

## PLAN COMMISSION MINUTES

The City Plan Commission held a regular Zoning Hearing on January 4, 2018, with the briefing starting at 11:39 a.m., in Room 5ES and the public hearing at 1:30 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, Jaynie Schultz, Margot Murphy and Paul E. Ridley. The following Commissioners were absent from this hearing as defined in the City Plan Commission rules: Tipton Housewright and Carolyn "Cookie" Peadon. 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:

#### 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) **S178-047**

**Motion:** It was moved to **approve** an application to replat a 0.196-acre tract of land containing part of Lot 5 in City Block 7/694 and part of City Block B/2008 to create five lots on property located on Deere Street at Fitzhugh Avenue, south corner, subject to compliance with the conditions listed in the docket.

Maker: Rieves

Second: Mack

Result: Carried: 13 to 0

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

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

**Speakers:** None

(2) **S178-048**

**Motion:** It was moved to **approve** an application to create one 1.30-acre lot from a tract of land in City Block 8803 on property located on Belt Line Road at Kleberg Road, west corner, subject to compliance with the conditions listed in the docket.

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

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

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

**Speakers:** None

(3) **S178-049**

**Motion:** It was moved to **approve** an application to replat a 1.221-acre tract of land containing part of Lot 1 and all of Lots 2 through 5 in City Block 6/8802 to create one lot on property located between Hopeful Vista Lane and Belt Line Road, east of Lenosa Lane, subject to compliance with the conditions listed in the docket.

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

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

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

**Speakers:** None

**(4) S178-050**

**Motion:** It was moved to **approve** an application to replat a 0.203-acre tract of land containing part of Lot 7 in City Block 7/1012 to create four lots on property located on Routh Street at Welborn Street, south corner, subject to compliance with the conditions listed in the docket.

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

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

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

**Speakers:** None

**(5) S178-051**

**Motion:** It was moved to **approve** an application to create one 0.852-acre lot from a tract of land containing part of City Block 7/284 on property located on Swiss Avenue at Cantegrat Street, south corner, subject to compliance with the conditions listed in the docket.

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

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

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

**Speakers:** None

(6) **S178-052**

**Motion:** It was moved to **approve** an application to create one 1.732-acre lot from a tract of land containing part of City Block 14/6139 on property located on Greenville Avenue, north of Walnut Hill Lane, subject to compliance with the conditions listed in the docket.

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

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

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

**Speakers:** None

(7) **S178-053**

**Motion:** It was moved to **approve** an application to replat a 1.469-acre tract of land containing all of Lots 1 through 17 in City Block 4/2470 to create a 22-lot shared access area development with two common areas on property located on Miles Street at Holland Avenue, east corner, subject to compliance with the conditions listed in the docket.

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

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

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

**Speakers:** None

(8) **S178-054**

**Motion:** It was moved to **approve** an application to create 5 lots from an 8.159-acre tract of land containing part of City Block 6127 on property located on Buckner Boulevard at Clover Haven, northwest corner, subject to compliance with the conditions listed in the docket.

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

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

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

**Speakers:** None

(9) **S178-056**

**Motion:** It was moved to **approve** an application to replat a 0.283-acre tract of land containing all of Lots 1 and 2 in City Block D/445 to create one lot on property located on Wall Street at Powhattan Street, west corner, subject to compliance with the conditions listed in the docket.

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

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

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

**Speakers:** None

(10) **S178-057**

**Motion:** It was moved to **approve** an application to replat a 13.689-acre tract of land containing all of Lot 1A in City Block A/6544 to create two lots on property located on Royal Lane at Newkirk Street, north of Joe Field Road, subject to compliance with the conditions listed in the docket.

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

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

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

**Speakers:** None

(11) **S178-059**

**Motion:** It was moved to **approve** an application to create one 1.167-acre lot from a tract of land containing part of City Block 801 on property located on Fitzhugh Avenue at Santa Fe Avenue, west corner, subject to compliance with the conditions listed in the docket.

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

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

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

**Speakers:** None

Miscellaneous Items:

**M167-050**

Planner: Abraham Martinez

**Note: Staff announced correction to the City Council District. The City Council district for this item is District 14.**

**Motion:** It was moved to **approve** a minor amendment to the site plan for Specific Use Permit No. 2243 for a restaurant with drive-through service on property zoned a GR General Retail Subdistrict within Planned Development District No. 193, the Oak Lawn Special Purpose District, on the southeast corner of Oak Lawn Avenue and Congress Avenue.

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

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

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

**Speakers:** None

Zoning Cases – Under Advisement:

**1. Z167-338(JM)**

Planner: Jennifer Muñoz

**Motion:** It was moved to recommend **approval** of an amendment to, and an expansion of, the Subarea D portion, subject to a revised conceptual plan, Subarea D development plan and conditions on property zoned Subareas C and D within Planned Development District No. 745, on the east side of Manderville Lane, north and south of Midtown Boulevard.

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

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

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

**Notices:** Area: 500 Mailed: 82  
**Replies:** For: 0 Against: 0

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

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### Other Matters

#### FY 2016-17 City Plan Commission Annual Report

**Motion:** In considering the FY 2016-17 City Plan Commission Annual Report, it was moved to **hold** this matter under advisement until January 18, 2018.

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

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

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

**Speakers:** None

### Minutes

#### December 14, 2017

**Note: Chair Tarpley announced December 14, 2017, would be approved at the next City Plan Commission meeting.**

### Adjournment

**Motion:** It was moved to **adjourn** the January 4, 2018, City Plan Commission meeting at 1:57 p.m.

Maker: Ridley  
Second: Houston



Result: Carried: 13 to 0

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

Against: 0

Absent: 2 - Housewright, Peadon

Vacancy: 0

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Gloria Tarpley, Chair