

## PLAN COMMISSION MINUTES

The City Plan Commission held a regular Zoning Hearing on November 9, 2017, with the briefing starting at 11:15 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, 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:**

#### 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) **S167-151R**

**Motion:** It was moved to **approve** an application to revise a previously approved preliminary plat (S167-151) to create 81 lots with 4 common areas from a 9.537-acre tract of land in City Block 8420 and to approve executive addressing on property located north of Forest Lane and east of Abrams Road, subject to compliance with the conditions listed in the docket with the following modifications: 1) Condition #10 corrected to read as follows: "The number of lots permitted by this plat is 81 with five common areas" and 2) Condition #31 add to read as follows: "Executive addresses are allowed on the final plat. Section 51A-8.604(d)(9)".

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

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

Against: 0

Absent: 0

Vacancy: 0

**Speakers:** None

(2) **S178-001**

**Motion:** It was moved to **approve** an application to replat a 2.402-acre tract of land containing all of Lots 1 through 5, Lots 22 through 27, parts of Lots 6, 7, 21, and 28 in City Block 1090 1/2, part of City Block 1094, and part of abandoned Beaumont Street to create a 58-lot shared access area development with one common area and to extend Beaumont Street on property located on McKee Street at Cockrell Avenue, east corner, subject to compliance with the conditions listed in the docket.

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

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

Against: 0

Absent: 0

Vacancy: 0

**Speakers:** None

(3) **S178-002**

**Motion:** It was moved to **approve** an application to replat a 0.224-acre of tract of land containing part of Lots 6, 7, and 28, part of City Block 1090 1/2, and part of abandoned Beaumont Street to create a 5-lot shared access area development on property located on Cockrell Avenue at future Beaumont Street, east corner, subject to compliance with the conditions listed in the docket.

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

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

Against: 0  
Absent: 0  
Vacancy: 0

**Speakers:** None

(4) **S178-003**

**Motion:** It was moved to **approve** an application to replat a 1.035-acre tract of land containing part of Lot 28, part of abandoned Beaumont Street, and part of City Block 1090 1/2 to create a 19-lot shared access development with 3 common areas on property located on Wall Street at Beaumont Street, south corner, subject to compliance with the conditions listed in the docket.

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

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

Against: 0  
Absent: 0  
Vacancy: 0

**Speakers:** None

(5) **S178-004**

**Motion:** It was moved to **approve** an application to replat a 65.661-acre tract of land containing all of Lots 1 and 2 in City Block A/5973; part of City Blocks 52/5973, C/5973, D/5973, E/5973, F/5973; and part of abandoned Llewellyn Avenue to create one lot on property located on Illinois Avenue at Zang Boulevard, north corner, subject to compliance with the conditions listed in the docket.

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

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

Against: 0  
Absent: 0  
Vacancy: 0

**Speakers:** None

(6) **S178-005**

**Motion:** It was moved to **approve** an application to replat a 0.264-acre tract of land containing part of Lot 5 in City Block 8/768 to create one lot on property located on Swiss Avenue at Carroll Avenue, south corner, subject to compliance with the conditions listed in the docket.

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

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

Against: 0  
Absent: 0  
Vacancy: 0

**Speakers:** None

(7) S178-006

**Motion:** It was moved to **approve** an application to replat a 29.390-acre tract of land containing all of Lot 5 in City Block H/8820 and a tract of land in City Block 8820 to create one lot on property located on South Belt Line Road at C.F. Hawn Freeway, east quadrant, subject to compliance with the conditions listed in the docket.

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

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

Against: 0  
Absent: 0  
Vacancy: 0

**Speakers:** None

Certificates of Appropriateness for Signs:

Downtown Special Purpose Sign District - General Central Business District:

1709190011

Planner: Neva Dean

**Motion:** It was moved to **approve** a Certificate of Appropriateness by Bobby Nichols of Chandler Signs for a 473-square foot upper level flat attached sign at 1999 Bryan Street (southeast elevation).

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

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

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

**Speakers:** For: Fred Finch, 1414 Westminster Dr., Richardson, TX, 75081  
Against: None

Downtown Special Purpose Sign District – Retail Subdistrict A:

**1707060021**

Planner: Neva Dean

**Motion:** It was moved to **approve** a Certificate of Appropriateness by Kristy Smith with Signs Manufacturing & Maintenance Corporation for a 30-square foot lower projecting attached sign at 1933 Main Street (southeast corner).

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

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

Against: 0  
Absent: 0  
Vacancy: 0

**Speakers:** None

**Note: Certificates of Appropriateness for Sign items 1708230003, 1708230004 and 1708230005 were heard together.**

**1708230003**

Planner: Neva Dean

**Motion:** It was moved to **approve** an application for a Certificate of Appropriateness by Maxwell Fisher with Masterplan for a 24-square foot lower projecting attached sign at 1800 Main Street (south elevation).

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

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

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

**Speakers:** None

**1708230004**

Planner: Neva Dean

**Motion:** It was moved to **approve** an application a Certificate of Appropriateness by Maxwell Fisher with Masterplan for a 24-square foot lower level flat attached sign at 1800 Main Street (west elevation).

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

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

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

**Speakers:** None

**1708230005**

Planner: Neva Dean

**Motion:** It was moved to **approve** an application for a Certificate of Appropriateness by Maxwell Fisher with Masterplan for a 24-square foot lower level flat attached sign at 1800 Main Street (south elevation).

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

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

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

**Speakers:** None

Zoning Cases – Consent:

**1. Z167-349(SM)**

Planner: Sarah May

**Motion:** It was moved to recommend **approval** of an MF-2(A) Multifamily District on property zoned an IR Industrial Research District, on the southeast line of Kimsey Drive, northeast of Maple Avenue.

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

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

Against: 0  
Absent: 0  
Vacancy: 0

**Notices:** Area: 200 Mailed: 27  
**Replies:** For: 1 Against: 1

**Speakers:** None

**2. Z156-351(WE)**

Planner: Warren Ellis

**Motion:** It was moved to recommend **approval** of an amendment to, and an expansion of, Planned Development District No. 931 for MF-2(A) Multifamily District uses, subject to a conceptual plan and revised conditions (as briefed); and **approval** of termination of Specific Use Permit No. 2121 for a college, university, or seminary, on property zoned an MF-2(A) Multifamily District, on both sides of Bryan Street, northeast of North Munger Boulevard, and northwest of Live Oak Street.

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

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

Against: 0  
Absent: 0  
Vacancy: 0

**Notices:** Area: 500 Mailed: 135  
**Replies:** For: 4 Against: 2

**Speakers:** For: None

For (Did not speak): William Parker, 2822 State St., Dallas, TX, 75204  
Marion Armstrong, 502 W. 6<sup>th</sup> St., Dallas, TX, 75208  
Arthur Harvey, 7031 Westlake Ave., Dallas, TX, 75214  
Elizabeth Farley, 3200 Granbner Dr., Dallas, TX, 75225  
Harold Williams, 9217 Shoreview Rd., Dallas, TX, 75238  
Kathy Trobee, 580 Coolair Dr., Dallas, TX, 75218  
Steven Besty, 3319 Bryan St., Dallas, TX, 75206  
Rita Clinton, 3200 Bryan St., Dallas, TX, 75206  
Carry Offutt, 6038 Bryan St., Dallas, TX, 75206  
Scott Barnes, 2320 N. Houston St., Dallas, TX, 75219  
Joyce Bland, 7322 Coronado Ave., Dallas, TX, 75214  
John Bland, 7322 Coronado Ave., Dallas, TX, 75214  
John Sturdivant, 50250 Capitol Ave., Dallas, TX, 75206  
Kara Young, 5821 Martel Ave., Dallas, TX, 75206  
Stephanie Cole, 6300 Tremont St., Dallas, TX, 75214  
Andrew Forrest, 5217 Live Oak St., Dallas, TX, 75206  
Forrest Deviney, 7777 Glen America Dr., Dallas, TX, 75225  
Paula Chin, 1104 Ashington Pl., DeSoto, TX, 75115  
R. Judson Pyle, 2728 Cedar Springs Rd., Dallas, TX, 75201  
Heather Pyle, 2728 Cedar Springs Rd., Dallas, TX, 75201  
Kate Moebel, 6524 Lake Circle Dr., Dallas, TX, 75214  
Pat Meilinger, 9502 Waterview Rd., Dallas, TX, 75218  
Jake Porter, 6015 Belgrade Ave., Dallas, TX, 75227  
Kenneth Chin, 1104 Ashington Pl., DeSoto, TX, 75115  
Marian Maldonado-Pagan, 2650 Cedar Springs Rd., Dallas, TX, 75201  
Sharin Clark, 9436 Habart St., Dallas, TX, 75218  
Mark Halvorson, 5540 Victor St., Dallas, TX, 75214  
Nancy Mays, 7432 E. Northwest Hwy., Dallas, TX, 75231  
Margaret Haynes, 7428 E. Northwest Highway, Dallas, TX, 75231  
Rick Casner, 6266 Saratoga Cr., Dallas, TX, 75214  
Corley Lamer, 6825 Truxton Dr., Dallas, TX, 75231  
Jennifer Welty, 9201 Garland Rd., Dallas, TX, 75206  
Ralph St. John, 1411 Country Ridge Dr., DeSoto, TX, 75115  
Carmen St. John, 1411 Country Ridge Dr., DeSoto, TX, 75115

Robert Middleton, 8523 Thackery St., Dallas, TX, 75225  
Sharon Dewberry, 3325 St. Johns Dr., Dallas, TX, 75205  
Nina Messersmith, 11719 Cimarec St., Dallas, TX, 75218  
Kellene Davis, 9635 Atherton Dr., Dallas, TX, 75243  
Theresa Thacker, 9635 Atherton Dr., Dallas, TX, 75243  
George Stallings, 7025 Hemlock Ave., Dallas, TX, 75231  
Judy Clemments, 5815 Swiss Ave., Dallas, TX, 75214  
Helen Reeves, 6920 Gaston Ave., Dallas, TX, 75214  
Bill Reeves, 6920 Gaston Ave., Dallas, TX, 75214  
Bruce Dewberry, 3325 St. Johns Dr., Dallas, TX, 75205  
Rodney Adams, 207 Standford Ct., Heath, TX, 75032  
Ashley Sissell, 5338 Goodwin Ave., Dallas, TX, 75203  
Lee Horn II, 729 Ridgeway St., Dallas, TX, 75214  
Stacie Smith, 5831 Vickery Blvd., Dallas, TX, 75206  
Jeff McNaughton, 6023 Vickery Blvd., Dallas, TX, 75206  
Jonathan Neerman, 8438 Forest Hills Blvd., Dallas, TX, 75218  
Note Blackburn, 6629 Gaston Ave., Dallas, TX, 75214  
Elizabeth Blackburn, 6629 Gaston Ave., Dallas, TX, 75214  
Jason Weeks, 6506 Mercedes Ave., Dallas, TX, 75214  
Crystal Orren, 3042 Rambling Dr., Dallas, TX, 75228  
Sarah Campbell, 5523 Richard Ave., Dallas, TX, 75206  
Bobby Bonds, 6127 Saint Moritz Ave., Dallas, TX, 75214  
Jean Bonds, 6127 Saint Moritz Ave., Dallas, TX, 75214

3. Z167-346(WE)

Planner: Warren Ellis

**Motion:** It was moved to recommend **approval** of a Specific Use Permit for an alcoholic beverage establishment limited to a microbrewery, microdistillery, or winery for a three-year period with eligibility for automatic renewals for additional five-year periods, subject to a site plan and conditions on property zoned Tract A of Planned Development District No. 269, the Deep Ellum/Near East Side Special Purpose District on the south line of Commerce Street, between Malcolm X Boulevard and Crowdus Street.

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

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

Against: 0  
Absent: 0  
Vacancy: 0

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

**Speakers:** For: None  
For (Did not speak): William Parker, 2822 State St., Dallas, TX, 75204  
Marion Armstrong, 502 W.6<sup>th</sup> St., Dallas, TX, 75208  
Arthur Harvey, 7031 Westlake Ave., Dallas, TX, 75214  
Against: None

**4. Z167-382(WE)**

Planner: Warren Ellis

**Motion:** It was moved to recommend **approval** of a Specific Use Permit for an alcoholic beverage establishment limited to a bar, lounge or tavern for a two-year period, subject to a site plan and conditions on property zoned Tract A of Planned Development District No. 269, the Deep Ellum/Near East Side Special Purpose District, on the south line of Commerce Street, between Malcolm X Boulevard and Crowdus Street.

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

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

Against: 0  
Absent: 0  
Vacancy: 0

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

**Speakers:** For: None  
For (Did not speak): William Parker, 2822 State St., Dallas, TX, 75204  
Arthur Harvey, 7031 Westlake Ave., Dallas, TX, 75214  
Against: None

**5. Z167-361(JM)**

Planner: Jennifer Muñoz

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

**Motion:** It was moved to recommend **approval** of an NO(A) Neighborhood Office District, subject to deed restrictions volunteered by the applicant prohibiting a bail bond office on property zoned an R-5(A) Single Family District, on the southeast corner of Calypso Street and Hampton Road.

Maker: Carpenter  
Second: Mack  
Result: Carried: 14 to 1

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

Against: 1 - Murphy  
Absent: 0  
Vacancy: 0

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

**Speakers:** For: None  
For (Did not speak): Mike Arreguin, 523 W. Page Ave., Dallas, TX, 75208  
Against: None

**Note: The Commission returned to the regular order of the agenda and heard Zoning Cases – Under Advisement agenda item #8, Z167-354(SM) next.**

**6. Z167-380(JM)**

Planner: Jennifer Muñoz

**Motion:** It was moved to recommend **approval** of an R-5(A) Single Family District on property zoned an R-7.5(A) Single Family District, on the southeast corner of West 9<sup>th</sup> Street and North Ravinia Drive.

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

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

Against: 0  
Absent: 0  
Vacancy: 0

**Notices:** Area: 200 Mailed: 28  
**Replies:** For: 4 Against: 0

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

7. **Z167-384(JM)**

Planner: Jennifer Muñoz

**Motion:** It was moved to recommend **approval** of a CR Community Retail District on property zoned an NO(A) Neighborhood Office District, on the northwest line of Goldmark Drive, south of Spring Valley Road.

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

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

Against: 0  
Absent: 0  
Vacancy: 0

**Notices:** Area: 300 Mailed: 10  
**Replies:** For: 0 Against: 1

**Speakers:** None

**Note: The Commission heard agenda item #5, Z167-361(JM) upon the conclusion of the Consent agenda items.**

Zoning Cases – Under Advisement:

8. **Z167-354(SM)**

Planner: Sarah May

**Motion:** It was moved to recommend **approval** of a Community Retail District on property zoned a CR Community Retail District and a NS(A) Neighborhood Services District on the west line of Dolphin Road, south of Terrell Street, with consideration given to a CR Community Retail District.

Maker: Mack  
Second: Peadon  
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: 26  
**Replies:** For: 0 Against: 0

**Speakers:** None

**9. Z156-237(WE)**

Planner: Warren Ellis

**Motion:** It was moved to recommend **denial without prejudice** of a Planned Development District for CR Community Retail District uses on property zoned a CR Community Retail District on the south line of West Northwest Highway, east of Lemmon Avenue.

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

For: 9 - Rieves, Houston, Davis, Shidid, Mack,  
Housewright, Schultz, Murphy, Tarpley

Against: 0  
Absent: 0  
Vacancy: 0  
Conflict: 3 - Jung, Peadon, Ridley  
Abstained: 3 - West\*\*, Carpenter\*\*, Lavallaisaa\*\*

\*\*abstained from voting, due to bus tour requirement

**Notices:** Area: 500 Mailed: 23  
**Replies:** For: 1 Against: 0

**Speakers:** None

10. **Z167-321(WE)**

Planner: Warren Ellis

**Motion:** It was moved to recommend **approval** of a new subdistrict, subject to revised development plan (submitted 11/9/17) and revised conditions with the following modifications: 1) adjust maximum story height from 9 stories to 8 stories, 2) W. 6<sup>th</sup> Street ground floor transparency shall comply with primary street transparency requirements, 3) all ground floor live-work units on Zang Boulevard, W. 6<sup>th</sup> Street, and N. Beckley Avenue shall provide for direct doorway access to each unit from the street frontage and no work-related portion of any unit shall exceed 1,000 sq. ft. in size, 4) Building A shall incorporate a front doorway with lighting, such as one that is a door, not a gate, and 5) revised development plan shall indicate that the designated planting zones are located between the right-of-way and sidewalk on property zoned Subdistrict E within Planned Development District No. 468, the Oak Cliff Gateway Special Purpose District with a SH Shopfront Overlay; and **approval** of the termination of existing deed restrictions, on the southeast corner of North Zang Boulevard and East 6th Street.

Maker: West  
Second: Shidid  
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: 500 Mailed: 111  
**Replies:** For: 6 Against: 4

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

11. **Z145-337(MD/RB)**

Planner: Mark Doty & Neva Dean

**Motion:** In considering an application for the creation of a new subarea, a Specific Use Permit for a Social Event Use, and amendments to the preservation criteria within Area A in Planned Development District No. 63 with Historic Overlay No. 1 on the southeast corner of Swiss Avenue and Parkmont Street, it was moved to **hold** this case under advisement until November 30, 2017, and instruct staff to re-advertise and re-notice for a specific use permit for a house museum or meeting place; extended hours.

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

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

Against: 0  
Absent: 0  
Vacancy: 0  
Abstained: 1 - West\*\*

\*\*abstained from voting, due to bus tour requirement

**Notices:** Area: 500 Mailed: 91  
**Replies:** For: 9 Against: 34

**Speakers:** For: Rob Baldwin, 39045 Elm St., Dallas, TX, 75226  
Rulan Hebel, 3600 Lexington Ave., Dallas, TX, 75205  
Joann Hampton, 5408 Swiss Ave., Dallas, TX, 75214  
Larry Offutt, 6038 Bryan Parkway, Dallas, TX, 75206  
Virginia McAlester, 5703 Swiss Ave., Dallas, TX, 75214  
Martha Heimberg, 1523 Abrams Rd., Dallas, TX, 75214  
Melanie Vanlandingham, 6311 Lakeshore Dr., Dallas, TX, 75214  
Evelyn Montgomery, 4602 Swiss Ave., Dallas, TX, 75214  
For (Did not speak): Janel Broussard, 6043 Bryan Parkway, Dallas, TX, 75206  
Mariana Greene, 6045 Bryan Parkway, Dallas, TX, 75206  
Thomas Hogua, 5924 Bryan Parkway, Dallas, TX, 75206  
Kathleen Ragsdale, 6033 Bryan Parkway, Dallas, TX, 75206  
Steve Putnam, 5430 Gaston Ave., Dallas, TX, 75214  
David Preziosi, 2922 Swiss Ave., Dallas, TX, 75204  
Mary Hall, 6177 Llano Ave., Dallas, TX, 75214  
Laura Aldredge, 3133 Greenbrier Dr., Dallas, TX, 75225  
Robert Cox, 6119 Bryan Parkway, Dallas, TX, 75206  
Thom Aldredge, 10842 Ridge Springs Dr., Dallas, TX, 75218  
Katherine Seale, 5500 Chatham Hill Rd., Dallas, TX, 75220  
Mark Aldredge, 3133 Greenbrier Dr., Dallas, TX, 75225  
Christopher Aldredge, 9753 Edgepine Dr., Dallas, TX, 75238  
Jim Anderson, 4706 Swiss Ave., Dallas, TX, 75204  
Elizabeth Offutt, 6201 Bryan Pl., Dallas, TX, 75214  
Mari Smith, 10210 Killenny Pl., Dallas, TX, 75228  
Laura Noe, 3948 Centenary Dr., Dallas, TX, 75225  
Roger Lee Carroll, 6004 Bryan Parkway, Dallas, TX, 75206  
JoAnne McCullough, 3317 Princeton Ave., Dallas, TX, 75205  
Steve Clicque, 5703 Swiss Ave., Dallas, TX, 75214  
Daniel Endaly, 1922 Palace Dr., Grand Prairie, TX, 75050

Barbara Williams, 3131 Maple Ave., Dallas, TX, 75201  
Diane Sherman, 107 N. Clinton Ave., Dallas, TX, 75208  
Against: Jean Dunkerley, 5507 Bryan St., Dallas, TX, 75214  
Rhonda McCune, 5514 Swiss Ave., Dallas, TX, 75214  
Ken Kuesel, 5215 Swiss Ave., Dallas, TX, 75214  
Risa Weinberger, 5501 Bryan St., Dallas, TX, 75206  
Stephanie Stanley, 5505 Gaston Ave., Dallas, TX, 75214  
Barbara McDaniel, 5439 Swiss Ave., Dallas, TX, 75214  
Brian Shultz, 5007 Swiss Ave., Dallas, TX, 75214  
David Dean, 5420 Swiss Ave., Dallas, TX, 75214  
Against (Did not speak): Martha Hulse, 5001 Swiss Ave., Dallas, TX, 75214  
Jenny Hulse, 5001 Swiss Ave., Dallas, TX, 75214  
Louise Finley, 5421 Swiss Ave., Dallas, TX, 75214  
Anne Nolan, 5527 Swiss Ave., Dallas, TX, 75214  
Paul Lockman, 4933 Swiss Ave., Dallas, TX, 75214  
Arch McColl, 5405 Swiss Ave., Dallas, TX, 75214  
Unknown: Becky Portera, 6626 Gaston Ave., Dallas, TX, 75214

Development Code Amendment:

**DCA 178-001**

Planner: Vasavi Pilla

**Motion:** It was moved to recommend **approval** of amending the Dallas Development Code Section 51A-4.204(4) to amend Remote and Shared Parking regulations for churches.

Maker: Shidid  
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

**Speakers:** None

Authorization of a Hearing:

Donna Moorman

**Motion:** It was moved to **authorize** a public hearing to determine the proper zoning on property zoned a CR Community Retail District in an area generally located along both sides of Edgefield Avenue from Tennessee Avenue to the alley south of Newport Avenue, both sides of Balboa Drive between Pioneer Drive and Berkley Avenue, both sides of Ferndale Avenue from the alley east of Tennessee Avenue to the alley east of Balboa Drive, both sides of Brunner Avenue between Balboa Drive and Edgefield Drive, and both sides of Newport Avenue between Balboa Drive and Edgefield Drive, and containing approximately 14 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: 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

**Speakers:** None

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Other Matters

Consideration of appointments and re-appointments to CPC Committees:

**ZONING ORDINANCE ADVISORY COMMITTEE  
SUBDIVISION REVIEW COMMITTEE  
RULES COMMITTEE  
CPC LIAISON TO LANDMARK COMMISSION  
URBAN DESIGN ADVISORY COMMITTEE  
ARTS DISTRICT SIGN ADVISORY COMMITTEE (ADSAC)  
SPECIAL SIGN DISTRICT ADVISORY COMMITTEE (SSDAC)**

Chair Tarpley announced appointment and re-appointment to the City Plan Commission's sub-committees.

Minutes

**Motion:** It was moved to **approve** the minutes of the October 19, 2017, City Plan Commission meeting, subject to corrections.

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

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

Against: 0  
Absent: 0  
Vacancy: 0

Adjournment

**Motion:** It was moved to **adjourn** the November 9, 2017, City Plan Commission meeting at 3:45 p.m.

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

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

Against: 0  
Absent: 0  
Vacancy: 0

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Gloria Tarpley, Chair