

PLAN COMMISSION MINUTES

The City Plan Commission held a regular Zoning Hearing on January 18, 2018, with the briefing starting at 10:38 a.m., in Room 5ES and the public hearing at 1:47 p.m., in the City Council Chambers of City Hall. Presiding were, Gloria Tarpley, Chair and, Matt Houston, Vice-Chair. The following Commissioners were present during the hearing: Chad West, Mark Rieves, Jarred Davis, Tony Shidid, Deborah Carpenter, Korey Mack, Myrtl E. Lavallaisaa, P. Michael Jung, Tipton Housewright, Jaynie Schultz, Carolyn “Cookie” Peadon, 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 no vacancies.

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:

Note: Commissioner Carolyn “Cookie” Peadon served as Acting Vice-Chair during Vice-Chair Houston’s absence.

Subdivision Docket

Planner: Sharmila Gurung-Shrestha

Pursuant to Texas Local Government Code Section 212.009(e) these minutes and recording of the hearing certify the reasons for denial of any plat application.

Consent Items:

(1) **S178-061**

Motion: It was moved to **approve** an application to create one 37.507-acre lot from a tract of land in City Block 8830 on property located at 12400 Ravenview Road, east of Garden Grove Drive, subject to compliance with the conditions listed in the docket with removal of Condition #15.

Maker: Mack
Second: Shidid
Result: Carried: 14 to 0

For: 14 - West, Rieves, Davis, Shidid, Carpenter, Mack,
Lavallaisaa, Jung, Housewright, Schultz,
Peadon, Murphy, Ridley, Tarpley

Against: 0
Absent: 1 - Houston
Vacancy: 0

Speakers: None

(2) **S178-062**

Motion: It was moved to **approve** an application to replat a 1.621-acre tract of land in City Blocks 8473 and 8474 to create one lot on property located on Highland Road, between Jim Miller Road and St. Francis Avenue, subject to compliance with the conditions listed in the docket.

Maker: Mack
Second: Shidid
Result: Carried: 14 to 0

For: 14 - West, Rieves, Davis, Shidid, Carpenter, Mack,
Lavallaisaa, Jung, Housewright, Schultz,
Peadon, Murphy, Ridley, Tarpley

Against: 0
Absent: 1 - Houston
Vacancy: 0

Speakers: None

(3) **S178-063**

Motion: It was moved to **approve** an application to replat a 2.891-acre tract of land containing part of Lot 1B in City Block A/1277 to create one lot on property located on Victory Avenue at All Star Way, east of Stemmons Freeway, subject to compliance with the conditions listed in the docket.

Maker: Mack
Second: Shidid
Result: Carried: 14 to 0

For: 14 - West, Rieves, Davis, Shidid, Carpenter, Mack,
Lavallaisaa, Jung, Housewright, Schultz,
Peadon, Murphy, Ridley, Tarpley

Against: 0
Absent: 1 - Houston
Vacancy: 0

Speakers: None

(4) S178-066

Motion: It was moved to **approve** an application to create 136 single family residential lots and one common area with lots ranging in size from 5,625-square feet to 14,170-square feet from a 31.22-acre tract of land in City Block 8826 as a Community Unit Development on property located on Beauford Road, east of Sunview Drive, subject to compliance with the conditions listed in the docket.

Maker: Mack
Second: Shidid
Result: Carried: 14 to 0

For: 14 - West, Rieves, Davis, Shidid, Carpenter, Mack,
Lavallaisaa, Jung, Housewright, Schultz,
Peadon, Murphy, Ridley, Tarpley

Against: 0
Absent: 1 - Houston
Vacancy: 0

Speakers: None

(5) S178-067

Motion: It was moved to **approve** an application to replat a 2.3577-acre tract of land containing all of Lots 1 through 8 and Lots 15 through 22 and part of Lots 9 and 10 in City Block E/873 to create one lot on property located at 2424 South Cesar Chavez Boulevard, north of Coombs Street, subject to compliance with the conditions listed in the docket.

Maker: Mack
Second: Shidid
Result: Carried: 14 to 0

For: 14 - West, Rieves, Davis, Shidid, Carpenter, Mack,
Lavallaisaa, Jung, Housewright, Schultz,
Peadon, Murphy, Ridley, Tarpley

Against: 0
Absent: 1 - Houston
Vacancy: 0

Speakers: None

(6) S178-069

Motion: It was moved to **approve** an application to replat a 2.948-acre tract of land containing part of Lot 12 in City Block 4/6943 to create one lot on property located at Independence Drive and Preferred Place, north corner, subject to compliance with the conditions listed in the docket.

Maker: Mack
Second: Shidid
Result: Carried: 14 to 0

For: 14 - West, Rieves, Davis, Shidid, Carpenter, Mack,
Lavallaisaa, Jung, Housewright, Schultz,
Peadon, Murphy, Ridley, Tarpley

Against: 0
Absent: 1 - Houston
Vacancy: 0

Speakers: None

(7) S178-070

Motion: It was moved to **approve** an application to create one 1.551-acre lot from a tract of land containing part of City Block 13/6081 on property located at 4111 Bonnie View Road, east of Fordham Road, subject to compliance with the conditions listed in the docket.

Maker: Mack
Second: Shidid
Result: Carried: 14 to 0

For: 14 - West, Rieves, Davis, Shidid, Carpenter, Mack,
Lavallaisaa, Jung, Housewright, Schultz,
Peadon, Murphy, Ridley, Tarpley

Against: 0
Absent: 1 - Houston
Vacancy: 0

Speakers: None

Building Line:

(8) **S178-068**

Building Line Motion: It was moved to **approve** an application to remove a portion of the existing platted 30-foot building line along Lavendale Avenue with the finding of fact that removal of the platted building lines 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 at 6480 Royalton Drive.

Maker: Schultz
Second: Murphy
Result: Carried: 14 to 0

For: 14 - West, Rieves, Davis, Shidid, Carpenter, Mack,
Lavallaisaa, Jung, Housewright, Schultz,
Peadon, Murphy, Ridley, Tarpley

Against: 0
Absent: 1 - Houston
Vacancy: 0

Replat Motion: It was moved to **approve** an application to replat a 0.553-acre tract of land containing Lot 4A in City Block B/5500 to reduce a portion of the existing platted 30-foot building line along Lavendale Avenue on property located at 6480 Royalton Drive, subject to compliance with the conditions listed in the docket with addition of Condition #17 to read as follows: "On the final plat, the building line must be shown as approved by the Board of Adjustment action".

Maker: Schultz
Second: Murphy
Result: Carried: 14 to 0

For: 14 - West, Rieves, Davis, Shidid, Carpenter, Mack,
Lavallaisaa, Jung, Housewright, Schultz,
Peadon, Murphy, Ridley, Tarpley

Against: 0
Absent: 1 - Houston
Vacancy: 0

Notices: Area: 200 Mailed: 17
Replies: For: 0 Against: 0

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

Residential Replats:

(9) **S178-065**

Motion: It was moved to **approve** an application to replat a 1.0737-acre tract of land containing all of Lots 17 and 18 in City Block 9/6178 to create one lot on property located on Walnut Hill Lane, east of Nixon Drive, subject to compliance with the conditions listed in the docket.

Maker: Carpenter
Second: Davis
Result: Carried: 14 to 0

For: 14 - West, Rieves, Davis, Shidid, Carpenter, Mack,
Lavallaisaa, Jung, Housewright, Schultz,
Peadon, Murphy, Ridley, Tarpley

Against: 0
Absent: 1 - Houston
Vacancy: 0

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

Speakers: None

(10) **S178-071**

Motion: It was moved to **approve** an application to create one 0.158-acre lot from a tract of land containing part of Lot 1 in City Block 17/4169 and part of City Block 4170 on property located at Ninth Street and Ravinia Drive, southeast corner, subject to compliance with the conditions listed in the docket.

Maker: West
Second: Schultz
Result: Carried: 14 to 0

For: 14 - West, Rieves, Davis, Shidid, Carpenter, Mack,
Lavallaisaa, Jung, Housewright, Schultz,
Peadon, Murphy, Ridley, Tarpley

Against: 0
Absent: 1 - Houston
Vacancy: 0

Notices: Area: 200 Mailed: 26
Replies: For: 0 Against: 0

Speakers: For: None
For (Did not speak): Kay Kersn, 3930 Glade Rd., Colleyville, TX, 76034
Against: None

Miscellaneous Items:

M178-004

Planner: Carlos A. Talison

Motion: It was moved to **approve** a minor amendment to the site plan for Specific Use Permit No. 1374 for a private school and open-enrollment charter school limited to grades Pre-K through 6th on property zoned as Tract I and Tract II within Conservation District No. 6 (the Hollywood/Santa Monica Conservation District) on the east corner of Tenison Memorial Drive at Lindsley Avenue.

Maker: Ridley
Second: Murphy
Result: Carried: 14 to 0

For: 14 - West, Rieves, Davis, Shidid, Carpenter, Mack,
Lavallaisaa, Jung, Housewright, Schultz,
Peadon, Murphy, Ridley, Tarpley

Against: 0
Absent: 1 - Houston
Vacancy: 0

Speakers: None

M178-005

Planner: Abraham Martinez

Motion: It was moved to **approve** a minor amendment to the development plan and landscape plan for a general merchandise and food store greater than 3,500 square feet with fueling pumps and a truck stop on property zoned Planned Development District No. 928, on the northwest corner of R.L. Thornton Freeway and West Wheatland Road.

Maker: Lavallaisaa
Second: Carpenter
Result: Carried: 14 to 0

For: 14 - West, Rieves, Davis, Shidid, Carpenter, Mack,
Lavallaisaa, Jung, Housewright, Schultz,
Peadon, Murphy, Ridley, Tarpley

Against: 0
Absent: 1 - Houston
Vacancy: 0

Speakers: None

Miscellaneous Items - Under Advisement:

W178-003

Planner: Sharon Hurd

Motion: It was moved to **approve** a waiver of the two-year waiting period to submit an application for an amendment to Planned Development District No. 759, an area generally bounded by West Mockingbird Lane, Forest Park Road, Empire Central and Maple Avenue.

Maker: Rieves
Second: Mack
Result: Carried: 11 to 3

For: 11 - West, Rieves, Davis, Shidid, Carpenter, Mack,
Lavallaisaa, Peadon, Murphy, Ridley, Tarpley

Against: 3 - Jung, Housewright, Schultz
Absent: 1 - Houston
Vacancy: 0

Speakers: For: Jonathan Vinson, 2323 Ross Ave., Dallas, TX, 75201
Against: None

Certificates of Appropriateness for Signs:

1711100010

Planner: Neva Dean

Motion: It was moved to **approve** a Certificate of Appropriateness by Taylor Tompkins of Willow Creek Signs for a 784-square foot middle level flat attached sign at 208 South Akard Street (east elevation).

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

For: 11 - West, Rieves, Davis, Shidid, Carpenter, Mack,
Lavallaisaa, Housewright, Schultz, Murphy,
Tarpley

Against: 0
Absent: 1 - Houston
Vacancy: 0
Conflict: 3 - Jung, Peadon, Ridley

Speakers: None

1711130019

Planner: Neva Dean

Motion: It was moved to **approve** a Certificate of Appropriateness by Bobby Nichols of Chandler Signs for a 112-square foot flat attached sign at 2727 Canton Street (south elevation) with both options allowed at the choice of the applicant.

Maker: Rieves
Second: Peadon
Result: Carried: 14 to 0

For: 14 - West, Rieves, Davis, Shidid, Carpenter, Mack,
Lavallaisaa, Jung, Housewright, Schultz,
Peadon, Murphy, Ridley, Tarpley

Against: 0
Absent: 1 - Houston
Vacancy: 0

Speakers: None

Note: Certificates of Appropriateness for Signs items 1711130021 and 1711130022 were read into the record and heard together.

1711130021

Planner: Neva Dean

Motion: It was moved to **approve** a Certificate of Appropriateness by Marie Byrum of Byrum Sign & Lighting, Inc. for a 68-square foot flat attached sign at 835 South Good Latimer Expressway (southeast elevation).

Maker: Rieves
Second: Housewright
Result: Carried: 14 to 0

For: 14 - West, Rieves, Davis, Shidid, Carpenter, Mack,
Lavallaisaa, Jung, Housewright, Schultz,
Peadon, Murphy, Ridley, Tarpley

Against: 0
Absent: 1 - Houston
Vacancy: 0

Speakers: None

1711130022

Planner: Neva Dean

Motion: It was moved to **approve** a Certificate of Appropriateness by Marie Byrum of Byrum Sign & Lighting, Inc. for a 99-square foot flat attached sign at 835 South Good Latimer Expressway (northwest elevation).

Maker: Rieves
Second: Housewright
Result: Carried: 14 to 0

For: 14 - West, Rieves, Davis, Shidid, Carpenter, Mack,
Lavallaisaa, Jung, Housewright, Schultz,
Peadon, Murphy, Ridley, Tarpley

Against: 0
Absent: 1 - Houston
Vacancy: 0

Speakers: None

Special Provision Sign District Amendment:

SPSD 178-001

Planner: Neva Dean

Motion: It was moved to recommend **approval** of amendments regarding minimum clearance for pedestrian access to the sidewalk, enforcing the visibility triangle, and requiring a private license and with the following changes: 1) Section (j) Detached movement control signs in the Market Center Sign Subdistrict change (4) to read: "Each side of a detached movement control sign may have a maximum of six panels and a minimum of three panels."; change (5) to read: "No detached movement control sign may exceed 8 feet in height or exceed 3½ feet in face width."; and change (7) to read: "A detached movement control sign may identify businesses and uses within this subdistrict.", and 2) add an additional condition to read: "A panel is limited to a maximum of 5 words." to the Market Center Sign Subdistrict within the Farmers Market Special Provision Sign District to allow detached movement control signs on property zoned Subdistrict 1A within Planned Development District No. 357, the Farmers Market Special Purpose District in an area bound by Marilla Street, Cesar Chavez Boulevard, R.L. Thornton Freeway, and Harwood Street.

Maker: Rieves
Second: Housewright
Result: Carried: 14 to 0

For: 14 - West, Rieves, Davis, Shidid, Carpenter, Mack,
Lavallaisaa, Jung, Housewright, Schultz,
Peadon, Murphy, Ridley, Tarpley

Against: 0
Absent: 1 - Houston
Vacancy: 0

Notices: Area: 200 Mailed: 78
Replies: For: 7 Against: 1

Speakers: For: Tommy Mann, Winstead Bldg., 2728 N. Harwood St., Dallas, TX, 75201
Against: None

Thoroughfare Plan Amendment – Under Advisement:

Montfort Drive from Alpha Road to IH-635

Planner: Chelsea St. Louis

Note: Vice-Chair Houston arrived at 2:42 p.m. during the discussion period of this case.

Motion: It was moved to recommend **approval** of an amendment to the City of Dallas Thoroughfare Plan to change the dimensional classification of Montfort Drive from Alpha Road to IH-635 from a special six-lane divided (SPCL 6D) roadway within 117 feet of right-of-way and with 92 feet of pavement with bike lanes to a special four-lane divided (SPCL 4D) roadway within 80 feet of right-of-way and with bicycle facilities.

Maker: Schultz
Second: Davis
Result: Carried: 10 to 4

For: 10 - West, Davis, Houston, Shidid, Carpenter,
Mack, Lavallaisaa, Schultz, Murphy, Tarpley

Against: 4 - Rieves, Jung, Peadon, Ridley
Absent: 0
Vacancy: 0
Conflict: 1 - Housewright

Speakers: For: Rich Enthoven, 5215 Deloache Ave., Dallas, TX, 75220
Collin Berg, 13505 Montfort Pl., Dallas, TX, 75240
For (Did not speak): Karen Owen, 8002 Hundley Ct., Dallas, TX, 75231
Against: None

Zoning Cases – Consent:

1. **Z167-255(SM)**

Planner: Sarah May

Motion: It was moved to recommend **approval** of application for the renewal of Specific Use Permit No. 2088 for a vehicle display, sales, and service use for a three-year period, subject to a revised site plan and conditions on property zoned Subdistrict 2 within Planned Development District No. 535, the C.F. Hawn Special Purpose District No. 3 with a D-1 Liquor Control Overlay, on the southeast corner of C.F. Hawn Freeway and Cade Road.

Maker: Lavallaisaa
Second: Schultz
Result: Carried: 15 to 0

For: 15 - West, Rieves, Houston, Davis, Shidid,
Carpenter, Mack, Lavallaisaa, Jung,
Housewright, Schultz, Peadon, Murphy, Ridley,
Tarpley*

Against: 0
Absent: 0
Vacancy: 0

*out of the room, shown voting in favor

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

Speakers: None

2. **Z167-362(WE)**

Planner: Warren Ellis

Note: The Commission considered this item individually.

Motion: In considering an application for a CS Commercial Service District and a Specific Use Permit for outside sales and deed restrictions volunteered by the applicant on property zoned an R-10(A) Single Family District, on the west line of South Belt Line Road, north of Sarah Lane, it was moved to **hold** this case under advisement until February 1, 2018.

Maker: Lavallaisaa
Second: Mack
Result: Carried: 15 to 0

For: 15 - West, Rieves, Houston, Davis, Shidid,
Carpenter, Mack, Lavallaisaa, Jung,
Housewright, Schultz, Peadon, Murphy, Ridley,
Tarpley

Against: 0

Absent: 0

Vacancy: 0

Notices: Area: 300 Mailed: 26

Replies: For: 0 Against: 2

Speakers: For: Ronny Chaves, 1609 Falmouth Dr., Plano, TX, 75025
Grace Chaves, 1609 Falmouth Dr., Plano, TX, 75025
Against: Galinda Moulton, 13405 Sarah Ln., Dallas, TX, 75253

Note: The Commission heard agenda item #3, Z178-119(WE) next.

3. Z178-119(WE)

Planner: Warren Ellis

Note: The Commission considered this item individually.

Motion: It was moved to recommend **denial without prejudice** for a renewal of Specific Use Permit No. 2162 for an alcoholic beverage establishment limited to a bar, lounge, or tavern, and a commercial amusement (inside) use limited to a dance hall, on property zoned FWMU-3 Form Walkable Mixed Use Subdistrict within Planned Development District No. 595, the South Dallas/Fair Park Special Purpose District, with an SH Shopfront Overlay on the east corner of South Lamar Street and South Boulevard.

Maker: Mack
Second: Houston
Result: Carried: 15 to 0

For: 15 - West, Rieves, Houston, Davis, Shidid,
Carpenter, Mack, Lavallaisaa, Jung,
Housewright, Schultz, Peadon, Murphy, Ridley,
Tarpley

Against: 0

Absent: 0

Vacancy: 0

Notices: Area: 200 Mailed: 8
Replies: For: 0 Against: 0

Speakers: For: None
Against: Shannon Key, 1409 S. Lamar St., Dallas, TX, 75215
Terry Flowers, 1600 Pennsylvania Ave., Dallas, TX, 75215
Against (Did not speak): Julie Sagveton, 1600 Pennsylvania Ave., Dallas, TX, 75215

Note: The Commission heard agenda item #6, Z178-134(PD) next.

4. Z178-120(WE)

Planner: Warren Ellis

Motion: It was moved to recommend **approval** an amendment to deed restrictions (removal of item #3) on property zoned Area C within Planned Development District No. 326, the West Lovers Lane Planned Development District, on the southwest corner of Bristol Avenue and West Lovers Lane.

Maker: Lavallaisaa
Second: Schultz
Result: Carried: 15 to 0

For: 15 - West, Rieves, Houston, Davis, Shidid,
Carpenter, Mack, Lavallaisaa, Jung,
Housewright, Schultz, Peadon, Murphy, Ridley,
Tarpley*

Against: 0
Absent: 0
Vacancy: 0

*out of the room, shown voting in favor

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

Speakers: None

5. Z178-124(PD)

Planner: Pamela Daniel

Motion: It was moved to recommend **approval** of the renewal of Specific Use Permit No. 1958 for an attached projecting non-premise district activity videoboard sign for a ten-year period, subject to conditions on property zoned Subdistrict A within Planned Development District No. 619, on the north side of Main Street, east of North Akard Street.

Maker: Lavallaisaa
Second: Schultz
Result: Carried: 15 to 0

For: 15 - West, Rieves, Houston, Davis, Shidid,
Carpenter, Mack, Lavallaisaa, Jung,
Housewright, Schultz, Peadon, Murphy, Ridley,
Tarpley*

Against: 0

Absent: 0

Vacancy: 0

*out of the room, shown voting in favor

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

Speakers: For: None
For (Did not speak): Santos Martinez, 900 Jackson St., Dallas, TX, 75202
Against: None

Note: The Commission heard agenda item #2, Z167-362(WE) upon the conclusion of the Zoning Consent agenda items.

6. Z178-134(PD)

Planner: Pamela Daniel

Note: The Commission considered this item individually.

Motion: It was moved to recommend **approval** a Specific Use Permit for a medical clinic or ambulatory surgical center for a five-year period, subject to a site plan and conditions with a modification to the hours of operation to 8:00 a.m. to 7:00 p.m. on property zoned Subarea 1 within Planned Development District No. 316, the Jefferson Area Special Purpose District, on the north side of West Jefferson Boulevard, east of South Llewellyn Avenue.

Maker: West
Second: Murphy
Result: Carried: 15 to 0

For: 15 - West, Rieves, Houston, Davis, Shidid,
Carpenter, Mack, Lavallaisaa, Jung,
Housewright, Schultz, Peadon, Murphy, Ridley,
Tarpley

Against: 0
Absent: 0
Vacancy: 0

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

Speakers: For: Gary Day, 1550 Edison St., Dallas, TX, 75207
Against: None

Note: The Commission continued with the regular order of the agenda and heard Zoning Cases – Under Advisement agenda item #7, Z167-330(PD) next.

Zoning Cases – Under Advisement:

7. Z167-330(PD)

Planner: Pamela Daniel

Motion: In considering an application for a Specific Use Permit for a hotel or motel use on property zoned a CR-D-1 Community Retail District with a D-1 Liquor Control Overlay, on the south side of Great Trinity Forest Way, west of North Jim Miller Road, it was moved to **hold** this case under advisement until February 1, 2018.

Maker: Lavallaisaa
Second: Mack
Result: Carried: 15 to 0

For: 15 - West, Rieves, Houston*, Davis, Shidid,
Carpenter, Mack, Lavallaisaa, Jung,
Housewright, Schultz, Peadon, Murphy, Ridley,
Tarpley

Against: 0
Absent: 0
Vacancy: 0

*out of the room, shown voting in favor

Notices: Area: 200 Mailed: 15
Replies: For: 2 Against: 0

Speakers: For: None
Against: None
Staff: Andrew Gilbert, Assistant City Attorney, City of Dallas
Lamar Glass, Police Officer, City of Dallas

8. **Z167-387(PD)**

Planner: Pamela Daniel

Motion: In considering an application for a Planned Development District for MF-2(A) Multifamily District uses on property zoned an MC-3 Multiple Commercial District, on the east corner of North Haskell Avenue and Worth Street, it was moved to **hold** this case under advisement until February 15, 2018.

Maker: Rieves
Second: Carpenter
Result: Carried: 15 to 0

For: 15 - West, Rieves, Houston*, Davis*, Shidid,
Carpenter, Mack, Lavallaisaa, Jung,
Housewright, Schultz, Peadon, Murphy, Ridley,
Tarpley

Against: 0
Absent: 0
Vacancy: 0

*out of the room, shown voting in favor

Notices: Area: 500 Mailed: 106
Replies: For: 4 Against: 3

Speakers: None

9. **Z167-405(SM)**

Planner: Sarah May

Motion: It was moved to recommend **denial without prejudice** of a Specific Use Permit for a tower/antenna for cellular communication on property zoned Planned Development District No. 724, on the northeast corner of Walnut Hill Lane and Hedgeway Drive.

Maker: Murphy
Second: Schultz
Result: Carried: 14 to 0

For: 14 - West, Rieves, Houston, Davis, Shidid,
Carpenter, Mack, Lavallaisaa, Jung,
Housewright, Schultz, Peadon, Murphy,
Tarpley

Against: 0
Absent: 0
Vacancy: 0
Conflict: 1 - Ridley

Notices: Area: 500 Mailed: 114
Replies: For: 6 Against: 8

Speakers: For: Peter Kavanagh, 1620 Handley Dr., Dallas, TX, 75208
Against: None

Zoning Cases – Individual:

10. **Z167-377(JM)**

Planner: Jennifer Muñoz

Motion I: It was moved to recommend **approval** of an MH(A) Manufactured Home District, subject to a site plan on property zoned an A(A) Agricultural District, on the northeast line of Lasater Road, northwest of Stark Road.

Maker: Lavallaisaa
Second: Rieves
Result: Failed: 3 to 11

For: 3 - Rieves, Mack, Lavallaisaa

Against: 11 - West, Houston, Davis, Shidid, Carpenter, Jung,
Schultz, Peadon, Murphy, Ridley, Tarpley

Absent: 1 - Housewright

Vacancy: 0

Motion II: In considering an application for an MH(A) Manufactured Home District, on property zoned an A(A) Agricultural District, on the northeast line of Lasater Road, northwest of Stark Road, it was moved to **hold** this case under advisement until February 15, 2017.

Maker: Lavallaisaa
Second: Mack
Result: Failed: 2 to 11

For: 2 - Mack, Lavallaisaa

Against: 11 - Rieves, Houston, Davis, Shidid, Carpenter,
Jung, Schultz, Peadon, Murphy, Ridley,
Tarpley

Absent: 2 - West, Housewright

Vacancy: 0

Motion III: It was moved to recommend **denial without prejudice** of an MH(A) Manufactured Home District, on property zoned an A(A) Agricultural District, on the northeast line of Lasater Road, northwest of Stark Road.

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

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

Against: 0
Absent: 2 - West, Housewright
Vacancy: 0

Notices: Area: 400 Mailed: 692
Replies: For: 0 Against: 2

Speakers: For: Travis Wortham, Jr., 7929 Military Parkway, Dallas, TX, 75227
Justin McWilliams, 7801 Brandi Pl., North Richland Hills, TX, 76182
Victor Castro, 10840 Switzer Ave., Dallas, TX, 75238
Against: Kathryn Bohling, 3819 Towne Crossing Blvd., Mesquite, TX, 75150

11. Z178-111(JM)

Planner: Jennifer Muñoz

Motion: It was moved to recommend **approval** of a CH Clustered Housing District and approval of a Specific Use Permit for a community service center use 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 a D(A) Duplex District and a CS Commercial Service District, in an area bounded by East Grand Avenue to the west, Fletcher Street to the north, and Pacific Avenue to the south.

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

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

Against: 0
Absent: 2 - West, Housewright
Vacancy: 0

Notices: Area: 300 Mailed: 48
Replies: For: 0 Against: 1

Speakers: For: Ryan Sullivan, 2950 N. Harwood St., Dallas, TX, 75201
Maya R. Fierro, 3635 Jamaica St., Dallas, TX, 75210
Hillary Evans, 12900 Preston Rd., Dallas, TX, 75230
Against: None

12. **Z167-393(SM)**

Planner: Sarah May

Motion: It was moved to recommend **approval** of the renewal of Specific Use Permit No. 1684 for a private school for a five-year period with eligibility for automatic renewals for additional five-year periods, subject to a revised site plan, revised traffic management plan and conditions on property zoned an R-16(A) Single Family District, on the northwest corner of Walnut Hill Lane and Hedgeway Drive.

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

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

Against: 0
Absent: 2 - West, Housewright
Vacancy: 0

Notices: Area: 400 Mailed: 58
Replies: For: 3 Against: 2

Speakers: For: Paul Wolfe, 3877 Walnut Hill Ln., Dallas, TX, 75229
Against: None

13. **Z167-386(SM)**

Planner: Sarah May

Motion: It was moved to recommend **denial without prejudice** of 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.

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

For: 10 - Rieves, Houston, Davis, Shidid, Carpenter,
Mack, Lavallaisaa, Schultz, Murphy, Tarpley

Against: 0
Absent: 2 - West, Housewright
Vacancy: 0
Conflict: 3 - Jung, Peadon, Ridley

Notices: Area: 500 Mailed: 176
Replies: For: 1 Against: 1

Speakers: None

Development Code Amendment:

DCA 178-002

Planner: Andrew Ruegg

Motion: It was moved to recommend **approval** of amending Chapter 51A of the Dallas Development Code, Article XIII, "Form Districts," to amend regulations pertaining to access to transit, self-service storage uses, administrative waivers, story height with a modification to change "horizontal façade articulation to "vertical façade articulation", stoops and front porches, structured parking, single family districts, street frontage, landscaping, and off-street loading.

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

For: 10 - Rieves, Shidid, Carpenter, Lavallaisaa, Jung,
Schultz, Peadon, Murphy, Ridley, Tarpley

Against: 0
Absent: 5 - West, Houston, Davis, Mack, Housewright
Vacancy: 0

Speakers: None

Other Matters

FY 2016-17 City Plan Commission Annual Report

Motion: It was moved to **approve** the FY 2016-17 City Plan Commission Annual Report.

Maker: Ridley
Second: Peadon
Result: Carried: 10 to 0

For: 10 - Rieves, Shidid, Carpenter, Lavallaisaa, Jung,
Schultz, Peadon, Murphy, Ridley, Tarpley
Against: 0
Absent: 5 - West, Houston, Davis, Mack, Housewright
Vacancy: 0

Minutes

Motion: It was moved to **approve** the minutes of the December 14, 2017, and the January 4, 2018, City Plan Commission meetings, subject to corrections.

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

For: 10 - Rieves, Shidid, Carpenter, Lavallaisaa, Jung,
Schultz, Peadon, Murphy, Ridley, Tarpley
Against: 0
Absent: 5 - West, Houston, Davis, Mack, Housewright
Vacancy: 0

Adjournment

Motion: It was moved to **adjourn** the January 18, 2018, City Plan Commission meeting at 6:28 p.m.

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

For: 10 - Rieves, Shidid, Carpenter, Lavallaisaa, Jung,
Schultz, Peadon, Murphy, Ridley, Tarpley
Against: 0
Absent: 5 - West, Houston, Davis, Mack, Housewright
Vacancy: 0

Gloria Tarpley, Chair