

PLAN COMMISSION MINUTES

The City Plan Commission held a regular Zoning Hearing on September 5, 2019, with the briefing starting at 10:11 a.m., in Room 5ES and the public hearing at 1:31 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, LeDouglas Johnson, Deborah Carpenter, Margaret Brinson, P. Michael Jung, Tipton Housewright, Jaynie Schultz, Margot Murphy and Paul E. Ridley. The following Commissioner was absent from this hearing as defined in the City Plan Commission rules: Clarice Criss. 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: Mohammed 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) **S189-034R**

Motion: It was moved to **approve** an application to revise a previously approved plat to create one 13.75-acre lot from a tract of land in City Block 7547 on property located on Wheatland Road, west of Virginia Drive, south of Lyndon B. Johnson/Interstate Highway No. 20, subject to compliance with the conditions listed in the docket.

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

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

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

Speakers: None

(2) **S189-278**

Motion: It was moved to **approve** an application to create one 3.520-acre lot from a tract of land in City Block 6960 on property located on Cockrell Hill Road, at Blue Ridge Boulevard, southeast corner, subject to compliance with the conditions listed in the docket.

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

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

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

Speakers: None

(3) **S189-279**

Motion: It was moved to **approve** an application to create one 0.128-acre lot from a tract of land in City Block 6234 on property located on Lake June Place, east of Pemberton Hill Road, subject to compliance with the conditions listed in the docket.

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

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

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

Speakers: None

(4) **S189-283**

Motion: It was moved to **approve** an application to replat a 58.2661-acre tract of land containing all of Lot 1 in City Block A/8313 and a tract of land in City Block 8313 to create one lot on property located on Bonnie View Road, south of Telephone Road, subject to compliance with the conditions listed in the docket.

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

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

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

Speakers: None

(5) **S189-284**

Motion: It was moved to **approve** an application to create a 6.041-acre lot from a tract of land in City Block 6577 on property located on Mustang Road, north of Lyndon B. Johnson Freeway/Interstate Highway No. 635, subject to compliance with the conditions listed in the docket.

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

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

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

Speakers: None

Building Line Removal/Reduction:

(6) **S189-282**

Building Line Removal Motion: It was moved to **approve** an application to remove an existing platted 25-foot building line on the west line of the property, and to remove an existing platted 25-foot building line on the north line of the property 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 on property located on Meadow Road, north of Rambler Road.

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

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

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

Replat Motion: It was moved to **approve** an application to replat a 9.288-acre tract of land containing all of Lot 1 in City Block F/6138, to create one lot on property located on Meadow Road, north of Rambler Road, subject to compliance with the conditions listed in the docket.

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

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

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

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

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

(7) **S189-288**

Building Line Reduction Motion: It was moved to **approve** an application to reduce a portion of the 100-foot platted building line to 85-feet 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 on property located on Lawther Drive, north of Dalgreen Road.

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

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

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

Replat Motion: It was moved to **approve** an application to replat a 0.961-acre (41,874-square feet) tract of land containing all of Lot 15 in City Block 4407 to create one lot on property located on Lawther Drive, north of Dalgreen Road, subject to compliance with the conditions listed in the docket.

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

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

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

Notices: Area: 200 Mailed: 32
Replies: For: 1 Against: 0

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

Note: Chair Tarpley change the order of the agenda and announced that Subdivision Item #8. S189-277 would be heard after the Residential Replat agenda items. The Commission heard Subdivision Item #9. S189-280 next.

(8) S189-277

Motion: It was moved to **approve** an application to replat a 0.79-acre (34,412-square feet) tract of land containing all of Lots 8A and 8B in City Block C/6284 to create one lot on property located on Southeast Drive, north of C.F. Hawm Freeway/U.S. Highway 175, subject to compliance with the conditions listed in the docket.

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

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

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

Notices: Area: 200 Mailed: 19

Replies: For: 0 Against: 1

Speakers: For: None
For (Did not speak): Ana Maria Espinal, 650 & 654 Southeast Dr., Dallas, TX, 75217
Against: None

Note: The Commission returned to the regular order of the agenda and heard Miscellaneous agenda items. The Commission heard Miscellaneous Item M189-027 next.

(9) S189-280

Motion: It was moved to **approve** an application to replat a 5.537-acre tract of land containing all of Lot 1 in City Block 7/8733 and a tract of land in City Block 8733 to create one lot on property located at the terminus of Muirfield Drive, south of Spyglass Drive, subject to compliance with the conditions listed in the docket.

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

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

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

Notices: Area: 200 Mailed: 39
Replies: For: 9 Against: 1

Speakers: None

(10) **S189-281**

Motion: It was moved to **approve** an application to replat a 0.7231-acre (31,500-square feet) tract of land containing all of Lot 5 in City Block 5/5492 to create one 15,000-square foot lot and one 16,400-square foot lot on property located on Glendora Avenue at Tibbs Street, northwest corner, subject to compliance with the conditions listed in the docket.

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

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

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

Notices: Area: 200 Mailed: 16
Replies: For: 2 Against: 4

Speakers: For: None
Against: Katheryn Bagwell, 6314 Glendora Ave., Dallas, TX, 75230
Robert Strauss, 6307 Glendora Ave., Dallas, TX, 75230

(11) **S189-285**

Motion: It was moved to **approve** an application to replat a 1.062-acre tract of land containing all of Lots 1, and 26 in City Block D/7590 to create one lot on property located at 202 Beckleymeade Avenue, west of Bluecrest Drive, subject to compliance with the conditions listed in the docket.

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

For: 12 - MacGregor, Schulte, Johnson, Shidid,
Carpenter, Brinson, Jung, Housewright,
Schultz, Murphy, Ridley, Tarpley
Against: 0
Absent: 1 - Criss
Vacancy: 2 - District 8, District 12

Notices: Area: 200 Mailed: 13
Replies: For: 0 Against: 0

Speakers: None

(12) **S189-286**

Motion: It was moved to **approve** an application to replat a 0.345-acre (15,008-square feet) tract of land containing all of Lot 5 in City Block 1/6659 to create two 7,504-square foot lots on property located on Oak Hill Circle, south of Lake June Road, subject to compliance with the conditions listed in the docket.

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

For: 12 - MacGregor, Schulte, Johnson, Shidid,
Carpenter, Brinson, Jung, Housewright,
Schultz, Murphy, Ridley, Tarpley
Against: 0
Absent: 1 - Criss
Vacancy: 2 - District 8, District 12

Notices: Area: 200 Mailed: 23
Replies: For: 0 Against: 0

Speakers: None

(13) **S189-287**

Motion: It was moved to **approve** an application to replat a 0.496-acre (21,600-square feet) tract of land containing all of Lots 5 and 6 in City Block K/2839 to create one lot on property located on Lakewood Boulevard, northeast of Heath Street, subject to compliance with the conditions listed in the docket.

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

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

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

Notices: Area: 200 Mailed: 21

Replies: For: 2 Against: 1

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

(14) **S189-289**

Motion: It was moved to **approve** an application to replat a 0.20-acre (8,821-square feet) tract of land containing all of Lots 25, 26, 28A in City Block A/4015 and part of Common Area B to create 3 lots ranging in size from 1,545-square feet to 4,273-square feet and one common area on property located at terminus of Malone Cliff View, north of Fort Worth Avenue, subject to compliance with the conditions listed in the docket.

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

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

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

Notices: Area: 200 Mailed: 42
Replies: For: 2 Against: 0

Speakers: None

Note: The Commission concluded with the Subdivision Residential Replat agenda items and heard Subdivision Item #8. S189-277 next.

Miscellaneous Items:

M189-027

Planner: Carlos Talison

Motion: In considering an application for a minor amendment to the existing development plan for Planned Development District No. 703, on the west line of Waterfall Way, between Rolling Hills Lane and Brookgreen Drive, it was moved to **hold** this case under advisement until September 19, 2019 and instruct staff to re-advertise with the correct location on the southeast corner of Hillcrest Road and Lakehurst Avenue.

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

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

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

*out of the room, shown voting in favor

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

M189-028

Planner: Abraham Martinez

Motion: In considering an application for a minor amendment to an existing development plan on property zoned Planned Development District No. 517, east of Abrams Road and Gaston Avenue, it was moved to **hold** this case under advisement until October 17, 2019.

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

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

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

Speakers: For: None
For (Did not speak): Audra Buckley, 1414 Belleview St., Dallas, TX, 75215
Against: None

D189-005

Planner: Abraham Martinez

Motion: It was moved to **approve** a development plan on property zoned Subarea C within Planned Development District No. 456, at the south corner of Village Forest Drive and Landa Lane.

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

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

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

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

D189-013

Planner: Abraham Martinez

Motion: It was moved to **approve** a development plan and landscape plan on property zoned Planned Development District No. 1016, on the southwest corner of Samuell Boulevard and Hunnicut Road.

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

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

Against: 0
Absent: 1 - Criss
Vacancy: 2 - District 8, District 12
Conflict: 1 - Johnson**

**out of the room, when vote taken

Speakers: None

D189-014

Planner: Abraham Martinez

Motion: It was moved to **approve** a development plan and landscape plan on property zoned Subarea A within Planned Development District No. 741 and Specific Use Permit No. 3 for a power plant use, on the northeast corner of Cypress Water Boulevard and Olympus Boulevard.

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

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

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

Speakers: None

Note: Chair Tarpley change the regular order of the agenda to hear Development Code Amendment item DCA 189-007A next. The Commission heard DCA 189-007A next.

Zoning Cases – Consent:

1. Z189-298(AM)

Planner: Abraham Martinez

Motion: It was moved to recommend **approval** of the renewal of Specific Use Permit No. 1796 for an attached projecting non-premise district activity videoboard sign for a six-year period, subject to conditions on property zoned Planned Development District No. 619 with Specific Use Permit No. 2025 for a personal service use limited to a spa, generally located on the south line of Main Street, west of South Ervay Street.

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

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

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

Notices: Area: 200 Mailed: 30
Replies: For: 1 Against: 0

Speakers: None

2. Z189-244(L)(AM)

Planner: Abraham Martinez

Note: The Commission considered this item individually.

Motion: It was moved to recommend **approval** of an amendment to an existing landscape plan on property zoned Planned Development District No. 216, generally on the northeast corner of Noel Road and Southern Boulevard.

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

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

Against: 0
Absent: 1 - Criss
Vacancy: 2 - District 8, District 12
Conflict: 1 - Jung**

**out of the room, when vote taken

Notices: Area: 500 Mailed: 40
Replies: For: 23 Against: 0

Speakers: For: None
For (Did not speak): Rob Baldwin, 3904 Elm St., Dallas, TX, 75226
Robert Watson, 13900 Noel Rd., Dallas, TX, 75240
Michael Villere, 13900 Noel Rd., Dallas, TX, 75240
Against: None

Note: The Commission heard Zoning agenda item #4. Z189-282(PD) next.

3. Z189-249(AM)

Planner: Abraham Martinez

Motion: It was moved to recommend **approval** of an amendment to and renewal of Specific Use Permit No. 1750 for commercial motor vehicle parking for a two-year period with eligibility for automatic renewals for additional two-year periods, subject to a revised site plan and revised conditions (as briefed) on property zoned a CS Commercial Service District, generally on the west corner of Chalk Hill Road and Fitchburg Street.

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

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

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

Notices: Area: 200 Mailed: 14
Replies: For: 2 Against: 0

Speakers: None

Note: The Commission heard Zoning agenda item #4. Z189-282(PD) next.

4. Z189-282(PD)

Planner: Pamela Daniel

Note: The Commission considered this item individually.

Motion: In considering an application for a Specific Use Permit for a child-care facility use on property zoned an R-10(A) Single Family District, on the west side of Webb Chapel Road, north of the terminus of Townsend Drive, it was moved to **hold** this case under advisement until October 17, 2019.

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

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

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

Notices: Area: 200 Mailed: 13
Replies: For: 2 Against: 1

Speakers: None

Note: The Commission heard Zoning agenda item #5. Z189-288(PD) next.

5. Z189-288(PD)

Planner: Pamela Daniel

Note: The Commission considered this item individually.

Motion: It was moved to recommend **approval** of a CR Community Retail District on property zoned Planned Development District No. 934 for CR Community Retail District uses bounded by West Mockingbird Lane, Lemmon Avenue, and Roper Street.

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

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

Against: 0
Absent: 1 - Criss
Vacancy: 2 - District 8, District 12
Conflict: 1 - Jung**

**out of the room, when vote taken

Notices: Area: 300 Mailed: 39
Replies: For: 2 Against: 0

Speakers: None

Note: The Commission returned to the regular order of the agenda and heard Zoning Cases – Under Advisement agenda items. The Commission heard Zoning Cases – Under Advisement item #8. Z189-233(SM) next.

6. Z189-179(PD)

Planner: Pamela Daniel

Motion: It was moved to recommend **approval** of a Planned Development District for MF-2(A) Multifamily District uses and a public school other than an open-enrollment charter school, subject to a revised development plan, revised traffic management plan, and revised conditions (as briefed) on property zoned an MF-2(A) Multifamily District on the southwest corner of Park Lane and Eastridge Drive.

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

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

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

Notices: Area: 500 Mailed: 357
Replies: For: 0 Against: 74

Speakers: None

7. Z189-302(CY)

Planner: Carolina Yumet

Motion: It was moved to recommend **approval** of the renewal of Specific Use Permit No. 2087 for a recycling buy-back center for the collection of household metals, and recyclable materials for a two-year period, subject to conditions on property zoned an IM Industrial Manufacturing District with Specific Use Permit No. 2087 on the northwest side of Hickory Street, northeast of Malcolm X Boulevard.

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

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

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

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

Speakers: None

Note: The Commission heard Zoning – Consent item #1. Z189-229(PD), upon the conclusion of the Consent agenda. The Commission heard Zoning – Consent item #1. Z189-229(PD) next.

Zoning Cases – Under Advisement:

8. Z189-233(SM)

Planner: Sarah May

Motion: It was moved to recommend **denial without prejudice** of a Planned Development District for LI Light Industrial District uses on property zoned an R-7.5(A) Single Family District, on the north line of Interstate Highway 30, east of North Buckner Boulevard.

Maker: Brinson
Second: Schulte
Result: Carried: 7 to 5

For: 7 - MacGregor, Schulte, Johnson, Carpenter,
Brinson, Jung, Schultz

Against: 5 - Shidid, Housewright, Murphy, Ridley, Tarpley
Absent: 1 - Criss
Vacancy: 2 - District 8, District 12

Notices: Area: 500 Mailed: 94
Replies: For: 2 Against: 17

Speakers: For: Rob Baldwin, 3904 Elm St., Dallas, TX, 75226
Ann Bagley, 8139 Barbaree Blvd., Dallas, TX, 75228
Desi Tanner, 2707 Runningbrook Ln., Dallas, TX, 75228
Against: Nathan Hudson, 2326 Burning Light Dr., Dallas, TX, 75228
Martha Al-Sakini, 2334 Burning Light Dr., Dallas, TX, 75228

9. Z189-115(CY)

Planner: Carolina Yumet

Motion: In considering an application for 1) the termination of existing deed restrictions [Z867-185 No. 2]; and, 2) an amendment to Planned Development District No. 468 to reduce a portion of Shopfront Overlay No. 7 on property zoned Subdistrict E (WMU-8) within Planned Development District No. 468, the Oak Cliff Gateway Special Purpose District, with SH Shopfront Overlay No. 7, and deed restrictions [Z867-185 No 2], on the southwest corner of North Beckley Avenue and West 6th Street, it was moved to **hold** this case under advisement until October 3, 2019.

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

For: 12 - MacGregor, Schulte, Johnson, Shidid,
Carpenter, Brinson, Jung, Housewright,
Schultz, Murphy*, Ridley, Tarpley
Against: 0
Absent: 1 - Criss
Vacancy: 2 - District 8, District 12

*out of the room, shown voting in favor

Notices: Area: 500 Mailed: 73
Replies: For: 5 Against: 1

Speakers: None

10. 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 September 19, 2019.

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

For: 12 - MacGregor, Schulte, Johnson, Shidid,
Carpenter, Brinson, Jung, Housewright,
Schultz, Murphy*, Ridley, Tarpley
Against: 0
Absent: 1 - Criss
Vacancy: 2 - District 8, District 12

*out of the room, shown voting in favor

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

11. **Z189-235(PD)**

Planner: Pamela Daniel

Motion: It was moved to recommend **denial without prejudice** of 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 an RR-D-1 Regional Retail District with a D-1 Liquor Control Overlay, on the south side of Samuell Boulevard, east of North Jim Miller Road.

Maker: Brinson
Second: Jung
Result: Carried: 8 to 4

For: 8 - MacGregor, Johnson, Carpenter, Brinson,
Jung, Housewright, Schultz, Ridley
Against: 4 - Schulte, Shidid, Murphy, Tarpley
Absent: 1 - Criss
Vacancy: 2 - District 8, District 12

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

Speakers: For: Ryan Hughes, 1111 S. Main St., Grapevine, TX, 76051
Against: None

12. **Z189-260(PD)**

Planner: Pamela Daniel

Motion: It was moved to recommend **approval** of 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 for a two-year period, subject to a site plan and conditions on property zoned Subdistrict 2 within Planned Development District No. 535-D-1, the C.F. Hawn Special Purpose District No. 3 with a D-1 Dry Liquor Control Overlay, on the northeast corner of C. F. Hawn Freeway and South Masters Drive.

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

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

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

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

Speakers: For: None
FOR (Did not speak): Kendra Larach, 900 Jackson St., Dallas, TX, 75202
Against: None

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

Planner: Andreea Udrea

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 September 19, 2019.

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

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

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

Notices: Area: 500 Mailed: 179
Replies: For: 16 Against: 49

Speakers: For: Suzan Kedron, 2323 Ross Ave., Dallas, TX, 75201
Against: Misty Ventura, 9406 Biscayne Blvd., Dallas, TX, 75218
Against (Did not speak): Elsie Thurman, 9406 Biscayne Blvd., Dallas, TX, 75218
Clinton Madison, 6627 Northwood Rd., Dallas, TX, 75225

14. **Z178-336(CT)**

Planner: Carlos Talison

Motion: It was moved to recommend **approval** of the renewal of Specific Use Permit No. 1661 for a public or private school limited to an open-enrollment charter school for a five-year period, subject to a traffic management plan and conditions on property zoned an IR Industrial Research District with existing deed restrictions (Z823-131_Tract 1A), generally bound by Beckleymeade Avenue, South Hampton Road, Westfall Drive, and Stoneview Drive.

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

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

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

*out of the room, shown voting in favor

Notices: Area: 400 Mailed: 14
Replies: For: 0 Against: 0

Speakers: None

Zoning Cases – Individual:

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

Planner: Carlos Talison

Motion: In considering an application for 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, it was moved to **hold** this case under advisement until September 19, 2019.

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

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

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

*out of the room, shown voting in favor

Notices: Area: 400 Mailed: 120
Replies: For: 4 Against: 5

Speakers: For: Charles Lucenay, 118 Vintage Park Blvd., Houston, TX, 77070
Against: None

16. **Z189-296(AU)**

Planner: Andreea Udrea

Motion: In considering an application for a Specific Use Permit for an industrial (outside) not potentially incompatible use limited to a concrete batch plant on property zoned an IR Industrial Research District, on the south side of California Crossing Road, west of Bickham Road, it was moved to **hold** this case under advisement until September 19, 2019.

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

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

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

*out of the room, shown voting in favor

Notices: Area: 400 Mailed: 21
Replies: For: 0 Against: 4

Speakers: For: None
Against: Clayton Huddleston, 10555 Newkirk St., Dallas, TX, 75220
Gordon Domaschk, 2110 California Crossing Rd., Dallas, TX, 75220

Development Code Amendment:

DCA 189-007A

Planner: David Cossum

Motion: It was moved to recommend **approval** of amending the Dallas Development Code, Chapter 51A, Article IV, "Zoning Regulations," Article X, "Landscape and Tree Conservation Regulations," and Article XII, "Gas Drilling and Production", to align definitions, standards and names for street, design, paving and drainage to be consistent with the proposed Street Design and Drainage Design Manuals and current construction standards.

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

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

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

*out of the room, shown voting in favor

Speakers: None

Note: The Commission returned to the regular order of the agenda and heard Zoning Cases – Consent items next.

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. 388 with Historic Overlay No. 10, Elizabeth Chapel, and Historic Overlay No. 60, the Tenth Street Historic District in an area generally bound by Eighth Street, a D.P.&L. Company right-of-way, Clarendon Drive, Fleming Avenue, and I-35 (South R.L. Thornton Freeway) with consideration being given to appropriate zoning for the area including use, development standards, and other appropriate regulations for PD No. 388; appropriate preservation criteria for Historic Overlay No. 60; repealing Historic Overlay No. 10; and expanding Historic Overlay No. 60 to include the property in Historic Overlay No. 10. This is a hearing to consider the request to authorize the hearing and not the rezoning of property at this time.

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

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

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

Speakers: None

Planner: Donna Moorman

Motion: It was moved to **authorize** a public hearing to determine the proper zoning on property zoned Industrial Research (IR) in an area generally bound by Topeka, Singleton Boulevard, Parvia Avenue, and Bedford Avenue and containing approximately 36 acres with consideration being given to incorporating the property into and expanding Planned Development District No. 891. This is a hearing to consider the request to authorize the hearing and not the rezoning of the property at this time.

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

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

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

Speakers: None

Planner: Donna Moorman

Motion: It was moved to **authorize** a public hearing to determine the proper zoning on property zoned a CR Community Retail District, a CS Commercial Service District, an MU-1 Mixed Use District, and a P(A) Parking District in an area generally along both sides of Hampton Road between Burlington Boulevard and Brandon Street and along both sides of Clarendon Drive between Marlborough Avenue and the alley west of Hampton Road; and containing approximately 17.45 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: Johnson
Result: Carried: 12 to 0

For: 12 - MacGregor, Schulte, Johnson, Shidid,
Carpenter, Brinson, Jung, Housewright,
Schultz, Murphy, Ridley, Tarpley
Against: 0
Absent: 1 - Criss
Vacancy: 2 - District 8, District 12

Speakers: None

Other Matters

Approve amendments to City Plan Commission Rules of Procedure pursuant to changes in state law.

Motion: In considering amendments to City Plan Commission Rules of Procedure pursuant to changes in state law, it was moved to **table** this item until October 17, 2019.

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

For: 11 - Schulte, Johnson, Shidid, Carpenter, Brinson,
Jung, Housewright, Schultz, Murphy, Ridley,
Tarpley
Against: 0
Absent: 2 - Criss, MacGregor
Vacancy: 2 - District 8, District 12

**Consideration of appointments to CPC Committees:
ZONING ORDINANCE ADVISORY COMMITTEE (ZOAC)**

Chair Tarpley announced Mr. Larry Hall's appointment to the CPC Zoning Ordinance Advisory Committee (ZOAC).

Minutes:

Motion: It was moved to **approve** the August 15, 2019, City Plan Commission meeting minutes, subject to the corrections.

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

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

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

Adjournment

Motion: It was moved to **adjourn** the September 5, 2019, City Plan Commission meeting at 5:10 p.m.

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

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

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

Gloria Tarpley, Chair