

PLAN COMMISSION MINUTES

The City Plan Commission held a regular Zoning Hearing on April 4, 2019, with the briefing starting at 11:10 a.m., in Room 5ES and the public hearing at 1:48 p.m., in the City Council Chambers of City Hall. Presiding were, Gloria Tarpley, Chair and Tony Shidid, Vice-Chair. The following Commissioners were present during the hearing: Enrique MacGregor, Peter Schulte, Clarice Criss, Le Douglas Johnson, Deborah Carpenter, Christopher Lewis, P. Michael Jung, Tipton Housewright, Jaynie Schultz, 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 two vacancies: District 7 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: 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) **S189-145**

An application to replat a 2.493-acre tract of land in City Block A/963 to create one lot on property bounded by Sneed Street, McKinney Avenue, Allen Street, and Cole Avenue.

This case was withdrawn by the applicant.

(2) **S189-147**

Motion: It was moved to **approve** an application to create 3 lots from a 4.447-acre tract of land in City Blocks 8680 and 8721 on property located on Camp Wisdom Road at Clark Road, southwest corner, subject to compliance with the conditions listed in the docket.

Maker: Criss
Second: Lewis
Result: Carried: 13 to 0

For: 13 - MacGregor, Schulte, Criss, Johnson, Shidid,
Carpenter, Lewis, Jung, Housewright, Schultz,
Murphy, Ridley, Tarpley

Against: 0
Absent: 0
Vacancy: 2 - District 7, District 12

Speakers: None

(3) **S189-148**

Motion: It was moved to **approve** an application to replat a 4.5108-acre tract of land containing all of Lot 2 in City Block B/7291 to create one lot and reconfigure easements on property located at 8109 Manderville Lane, south of Midtown Boulevard, subject to compliance with the conditions listed in the docket.

Maker: Criss
Second: Lewis
Result: Carried: 13 to 0

For: 13 - MacGregor, Schulte, Criss, Johnson, Shidid,
Carpenter, Lewis, Jung, Housewright, Schultz,
Murphy, Ridley, Tarpley

Against: 0
Absent: 0
Vacancy: 2 - District 7, District 12

Speakers: None

(4) **S189-150**

Note: The Commission considered this item individually.

Motion I: It was moved to **deny** an application to replat a 0.727-acre tract of land containing part of Lot 3, all of Lots 4, 5, and 6, and part of Lot 7 in City Block 5/1884 to create one lot on property located on Paulus Avenue AKA Paulus Street, north of Junius Street, because the proposed lots do not conform in width, depth and area to the lot pattern already established in the adjacent areas, as required by Section 51A-8.503 of the Dallas Development Code.

Additional Note: Motion I was made and seconded. The Commission convened into Executive Session at 2:41 p.m. The Commission concluded the Executive Session and reconvened at 3:19 p.m.

Maker: Ridley
Second: Schultz
Result: Failed: 2 to 11

For: 2 - Schultz, Ridley

Against: 11 - MacGregor, Schulte, Criss, Johnson, Shidid,
Carpenter, Lewis, Jung, Housewright, Murphy,
Tarpley

Absent: 0

Vacancy: 2 - District 7, District 12

Motion II: It was moved to **approve** an application to replat a 0.727-acre tract of land containing part of Lot 3, all of Lots 4, 5, and 6, and part of Lot 7 in City Block 5/1884 to create one lot on property located on Paulus Avenue AKA Paulus Street, north of Junius Street, subject to compliance with the conditions listed in the docket.

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

For: 12 - MacGregor, Schulte, Criss, Johnson, Shidid,
Carpenter, Lewis, Jung, Housewright, Schultz*,
Murphy, Tarpley

Against: 1 - Ridley

Absent: 0

Vacancy: 2 - District 7, District 12

*out of the room, shown voting in favor

Speakers: For: Rob Baldwin, 3904 Elm St., Dallas, TX, 75226
Against: David Whitley, 718 Nesbitt Dr., Dallas, TX, 75214
Mike Allain, 720 Nesbitt Dr., Dallas, TX, 75214
Katherine Clem, 710 Nesbitt Dr., Dallas, TX, 75214
Mark Roden, 704 Nesbitt Dr., Dallas, TX, 75214
Bill Williams, 5612 Reiger Ave., Dallas, TX, 75214
Melanie Vanlandingham, 6311 Lakeshore Dr., Dallas, TX, 75214
Rene Schmidt, 715 Parkmont St., Dallas, TX, 75214

Note: The Commission returned to the regular order of the agenda and heard Residential Replat/Building Line Reduction items. The Commission heard Residential Replat/Building Line Reduction item #12. S189-143 next.

(5) S189-152

Motion: It was moved to **approve** an application to replat a 28.010-acre tract of land containing all of Lot 2 in City Block A/8467, part of Lot 2 in City Block B/8467, and tract of land in City Blocks 8467 and 8470 to create 3 lots and dedicate public right-of-way on property located on Ranch Trail at Chaparral Waters Way, west of Olympus Boulevard, subject to compliance with the conditions listed in the docket.

Maker: Criss
Second: Lewis
Result: Carried: 13 to 0

For: 13 - MacGregor, Schulte, Criss, Johnson, Shidid, Carpenter, Lewis, Jung, Housewright, Schultz, Murphy, Ridley, Tarpley

Against: 0
Absent: 0
Vacancy: 2 - District 7, District 12

Speakers: None

(6) S189-153

Motion: It was moved to **approve** an application to replat a 5.795-acre tract of land containing all of Lot 1 in City Block C/8125 to create one lot and depict the site easements after easement releases on property located bounded by Lookout Point, Wildcat Way, Sedgwick Drive, and Skillman Street, subject to compliance with the conditions listed in the docket.

Maker: Criss
Second: Lewis
Result: Carried: 13 to 0

For: 13 - MacGregor, Schulte, Criss, Johnson, Shidid,
Carpenter, Lewis, Jung, Housewright, Schultz,
Murphy, Ridley, Tarpley

Against: 0
Absent: 0
Vacancy: 2 - District 7, District 12

Speakers: None

(7) **S189-154**

Motion: It was moved to **approve** an application to create one 1.62-acre lot from a tract of land in City Block 8830 on property located on Garden Grove Drive F.K.A. Crawford Road, south of Rylie Crest Drive, subject to compliance with the conditions listed in the docket.

Maker: Criss
Second: Lewis
Result: Carried: 13 to 0

For: 13 - MacGregor, Schulte, Criss, Johnson, Shidid,
Carpenter, Lewis, Jung, Housewright, Schultz,
Murphy, Ridley, Tarpley

Against: 0
Absent: 0
Vacancy: 2 - District 7, District 12

Speakers: None

(8) **S189-155**

Motion: It was moved to **approve** an application to replat a 3.116-acre tract of land containing all of Lots 1 through 4 and all of Lots 13 through 16 in City Block 6/7135; all of Lots 1 through 4 and all of Lots 13 through 16 in City Block 11/7135; and part of Lots 1 through 4 in City Block 12/7135 to create a 36-lot Shared Access Development and 4 common areas on property located on Singleton Boulevard F.K.A. Eagle Ford Road, east of Westmoreland Road, subject to compliance with the conditions listed in the docket.

Maker: Criss
Second: Lewis
Result: Carried: 13 to 0

For: 13 - MacGregor, Schulte, Criss, Johnson, Shidid,
Carpenter, Lewis, Jung, Housewright, Schultz,
Murphy, Ridley, Tarpley

Against: 0
Absent: 0
Vacancy: 2 - District 7, District 12

Speakers: None

(9) **S189-156**

Motion: It was moved to **approve** an application to replat a 3.531-acre tract of land containing part of Lots 7 through 12 in City Block 5/7135, part of Lot 7 and part of Lots 19 through 24 and all of Lots 8 through 12 in City Block 6/7135, and tract of land in City Block 7135 to create a 35-lot Shared Access Development and 1 common area on property located on Singleton Boulevard F.K.A. Eagle Ford Road, east of Westmoreland Road, subject to compliance with the conditions listed in the docket.

Maker: Criss
Second: Lewis
Result: Carried: 13 to 0

For: 13 - MacGregor, Schulte, Criss, Johnson, Shidid,
Carpenter, Lewis, Jung, Housewright, Schultz,
Murphy, Ridley, Tarpley

Against: 0
Absent: 0
Vacancy: 2 - District 7, District 12

Speakers: None

(10) **S189-158**

Motion: It was moved to **approve** an application to replat a 55.23-acre tract of land containing all of Lot 1 in City Block B/8300; all of Lot 1 in City Block A/8303; and part of Lot 2 and all of Lot 1 in City Block 8306 to create 3 lots on property located on Telephone Road at Van Horn Drive, northeast corner, subject to compliance with the conditions listed in the docket.

Maker: Criss
Second: Lewis
Result: Carried: 13 to 0

For: 13 - MacGregor, Schulte, Criss, Johnson, Shidid,
Carpenter, Lewis, Jung, Housewright, Schultz,
Murphy, Ridley, Tarpley

Against: 0

Absent: 0

Vacancy: 2 - District 7, District 12

Speakers: None

(11) **S189-159**

Motion: It was moved to **approve** an application to create a 117-lot Community Unit Development and 4 common areas from a 28.63-acre tract of land in City Block 7846 on property located on Prairie Creek Road at Rylie Road F.K.A. Alexander Road, northwest corner, subject to compliance with the conditions listed in the docket.

Maker: Criss

Second: Lewis

Result: Carried: 13 to 0

For: 13 - MacGregor, Schulte, Criss, Johnson, Shidid,
Carpenter, Lewis, Jung, Housewright, Schultz,
Murphy, Ridley, Tarpley

Against: 0

Absent: 0

Vacancy: 2 - District 7, District 12

Speakers: None

Note: The Commission heard Subdivision – Consent item #4. S189-150, upon the conclusion of the Subdivision Consent agenda.

Residential Replats and Building Line Reduction:

(12) **S189-143**

Building Line Reduction Motion: It was moved to **approve** an application to reduce a portion of an existing platted 20-foot platted building line to 5 feet to include the area containing proposed swimming pool along Nimrod Trail on property located on Thunderbird Lane at Nimrod Trail, south of Bargiames Lane with the finding of fact that reduction of that portion 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.

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

For: 13 - MacGregor, Schulte, Criss, Johnson, Shidid,
Carpenter, Lewis, Jung, Housewright, Schultz,
Murphy, Ridley, Tarpley

Against: 0
Absent: 0
Vacancy: 2 - District 7, District 12

Replat Motion: It was moved to **approve** an application to replat a 0.26-acre tract of land containing all of Lot 1 in City Block F/5446 to create one lot on property located on Thunderbird Lane at Nimrod Trail, south of Bargiames Lane, subject to compliance with the conditions listed in the docket to include an additional condition to read as follows: "On the final, show detail on building lines as removed and created."

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

For: 13 - MacGregor, Schulte, Criss, Johnson, Shidid,
Carpenter, Lewis, Jung, Housewright, Schultz,
Murphy, Ridley, Tarpley

Against: 0
Absent: 0
Vacancy: 2 - District 7, District 12

Notices: Area: 200 Mailed: 31
Replies: For: 0 Against: 4

Speakers: For: None

For (Did not speak): Scott Powell, 8720 Thunderbird Ln., Dallas, TX, 75238

Against: None

Residential Replats:

(13) **S189-146**

Motion: It was moved to **approve** an application to replat a 4.571-acre tract of land containing all of Lot 1 in City Block A/8124 to create a 36-lot Shared Access Development and 3 common areas on property located on Walnut Hill Lane at White Rock Trail, southwest corner, subject to compliance with the conditions listed in the docket to include the following modifications: 1) remove Condition #17 and 2) add an additional condition to read as follows: "On the final plat, Abide and comply with shared access design requirements."

Maker: Housewright

Second: Shidid

Result: Carried: 13 to 0

For: 13 - MacGregor, Schulte, Criss, Johnson, Shidid, Carpenter, Lewis, Jung, Housewright, Schultz, Murphy, Ridley, Tarpley

Against: 0

Absent: 0

Vacancy: 2 - District 7, District 12

Notices: Area: 200 Mailed: 16

Replies: For: 0 Against: 0

Speakers: None

(14) **S189-149**

Motion: It was moved to **deny** an application to replat a 1.166-acre tract of land containing all of Lots 33 and 34 in City Block O/8727 to create 4 lots of areas 10,075 square feet, 10,187 square feet, 10,525 square feet, and 19,992 square feet on property located on Frankford Road, east of Creek Bend Road, subject to compliance with the conditions listed in the docket.

Maker: Schultz

Second: MacGregor

Result: Carried: 9 to 4

For: 9 - MacGregor, Schulte, Criss, Johnson,
Carpenter, Jung, Schultz, Murphy, Ridley

Against: 4 - Shidid, Lewis, Housewright, Tarpley

Absent: 0

Vacancy: 2 - District 7, District 12

Notices: Area: 200 Mailed: 22

Replies: For: 0 Against: 2

Speakers: For: Danny Sipes, P.O. Box 3296, Forney, TX, 75126
Against: Deborah Thorne, 6600 Frankford Rd., Dallas, TX, 75252

Miscellaneous Items:

D189-003

Planner: Carlos Talison

Motion: It was move to **approve** a development plan for a multi-family development (Midtown Lofts) on property zoned Planned Development District No. 895, on the west line of Manderville Lane, between Meadow Road and Midtown Boulevard.

Maker: Murphy

Second: Ridley

Result: Carried: 13 to 0

For: 13 - MacGregor, Schulte, Criss, Johnson, Shidid,
Carpenter, Lewis, Jung, Housewright, Schultz*,
Murphy, Ridley, Tarpley*

Against: 0

Absent: 0

Vacancy: 2 - District 7, District 12

*out of the room, shown voting in favor

Speakers: None

M189-017

Planner: Abraham Martinez

Motion: In considering an application for a minor amendment to an existing development plan on property zoned Planned Development District No. 530, on the northwest corner of Skillman Street and Larmanda Street, it was moved to **hold** this case under advisement until April 18, 2019.

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

For: 13 - MacGregor, Schulte, Criss, Johnson, Shidid,
Carpenter, Lewis, Jung, Housewright, Schultz*,
Murphy, Ridley, Tarpley*

Against: 0
Absent: 0
Vacancy: 2 - District 7, District 12

*out of the room, shown voting in favor

Speakers: For: None
For (Did not speak): Frank Nuchereno, 4310 Nashwood Ln., Dallas, TX, 75244
Against: None

Thoroughfare Plan Amendments:

(1) St. Paul Street from IH-30 to Ervay Street; (2) Ervay Street from IH-30 to St. Paul Street/Bellevue Street

Planner: Kimberly Smith

Motion: It was moved to **approve** amendments to the City of Dallas Thoroughfare Plan as recommended by staff to: (1) delete St. Paul Street from IH-30 to Ervay Street; and (2) change the dimensional classification of Ervay Street from IH-30 to St. Paul Street/Bellevue Street from an existing couplet (EXST CPLT) to a special two-lane undivided roadway (SPCL 2U) with bicycle facilities within 60 feet of right-of-way.

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

For: 13 - MacGregor, Schulte, Criss, Johnson, Shidid,
Carpenter, Lewis, Jung, Housewright, Schultz,
Murphy, Ridley, Tarpley*

Against: 0
Absent: 0
Vacancy: 2 - District 7, District 12

*out of the room, shown voting in favor

Speakers: For: Steve Owen, 3904 Hawthorne Ave., Dallas, TX, 75219
Casey McManemin, 5145 Yolanda Ln., Dallas, TX, 75229
Against: None

Zoning Cases – Consent:

1. Z189-186(CT)

Planner: Carlos Talison

Note: The Commission considered this item individually.

Motion I: It was moved to recommend **approval** of a Specific Use Permit for a commercial motor vehicle parking for a two-year period, subject to a revised site plan and conditions on property zoned an IM Industrial Manufacturing District, on the northeast line of South Central Expressway, between McCommas Bluff Road and Youngblood Road.

Maker: Lewis
Second: Schulte
Result: **Commissioner Lewis withdrew his motion.
Commissioner Schulte withdrew his second.**

Motion II: In considering an application for a Specific Use Permit for a commercial motor vehicle parking on property zoned an IM Industrial Manufacturing District, on the northeast line of South Central Expressway, between McCommas Bluff Road and Youngblood Road, it was moved to **hold** this case under advisement until May 2, 2019.

Maker: Lewis
Second: Schulte
Result: Carried: 13 to 0

For: 13 - MacGregor, Schulte, Criss, Johnson, Shidid,
Carpenter, Lewis, Jung, Housewright, Schultz,
Murphy, Ridley, Tarpley

Against: 0
Absent: 0
Vacancy: 2 - District 7, District 12

Notices: Area: 400 Mailed: 15
Replies: For: 1 Against: 1

Speakers: For: Rob Baldwin, 3904 Elm St., Dallas, TX, 75226
Against: Naud Burnett, 5543 McCommas Bluff Rd., Dallas, TX, 75241
Jim Schermbeck, 1808 South Good Latimer Expy., Dallas, TX, 75226

Note: The Commission heard Zoning agenda item #3. Z178-378(SM) next.

2. **Z189-190(PD)**

Planner: Pamela Daniel

Motion: In considering an application for a Specific Use Permit for a late-hours establishment limited to an alcoholic beverage establishment operated as a bar, lounge or tavern use on property zoned Planned Development District No. 842 for CR Community Retail District uses, on the west side of Greenville Avenue, southeast of Ross Avenue, it was moved to **hold** this case under advisement until May 2, 2019.

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

For: 13 - MacGregor*, Schulte, Criss, Johnson, Shidid,
Carpenter, Lewis, Jung, Housewright, Schultz,
Murphy, Ridley, Tarpley*

Against: 0
Absent: 0
Vacancy: 2 - District 7, District 12

*out of the room, shown voting in favor

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

Speakers: None

3. **Z178-378(SM)**

Planner: Sarah May

Note: The Commission considered this item individually.

Motion: It was moved to recommend **approval** of the renewal of Specific Use Permit No. 1871 for the sale of alcoholic beverages in conjunction with a general merchandise or food store 3,500 square feet or less for a two-year period, subject to conditions on property zoned a CR-D-1 Community Retail District with a D-1 Liquor Control Overlay on the northeast corner of Lake June Road and Holcomb Road.

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

For: 13 - MacGregor, Schulte, Criss, Johnson*, Shidid,
Carpenter, Lewis, Jung, Housewright, Schultz,
Murphy, Ridley, Tarpley

Against: 0
Absent: 0
Vacancy: 2 - District 7, District 12

*out of the room, shown voting in favor

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

Speakers: For: Parvez Malik, 320 Decker Dr., Las Colinas, TX, 75062
FOR (Did not speak): Karim Rashid, 4812 Mouton Ave., Colleyville, TX, 76034
Against: None

Note: The Commission heard Zoning agenda item #4. Z178-309(SM) next.

4. Z178-309(CY)

Planner: Carolina Yumet

Note: The Commission considered this item individually.

Motion I: It was moved to recommend **denial without prejudice** of a Specific Use Permit for a tower/antenna for cellular communication on property zoned a D(A) Duplex Subdistrict within Planned Development District No. 595, the South Dallas/Fair Park Special Purpose District, on the east line of South Fitzhugh Avenue, north of Lagow Street.

Maker: Schultz
Second: Carpenter
Result: **Commissioner Schultz withdrew her motion.
Commissioner Carpenter withdrew her second.**

Motion II: In considering an application for a Specific Use Permit for a tower/antenna for cellular communication on property zoned a D(A) Duplex Subdistrict within Planned Development District No. 595, the South Dallas/Fair Park Special Purpose District, on the east line of South Fitzhugh Avenue, north of Lagow Street, it was moved to **hold** this case under advisement until June 6, 2019.

Maker: Schultz
Second: Carpenter
Result: Carried: 11 to 2

For: 11 - MacGregor, Criss, Johnson, Shidid, Carpenter,
Lewis, Jung, Housewright, Schultz, Murphy,
Tarpley

Against: 2 - Schulte, Ridley
Absent: 0
Vacancy: 2 - District 7, District 12

Notices: Area: 500 Mailed: 66
Replies: For: 0 Against: 0

Speakers: For: Peter Kavanagh, 1620 Handley Dr., Dallas, TX, 75208
David Hargrove, 322 Lochside, Cary, NC, 27518
Aubrey Coleman, 7336 Warren Pkwy., Frisco, TX, 75034
For (Did not speak): Haider, Tawfeq, 7668 Warren Pkwy., Frisco, TX, 75034
Against: None

Note: The Commission returned to the regular order of the agenda and heard Zoning Cases – Under Advisement items. The Commission heard Zoning Cases – Under Advisement item #7. Z189-153(SM) next.

5. Z178-300(SM)

Planner: Sarah May

Motion: In considering an application for an amendment to Tract 2 within Planned Development District No. 812, on the northwest corner of Fran Way and Compton Street, it was moved to **hold** this case under advisement until May 2, 2019.

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

For: 13 - MacGregor*, Schulte, Criss, Johnson, Shidid,
Carpenter, Lewis, Jung, Housewright, Schultz,
Murphy, Ridley, Tarpley*

Against: 0
Absent: 0
Vacancy: 2 - District 7, District 12

*out of the room, shown voting in favor

Notices: Area: 500 Mailed: 159
Replies: For: 7 Against: 1

Speakers: None

6. Z178-240(SM)

Planner: Sarah May

Motion: It was moved to recommend **approval** of (1) an MU-3 Mixed Use District; and (2) **approval** of a Specific Use Permit for a commercial amusement (outside) use on a portion for a five-year period with eligibility for automatic renewals for additional five-year periods, subject to a site plan and conditions on property zoned an IR Industrial Research District, west of East Technology Boulevard, north of Connector Drive.

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

For: 13 - MacGregor*, Schulte, Criss, Johnson, Shidid,
Carpenter, Lewis, Jung, Housewright, Schultz,
Murphy, Ridley, Tarpley*

Against: 0
Absent: 0
Vacancy: 2 - District 7, District 12

*out of the room, shown voting in favor

Notices: Area: 300 Mailed: 15
Replies: For: 0 Against: 0

Speakers: None

Note: The Commission heard Zoning – Consent item #1. Z189-186(CT), upon the conclusion of the Consent agenda. The Commission heard Zoning – Consent item #1. Z189-186(CT) next.

Zoning Cases – Under Advisement:

7. 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 May 16, 2019.

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

For: 13 - MacGregor, Schulte, Criss, Johnson, Shidid,
Carpenter, Lewis, Jung, Housewright, Schultz,
Murphy, Ridley, Tarpley

Against: 0
Absent: 0
Vacancy: 2 - District 7, District 12

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

Speakers: None

8. Z189-140(SM)

Planner: Sarah May

Motion: In considering an application for a new subdistrict on property zoned Subdistrict 1 within Planned Development District No. 887, the Valley View-Galleria Area Special Purpose District, on the northwest corner of Preston Road and Alpha Road, it was moved to **hold** this case under advisement until May 2, 2019.

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

For: 12 - MacGregor, Schulte, Criss, Johnson, Shidid,
Carpenter, Lewis*, Housewright, Schultz,
Murphy, Ridley, Tarpley

Against: 0
Absent: 0
Vacancy: 2 - District 7, District 12
Conflict: 1 - Jung**

*out of the room, shown voting in favor

**out of the room, when vote taken

Notices: Area: 500 Mailed: 195
Replies: For: 4 Against: 152

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

9. Z178-223(CY)

Planner: Carolina Yumet

Motion: In considering a City Plan Commission authorized hearing to determine proper zoning on property zoned Subarea C-1 within Subdistrict C; Subareas D-1, D-2, D-3, D-4, and D-5 within Subdistrict D; and Subdistricts E, E1, E2, F, G, H, H1 of Planned Development District No. 305, Cityplace; generally on the east and west sides of North Central Expressway with Carroll Avenue to the north, Hall Street to the south, Turtle Creek Boulevard to the west, and Ross Avenue to the east and consisting of approximately 116.62 acres with consideration being given to amending the allowed square footage for nonresidential uses, it was moved to **hold** this case under advisement until such time as the item has been amended, reauthorized, and a community meeting held; or if the amendment fails to be reauthorized the item shall return as currently authorized on the agenda.

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

For: 12 - MacGregor, Schulte, Criss*, Johnson, Shidid, Carpenter, Lewis, Jung, Schultz, Murphy, Ridley, Tarpley

Against: 0
Absent: 0
Vacancy: 2 - District 7, District 12
Conflict: 1 - Housewright**

*out of the room, shown voting in favor

**out of the room, when vote taken

Notices: Area: 500 Mailed: 547
Replies: For: 5 Against: 37

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

10. Z189-171(CY)

Planner: Carolina Yumet

Motion: In considering an application for an amendment to Specific Use Permit No. 1339 for an open enrollment charter school on property zoned an R-7.5(A) Single Family District, on the northwest corner of Rylie Road and Tufts Road, it was moved to **hold** this case under advisement until May 2, 2019.

Maker: Lewis
Second: Schulte
Result: Carried: 13 to 0

For: 13 - MacGregor, Schulte, Criss, Johnson, Shidid,
Carpenter, Lewis, Jung, Housewright*, Schultz,
Murphy, Ridley, Tarpley

Against: 0
Absent: 0
Vacancy: 2 - District 7, District 12

*out of the room, shown voting in favor

Notices: Area: 500 Mailed: 79
Replies: For: 0 Against: 0

Speakers: None

11. Z189-125(CY)

Planner: Carolina Yumet

Motion: It was moved to recommend **approval** of a Planned Development District for Mixed Use District uses, subject to a development plan and conditions on property zoned an MF-2(A) Multifamily District, on the northwest corner of East Side Avenue and South Collett Avenue.

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

For: 12 - MacGregor, Schulte, Criss, Johnson,
Carpenter, Lewis, Jung, Housewright, Schultz,
Murphy, Ridley, Tarpley

Against: 0
Absent: 0
Vacancy: 2 - District 7, District 12
Conflict: 1 - Shidid**

**out of the room, when vote taken

Notices: Area: 500 Mailed: 76
Replies: For: 3 Against: 1

Speakers: For: Rob Baldwin, 3904 Elm St., Dallas, TX, 75226
Jesse Moreno, 4809 Victor St., TX, 75246
Beatrice Martinez, 7007 Arboreal Dr., Dallas, TX, 75231
Against: None

12. **Z167-180(JM)**

Planner: Jennifer Muñoz

Motion: It was moved to recommend: 1) **approval** of a Planned Development District for GO(A) General Office District and certain nonresidential uses, subject to a development plan and conditions; 2) **approval** of the termination of existing deed restrictions [Z845-227]; and 3) **approval** of a Specific Use Permit for a mini-warehouse use for a fifteen-year period with eligibility for an automatic renewal for one additional fifteen-year period, subject to a site plan, landscape plan, elevation plan, and conditions on property zoned a GO(A) General Office District with Specific Use Permit No. 2071 for a detached non-premise sign (billboard), on the north line of Forest Lane, west of Bankway Lane, and south of Interstate Highway 635 (Lyndon B. Johnson Freeway).

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

For: 13 - MacGregor, Schulte, Criss, Johnson, Shidid,
Carpenter, Lewis, Jung, Housewright, Schultz,
Murphy, Ridley, Tarpley

Against: 0
Absent: 0
Vacancy: 2 - District 7, District 12

Notices: Area: 500 Mailed: 27
Replies: For: 1 Against: 0

Speakers: For: None
For (Did not speak): Bill Dahlstrom, 2323 Ross Ave., Dallas, TX, 75201
Against: None

Zoning Cases – Individual:

13. **Z189-177(SM)**

Planner: Sarah May

Motion: In considering an application for a Planned Development District for MF-2(A) Multifamily District uses and a public school other than an open-enrollment charter school on property zoned R-5(A) Single Family District, TH-3(A) Townhouse District, and MF-2(A) Multifamily District, on the west line of Bonnie View Road, north of Morrell Avenue, it was moved to **hold** this case under advisement until April 18, 2019.

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

For: 13 - MacGregor, Schulte, Criss, Johnson, Shidid,
Carpenter, Lewis, Jung, Housewright, Schultz,
Murphy, Ridley, Tarpley

Against: 0
Absent: 0
Vacancy: 2 - District 7, District 12

Notices: Area: 500 Mailed: 275
Replies: For: 7 Against: 1

Speakers: For: None

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

Against: None

Against (Did not speak): Esther Aguilar, 618, 630, 634, 638, 646, 650, S. Corinth St., Rd., Dallas, TX, 75203

14. Z189-189(SM)

Planner: Sarah May

Motion: In considering an application for the renewal of Specific Use Permit No. 1804 for an industrial (outside) not potentially incompatible use limited to a concrete batch plant on property zoned an IR Industrial Research District, on the north line of Commerce Street, west of Sylvan Avenue, it was moved to **hold** this case under advisement until May 16, 2019.

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

For: 13 - MacGregor, Schulte, Criss, Johnson, Shidid,
Carpenter, Lewis, Jung, Housewright, Schultz,
Murphy, Ridley, Tarpley

Against: 0
Absent: 0
Vacancy: 2 - District 7, District 12

Notices: Area: 200 Mailed: 12
Replies: For: 1 Against: 0

Speakers: None

15. **Z189-145(JM)**

Planner: Jennifer Muñoz

Motion: It was moved to recommend **approval** of a Planned Development Subdistrict for LC Light Commercial Subdistrict uses, subject to a revised development plan (not inclusive of staff's recommended deletion of the drop off lane on Cedar Springs) and conditions (as briefed) to include the following: 1) floor area for office use limited to 174,095 sq. ft., 2) restaurant floor area limited to 9,218 sq. ft., and 3) a revised MUD shared parking table that allows the existing onsite parking to be sufficient for contemplated uses on property zoned an LC Light Commercial Subdistrict within Planned Development District No. 193, the Oak Lawn Special Purpose District, on the northwest corner of Cedar Springs Road and Maple Avenue.

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

For: 13 - MacGregor, Schulte, Criss, Johnson, Shidid, Carpenter, Lewis, Jung, Housewright, Schultz, Murphy, Ridley, Tarpley

Against: 0
Absent: 0
Vacancy: 2 - District 7, District 12

Notices: Area: 500 Mailed: 98
Replies: For: 1 Against: 0

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

16. **Z189-149(JM)**

Planner: Jennifer Muñoz

Motion: In considering an application for an MF-2(A) Multifamily District on property zoned a CS Commercial Service District, east of Harry Hines Boulevard, at the terminus of Mail Avenue, to the southeast, it was moved to **hold** this case under advisement until April 18, 2019.

Maker: Schulte
Second: Lewis
Result: Carried: 13 to 0

For: 13 - MacGregor, Schulte, Criss, Johnson, Shidid, Carpenter, Lewis, Jung, Housewright, Schultz, Murphy, Ridley, Tarpley

Against: 0
Absent: 0
Vacancy: 2 - District 7, District 12

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

Speakers: For: Rob Baldwin, 3904 Elm St., Dallas, TX, 75226
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 IR Industrial Research in an area generally bounded by Singleton Boulevard on the north, Borger Street on the east, including the southeast corner of Singleton Boulevard and Borger Street, the south side of Duluth Street on the south, and a line running north/ south intersecting the terminus of Bedford Street and Duluth Street on the west, and containing approximately 9.26 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: Carpenter
Second: Lewis
Result: Carried: 13 to 0

For: 13 - MacGregor, Schulte, Criss, Johnson, Shidid,
Carpenter, Lewis, Jung, Housewright, Schultz,
Murphy, Ridley, Tarpley

Against: 0
Absent: 0
Vacancy: 2 - District 7, District 12

Speakers: None

Planner: Donna Moorman

Motion: It was moved to **authorize** a public hearing to determine the proper zoning on property zoned MF-2(A) Multifamily in an area generally bounded by Franklin Street on the west, the alley north of Kingston Street on the north, a line running north/south west of the alley west of Hampton Road on the east, and Brandon Street on the south, and containing approximately 10.37 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: MacGregor
Second: Murphy
Result: Carried: 13 to 0

For: 13 - MacGregor, Schulte, Criss, Johnson, Shidid,
Carpenter, Lewis, Jung, Housewright, Schultz,
Murphy, Ridley, Tarpley

Against: 0
Absent: 0
Vacancy: 2 - District 7, District 12

Speakers: For: Dallas Dunaway, 2427 Emmett St., Dallas, TX, 75211
Sabrina Davis, 2427 Emmett St., Dallas, TX, 75211
Mary Lou Paras, 2703 Kingston St., Dallas, TX, 75211
Doyle McEwin, 2435 Emmett St., Dallas, TX, 75211
Veronica Longoria, 2550 Kingston St., Dallas, TX, 75211
Against: None

Other Matters

Minutes:

Motion: It was moved to **approve** the minutes of the March 21, 2019, City Plan Commission meeting, subject to the following corrections:

- 1) Page 10, M189-010, delete one of the “a minor amendment” phrases.
- 2) Page 14, SPSD189-002, in the eighth line delete article “a” before “Media Center Plaza”.
- 3) Page 31, Landmark Commission Appeal, in both motions correct the word “appproiateness” to “appropriateness”.

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

For: 13 - MacGregor, Schulte, Criss, Johnson, Shidid,
Carpenter, Lewis, Jung, Housewright, Schultz,
Murphy, Ridley, Tarpley

Against: 0
Absent: 0
Vacancy: 2 - District 7, District 12

Adjournment

Motion: It was moved to **adjourn** the April 4, 2019, City Plan Commission meeting at 6:27 p.m.

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

For: 13 - MacGregor, Schulte, Criss, Johnson, Shidid,
Carpenter, Lewis, Jung, Housewright, Schultz,
Murphy, Ridley, Tarpley

Against: 0
Absent: 0
Vacancy: 2 - District 7, District 12

Gloria Tarpley, Chair