Speakers:** None

2. **Z189-259(PD)**

Planner: Pamela Daniel

**Motion:** It was moved to recommend **approval** of an amendment to and renewal of Specific Use Permit No. 1602 for a vehicle storage lot for a five-year period, subject to a revised site plan to conditions on property zoned a CS Commercial Service District, on the southeast corner of South Central Expressway and Bateman Avenue.

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

For: 12 - MacGregor, Schulte, Criss, Johnson, Shidid,  
Carpenter, Brinson, Jung, Housewright,  
Schultz, Murphy, Ridley

Against: 0  
Absent: 1 - Tarpley  
Vacancy: 2 - District 8, District 12

**Notices:** Area: 300 Mailed: 23  
**Replies:** For: 0 Against: 0

**Speakers:** None

3. **Z189-311(SM)**

Planner: Sarah May

**Motion:** It was moved to recommend **approval** of an amendment to Planned Development Subdistrict No. 102, subject to conditions within Planned Development District No. 193, the Oak Lawn Special Purpose District, on the southwest corner of North Central Expressway and Cambrick Street.

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

For: 12 - MacGregor, Schulte, Criss, Johnson, Shidid,  
Carpenter, Brinson, Jung, Housewright,  
Schultz, Murphy, Ridley

Against: 0  
Absent: 1 - Tarpley  
Vacancy: 2 - District 8, District 12

**Notices:** Area: 500 Mailed: 228  
**Replies:** For: 1 Against: 0

**Speakers:** For: None  
For (Did not speak): John Monger, 1117 N. Canterbury Ct., Dallas, TX, 75208  
Against: None

**4. Z189-312(SM)**

Planner: Sarah May

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

**Motion:** In considering an application for an amendment to Planned Development Subdistrict No. 134 for O-2 Office Subdistrict with a D Liquor Control Overlay; retirement housing; and convalescent and nursing homes, hospice care, and related institutions uses within Planned Development District No. 193, the Oak Lawn Special Purpose District on the north line of Herschel Avenue, east of Throckmorton Street, it was moved to **hold** this case under advisement until October 17, 2019.

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

For: 12 - MacGregor, Schulte, Criss, Johnson, Shidid,  
Carpenter, Brinson, Jung, Housewright,  
Schultz, Murphy, Ridley

Against: 0  
Absent: 1 - Tarpley  
Vacancy: 2 - District 8, District 12

**Notices:** Area: 500 Mailed: 202  
**Replies:** For: 2 Against: 19

**Speakers:** For: Robert Reeves, 900 Jackson St., Dallas, TX, 75202  
Against: Stephen Collins, 4300 Throckmorton St., Dallas, TX, 75219

Zoning Cases – Under Advisement:

**5. Z189-153(SM)**

Planner: Sarah May

**Motion:** In considering an application for an MU-2 Mixed Use District with deed restrictions volunteered by the applicant on property zoned an MF-2(A) Multifamily District on the west line of Manderville Lane, south of Meadow Road, it was moved to **hold** this case under advisement until November 21, 2019, and to instruct staff to re-advertise the case to include consideration of a new planned development district for mixed uses.

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

For: 12 - MacGregor, Schulte, Criss, Johnson, Shidid,  
Carpenter, Brinson, Jung, Housewright,  
Schultz, Murphy, Ridley

Against: 0  
Absent: 1 - Tarpley  
Vacancy: 2 - District 8, District 12

**Notices:** Area: 400 Mailed: 86  
**Replies:** For: 1 Against: 2

**Speakers:** None

**6. Z189-159(CT)**

Planner: Carlos Talison

**Motion I:** It was moved to recommend **approval** of the removal of a D Liquor Control Overlay, subject to deed restrictions volunteered by the applicant on property zoned an RR-D Regional Retail District with a D Liquor Control Overlay on the east line of Marvin D. Love Freeway, south of West Red Bird Lane with consideration given to deed restrictions volunteered by the applicant and the consideration of a D-1 Liquor Control Overlay.

Maker: Criss  
Second: Schultz  
Result: Failed: 4 to 8

For: 4 - Criss, Johnson, Schultz, Murphy

Against: 8 - MacGregor, Schulte, Shidid, Carpenter,  
Brinson, Jung, Housewright, Ridley  
Absent: 1 - Tarpley  
Vacancy: 2 - District 8, District 12

**Motion II:** It was moved to recommend **denial without prejudice** of the removal of a D Liquor Control Overlay on property zoned an RR-D Regional Retail District with a D Liquor Control Overlay on the east line of Marvin D. Love Freeway, south of West Red Bird Lane with consideration given to deed restrictions volunteered by the applicant and the consideration of a D-1 Liquor Control Overlay.

Maker: Schulte  
Second: Jung  
Result: Carried: 11 to 1



For: 11 - MacGregor, Schulte, Johnson, Shidid,  
Carpenter, Brinson, Jung, Housewright,  
Schultz, Murphy, Ridley

Against: 1 - Criss  
Absent: 1 - Tarpley  
Vacancy: 2 - District 8, District 12

**Notices:** Area: 400 Mailed: 120  
**Replies:** For: 5 Against: 9

**Speakers:** For: Charles Lucenay, 118 Vintage Park Blvd., Houston, TX, 77070  
Greg Demus, 5211 Dazzle Dr., Dallas, TX, 75232  
Joseph White, 1540 Russell Glen Ln., Dallas, TX, 75232  
Joseph Mohmed, 430 E. Ledbetter Dr., Dallas, TX, 75216  
Against: None

**7. Z178-358(JM/AU)**

Planner: Andreea Udrea

***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 the impact of the proposed change in the Commission's judgment is *de minimus* in nature.

Maker: Murphy  
Second: Ridley  
Result: Carried: 10 to 1

For: 10 - MacGregor, Schulte, Johnson, Shidid, Brinson,  
Jung, Housewright, Schultz, Murphy, Ridley

Against: 1 - Carpenter  
Absent: 2 - Criss, Tarpley  
Vacancy: 2 - District 8, District 12

**Motion:** In considering an application for 1) a Planned Development District for mixed uses, and 2) the termination of Specific Use Permit No. 1172 for a private school and child-care facility, on property zoned Planned Development District No. 314, an MF-1(A) Multifamily District, and an R-7.5(A) Single Family District with Specific Use Permit No. 1172, on the north side of Colgate Avenue, between Lomo Alto Drive and Douglas Avenue, it was moved to **hold** this case under advisement until October 3, 2019.

Maker: Murphy  
Second: Schultz  
Result: Carried: 11 to 0

For: 11 - MacGregor, Schulte, Johnson, Shidid,  
Carpenter, Brinson, Jung, Housewright,  
Schultz, Murphy, Ridley

Against: 0

Absent: 2 - Criss, Tarpley

Vacancy: 2 - District 8, District 12

**Notices:** Area: 500

Mailed: 179

**Replies:** For: 17

Against: 56

**Speakers:** For: Christopher Girata, 5509 W. University Blvd., Dallas, TX, 75209  
Tricia Stewart, 7811 Bryn Mawr Dr., Dallas, TX, 75225  
Ben Leal, 1614 Jensen Ct., Dallas, TX, 75204  
Ben McCrory, 9510 Rockbrook Dr., Dallas, TX, 75220  
Richard Wells, 4301 Colgate Ave., Dallas, TX, 75225  
Prabha Cinclair, 1800 Valley View Ln., Farmers Branch, TX, 75234  
Suzan Kedron, 2323 Ross Ave., Dallas, TX, 75201  
For (Did not speak): Bonner Allen, 5847 Palo Pinto Ave., Dallas, TX, 75206  
Nancy Wilbur, 7350 Lane Park Dr., Dallas, TX, 75225  
Steve McKenney, 8505 Edgemere Rd., Dallas, TX, 75225  
Mary McKenney, 8505 Edgemere Rd., Dallas, TX, 75225  
Stewart Thomas, 5108 Horseshoe Trl., Dallas, TX, 75209  
Christi Houser, 3915 Cobblestone Dr., Dallas, TX, 75229  
Warren Houser, 3915 Cobblestone Dr., Dallas, TX, 75229  
George Baldwin, 11711 St. Michaels Dr., Dallas, TX, 75230  
James Lipscomb, 5908 Waggoner Dr., Dallas, TX, 75230  
Kathryn Kelly, 4317 Purdue St., Dallas Park, TX, 75225  
Kenneth Brannon, 3443 Howell St., Dallas, TX, 75204  
R. J. Grogan Jr., 6331 Desco Dr., Dallas, TX, 75225  
Matthew Waller, 5828 Colhurst St., Dallas, TX, 75230  
Steve Stiner, 7557 Rambler Rd., Dallas, TX, 75231  
Against: Misty Ventura, 9406 Biscayne Blvd., Dallas, TX, 75218  
Jane Kellogg, 5755 Caruth Blvd., Dallas, TX, 75209  
Stephen Manhart, 2740 Dallas Pkwy., Plano, TX, 75093  
Elsie Thurman, 9406 Biscayne Blvd., Dallas, TX, 75218  
Clinton Madison, 6627 Northwood Rd., Dallas, TX, 75225  
Staff: David Nevarez, Traffic Engineer, Sustainable Development & Construction

8. Z189-296(AU)

Planner: Andreea Udrea

**Motion:** It was moved to recommend **approval** of a Specific Use Permit for an industrial (outside) not potentially incompatible use limited to a concrete batch plant for a three-year period, subject to a revised site plan and revised conditions; as briefed, with the following changes: 1) in Section 5(B) the pavement type must be asphalt or concrete, 2) in Section 9, the minimum fence height is 10 feet, 3) In Section 10, the maximum stockpile height is eight feet and 4) a revised site plan to reflect the changes on property zoned an IR Industrial Research District, on the south side of California Crossing Road, west of Bickham Road.

Maker: Carpenter  
Second: Schulte  
Result: Carried: 9 to 2

For: 9 - MacGregor, Schulte, Johnson, Shidid,  
Carpenter, Jung, Housewright, Murphy, Ridley

Against: 2 - Brinson, Schultz  
Absent: 2 - Criss, Tarpley  
Vacancy: 2 - District 8, District 12

**Notices:** Area: 400 Mailed: 21  
**Replies:** For: 0 Against: 5

**Speakers:** For: Ida Rodriguez, 2925 Branch Oaks Dr., Garland, TX, 75043  
Against: Clayton Huddleston, 10525 Newkirk St., Dallas, TX, 75220

9. Z189-238(CY)

Planner: Carolina Yumet

**Motion:** In considering an application for a TH-2(A) Townhouse District with deed restrictions volunteered by the applicant on property zoned an R-7.5(A) Single Family District on the south side of Falls Drive and the north side of Wright Street, east of South Franklin Street, it was moved to **hold** this case under advisement until October 3, 2019.

Maker: MacGregor  
Second: Schultz  
Result: Carried: 11 to 0

For: 11 - MacGregor, Schulte, Johnson, Shidid,  
Carpenter, Brinson, Jung, Housewright,  
Schultz, Murphy, Ridley

Against: 0  
Absent: 2 - Criss, Tarpley  
Vacancy: 2 - District 8, District 12

**Notices:** Area: 300 Mailed: 46  
**Replies:** For: 1 Against: 17

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

10. **Z189-267(CY)**

Planner: Carolina Yumet

**Motion:** In considering an application for a Specific Use Permit for an adult day care facility on property zoned an R-7.5(A) Single Family District on the northwest side of Oxbow Lane, north of Foxboro Lane, it was moved to **hold** this case under advisement until November 7, 2019.

Maker: Schultz  
Second: Murphy  
Result: Carried: 11 to 0

For: 11 - MacGregor, Schulte, Johnson, Shidid,  
Carpenter, Brinson, Jung, Housewright,  
Schultz, Murphy, Ridley

Against: 0  
Absent: 2 - Criss, Tarpley  
Vacancy: 2 - District 8, District 12

**Notices:** Area: 300 Mailed: 68  
**Replies:** For: 1 Against: 24

**Speakers:** For: None  
Against: Joseph Mohamed, 430 E. Ledbetter Dr., Dallas, TX, 75216

11. **Z189-191(PD)**

Planner: Pamela Daniel

**Motion:** It was moved to recommend **denial** of a Planned Development District for MF-2(A) Multifamily District uses on property zoned a D(A) Duplex District, at the southeast corner of Alton Avenue, between South Munger Boulevard and South Garrett Avenue.

Maker: Schulte  
Second: Ridley  
Result: Carried: 11 to 0

For: 11 - MacGregor, Schulte, Johnson, Shidid,  
Carpenter, Brinson, Jung, Housewright,  
Schultz, Murphy, Ridley

Against: 0  
Absent: 2 - Criss, Tarpley  
Vacancy: 2 - District 8, District 12

**Notices:** Area: 500 Mailed: 111  
**Replies:** For: 2 Against: 13

**Speakers:** For: Edward Okpa, 14403 Overview Cir., Dallas, TX, 75254  
Ali Rizvi, 1398 Deer Lake Dr., Frisco, TX, 75034  
Against: Jan Pinter, 302 S. Garrett Ave., Dallas, TX, 75214  
Tucker Moore, 4125 Swiss Ave., Dallas, TX, 75204  
Karen Roberts, 502 Cameron Ave., Dallas, TX, 75223  
Norma Minnis, 6219 Prospect Ave., Dallas, TX, 75214  
Melanie Van Landingham, 6311 Lakeshore Dr., Dallas, TX, 75214  
Larry Offutt, 6034 Bryan Pkwy., Dallas, TX, 75206  
Martha Heimberg, 1523 Abrams Rd., Dallas, TX, 75214  
Olive Talley, 6133 Prospect Ave., Dallas, TX, 75214

Zoning Cases – Individual:

**12. Z189-291(PD)**

Planner: Pamela Daniel

**Motion:** In considering an application for an R-7.5(A) Single Family District on property zoned an R-10(A)-D-1 Single Family District and an NS(A)-D-1 Neighborhood Service District with a D-1 Liquor Control Overlay, on the north line of Ravenview Road, east of Garden Grove Drive, it was moved to **hold** this case under advisement until October 3, 2019.

Maker: Schulte  
Second: Murphy  
Result: Carried: 11 to 0

For: 11 - MacGregor, Schulte, Johnson, Shidid,  
Carpenter, Brinson, Jung, Housewright,  
Schultz, Murphy, Ridley

Against: 0  
Absent: 2 - Criss, Tarpley  
Vacancy: 2 - District 8, District 12

**Notices:** Area: 400 Mailed: 46  
**Replies:** For: 0 Against: 3

**Speakers:** For: None  
Against: Michael Coker, 3111 Canton St., Dallas, TX, 75226

13. **Z189-297(AU)**

Planner: Andreea Udrea

**Motion:** It was moved to recommend **approval** of a new subdistrict for mixed uses, subject to a conceptual plan and staff's recommended revised conditions; as briefed, with following changes: 1) SEC. 51P-317.105.2.(c), to read as "Subdistrict 2D. A development plan must be approved by the city plan commission before the issuance of any building permit to authorize work in this zone. If there is a conflict between the text of this article and the development plan, the text of this article controls. Open spaces and associated amenities must be shown on the development plan."; 2) SEC. 51P-317.111.(b)(H)(ii), to read as "A five percent parking reduction not to exceed a discretionary maximum 20 parking spaces may be applied when a minimum of three off-street parking spaces are designated as rideshare parking. Signs must be prominently displayed at each rideshare space. Each rideshare sign must:..."; 3) SEC. 51P-317.111.(b)(4)(A)(ii) to read as "For Subdistrict 2D: (a) Front yards facing Good Latimer Expressway and Cesar Chavez Boulevard, must have a minimum of zero feet and a maximum of ten feet for no less than 50% of the façade along such streets and a maximum of twenty feet for the remaining facade; (b) For legacy building, if a front yard is provided, no maximum setback is required; (c) All other streets must have a minimum setback of zero feet and a maximum setback of ten feet for no less than 50% of the façade along such streets and a maximum of fifteen feet for the remaining facade."; 4) Floor area ratios: (i) to obtain a maximum FAR bonus of 7.0:1 must make available 2.5% of the units to households earning between 51% and 60% of AMFI; (ii) to obtain maximum FAR bonus of 8.0:1 must make available 2.5% of the units to households earning between 51% and 60% of AMFI and must make available 2.5% of the units to households earning between 60% and 81% of AMFI; and, (iii) to obtain a maximum FAR bonus of 10.0:1 must make available 2.5% of the units to households earning between 51% and 60% of AMFI, must make available 2.5% of the units to households earning between 61% and 80% of AMFI and must make available 12% of the units to households earning between 81% and 100% of AMFI; and (5) Lot coverage: to obtain maximum lot coverage of 85% must make available 2.5% of the units to households earning between 51% and 60% of AMFI on property zoned Subdistrict 4 - Warehouse/Residential Transition and Subdistrict 5 - Industrial within Planned Development District No. 317, the Cedars Special Purpose District, on the east line of Cesar Chavez Boulevard, west line of Good Latimer Expressway, north of Corinth Street and south of Dawson Street.

Maker: Schulte  
Second: Ridley  
Result: Carried: 11 to 0

For: 11 - MacGregor, Schulte, Johnson, Shidid,  
Carpenter, Brinson, Jung, Housewright,  
Schultz, Murphy, Ridley

Against: 0  
Absent: 2 - Criss, Tarpley  
Vacancy: 2 - District 8, District 12

**Notices:** Area: 500 Mailed: 70  
**Replies:** For: 3 Against: 0

**Speakers:** For: Arthur Santa-Maria, 1200 Main St., Dallas, TX, 75202  
Matt Jacobs, 1717 Main St., Dallas, TX, 75202  
Bill Dahlstrom, 2323 Ross Ave., Dallas, TX, 75201  
Brian Jennings, 2310 N. Henderson Ave., Dallas, TX, 75206  
Peter Benanti, 1526 S. Good Latimer Expy., Dallas, TX, 75226  
Against: None  
Staff: Pam Thompson, Manager, Housing and Neighborhood Revitalization

14. Z178-225(CY)

Planner: Carolina Yumet

**Motion:** It was moved to recommend **approval** of an amendment to Subdistrict E2 within Planned Development District No. 305, Cityplace, subject to a revised Planned Development District No. 305 Conceptual Plan, revised Subdistrict E2 Conceptual Plan, Subdistrict E2 Mixed-use development (MUD) parking chart, and applicant's conditions with the following changes: accept staff's recommendations for Section 51P-305.108(b)(1),(2), and (3); Section 51P-305.108(c)(2), and Section 51P-305.113(c)(1) on the northeast corner of North Central Expressway and Haskell Avenue.

Maker: Schulte  
Second: Housewright  
Result: Carried: 10 to 0

For: 10 - MacGregor, Schulte, Johnson, Shidid,  
Carpenter, Brinson, Housewright, Schultz,  
Murphy, Ridley

Against: 1 - Jung  
Absent: 2 - Criss, Tarpley  
Vacancy: 2 - District 8, District 12

**Notices:** Area: 500 Mailed: 25  
**Replies:** For: 5 Against: 0

**Speakers:** For: Artemio De La Vega, 3140 Harvard Ave., TX, 75205  
Evan Beattie, 80 Vanguard Way, Dallas, TX, 75243  
Barry Hand, 5005 Greenville Ave., Dallas, TX, 75206  
Felipe Castillo, 7303 Campbell Rd., Dallas, TX, 75248  
Rob Baldwin, 3904 Elm St., 75226  
Jonas Park, 4331 & 4333 Belmont Ave., Dallas, TX, 75204  
Andrew Astmann, 4523 Belmont Ave., Dallas, TX, 75204  
Katie Edgar, 4514 Cole Ave., Dallas, TX, 75205  
Suzan Kedron, 2323 Ross Ave., Dallas, TX, 75201  
Taylor Boyd, 10210 N. Central Expy., Dallas, TX, 75231  
Scott Johnson, 13455 Noel Dr., Dallas, TX, 75240

Against: None

15. **Z189-292(CY)**

Planner: Carolina Yumet

**Motion:** In considering an application for an amendment to the Existing Land Use Map to allow a duplex use on property zoned Tract III within Planned Development District No. 67, on the east side of Tyree Street, north of Savage Street, it was moved to **hold** this case under advisement until October 17, 2019.

Maker: Schulte  
Second: Carpenter  
Result: Carried: 11 to 0

For: 11 - MacGregor, Schulte, Johnson, Shidid,  
Carpenter, Brinson, Jung, Housewright,  
Schultz, Murphy, Ridley

Against: 0  
Absent: 2 - Criss, Tarpley  
Vacancy: 2 - District 8, District 12

**Notices:** Area: 200 Mailed: 28

**Replies:** For: 2 Against: 0

**Speakers:** For: Parvez Malik, 320 Decker Dr., Las Colinas, TX, 75062  
For (Did not speak): Akber Meghani, 5329 Northmoor Dr., Dallas, TX, 75229  
Clay Stapp, 3404 Greenville Ave., Dallas, TX, 75206  
Against: None



16. Z189-304(CY)

Planner: Carolina Yumet

**Motion:** In considering an application for a Planned Development District for IR Industrial Research District uses and general merchandise or food store greater than 3,500 square feet use on property zoned an IR Industrial Research District on the west corner of Mockingbird Lane and Maple Avenue, it was moved to **hold** this case under advisement until October 17, 2019.

Maker: Schulte  
Second: Housewright  
Result: Carried: 11 to 0

For: 11 - MacGregor, Schulte, Johnson, Shidid,  
Carpenter, Brinson, Jung, Housewright,  
Schultz, Murphy, Ridley

Against: 0  
Absent: 2 - Criss, Tarpley  
Vacancy: 2 - District 8, District 12

**Notices:** Area: 500 Mailed: 21  
**Replies:** For: 1 Against: 0

**Speakers:** For: None  
For (Did not speak): Jonathan Vinson, 2323 Ross Ave., Dallas, TX, 75201  
Against: None

Authorization of a Hearing:

Planner: Donna Moorman

**Motion:** It was moved to **authorize** a public hearing to determine the proper zoning on property zoned Planned Development District No. 887, the Valley View-Galleria Area Special Purpose District, an area generally bounded by Southern Boulevard on the north, Preston Road on the east, LBJ freeway on the south, and the Dallas North Tollway on the west and containing approximately 445 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: Schultz  
Second: Murphy  
Result: Carried: 11 to 0

For: 11 - MacGregor, Schulte, Johnson, Shidid,  
Carpenter, Brinson, Jung, Housewright,  
Schultz, Murphy, Ridley

Against: 0

Absent: 2 - Criss, Tarpley

Vacancy: 2 - District 8, District 12

**Speakers:** None

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Other Matters

Minutes:

**Motion:** It was moved to **approve** the September 5, 2019, City Plan Commission meeting minutes, subject to the following correction:

Page 14, #4. Z189-282(PD), correct hold under advisement date from September 17, 2019 to October 17, 2019.

Maker: Ridley

Second: Schulte

Result: Carried: 11 to 0

For: 11 - MacGregor, Schulte, Johnson, Shidid,  
Carpenter, Brinson, Jung, Housewright,  
Schultz, Murphy, Ridley

Against: 0

Absent: 2 - Criss, Tarpley

Vacancy: 2 - District 8, District 12

Adjournment

**Motion:** It was moved to **adjourn** the September 19, 2019, City Plan Commission meeting at 7:13 p.m.

Maker: Schulte

Second: MacGregor

Result: Carried: 11 to 0

For: 11 - MacGregor, Schulte, Johnson, Shidid,  
Carpenter, Brinson, Jung, Housewright,  
Schultz, Murphy, Ridley

Against: 0  
Absent: 2 - Criss, Tarpley  
Vacancy: 2 - District 8, District 12

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Tony Shidid, Chair