

## PLAN COMMISSION MINUTES

The City Plan Commission held a regular Zoning Hearing on January 17, 2019, with the briefing starting at 10:11 a.m., in Room 5ES and the public hearing at 1:35 p.m., in the City Council Chambers of City Hall. Presiding were, Gloria Tarpley, Chair and Jarred Davis, Vice-Chair. The following Commissioners were present during the hearing: Enrique MacGregor, Tony Shidid, Deborah Carpenter, Christopher Lewis, P. Michael Jung, Tipton Housewright, Jaynie Schultz and Margot Murphy. The following Commissioner was absent from this hearing as defined in the City Plan Commission rules: Paul E. Ridley. There are four vacancies: District 2, District 3, 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) **S189-081**

**Motion:** It was moved to **approve** an application to create a 1.7578-acre lot from a part of unrecorded Lots 15 and 16 in City Block 5984 on property located on Tyler Street, north of Pentagon Road., subject to compliance with the conditions listed in the docket.

Maker: Davis

Second: Lewis

Result: Carried: 10 to 0

For: 10 - MacGregor, Davis, Shidid, Carpenter, Lewis, Jung, Housewright, Schultz, Murphy\*, Tarpley

Against: 0  
Absent: 1 - Ridley  
Vacancy: 4 - District 2, District 3, District 7, District 12

\*out of the room, shown voting in favor

**Speakers:** None

(2) **S189-082**

**Motion:** It was moved to **approve** an application to create a 113-lot single family addition with lots ranging in size from 5,400 square feet to 12,008 square feet on a 22.736-acre tract of land on property located on Knoxbridge Road, east of Ranch Road, subject to compliance with the conditions listed in the docket.

Maker: Davis  
Second: Lewis  
Result: Carried: 10 to 0

For: 10 - MacGregor, Davis, Shidid, Carpenter, Lewis,  
Jung, Housewright, Schultz, Murphy\*,  
Tarpley

Against: 0  
Absent: 1 - Ridley  
Vacancy: 4 - District 2, District 3, District 7, District 12

\*out of the room, shown voting in favor

**Speakers:** None

(3) **S189-083**

**Motion:** It was moved to **approve** an application to replat a 1.033-acre tract of land containing all of Lots 7 through 12 in City Block 2/3244 to create one lot on property located at Brooklyn Street and Polk Street, northeast corner, subject to compliance with the conditions listed in the docket.

Maker: Davis  
Second: Lewis  
Result: Carried: 10 to 0

For: 10 - MacGregor, Davis, Shidid, Carpenter, Lewis,  
Jung, Housewright, Schultz, Murphy\*, Tarpley

Against: 0  
Absent: 1 - Ridley  
Vacancy: 4 - District 2, District 3, District 7, District 12

\*out of the room, shown voting in favor

**Speakers:** None

(4) **S189-084**

**Motion:** It was moved to **approve** an application to create one 3.550-acre lot from a tract of land in City Block 6932 on property located on Gannon Lane, west of Westmoreland Road, subject to compliance with the conditions listed in the docket.

Maker: Davis  
Second: Lewis  
Result: Carried: 10 to 0

For: 10 - MacGregor, Davis, Shidid, Carpenter, Lewis,  
Jung, Housewright, Schultz, Murphy\*, Tarpley

Against: 0  
Absent: 1 - Ridley  
Vacancy: 4 - District 2, District 3, District 7, District 12

\*out of the room, shown voting in favor

**Speakers:** None

(5) **S189-085**

**Motion:** It was moved to **approve** an application to replat a 1.426-acre tract of land containing all of Lots 6, 7, and 8 and part of Lot 9 in City Block B/776 to create one lot on property located at North Hill Avenue and Bird Street, east corner, subject to compliance with the conditions listed in the docket.

Maker: Davis  
Second: Lewis  
Result: Carried: 10 to 0

For: 10 - MacGregor, Davis, Shidid, Carpenter, Lewis,  
Jung, Housewright, Schultz, Murphy\*, Tarpley

Against: 0  
Absent: 1 - Ridley  
Vacancy: 4 - District 2, District 3, District 7, District 12

\*out of the room, shown voting in favor

**Speakers:** None

(6) **S189-086**

**Motion:** It was moved to **approve** an application to create one 0.27-acre lot from a tract of land containing all of Lots 3 and 4 in City Block 6/707 on property located on Garret Avenue, east of San Jacinto Street, subject to compliance with the conditions listed in the docket.

Maker: Davis  
Second: Lewis  
Result: Carried: 10 to 0

For: 10 - MacGregor, Davis, Shidid, Carpenter, Lewis,  
Jung, Housewright, Schultz, Murphy\*, Tarpley

Against: 0  
Absent: 1 - Ridley  
Vacancy: 4 - District 2, District 3, District 7, District 12

\*out of the room, shown voting in favor

**Speakers:** None

(7) **S189-087**

**Motion:** It was moved to **approve** an application to create a 14-lot Shared Access Development with lots ranging in size from 1,201.51 square feet to 2,371.98 square feet from a 0.48-acre tract of land containing all of Lot 1 in City Block C/667 on property located at Munger Avenue and Annex Avenue, north corner, subject to compliance with the conditions listed in the docket.

Maker: Davis  
Second: Lewis  
Result: Carried: 10 to 0

For: 10 - MacGregor, Davis, Shidid, Carpenter, Lewis,  
Jung, Housewright, Schultz, Murphy\*, Tarpley

Against: 0  
Absent: 1 - Ridley  
Vacancy: 4 - District 2, District 3, District 7, District 12

\*out of the room, shown voting in favor

**Speakers:** None

(8) **S189-088**

**Motion:** It was moved to **approve** an application to replat a 0.20-acre tract of land containing all of Lots 25 and 26 in City Block E/7704 to create one lot on property located on Apricot Street, south of Irving Boulevard, subject to compliance with the conditions listed in the docket.

Maker: Davis  
Second: Lewis  
Result: Carried: 10 to 0

For: 10 - MacGregor, Davis, Shidid, Carpenter, Lewis,  
Jung, Housewright, Schultz, Murphy\*, Tarpley

Against: 0  
Absent: 1 - Ridley  
Vacancy: 4 - District 2, District 3, District 7, District 12

\*out of the room, shown voting in favor

**Speakers:** None

(9) **S189-089**

**Motion:** It was moved to **approve** an application to create one 7.736-acre lot from a tract of land in City Block 7564 on property located on Hampton Road, south of Kirnwood Drive, subject to compliance with the conditions listed in the docket.

Maker: Davis  
Second: Lewis  
Result: Carried: 10 to 0

For: 10 - MacGregor, Davis, Shidid, Carpenter, Lewis,  
Jung, Housewright, Schultz, Murphy\*, Tarpley

Against: 0  
Absent: 1 - Ridley  
Vacancy: 4 - District 2, District 3, District 7, District 12

\*out of the room, shown voting in favor

**Speakers:** None

(10) **S189-090**

**Motion:** It was moved to **approve** an application to create one 0.568-acre lot from a tract of land containing all of unrecorded Lots 22 through 24 in City Block 8818 on property located at Lawson Road and Skyfrost Drive, South corner, subject to compliance with the conditions listed in the docket.

Maker: Davis  
Second: Lewis  
Result: Carried: 10 to 0

For: 10 - MacGregor, Davis, Shidid, Carpenter, Lewis,  
Jung, Housewright, Schultz, Murphy\*, Tarpley

Against: 0  
Absent: 1 - Ridley  
Vacancy: 4 - District 2, District 3, District 7, District 12

\*out of the room, shown voting in favor

**Speakers:** None

(11) **S189-091**

**Motion:** It was moved to **approve** an application to replat a 15.151-acre tract of land containing all of Lot 3E in City Block 11/827, part of unrecorded Lots 13 through 17 and all of Lot 18 in City Block 835, part of unrecorded Lots 3 through 5 and 10 and all of Lots 6 through 9 in City Block 836, all of Lots 1 through 4 in City Block 14/827, part of Lot 8 in City Block 839, all of Lots 9 through 11 and 22 and 23 and part of Lot 24 in City Block 838 and an abandoned portion of Race Street and Simpson Street to create one 5.767-acre lot and one 9.384-acre lot on property located on Elm Street and Washington Avenue, northwest corner, subject to compliance with the conditions listed in the docket.

Maker: Davis  
Second: Lewis  
Result: Carried: 9 to 0

For: 9 - MacGregor, Davis, Shidid, Carpenter, Lewis,  
Jung, Housewright, Schultz, Tarpley

Against: 0  
Absent: 1 - Ridley  
Vacancy: 4 - District 2, District 3, District 7, District 12  
Conflict: 1 - Murphy\*\*

\*\*out of the room, when vote taken

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

(12) **S189-092**

**Motion:** It was moved to **approve** an application to create one 0.547-acre lot from a tract of land in City Block 743 on property located at Live Oak Street and Gordon Street, east corner, subject to compliance with the conditions listed in the docket.

Maker: Davis  
Second: Lewis  
Result: Carried: 10 to 0

For: 10 - MacGregor, Davis, Shidid, Carpenter, Lewis,  
Jung, Housewright, Schultz, Murphy\*, Tarpley

Against: 0  
Absent: 1 - Ridley  
Vacancy: 4 - District 2, District 3, District 7, District 12

\*out of the room, shown voting in favor

**Speakers:** None

(13) **S189-093**

**Motion:** It was moved to **approve** an application to create 4 lots ranging in size from 1,134 square feet to 1,217-square feet from a 0.1132-acre tract of land in City Block A/448 on property located on McKee Street at Browder Street, west corner, subject to compliance with the conditions listed in the docket.

Maker: Davis  
Second: Lewis  
Result: Carried: 10 to 0

For: 10 - MacGregor, Davis, Shidid, Carpenter, Lewis,  
Jung, Housewright, Schultz, Murphy\*, Tarpley

Against: 0  
Absent: 1 - Ridley  
Vacancy: 4 - District 2, District 3, District 7, District 12

\*out of the room, shown voting in favor

**Speakers:** None

(14) **S189-094**

**Motion:** It was moved to **approve** an application to create one 4.7076-acre lot from a tract of land in City Block 8325 on property located on telephone Road, east of Dallas City limit, subject to compliance with the conditions listed in the docket.

Maker: Davis  
Second: Lewis  
Result: Carried: 10 to 0

For: 10 - MacGregor, Davis, Shidid, Carpenter, Lewis,  
Jung, Housewright, Schultz, Murphy\*, Tarpley

Against: 0  
Absent: 1 - Ridley  
Vacancy: 4 - District 2, District 3, District 7, District 12

\*out of the room, shown voting in favor

**Speakers:** None

**Note: The Commission heard Subdivision agenda item #15, S189-095 upon the conclusion of the Subdivision Consent agenda.**

(15) **S189-095**

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

**Motion:** It was moved to **approve** an application to replat a 1.833-acre tract of land containing all of Lots 3 through 8 and part of Lot 14 in City Block 4/1509 to create one lot on property located on Irving Avenue at Throckmorton Street, northeast corner, subject to compliance with the conditions listed in the docket.

Maker: Schultz  
Second: Shidid  
Result: Carried: 9 to 0

For: 9 - MacGregor, Davis, Shidid, Carpenter, Lewis,  
Housewright, Schultz, Murphy, Tarpley

Against: 0  
Absent: 1 - Ridley  
Vacancy: 4 - District 2, District 3, District 7, District 12  
Conflict: 1 - Jung\*\*



\*\*out of the room, when vote taken

**Speakers:** None

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

Zoning Cases – Consent:

**1. Z178-313(PD)**

Planner: Pamela Daniel

**Motion:** In considering an application for an amendment to Planned Development Subdistrict No. 45 within Planned Development District No. 193, the Oak Lawn Special Purpose District, for a public school on property generally bounded by Allen Street, McKinney Avenue, Sneed Street, and Cole Avenue, it was moved to **hold** this case under advisement until February 7, 2019.

Maker: Jung  
Second: Lewis  
Result: Carried: 10 to 0

For: 10 - MacGregor, Davis, Shidid, Carpenter, Lewis,  
Jung, Housewright, Schultz, Murphy, Tarpley

Against: 0  
Absent: 1 - Ridley  
Vacancy: 4 - District 2, District 3, District 7, District 12

**Notices:** Area: 500 Mailed: 289  
**Replies:** For: 1 Against: 0

**Speakers:** None

**2. Z189-104(PD)**

Planner: Pamela Daniel

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

**Motion:** In considering an application for the renewal of Specific Use Permit No. 1357 for an open-enrollment charter school on property zoned an R-7.5(A) Single Family District, on the northwest corner of Bruton Road and McCutcheon Lane, it was moved to **hold** this case under advisement until February 7, 2019.

Maker: Shidid  
Second: Schultz  
Result: Carried: 10 to 0

For: 10 - MacGregor, Davis, Shidid, Carpenter, Lewis,  
Jung, Housewright, Schultz, Murphy, Tarpley

Against: 0

Absent: 1 - Ridley

Vacancy: 4 - District 2, District 3, District 7, District 12

**Notices:** Area: 300 Mailed: 49

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

**Speakers:** None

**Note: The Commission heard zoning agenda item #3. Z189-110(PD) next.**

**3. Z189-110(PD)**

Planner: Pamela Daniel

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

**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 Victoria Avenue, north of West Mockingbird Lane, it was moved to **hold** this case under advisement until February 7, 2019.

Maker: Carpenter

Second: Housewright

Result: Carried: 9 to 0

For: 9 - MacGregor, Davis, Shidid, Carpenter, Lewis,  
Housewright, Schultz, Murphy, Tarpley

Against: 0

Absent: 1 - Ridley

Vacancy: 4 - District 2, District 3, District 7, District 12

Conflict: 1 - Jung\*\*

\*\*out of the room, when vote taken

**Notices:** Area: 500 Mailed: 82

**Replies:** For: 3 Against: 2

**Speakers:** None

**Note: The Commission heard zoning agenda item #5. Z189-119(JM) next.**

4. Z189-117(JM)

Planner: Jennifer Muñoz

**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 west side of Roper Street, between Thedford Avenue and Savage Street, it was moved to **hold** this case under advisement until February 7, 2019.

Maker: Jung  
Second: Lewis  
Result: Carried: 10 to 0

For: 10 - MacGregor, Davis, Shidid, Carpenter, Lewis,  
Jung, Housewright, Schultz, Murphy, Tarpley

Against: 0  
Absent: 1 - Ridley  
Vacancy: 4 - District 2, District 3, District 7, District 12

**Notices:** Area: 500 Mailed: 109  
**Replies:** For: 1 Against: 5

**Speakers:** None

5. Z189-119(JM)

Planner: Jennifer Muñoz

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

**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 west side of Victoria Avenue, between Savage Street and West Mockingbird Lane, it was moved to **hold** this case under advisement until February 7, 2019.

Maker: Carpenter  
Second: Housewright  
Result: Carried: 9 to 0

For: 9 - MacGregor, Davis, Shidid, Carpenter, Lewis,  
Housewright, Schultz, Murphy, Tarpley

Against: 0  
Absent: 1 - Ridley  
Vacancy: 4 - District 2, District 3, District 7, District 12  
Conflict: 1 - Jung\*\*

\*\*out of the room, when vote taken

**Notices:** Area: 500 Mailed: 75  
**Replies:** For: 3 Against: 3

**Speakers:** None

**Note: The Commission returned to the regular order of the agenda and heard Zoning Cases - Under Advisement agenda item #8. Z178-305(SM) next.**

**6. Z189-123(JM)**

Planner: Jennifer Muñoz

**Motion:** It was moved to recommend **approval** of a Specific Use Permit for a general merchandise or food store greater than 3,500 square feet 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 Subarea 1 within Planned Development District No. 316, the Jefferson Area Special Purpose District, on the south side of West Jefferson Boulevard, between South Bishop Avenue and South Adams Avenue.

Maker: Jung  
Second: Lewis  
Result: Carried: 10 to 0

For: 10 - MacGregor, Davis, Shidid, Carpenter, Lewis,  
Jung, Housewright, Schultz, Murphy, Tarpley

Against: 0  
Absent: 1 - Ridley  
Vacancy: 4 - District 2, District 3, District 7, District 12

**Notices:** Area: 200 Mailed: 24  
**Replies:** For: 1 Against: 0

**Speakers:** None

**7. Z189-101(CT)**

Planner: Carlos Talison

**Motion:** It was moved to recommend **approval** of the renewal of Specific Use Permit No. 1566 for a vehicle display, sales, and service use for a three-year period with eligibility for automatic renewals for additional three-year periods, subject to conditions on property zoned Subdistrict 2 within Planned Development District No. 535, the C.F. Hawn Special Purpose District, with a D-1 Liquor Control Overlay, on the southwest line of C.F. Hawn Freeway, between Beacon Hill Circle.

Maker: Jung  
Second: Lewis  
Result: Carried: 10 to 0

For: 10 - MacGregor, Davis, Shidid, Carpenter, Lewis,  
Jung, Housewright, Schultz, Murphy, Tarpley

Against: 0  
Absent: 1 - Ridley  
Vacancy: 4 - District 2, District 3, District 7, District 12

**Notices:** Area: 200 Mailed: 13  
**Replies:** For: 3 Against: 0

**Speakers:** None

**Note: The Commission heard zoning agenda item #2, Z189-104(PD) upon the conclusion of the Zoning Consent agenda.**

Zoning Cases – Under Advisement:

**8. Z178-305(SM)**

Planner: Sarah May

**Motion:** It was moved to recommend **approval** of the renewal of Specific Use Permit No. 2219 for the sale of alcoholic beverages in conjunction with a restaurant without drive-in service for a two-year period with eligibility for automatic renewals for additional five-year periods, subject to a revised site plan and conditions on property zoned Subarea 6 within Planned Development District No. 366-D-1, the Buckner Boulevard Special Purpose District, with a D-1 Liquor Control Overlay, on the east side of South Buckner Boulevard, between Scyene Road and Bearden Lane.

Maker: Shidid  
Second: Schultz  
Result: Carried: 10 to 0

For: 10 - MacGregor, Davis, Shidid, Carpenter, Lewis,  
Jung, Housewright, Schultz, Murphy, Tarpley

Against: 0  
Absent: 1 - Ridley  
Vacancy: 4 - District 2, District 3, District 7, District 12

**Notices:** Area: 200 Mailed: 6  
**Replies:** For: 0 Against: 0

**Speakers:** None

**9. Z178-383(CY)**

Planner: Carolina Yumet

**Motion I:** 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 site plan and conditions on property zoned an IR Industrial Research District, south of the intersection of Bird Lane and the South Central Expressway Service Road.

Maker: Lewis  
Second: Housewright  
Result: Failed: 4 to 6

For: 4 - Lewis, Housewright, Murphy, Tarpley  
Against: 6 - MacGregor, Davis, Shidid, Carpenter, Jung, Schultz  
Absent: 1 - Ridley  
Vacancy: 4 - District 2, District 3, District 7, District 12

**Motion II:** It was moved to recommend **denial without prejudice** of 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, south of the intersection of Bird Lane and the South Central Expressway Service Road.

Maker: Schultz  
Second: Shidid  
Result: Carried: 7 to 3

For: 7 - MacGregor, Davis, Shidid, Carpenter, Jung, Schultz, Murphy  
Against: 3 - Lewis, Housewright, Tarpley  
Absent: 1 - Ridley  
Vacancy: 4 - District 2, District 3, District 7, District 12

**Notices:** Area: 300 Mailed: 10  
**Replies:** For: 0 Against: 0

**Speakers:** For: Joshua Butler, 311 N. Ballard Ave., Wylie, TX, 75098  
Against: Marsha Jackson, 4920 Choate Rd., Dallas, TX, 75241  
James Hatley Jr., 9049 S. Central Expy., Dallas, TX, 75241  
Jabrille McDuffie, 4715 Stokes St., Dallas, TX, 75241  
Chris Dowdy, 3837 Simpson Stuart Rd., Dallas, TX, 75241  
Jennifer Rangel, 3301 Elm St., Dallas, TX, 75226

Jim Schermbeck, 1808 S. Good Latimer, Dallas, TX, 75226  
Against (Did not speak): Richard Guldi, 7228 LaSobrina Dr., Dallas, TX, 75248

10. **Z178-351(CY)**

Planner: Carolina Yumet

**Motion I:** It was moved to recommend **approval** of an NS(A) Neighborhood Service District, subject to deed restrictions volunteered by the applicant on property zoned an R-7.5(A) Single Family District, on the northeast corner of West Illinois Avenue and Hollywood Avenue.

Maker: MacGregor  
Second: Schultz  
Result: Failed: 2 to 7

For: 2 - MacGregor, Schultz

Against: 7 - Davis, Shidid, Carpenter, Lewis, Housewright,  
Murphy, Tarpley

Absent: 1 - Ridley

Vacancy: 4 - District 2, District 3, District 7, District 12

Conflict: 1 - Jung\*\*

\*\*out of the room, when vote taken

**Motion II:** It was moved to recommend **denial without prejudice** of an NS(A) Neighborhood Service District with deed restrictions volunteered by the applicant on property zoned an R-7.5(A) Single Family District, on the northeast corner of West Illinois Avenue and Hollywood Avenue.

Maker: Carpenter  
Second: Housewright  
Result: Carried: 9 to 0

For: 9 - MacGregor, Davis, Shidid, Carpenter, Lewis,  
Housewright, Schultz\*, Murphy, Tarpley

Against: 0

Absent: 1 - Ridley

Vacancy: 4 - District 2, District 3, District 7, District 12

Conflict: 1 - Jung\*\*

\*out of the room, shown voting in favor

\*\*out of the room, when vote taken

**Notices:** Area: 200 Mailed: 17  
**Replies:** For: 1 Against: 2

**Speakers:** For: Karla Calderon, 2819 Brandon St., Dallas, TX, 75211  
Agustin Peralta, 2722 S. Vernon Ave., Dallas, TX, 75224  
Against: None

**Note: Zoning Cases #11. Z178-366(SM), #12. Z178-367(SM), #13. Z178-368(SM) and #14. Z178-369(SM) were read into the record and heard together.**

**11. Z178-366(SM)**

Planner: Sarah May

**Motion:** In considering an application for an MU-1 Mixed Use District on property zoned an IR Industrial Research District, on the east line of Chicago Street, north of Duluth Street, it was moved to **hold** this case under advisement until February 21, 2019.

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

For: 10 - MacGregor, Davis\*, Shidid, Carpenter, Lewis,  
Jung, Housewright, Schultz, Murphy, Tarpley

Against: 0  
Absent: 1 - Ridley  
Vacancy: 4 - District 2, District 3, District 7, District 12

\*out of the room, shown voting in favor

**Notices:** Area: 200 Mailed: 32  
**Replies:** For: 6 Against: 0

**Speakers:** None

**12. Z178-367(SM)**

Planner: Sarah May

**Motion:** In considering an application for an MU-1 Mixed Use District on property zoned an IR Industrial Research District, on the south line of Duluth Street, at the terminus of Chicago Street, it was moved to **hold** this case under advisement until February 21, 2019.

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

For: 10 - MacGregor, Davis\*, Shidid, Carpenter, Lewis,  
Jung, Housewright, Schultz, Murphy, Tarpley



Against: 0  
Absent: 1 - Ridley  
Vacancy: 4 - District 2, District 3, District 7, District 12

\*out of the room, shown voting in favor

**Notices:** Area: 200 Mailed: 24  
**Replies:** For: 6 Against: 0

**Speakers:** None

**13. Z178-368(SM)**

Planner: Sarah May

**Motion:** In considering an application for an MU-1 Mixed Use District on property zoned an IR Industrial Research District, on the northwest corner of Duluth Street and Chicago Street, it was moved to **hold** this case under advisement until February 21, 2019.

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

For: 10 - MacGregor, Davis\*, Shidid, Carpenter, Lewis,  
Jung, Housewright, Schultz, Murphy, Tarpley

Against: 0  
Absent: 1 - Ridley  
Vacancy: 4 - District 2, District 3, District 7, District 12

\*out of the room, shown voting in favor

**Notices:** Area: 200 Mailed: 32  
**Replies:** For: 6 Against: 0

**Speakers:** None

**14. Z178-369(SM)**

Planner: Sarah May

**Motion:** In considering an application for an MU-1 Mixed Use District on property zoned an IR Industrial Research District, on the south line of Duluth Street, east of Chicago Street, it was moved to **hold** this case under advisement until February 21, 2019.

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

For: 10 - MacGregor, Davis\*, Shidid, Carpenter, Lewis,  
Jung, Housewright, Schultz, Murphy, Tarpley

Against: 0

Absent: 1 - Ridley

Vacancy: 4 - District 2, District 3, District 7, District 12

\*out of the room, shown voting in favor

**Notices:** Area: 200 Mailed: 24

**Replies:** For: 6 Against: 0

**Speakers:** None

Zoning Cases – Individual:

15. **Z178-285(SM)**

Planner: Sarah May

**Motion:** It was moved to recommend **denial without prejudice** of an RR Regional Retail District with deed restrictions volunteered by the applicant on property zoned an R-7.5(A) Single Family District, on the northwest line of Ben Hur Street, southwest of CF Hawn Freeway.

Maker: Lewis

Second: Housewright

Result: Carried: 10 to 0

For: 10 - MacGregor, Davis, Shidid, Carpenter, Lewis,  
Jung, Housewright, Schultz, Murphy, Tarpley

Against: 0

Absent: 1 - Ridley

Vacancy: 4 - District 2, District 3, District 7, District 12

**Notices:** Area: 200 Mailed: 14

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

**Speakers:** For: Karla Calderon, 2819 Brandon St., Dallas, TX, 75211

For (Did not speak): Martin Avila, 3104 Point East Dr., Mesquite, TX, 75150

Against: None

Development Code Amendment:

**DCA178-012**

Planner: Nathan Warren

**Motion:** It was moved to recommend **approval** of amending the Dallas Development Code to create regulations for a new overlay called a Neighborhood Forest Overlay.

Maker: Shidid  
Second: Murphy  
Result: Carried: 10 to 0

For: 10 - MacGregor, Davis, Shidid, Carpenter, Lewis,  
Jung, Housewright, Schultz, Murphy, Tarpley

Against: 0  
Absent: 1 - Ridley  
Vacancy: 4 - District 2, District 3, District 7, District 12

**Speakers:** For: Steve Houser, Address not given  
Against: Stan Randall, Address not given  
Phil Crone, 6518 Trammel Dr., Dallas, TX, 75214  
Staff: Phil Erwin, Arborist, City of Dallas

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Other Matters

FY2017-18 City Plan Commission Annual Report

**Motion:** It was moved to **approve** the FY2017-18 City Plan Commission Annual Report.

Maker: Murphy  
Second: Davis  
Result: Carried: 10 to 0

For: 10 - MacGregor, Davis, Shidid, Carpenter, Lewis,  
Jung, Housewright, Schultz, Murphy, Tarpley

Against: 0  
Absent: 1 - Ridley  
Vacancy: 4 - District 2, District 3, District 7, District 12

Minutes:

**Motion:** It was moved to **approve** the minutes of the January 3, 2019, City Plan Commission meeting, subject to corrections.

Maker: Jung  
Second: Murphy  
Result: Carried: 10 to 0

For: 10 - MacGregor, Davis, Shidid, Carpenter, Lewis,  
Jung, Housewright, Schultz, Murphy, Tarpley

Against: 0

Absent: 1 - Ridley

Vacancy: 4 - District 2, District 3, District 7, District 12

Adjournment

The January 17, 2019, City Plan Commission meeting **adjourn** at 4:18 p.m.

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Gloria Tarpley, Chair