

PLAN COMMISSION MINUTES

The City Plan Commission held a regular Zoning Hearing on November 1, 2018, with the bus tour starting at 9:15 a.m., followed by the briefing starting at 11:51 a.m., in Room 5ES and the public hearing at 1:40 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: Chad West, Mark Rieves, Tony Shidid, Deborah Carpenter, Christopher B. Lewis, 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 are two vacancies: District 3 and District 7.

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) **S189-001**

Motion: It was moved to **approve** an application to create a 106 single-family lot addition with lots ranging in size from 5,400 square feet to 12,008 square feet on a 19.265-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: Rieves
Result: Carried: 13 to 0

For: 13 - West, Rieves, Davis, Shidid, Carpenter, Lewis,
Jung, Housewright, Schultz, Peadon, Murphy,
Ridley, Tarpley

Against: 0

Absent: 0

Vacancy: 2 - District 3, District 7

Speakers: None

(2) **S189-002**

Note: The Commission considered this item individually.

Additional Note: Motion I was made and seconded. The Commission convened into Executive Session at 2:01 p.m. The Commission concluded the Executive Session and reconvened into public hearing at 3:19 p.m. Chair Tarpley announce that Commissioner Housewright withdrew his second to Motion I. Commissioner Rieves withdrew Motion I.

Motion I: It was moved to **deny** an application to replat a 2.551-acre tract of land containing part of Lots 1 through 6, all of Lot 7 in City Block 16/647, and tract of land from Block 16/647, and a portion of an abandoned alley, to create one lot on property located on Peak Street, between Ross Avenue and San Jacinto Street, due to non-compliance with Section 51A-8.503 of the Dallas Development Code.

Maker: Rieves

Second: Housewright

Result: **Commissioner Housewright withdrew his second and Commissioner Rieves withdrew the motion.**

Motion II: It was moved to **approve** an application to replat a 2.551-acre tract of land containing part of Lots 1 through 6, all of Lot 7 in City Block 16/647, and tract of land from Block 16/647, and a portion of an abandoned alley, to create one lot on property located on Peak Street, between Ross Avenue and San Jacinto Street, subject to compliance with the conditions listed in the docket.

Maker: Rieves

Second: Housewright

Result: Carried: 13 to 0

For: 13 - West, Rieves, Davis, Shidid, Carpenter, Lewis,
Jung, Housewright, Schultz, Peadon, Murphy*,
Ridley, Tarpley

Against: 0
Absent: 0
Vacancy: 2 - District 3, District 7

*out of the room, shown voting in favor

Speakers: For: None
Against: None
Staff: Casey Burgess, Assistant City Attorney, City of Dallas

Note: The Commission returned to the regular order of the agenda and heard Subdivision Residential Replat agenda. The Commission heard Subdivision Residential Replat item #11. S189-008 next.

(3) S189-003

Motion: It was moved to **approve** an application to replat a 10.9566-acre tract of land containing all of Lots 1C and 1D in City Block 1/5185 to create 6 lots ranging in size from 0.5338-acre to 3.2093-acres on property located on Twin Sixties Drive, east of North Central Expressway (U.S. Highway No. 75), subject to compliance with the conditions listed in the docket.

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

For: 13 - West, Rieves, Davis, Shidid, Carpenter, Lewis, Jung, Housewright, Schultz, Peadon, Murphy, Ridley, Tarpley

Against: 0
Absent: 0
Vacancy: 2 - District 3, District 7

Speakers: None

(4) S189-005

Motion: It was moved to **approve** an application to create one 0.459-acre lot from a tract of land containing part of City Block 5469 on property located at 6140 Deloache Avenue, east of Preston Road, subject to compliance with the conditions listed in the docket.

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

For: 13 - West, Rieves, Davis, Shidid, Carpenter, Lewis,
Jung, Housewright, Schultz, Peadon, Murphy,
Ridley, Tarpley

Against: 0
Absent: 0
Vacancy: 2 - District 3, District 7

Speakers: None

(5) **S189-006**

Motion: It was moved to **approve** an application to replat a 4.9298-acre tract of land containing part of City Block 2/6512 to create one lot on property located on Southwell Road at Interstate Highway No. 35, southeast corner, subject to compliance with the conditions listed in the docket.

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

For: 13 - West, Rieves, Davis, Shidid, Carpenter, Lewis,
Jung, Housewright, Schultz, Peadon, Murphy,
Ridley, Tarpley

Against: 0
Absent: 0
Vacancy: 2 - District 3, District 7

Speakers: None

(6) **S189-007**

Motion: It was moved to **approve** an application to create one 2.923-acre lot from a tract of land containing part of City Block 8823 on property located at 625 Belt Line Road, west of Lawson Road, subject to compliance with the conditions listed in the docket.

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

For: 13 - West, Rieves, Davis, Shidid, Carpenter, Lewis,
Jung, Housewright, Schultz, Peadon, Murphy,
Ridley, Tarpley

Against: 0
Absent: 0
Vacancy: 2 - District 3, District 7

Speakers: None

(7) S189-010

Motion: It was moved to **approve** an application to create one 2.827-acre lot from a tract of land in City Block 6281 on property located at 814 Jim Miller Road, south of Dallas Area Rapid Transit, subject to compliance with the conditions listed in the docket.

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

For: 13 - West, Rieves, Davis, Shidid, Carpenter, Lewis, Jung, Housewright, Schultz, Peadon, Murphy, Ridley, Tarpley

Against: 0
Absent: 0
Vacancy: 2 - District 3, District 7

Speakers: None

(8) S189-011

Motion: It was moved to **approve** an application to create one 2.729-acre lot from a tract of land in City Block 6866 on property located at 3837 Simpson Stuart road, east of Bonnie View Road, subject to compliance with the conditions listed in the docket.

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

For: 13 - West, Rieves, Davis, Shidid, Carpenter, Lewis, Jung, Housewright, Schultz, Peadon, Murphy, Ridley, Tarpley

Against: 0
Absent: 0
Vacancy: 2 - District 3, District 7

Speakers: None

(9) **S189-012**

Motion: It was moved to **approve** an application to replat a 0.269-acre tract of land containing all of Lots 5, 6, 7, and 8 in City Block 18/1387 to create one lot on property located on J. B. Jackson Jr. Boulevard at Dallas Street, west corner, subject to compliance with the conditions listed in the docket with the following changes: 1) delete Condition #14; 2) change Condition #15 to read as follows: "On the final plat, dedicate 25 feet Right-of-Way (via Fee Simple or Street Easement) from the established center line of L.B. Jackson Jr. Boulevard."; and 3) changed Condition #16 to read as follows: "On the final plat, dedicate 25 feet Right-of-Way (via Fee Simple or Street Easement) from the established center line of Dallas Street."

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

For: 13 - West, Rieves, Davis, Shidid, Carpenter, Lewis,
Jung, Housewright, Schultz, Peadon, Murphy,
Ridley, Tarpley

Against: 0
Absent: 0
Vacancy: 2 - District 3, District 7

Speakers: None

(10) **S189-016**

Motion: It was moved to **approve** an application to create 137 single family lots ranging in size from 5,951 square feet to 14,479 square feet and 4 common areas from a 31.135-acre tract of land on property located on Ranch Road, west of F.M. 548, subject to compliance with the conditions listed in the docket.

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

For: 13 - West, Rieves, Davis, Shidid, Carpenter, Lewis,
Jung, Housewright, Schultz, Peadon, Murphy,
Ridley, Tarpley

Against: 0
Absent: 0
Vacancy: 2 - District 3, District 7

Speakers: None

Note: The Commission heard Subdivision agenda item #2, S189-002 upon the conclusion of the Subdivision Consent agenda items.

Residential Replats:

(11) **S189-008**

Motion: It was moved to **approve** an application to replat a 0.7604-acre tract of land containing part of Lots 15 and 20, and all of Lots 16, 17, 18, and 19 in City Block B/2594 to create one lot on property located on Thedford Street, between Victoria Avenue and Tyree Street, subject to compliance with the conditions listed in the docket.

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

For: 13 - West, Rieves, Davis, Shidid, Carpenter, Lewis, Jung, Housewright, Schultz, Peadon, Murphy*, Ridley, Tarpley

Against: 0
Absent: 0
Vacancy: 2 - District 3, District 7

*out of the room, shown voting in favor

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

Speakers: None

(12) **S189-009**

Motion: It was moved to **approve** an application to replat a 2.5417-acre tract of land containing part of Lots 16 through 20 in City Block Q/7164, part of Lots 14, 27, 28 in City Block P/7164; and all of Lots 15 through 24 and Lot 26 in City Block P/7164, and a portion of an abandoned rights-of-way to create one lot on property located on Bernal Drive, west of Tumalo Trail, subject to compliance with the conditions listed in the docket.

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

For: 13 - West, Rieves, Davis, Shidid, Carpenter, Lewis,
Jung, Housewright, Schultz, Peadon, Murphy*,
Ridley, Tarpley

Against: 0
Absent: 0
Vacancy: 2 - District 3, District 7

*out of the room, shown voting in favor

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

Speakers: None

(13) **S189-013**

Note: Staff corrected case report Subdivision History item #4 to read as follows:
“S167-145 was a request northwest of the present request to replat a 0.419-acre tract of land containing part of Lots 7 and 8 in City Block D/3370 to create one lot on property located on Zang Boulevard between Canty Street and Nelly Street. The request was approved April 27, 2017 and recorded August 6, 2018.”

Motion: It was moved to **approve** an application to replat a 0.712-acre tract of land containing all of Lots 1, 2, 3, and 4 in City Block 4A/3431 to create a 20 lot Shared Access Area Development on property located on Neely Street at Crawford Street, northwest corner, subject to compliance with the conditions listed in the docket.

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

For: 13 - West, Rieves, Davis, Shidid, Carpenter, Lewis,
Jung, Housewright, Schultz, Peadon, Murphy*,
Ridley, Tarpley

Against: 0
Absent: 0
Vacancy: 2 - District 3, District 7

*out of the room, shown voting in favor

Notices: Area: 200 Mailed: 33
Replies: For: 0 Against: 0

Speakers: For: Carl Anderson, 2929 Carlisle St., Dallas, TX, 75204
Against: None

(14) **S189-014**

Note: Agenda and case report amended to reflect the correct location, “northeast corner of Crawford Street at Neely Street”.

Motion: It was moved to **approve** an application to replat a 0.377-acre tract of land containing all of Lots 1 and 2 in City Block B/3431 to create a 10 lot Shared Access Development on property located on Crawford Street at Neely Street, northeast corner, subject to compliance with the conditions listed in the docket and amending all language referring to the “northwest corner” of Crawford Street and Neely Street to “northeast corner” of Crawford Street and Neely Street.

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

For: 13 - West, Rieves, Davis, Shidid, Carpenter, Lewis, Jung, Housewright, Schultz, Peadon, Murphy*, Ridley, Tarpley

Against: 0
Absent: 0
Vacancy: 2 - District 3, District 7

*out of the room, shown voting in favor

Notices: Area: 200 Mailed: 40
Replies: For: 1 Against: 0

Speakers: None

(15) **S189-015**

An application to replat a 1.453-acre tract of land containing all of Lots 4 through 7, and part of Lots 11 through 16 in City Block B/3431 to create a 31-lot Shared Access Development on property located on Crawford Street, between Neely Street and Canty Street.

This case was withdrawn by the applicant.

Miscellaneous Items:

D178-021

Planner: Carlos Talison

Motion: It was moved to **approve** a development plan and landscape plan for a multifamily and office use on property zoned Subdistrict A within Planned Development District No. 741, on the northeast corner of Olympus Boulevard and Rombauer Road.

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

For: 13 - West, Rieves, Davis, Shidid, Carpenter, Lewis, Jung, Housewright, Schultz*, Peadon, Murphy*, Ridley, Tarpley

Against: 0
Absent: 0
Vacancy: 2 - District 3, District 7

*out of the room, shown voting in favor

Speakers: None

M178-054

Planner: Carlos Talison

Motion: It was moved to **approve** a minor amendment to the site plan for Specific Use Permit No. 1893 for the sale of alcoholic beverages in conjunction with a general merchandise or food store 3,500 square feet or less on property zoned a CR-D-1 Community Retail District with a D-1 Liquor Control Overlay, on the southwest corner of Lake June Road and North Prairie Creek Road.

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

For: 12 - West, Rieves, Davis, Carpenter, Lewis, Jung, Housewright, Schultz, Peadon, Murphy*, Ridley, Tarpley

Against: 0
Absent: 0
Vacancy: 2 - District 3, District 7
Conflict: 1 - Shidid**

*out of the room, shown voting in favor
**out of the room, when vote taken

Speakers: None

M178-056

Planner: Carlos Talison

Motion: It was moved to **approve** a minor amendment to the development plan for multi-family uses on property zoned Subarea 1, Subarea 5, and Subarea 6 within Planned Development District No. 787, on the southeast line of West Northwest Highway, between Marsh Lane and Sherwood Forest Drive.

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

For: 13 - West, Rieves, Davis, Shidid, Carpenter, Lewis, Jung, Housewright, Schultz, Peadon, Murphy*, Ridley, Tarpley

Against: 0
Absent: 0
Vacancy: 2 - District 3, District 7

*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

M178-058

Planner: Carlos Talison

Motion: It was moved to **approve** a minor amendment to the development plan for multi-family, retail, and restaurant uses on property zoned the South District within Planned Development District No. 582, Victory Planned Development District, on the southeast corner of Olive Street and Victory Avenue.

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

For: 13 - West, Rieves, Davis, Shidid, Carpenter, Lewis, Jung, Housewright, Schultz, Peadon, Murphy*, Ridley, Tarpley

Against: 0
Absent: 0
Vacancy: 2 - District 3, District 7

*out of the room, shown voting in favor

Speakers: None

Certificates of Appropriateness for Signs:

1809120017

Planner: Steve Long

Motion: It was moved to **approve** a Certificate of Appropriateness by Kylie Brown of OTS Legacy Signs of Texas for an 81-square foot attached sign at 209 W. Jefferson Boulevard (south elevation).

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

For: 13 - West, Rieves, Davis, Shidid, Carpenter, Lewis, Jung, Housewright, Schultz, Peadon, Murphy*, Ridley, Tarpley*

Against: 0
Absent: 0
Vacancy: 2 - District 3, District 7

*out of the room, shown voting in favor

Speakers: For: None

For (Did not speak): Joe Duran, 209 W. Jefferson Blvd., Dallas, TX, 75208

Against: None

Special Provision Sign District Amendment – Under Advisement:

SPSD178-003

Planner: Steve Long

Motion: It was moved to recommend **approval** of the creation of a new subdistrict within the Arts District Special Provision Sign District on property zoned Planned Development District No. 145, the Arts District Special Purpose District, in an area generally bounded by Flora Street, Olive Street, Ross Avenue, and North Harwood Street with the following modifications and clarification: 1) SEC. 51A-7.1214.3. SUBDISTRICT C. (b) Restaurant/retail identity signs. (3), strike existing text and substitute with the following: “The maximum effective area for a restaurant/retail identity sign is 50 square feet.”; 2) SEC. 51A-7.1214.3. SUBDISTRICT C. (b) Restaurant/retail identity signs. (2), change existing text of the last sentence and substitute with the following: “No illuminated sign or element of a sign may blink, flash, or change its brightness.”; 3) SEC. 51A-7.1214.3. SUBDISTRICT C. (d) Integrated sign. (7), change existing language to read as follows: “All integrated signs must have consistent color, materials and fonts.”; and 4) clarify maximum effective area for the sign described in (d)(2)(A) is 40 square feet and the maximum effective area for the sign described in (d)(2)(b) is 30 square feet.

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

For: 12 - West, Rieves, Davis, Shidid, Carpenter, Lewis,
Jung, Schultz, Peadon, Murphy*, Ridley,
Tarpley

Against: 0
Absent: 0
Vacancy: 2 - District 3, District 7
Conflict: 1 - Housewright**

*out of the room, shown voting in favor
**out of the room, when vote taken

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

Speakers: For: Ramsey March, 2001 Ross Ave., Dallas, TX, 75225
Lily Weiss, 750 N. St. Paul St., Dallas, TX, 75201
Suzan Kedron, 2323 Ross Ave., Dallas, TX, 75201
Against: None

Zoning Cases – Consent:

1. **Z178-362(CY)**

Planner: Carolina Yumet

Note: The Commission considered this item individually.

Motion: It was moved to recommend **approval** of a Specific Use Permit for utility or government installation other than listed for a permanent period, subject to site plan and conditions with the following additional provision included in the specific use permit conditions to read as follows: “Prior to the issuance of a certificate of occupancy, for a utility or government installation other than listed, a traffic detection device must be installed and functional at the intersection of Hillcrest Road and Hillcrest Plaza Drive” on property zoned Planned Development District No. 137, on the southwest corner of Interstate Highway 635 (Lyndon B. Johnson Freeway) and Hillcrest Road.

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

For: 13 - West, Rieves, Davis, Shidid, Carpenter, Lewis, Jung, Housewright, Schultz, Peadon, Murphy, Ridley, Tarpley

Against: 0
Absent: 0
Vacancy: 2 - District 3, District 7

Notices: Area: 400 Mailed: 43
Replies: For: 2 Against: 7

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

Note: The Commission heard zoning agenda item #4. Z167-347(PD) next.

2. **Z178-363(CY)**

Planner: Carolina Yumet

Motion: It was moved to recommend **approval** of a Specific Use Permit for utility or government installation other than listed and for a microwave tower for a permanent period, subject to site plan and conditions on property zoned Tract III within Planned Development District No. 598, on the west side of South Polk Street, between West Wheatland Road and Interstate Highway 20 (Lyndon B. Johnson Freeway).

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

For: 13 - West, Rieves, Davis, Shidid, Carpenter, Lewis,
Jung, Housewright, Schultz, Peadon, Murphy*,
Ridley, Tarpley

Against: 0
Absent: 0
Vacancy: 2 - District 3, District 7

*out of the room, shown voting in favor

Notices: Area: 400 Mailed: 17
Replies: For: 1 Against: 0

Speakers: For: None
For (Did not speak): Darla Shirley, 1121 W. Wheatland Rd., Dallas, TX, 75232
Against: None

3. Z178-342(CT)

Planner: Carlos Talison

Motion: It was moved to recommend **approval** of the renewal of Specific Use Permit No. 2157 for vehicle display, sales, and service use for a five-year period, subject to conditions on property zoned Planned Development District No. 629, on the northeast corner of North Central Expressway and Bonner Drive.

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

For: 13 - West, Rieves, Davis, Shidid, Carpenter, Lewis,
Jung, Housewright, Schultz, Peadon, Murphy*,
Ridley, Tarpley

Against: 0
Absent: 0
Vacancy: 2 - District 3, District 7

*out of the room, shown voting in favor

Notices: Area: 200 Mailed: 9
Replies: For: 1 Against: 0

Speakers: None

4. **Z167-347(PD)**

Planner: Pamela Daniel

Note: The Commission considered this item individually.

Motion: It was moved to recommend **approval** of a Specific Use Permit for a child-care facility 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 with the following modifications to specific use permit Condition #6, the second sentence reworded to read as follows: "A minimum of 12 parking spaces are required within the attached site plan" on property zoned a Residential Transition District (RTN) within Planned Development District No. 468, the Oak Cliff Gateway Special Purpose District, generally bounded by North Madison Avenue, Bollard Avenue, Elsbeth Avenue and Neches Street.

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

For: 13 - West, Rieves, Davis, Shidid, Carpenter, Lewis, Jung, Housewright, Schultz, Peadon, Murphy, Ridley, Tarpley

Against: 0
Absent: 0
Vacancy: 2 - District 3, District 7

Notices: Area: 300 Mailed: 99
Replies: For: 2 Against: 1

Speakers: For: Peter Kavanagh, 1620 Handley Dr., Dallas, TX, 75208
Tori Mannes, 1420 W. Mockingbird Ln., Dallas, TX, 75247
Vicky Lyons, 1144 N. Madison Ave., Dallas, TX, 75208
Against: Pam Conley, 901 N. Madison Ave., Dallas, TX, 75208

Note: The Commission heard zoning agenda item #7. Z178-310(SM) next.

5. **Z178-349(JM)**

Planner: Jennifer Muñoz

Motion: In considering an application for an amendment to Planned Development District No. 440, on the southeast line of East Grand Avenue, southwest of La Vista Drive, it was moved to **hold** this case under advisement until November 15, 2018.

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

For: 13 - West, Rieves, Davis, Shidid, Carpenter, Lewis,
Jung, Housewright, Schultz, Peadon, Murphy*,
Ridley, Tarpley

Against: 0
Absent: 0
Vacancy: 2 - District 3, District 7

*out of the room, shown voting in favor

Notices: Area: 500 Mailed: 69
Replies: For: 1 Against: 0

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

6. Z178-356(JM)

Planner: Jennifer Muñoz

Motion: It was moved to recommend **approval** of the renewal of Specific Use Permit No. 2189 for a recycling buy-back center for the collection of household metals and industrial metals for a two-year period, subject to conditions on property zoned an IM Industrial Manufacturing District, on the northeast line of South Barry Avenue, north of South Haskell Avenue.

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

For: 13 - West, Rieves, Davis, Shidid, Carpenter, Lewis,
Jung, Housewright, Schultz, Peadon, Murphy*,
Ridley, Tarpley

Against: 0
Absent: 0
Vacancy: 2 - District 3, District 7

*out of the room, shown voting in favor

Notices: Area: 400 Mailed: 54
Replies: For: 1 Against: 0

Speakers: None

Note: The Commission heard zoning agenda item #1, Z178-362(CY) upon the conclusion of the Zoning Consent agenda.

7. Z178-310(SM)

Planner: Sarah May

Note: The Commission considered this item individually.

Additonal Note: Staff corrected the Council District from 7 to 4.

Motion: It was moved to recommend **approval** of a Specific Use Permit for a tower/antenna for cellular communication for a ten-year period with eligibility for automatic renewals for additional ten-year periods, subject to a site plan and conditions on property zoned an R-7.5(A) Single Family District, on the south corner of Fordham Road and Gladewater Road.

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

For: 13 - West, Rieves, Davis, Shidid, Carpenter, Lewis, Jung, Housewright, Schultz, Peadon, Murphy, Ridley, Tarpley

Against: 0
Absent: 0
Vacancy: 2 - District 3, District 7

Notices: Area: 500 Mailed: 117
Replies: For: 0 Against: 0

Speakers: For: Bebb Francis, 112 E. Pecan St., San Antonio, TX, 78205
Ronald Gozon, 7663 Warren Parkway, Frisco, TX, 75034
Against: Ninna Salom, 2227 Fordham Rd., Dallas, TX, 75216

Note: The Commission heard zoning agenda item #8. Z178-331(SM) next.

8. Z178-331(SM)

Planner: Sarah May

Note: The Commission considered this item individually.

Motion: It was moved to recommend **approval** of a Specific Use Permit for a tower/antenna for cellular communication for a ten-year period, subject to a site plan and conditions on property zoned a CS Commercial Service District, on the northwest corner of Fletcher Street and South Peak Street.

Maker: Rieves
Second: Housewright
Result: Carried: 11 to 1

For: 11 - West, Rieves, Davis*, Shidid, Carpenter,
Lewis, Jung, Housewright, Peadon, Murphy,
Tarpley

Against: 1 - Schultz
Absent: 0
Vacancy: 2 - District 3, District 7
Conflict: 1 - Ridley**

*out of the room, shown voting in favor

**out of the room, when vote taken

Notices: Area: 500 Mailed: 53
Replies: For: 1 Against: 0

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

Note: The Commission returned to the regular order of the agenda and heard Zoning Cases - Under Advisement agenda item #9. Z178-221(MB) next.

Zoning Cases – Under Advisement:

9. Z178-221(MB)

Planner: Mohammad Bordbar

Motion: In considering an application for an amendment to Planned Development District No. 734 for a public school other than an open-enrollment charter school on property zoned Planned Development District No. 734, on the southeast corner of Nuestra Drive and Wozencraft Drive, it was moved to **hold** this case under advisement until November 15, 2018.

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

For: 13 - West, Rieves, Davis, Shidid, Carpenter, Lewis,
Jung, Housewright, Schultz, Peadon, Murphy,
Ridley, Tarpley

Against: 0
Absent: 0
Vacancy: 2 - District 3, District 7

Notices: Area: 500 Mailed: 214
Replies: For: 8 Against: 21

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

10. **Z178-206(JM)**

Planner: Jennifer Muñoz

Motion: In considering an application for a Planned Development Subdistrict for MF-2 Multiple Family uses on property zoned an MF-2 Multiple Family Subdistrict within Planned Development District No. 193, the Oak Lawn Special Purpose District, on the west line of Carlisle Street, between North Hall Street and Bowen Street, it was moved to **hold** this case under advisement until November 15, 2018.

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

For: 13 - West, Rieves, Davis, Shidid, Carpenter, Lewis, Jung, Housewright, Schultz, Peadon, Murphy*, Ridley, Tarpley

Against: 0
Absent: 0
Vacancy: 2 - District 3, District 7

*out of the room, shown voting in favor

Notices: Area: 500 Mailed: 962
Replies: For: 105 Against: 708

Speakers: For: Angela Hunt, 500 N. Akard St., Dallas, TX, 75201
Against: David Hairston, 3215 Carlisle St., Dallas, TX, 75204

11. **Z178-288(JM)**

Planner: Jennifer Muñoz

Motion: In considering an application for an LI Light Industrial District on property zoned an A(A) Agricultural District, at the northwest corner of Telephone Road and Bonnie View Road, it was moved to **hold** this case under advisement until January 3, 2019.

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

For: 13 - West, Rieves, Davis, Shidid, Carpenter, Lewis,
Jung, Housewright, Schultz, Peadon, Murphy*,
Ridley, Tarpley
Against: 0
Absent: 0
Vacancy: 2 - District 3, District 7

*out of the room, shown voting in favor

Notices: Area: 500 Mailed: 30
Replies: For: 2 Against: 0

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

12. **Z178-259(JM)**

Planner: Jennifer Muñoz

Motion: It was moved to recommend **approval** of an amendment to Planned Development District No. 823, subject to a revised development/landscape plan, a revised traffic management plan, and conditions on the east side of South Lancaster Road, north of 52nd Street.

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

For: 13 - West, Rieves, Davis, Shidid, Carpenter, Lewis,
Jung, Housewright, Schultz, Peadon, Murphy,
Ridley, Tarpley
Against: 0
Absent: 0
Vacancy: 2 - District 3, District 7

Notices: Area: 500 Mailed: 111
Replies: For: 3 Against: 1

Speakers: For: Lindsey Kramer, 900 Jackson St., Dallas, TX,
Hunter Lemley, 7557 Rambler Rd., Dallas, TX, 75231
Against: None

13. **Z178-267(SM)**

Planner: Sarah May

Motion: In considering an application for a CR Community Retail District with deed restrictions volunteered by the applicant on property zoned an R-7.5(A) Single Family District, on the east line of Abrams Road and the northwest line of Skillman Street, it was moved to **hold** this case under advisement until December 13, 2018.

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

For: 13 - West, Rieves, Davis, Shidid, Carpenter, Lewis,
Jung, Housewright, Schultz*, Peadon, Murphy,
Ridley, Tarpley

Against: 0
Absent: 0
Vacancy: 2 - District 3, District 7

*out of the room, shown voting in favor

Notices: Area: 400 Mailed: 10
Replies: For: 3 Against: 1

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

14. **Z156-305(SM)**

Planner: Sarah May

Motion: It was moved to recommend **approval** of the renewal of Specific Use Permit No. 2160 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 staff's recommended conditions on property zoned Subarea 7 within Planned Development District No. 366-D-1, the Buckner Boulevard Special Purpose District with a D-1 Liquor Control Overlay, on the northwest corner of South Buckner Boulevard and Scyene Road.

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

For: 13 - West, Rieves, Davis, Shidid, Carpenter, Lewis,
Jung, Housewright, Schultz, Peadon, Murphy,
Ridley, Tarpley*

Against: 0
Absent: 0
Vacancy: 2 - District 3, District 7

*out of the room, shown voting in favor

Notices: Area: 200 Mailed: 9
Replies: For: 1 Against: 0
Speakers: None

15. Z178-305(SM)

Planner: Sarah May

Motion: In considering an application for the renewal of Specific Use Permit No. 2219 for the sale of alcoholic beverages in conjunction with a restaurant without drive-in service 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, it was moved to **hold** this case under advisement until December 13, 2018.

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

For: 13 - West, Rieves, Davis, Shidid, Carpenter, Lewis, Jung, Housewright, Schultz, Peadon, Murphy, Ridley, Tarpley

Against: 0
Absent: 0
Vacancy: 2 - District 3, District 7

Notices: Area: 200 Mailed: 6
Replies: For: 0 Against: 0
Speakers: None

16. Z178-190(SM)

Planner: Sarah May

Motion I: It was moved to recommend **denial without prejudice** of an amendment to Planned Development District No. 282 for mixed uses on property zoned Planned Development District No. 282, on the northwest corner of West Colorado Boulevard and North Beckley Avenue.

Maker: West
Second: Peadon
Result: Failed: 6 to 7

For: 6 - West, Rieves, Carpenter, Jung, Schultz,
Peadon

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

Absent: 0

Vacancy: 2 - District 3, District 7

Motion II: It was moved to recommend **approval** of an amendment to Planned Development District No. 282 for mixed uses, subject to a revised development plan and staff's recommended conditions on property zoned Planned Development District No. 282, on the northwest corner of West Colorado Boulevard and North Beckley Avenue.

Maker: Murphy
Second: Davis
Result: Carried: 7 to 6

For: 7 - Davis, Shidid, Lewis, Housewright, Murphy,
Ridley, Tarpley

Against: 6 - West, Rieves, Carpenter, Jung, Schultz,
Peadon

Absent: 0

Vacancy: 2 - District 3, District 7

Notices: Area: 500 Mailed: 145
Replies: For: 18 Against: 45

Speakers: For: Angela Hunt, 500 N. Akard St., Dallas, TX, 75201
Charles Tandy, 450 Allison Dr., Dallas, TX, 75208
Jim Lakes, 1704 W. Colorado Blvd., Dallas, TX, 75208
Linda Young, 1632 Rio Vista Dr., Dallas, TX, 75208
Ralph Byerly, 2153 Kessler Ct., Dallas, TX, 75208
John Barr, 203 E. Colorado Blvd., Dallas, TX, 75208
Kathy Ross, 1411 N. Beckley Ave., Dallas, TX, 75203
Dan Blizzard, 1414 N. Beckley Ave., Dallas, TX, 75203
Peter Kavanagh, 1620 Handley Dr., Dallas, TX, 75208
Michael Kendall, 6976 Santa Barbara Dr., Dallas, TX, 75214
For (Did not speak): Amanda Lakes, 1704 W. Colorado Blvd., Dallas, TX, 75208
Against: James Shoecraft, 1551 Junior Dr., Dallas, TX, 75208
Will Pinkerton, 434 W. Geenbriar Ln., Dallas, TX, 75208
Tim Herfel, 940 Kessler Pkwy., Dallas, TX, 75208

Christian Chernock, 1611 Rio Vista Dr., Dallas, TX, 75208
Luke Mallinson, 1640 Handley Dr., Dallas, TX, 75208
Jennifer Brakey, 615 W. Colorado Blvd., Dallas, TX, 75208
Katherine Homan, 1629 Handley Dr., Dallas, TX, 75208
Paula Vanderwood , 304 W. Greenbriar Ln, Dallas, TX, 75208
Gilda Burleson, 1643 Cedar Hill Ave., Dallas, TX, 75208
Anna Heimbürger, 701 Rainbow Dr., Dallas, TX, 75208
James Rea, 1534 Junior Dr., Dallas, TX, 75208
Against (Did not speak): Jennifer Wester, 1214 Kessler Pkwy., Dallas, TX, 75208
Marianne Morris, 1606 Eastus Dr., Dallas, TX, 75208
Giovanni Valderas, 427 Marshall Dell Ave., Dallas, TX, 75211
Gary Tinsley, 1200 Main St., Dallas, TX, 75202
Larry Joe, 1503 Eastus Dr., Dallas, TX, 75208
Steve Springfield, 1503 Eastus Dr., Dallas, TX, 75208
Donna Hitt, 934 W. Greenbriar Ln., Dallas, TX, 75208

Zoning Cases – Individual:

17. **Z178-330(SM)**

Planner: Sarah May

Motion: In considering an application for a Specific Use Permit for the placement of fill material use on property zoned an R-7.5(A) Single Family District, on the northeast corner of Pleasant Drive and Redkey Street, it was moved to **hold** this case under advisement until December 13, 2018.

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

For: 13 - West, Rieves, Davis, Shidid, Carpenter, Lewis,
Jung, Housewright, Schultz, Peardon, Murphy,
Ridley, Tarpley

Against: 0
Absent: 0
Vacancy: 2 - District 3, District 7

Notices: Area: 300 Mailed: 31
Replies: For: 0 Against: 1

Speakers: None

Authorization of a Hearing:

Note: Staff corrected the Council District to 1.

Planner: Donna Moorman

Motion: It was moved to **approve** the authorization of a public hearing to determine the proper zoning on property zoned Subarea II in Conservation District No. 8, the North Cliff Conservation District, generally along both sides of Pierce Street from Catherine Street on the south to the alley north of Gladstone Drive on the north, and containing approximately 5.15 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: West
Second: Schultz
Result: Carried: 13 to 0

For: 13 - West, Rieves, Davis, Shidid, Carpenter, Lewis,
Jung, Housewright, Schultz, Peadon, Murphy,
Ridley, Tarpley

Against: 0
Absent: 0
Vacancy: 2 - District 3, District 7

Speakers: None

Other Matters

Minutes:

Motion: It was moved to **approve** the minutes of the October 18, 2018, City Plan Commission meeting, subject to the following correction:

Amend October 18, 2018, Minutes item, Page 22, referring to October 4, 2018, Z178-274(PD) item, to correct Modification #3 to read as follows: "3) SEC. S-XX.108., YARD, LOT, AND SPACE REGULATIONS., the maximum dwelling units is 146, except upon compliance with SEC. S-XX.111., MIXED-INCOME HOUSING., the maximum number of dwelling units is 198".

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

For: 13 - West, Rieves, Davis, Shidid, Carpenter, Lewis,
Jung, Housewright, Schultz, Peadon, Murphy,
Ridley, Tarpley

Against: 0
Absent: 0
Vacancy: 2 - District 3, District

Adjournment

Motion: It was moved to **adjourn** the November 1, 2018, City Plan Commission meeting at 8:17 p.m.

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

For: 13 - West, Rieves, Davis, Shidid, Carpenter, Lewis,
Jung, Housewright, Schultz, Peadon, Murphy,
Ridley, Tarpley

Against: 0
Absent: 0
Vacancy: 2 - District 3, District

Gloria Tarpley, Chair