

## PLAN COMMISSION MINUTES

The City Plan Commission held a regular Zoning Hearing on December 14, 2017, with the briefing starting at 10:44 a.m., in Room 5ES and the public hearing at 1:39 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 Commissioner 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) **S167-300R**

**Motion:** It was moved to **approve** an application to revise a previously approved plat (S167-300) to create five lots ranging in size from 0.116-acre to 0.187-acre from a 0.649-acre tract of land in City Block A/7187 on property located at Chippewa Drive and Clymer Street, northwest corner, subject to compliance with the conditions listed in the docket.

Maker: Carpenter  
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

\*out of the room, shown voting in favor

**Speakers:** For: None

For (Did not speak): Arman Bakhtiari, 1100 S. Akard St., Dallas, TX, 75215

Against: None

(2) **S178-036**

**Motion:** It was moved to **approve** an application to replat a 0.872-acre tract of land containing all of Lots 5 and 6 and the remainder of Lot 7 in City Block E/1527 to create one lot on property located on McKinney Avenue, southwest of Oliver Street, subject to compliance with the conditions listed in the docket.

Maker: Carpenter  
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

\*out of the room, shown voting in favor

**Speakers:** None

(3) **S178-039**

**Motion:** It was moved to **approve** an application to replat a 1.319-acre tract of land containing part of Lot 9 and all of Lot 8 in City Block 1022 and all of Lots 6 and 7 in City Block 1023 to create one lot on property located on Welborn Street at Congress Avenue, south corner, subject to compliance with the conditions listed in the docket.

Maker: Carpenter  
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

\*out of the room, shown voting in favor

**Speakers:** None

**(4) S178-042**

**Motion:** It was moved to **approve** an application to create a 0.599-acre lot from a tract of land in City Block 7762 on property located on North Central Expressway/U.S. Highway No. 75, south of Spring Valley Road, subject to compliance with the conditions listed in the docket.

Maker: Carpenter  
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

\*out of the room, shown voting in favor

**Speakers:** None

(5) **S178-043**

**Motion:** It was moved to **approve** an application to replat a 0.951-acre lot containing all of Lots 10, 11, 12, 13, 14, and 15 in City Block 8/1639 and a 0.979-acre lot containing all of Lots 16, 17, 18, 19, 20, and 21 in City Block 8/1639 on property located at Culver Street and Beeman Avenue, northwest corner, subject to compliance with the conditions listed in the docket.

Maker: Carpenter  
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

\*out of the room, shown voting in favor

**Speakers:** None

(6) **S178-045**

**Motion:** It was moved to **approve** an application to replat a 0.305-acre tract of land containing part of Lot 9 and all of Lot 10 in City Block 3/2234 to create a 6-lot shared access area development with lots ranging in size from 0.041-acre to 0.057-acre on property located on La Vista Avenue, west of Alderson Street, subject to compliance with the conditions listed in the docket.

Maker: Carpenter  
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

\*out of the room, shown voting in favor

**Speakers:** None

(7) **S178-046**

**Motion:** It was moved to **approve** an application to replat a 0.433-acre tract of land in City Block 7/767 to create a 7-lot shared access area development with lots ranging in size from 2,152-square feet to 2,931-square feet on property located on Swiss Avenue, South of Peak Street, subject to compliance with the conditions listed in the docket.

Maker: Carpenter  
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

\*out of the room, shown voting in favor

**Speakers:** None

Building Line Removal:

(8) **S167-135R1**

**Building Line Motion:** It was moved to **approve** an application to remove all existing platted building lines 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 bounded by Willow Lane, Inwood Road, Forest Lane, and Bachman Creek Channel and all of City Block 1/6382, along Forest Lane Circle, on property located on Forest Lane and Inwood Road, northwest corner.

Maker: Murphy  
Second: Schultz  
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

**Replat Motion:** It was moved to **approve** an application to replat a 29.1653-acre tract of land containing all of Lots 1 through 34 in City Block 1/6382; Lots 1 through 13 in City Block 2/6382; Lots 1 through 7 in City Block 3/6382; Lots 1 through 4 in City Block 4/6382; Lots 1 through 9 in City Block 5/6382; Lots 1 through 16 in City Block 6/6382; Lots 1 through 8 in City Block 7/6382; Lots 1 through 47 in City Block 8/6382; Lots 1 through 16 in City Block 9/6382, Lots 1 through 16 in City Block 10/6382; Lots 1 through 39 in City Block 11/6382; and all of the Open Space, Recreational, and Utility and Fire Lane area Easements to create four lots ranging in size from 2.2950-acres to 13.6526-acres, and to remove all existing platted building lines on property bounded by Willow Lane, Inwood Road, Forest Lane, and Bachman Creek Channel and all of City Block 1/6382, along Forest Lane Circle, on property located on Forest Lane and Inwood Road, northwest corner, subject to compliance with the conditions listed in the docket.

Maker: Murphy  
Second: Schultz  
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: 33  
**Replies:** For: 2 Against: 0

**Speakers:** None

(9) **S178-044**

**Building Line Motion:** It was moved to **approve** an application to reduce a portion of the existing 30-foot platted building line to 25-feet 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 7624 Indian Springs Road.

Maker: Schultz  
Second: Davis  
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

**Replat Motion:** It was moved to **approve** an application to replat property located at 7624 Indian Springs Road, subject to compliance with the conditions listed in the docket.

Maker: Schultz  
Second: Davis  
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: 5                              Against: 0

**Speakers:** For: None

For (Did not speak): Saadauah El-Jundi, 7624 Indian Springs Rd., Dallas, TX, 75248  
Malissa El-Jundi, 7624 Indian Springs Rd., Dallas, TX, 75248  
Jason Asmar, 5833 Prospect Ave., Dallas, TX, 75206

Against: None

Residential Replats:

(10) **S178-035**

**Motion:** It was moved to **approve** an application to replat a 0.5638-acre tract of land containing all of Lot 5 and part of Lot 4 in City Block B/2330 into one lot on property located on Maple Springs Boulevard, east of Denton Drive, subject to compliance with the conditions listed in the docket.

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: 17

**Replies:** For: 1

Against: 0

**Speakers:** None

(11) **S178-038**

**Motion:** It was moved to **approve** an application to replat a 2.159-acre tract of land containing all of Lot 11 in City Block B/6595 to create a 25-lot shared access area development with 5 common areas with lots ranging in size from 0.035-acre to 0.076-acre on property located on Modella Avenue, west of Allister Street, subject to compliance with the conditions listed in the docket.

Maker: Murphy

Second: Shidid

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: 40  
**Replies:** For: 0 Against: 2

**Speakers:** None

**Note: Chair Tarpley announced a change to the order of the agenda to hear speakers and discuss Development Code Amendment DCA 178-003, Park dedication item. Development Code Amendment DCA 178-003, Park dedication item was heard next.**

Miscellaneous Items:

**W178-002**

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. 740, on the southeast corner of North Central Expressway and East Mockingbird Lane.

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:** For: Dallas Cothrum, 9020 Jackson St., Dallas, TX, 75202  
Against: None

**W178-003**

Planner: Sharon Hurd

**Motion:** In considering an application for 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, it was moved to **hold** this case under advisement until January 18, 2018.

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

\*out of the room, shown voting in favor

**Speakers:** None

**D167-033**

Planner: Abraham Martinez

**Motion:** It was moved to **approve** a development plan and landscape plan for retail and restaurant uses on property zoned Tracts A and B within Planned Development District No. 268, on the east line of Preston Road, north of Frankford Road.

Maker: Peadon  
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

\*out of the room, shown voting in favor

**Speakers:** None

Certificates of Appropriateness for Signs:

Downtown Special Purpose Sign District - Perimeter:

**1708140004**

Planner: Neva Dean

**Motion:** It was moved to **approve** a Certificate of Appropriateness by Marie Byrum of Byrum Sign & Lighting, Inc. for a 90-square foot attached sign at 505 North Good Latimer (southeast elevation).

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

\*out of the room, shown voting in favor

**Speakers:** None

**1710190004**

Planner: Neva Dean

**Motion:** It was moved to **approve** a Certificate of Appropriateness by Mike Gary of Giant Sign for a 294-square foot flat attached sign at 1311 South Ervay Street (northeast elevation).

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

\*out of the room, shown voting in favor

**Speakers:** For: None

For (Did not speak): Mike Gary, 11226 Ables Ln., Dallas, TX, 75229

Against: None

Jefferson Boulevard Special Purpose Sign District:

**1709280004**

Planner: Neva Dean

**Motion:** It was moved to **approve** a Certificate of Appropriateness by Joshua Kang with Texas Pro Signs, Inc. for a 159-square foot illuminated attached sign at 611 West Jefferson Boulevard (south elevation).

Maker: West

Second: Schultz

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

\*out of the room, shown voting in favor

**Speakers:** None

Downtown Special Purpose Sign District – General Central Business District:

**1710180016**

Planner: Neva Dean

**Motion:** It was moved to **approve** a Certificate of Appropriateness by Kristy Smith of Sign Manufacturing & Maintenance Corporation for a 259.34-square foot upper level flat attached sign at 310 South Houston Street (south elevation).

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

\*out of the room, shown voting in favor

**Speakers:** None

Downtown Special Purpose Sign District – Retail Subdistrict A:

**1710190016**

Planner: Neva Dean

**Motion:** It was moved to **approve** a Certificate of Appropriateness by Curk Horak of Priority Signs and Graphics for a 680-square foot upper level flat attached sign at 1914 Commerce Street (north elevation).

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

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

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

\*out of the room, shown voting in favor

**Speakers:** None

West End Special Purpose Sign District:

**Note: Certificates of Appropriateness for Signs items 1710200009 and 1710200010 were read into the record together.**

**1710200009**

Planner: Neva Dean

**Motion:** It was moved to **approve** a Certificate of Appropriateness by Daniel Kyle Wadsworth with Ramsay Signs for a 112-square foot painted wall sign at 800 Ross Avenue (north elevation/Ross side).

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

\*out of the room, shown voting in favor

**Speakers:** None

**1710200010**

Planner: Neva Dean

**Motion:** It was moved to **approve** a Certificate of Appropriateness by Daniel Kyle Wadsworth with Ramsay Signs for a 504-square foot painted wall sign at 800 Ross Avenue (east elevation/Lamar side).

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

\*out of the room, shown voting in favor

**Speakers:** None

Arts District Special Purpose Sign District:

**1710230002**

Planner: Neva Dean

**Motion:** It was moved to **approve** a Certificate of Appropriateness by Melanie Hancock of Hancock Sign Company for a 30-square foot attached sign at 2330 Flora Street (northwest elevation).

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

\*out of the room, shown voting in favor

**Speakers:** None

Thoroughfare Plan Amendments:

**Canada Drive from Westmoreland Road to Hampton Road**

Planner: Kimberly Smith

**Motion:** It was moved to recommended **approval** of an amendment to the City of Dallas Thoroughfare Plan to change the dimensional classification of Canada Drive from: (1) Westmoreland Road to Holystone Street from a standard four-lane divided (S-4-D) roadway within 80 feet of right-of-way to a special four-lane divided (SPCL 4D) roadway with bicycle facilities and parking on both sides of the roadway within 100 feet of right-of-way and 78 feet of pavement; and from (2) Holystone Street to Hampton Road from a standard four-lane divided (S-4-D) roadway within 80 feet of right-of-way to a special four-lane divided (SPCL 4D) roadway with bicycle facilities and parking on the north side of the roadway within 100 feet of right-of-way and 75 feet of pavement.

Maker: Ridley  
Second: Davis

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

### **Montfort Drive from Alpha Road to IH-635**

Planner: Chelsea St. Louis

**Note: During the speaker's period of this item Chair Tarpley held further discussion to allow Chelsea St. Louis and Mr. Collin Berg time to discuss the item. The Commission continued with the regular order of the agenda and heard Zoning Cases – Consent agenda items next.**

**Motion:** In considering 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, it was moved to **hold** this case under advisement until January 18, 2018.

Maker: Ridley  
Second: Jung  
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: Rich Enthoven, Address not given  
Collin Berg, 13505 Montfort Pl., Dallas, TX, 75240  
Against: None  
Staff: Tanya Brooks, Assistant Director, Transportation Department  
Jared White, Manager, Transportation Department

**Note: Upon the conclusion of the Thoroughfare Plan Amendment Montfort Drive from Alpha Road to IH-635 item the Commission returned to Zoning Cases – Consent agenda item #6 Z178-110(PD). The Commission heard Zoning Cases – Consent agenda item #6 Z178-110(PD) next.**

Zoning Cases – Consent:

**1. Z167-345(WE)**

Planner: Warren Ellis

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

**Motion:** It was moved to recommend **approval** of an MU-3 Mixed Use District on property zoned an IR Industrial Research District on the west line of Market Center Boulevard, south of Stemmons Freeway (I-35E).

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

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

Against: 0  
Absent: 0  
Vacancy: 0

**Notices:** Area: 300 Mailed: 22  
**Replies:** For: 3 Against: 0

**Speakers:** For: Robert Bone, 1251 Avenue of the Americas, New York, NY, 10020-0061  
Against: None

**Note: Upon the conclusion of Item #1 Z167-345(WE), the Commission returned to the Thoroughfare Plan Amendment Montfort Drive from Alpha Road to IH-635 item. Thoroughfare Plan Amendment Montfort Drive from Alpha Road to IH-635 item was heard next.**

2. Z167-401(WE)

Planner: Warren Ellis

**Motion:** It was moved to recommend **approval** of an amendment to Specific Use Permit No. 44 for an electrical substation, subject to a site plan and conditions on property zoned an R-16(A) Single Family District, on the south line of Northaven Road, east of the Dallas North Tollway.

Maker: Carpenter  
Second: Mack  
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: 400 Mailed: 51  
**Replies:** For: 4 Against: 1

**Speakers:** None

3. Z178-102(SM)

Planner: Sarah May

**Motion:** It was moved to recommend **approval** of an MU-2 Mixed Use District on property zoned an IR Industrial Research District, on the west line of Gretna Street, south of Lupo Drive.

Maker: Carpenter  
Second: Mack  
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: 17  
**Replies:** For: 3 Against: 0

**Speakers:** None

**4. Z178-103(SM)**

Planner: Sarah May

**Motion:** It was moved to recommend **approval** of an MU-1 Mixed Use District with deed restrictions volunteered by the applicant, subject to deed restrictions volunteered by the applicant on property zoned an IR Industrial Research District, on the west line of Brundrette Street, south of Pollard Street.

Maker: Carpenter  
Second: Mack  
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: 8  
**Replies:** For: 0 Against: 0

**Speakers:** For: None

For (Did not speak): Kimberly Owens, 2003 Brundrette St., Dallas, TX, 75208  
Lillian Smith-Kirkley, 2003 Brundrette St., Dallas, TX, 75208  
Sean Garman, 3615 Gillespie St., Dallas, TX, 75219

Against: None

**5. Z178-106(PD)**

Planner: Pamela Daniel

**Motion:** It was moved to recommend **approval** of a CS Commercial Service District on property zoned an IR Industrial Research District, on the northwest corner of Ambassador Row and Mockingbird Lane.

Maker: Carpenter  
Second: Mack  
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: 300 Mailed: 15  
**Replies:** For: 1 Against: 0

**Speakers:** None

**Note: The Commission heard agenda item #1, Z167-345(WE) upon the conclusion of the Zoning Consent agenda items.**

**6. Z178-110(PD)**

Planner: Pamela Daniel

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

**Motion:** It was moved to recommend **approval** of a Specific Use Permit for an auto service center use for a two-year period, subject to a site plan and conditions on property zoned an NC(E) Neighborhood Commercial Enhanced Subdistrict within Planned Development District No. 595, the South Dallas/Fair Park Special Purpose District, on the northeast line of Second Avenue, between Metropolitan Avenue and Penelope Street.

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

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

Against: 0  
Absent: 0  
Vacancy: 0

**Notices:** Area: 200 Mailed: 30  
**Replies:** For: 1 Against: 1

**Speakers:** None

**Note: The Commission continued with the regular order of the agenda and heard Zoning Cases – Under Advisement agenda item #7, Z167-259(WE) next.**

Zoning Cases – Under Advisement:

**7. Z167-259(WE)**

Planner: Warren Ellis

**Motion:** It was moved to recommend **approval** of the renewal of Specific Use Permit No. 1548 for an open-enrollment charter 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 revised conditions with a modification to reflect hours of operation from 7:00 a.m. to 5:00 p.m., on property zoned an IR Industrial Research District on the west and north side of Forestgate Drive, north of Forest Lane.

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

**Notices:** Area: 400 Mailed: 55  
**Replies:** For: 3 Against: 0

**Speakers:** For: Karl Crawley, 900 Jackson St., Dallas, TX, 75201  
Carrie Redmond, 10325 Crestover Dr., Dallas, TX, 75229  
For (Did not speak): Jessica Frame, 9834 Twin Creek Dr., Dallas, TX, 75228  
Against: None

**8. Z167-284(PD)**

Planner: Pamela Daniel

**Motion:** It was moved to recommend **approval** of the renewal of Specific Use Permit No. 1989 for the sale of alcoholic beverages in conjunction with a general merchandise or food store 3,500 square feet or less for a five-year period, subject to conditions on property zoned Subarea 6 within Planned Development District No. 366, the Buckner Boulevard Special Purpose District, with a D-1 Liquor Control Overlay on the northeast corner of South Buckner Boulevard and Norvell Drive.

Maker: Mack  
Second: Rieves  
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: 16  
**Replies:** For: 0 Against: 0

**Speakers:** For: Misham Awadelkariem, 2520 K Ave., Plano, TX, 75074  
Against: None

**9. 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 January 18, 2018.

Maker: Lavallaissa  
Second: Mack  
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: 2 Against: 0

**Speakers:** For: Parvez Malik, 320 Decker Dr., Las Colinas, TX, 75062  
Against: None

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

Planner: Jennifer Muñoz

**Motion:** In considering an application for the for an amendment to, and an expansion of, the Subarea D portion 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, it was moved to **hold** this case under advisement until January 4, 2018.

Maker: Murphy  
Second: Shidid  
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: 82  
**Replies:** For: 0 Against: 0

**Speakers:** None

11. **Z167-379(WE)**

Planner: Warren Ellis

**Motion:** It was moved to recommend **approval** of an amendment to Planned Development Subdistrict No. 119 for Multiple-Family Subdistrict uses, subject to a development plan and conditions within Planned Development District No. 193, the Oak Lawn Special Purpose District, on the southwest line of Cedar Springs Road, between Lucas Drive and Hawthorne Avenue.

Maker: Rieves  
Second: Ridley  
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: 199  
**Replies:** For: 1 Against: 1

**Speakers:** For: Karl Crawley, 900 Jackson St., Dallas, TX, 75202  
Against: None

Zoning Cases – Individual:

**12. Z167-376(WE)**

Planner: Warren Ellis

**Motion:** It was moved to recommend **approval** of an IM Industrial Manufacturing District and **approval** of a Specific Use Permit for an industrial (outside) potentially incompatible use limited to a concrete crushing facility for a five-year period, subject to a site plan and conditions on property zoned a CS Commercial Service District, on the east line of South Central Expressway, south of Youngblood Road.

Maker: Lavallaisaa  
Second: Houston  
Result: Carried: 14 to 1

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

Against: 1 - Schultz  
Absent: 0  
Vacancy: 0

**Notices:** Area: 400 Mailed: 11  
**Replies:** For: 1 Against: 0

**Speakers:** For: Brad Williams, 2728 N. Harwood St., Dallas, TX, 75201  
Trey Brown, 6909 Joyce Way, Dallas, TX, 75225  
Against: None

**13. 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 January 18, 2018.

Maker: Rieves  
Second: Jung  
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: 106  
**Replies:** For: 3 Against: 2

**Speakers:** For: None  
Against: Rhonda Grimes, 563 Josephine St., Dallas, TX, 75246  
Donald Foley, 523 Josephine St., Dallas, TX, 75246

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

Planner: Sarah May

**Motion:** In considering an application for 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, it was moved to **hold** this case under advisement until January 18, 2018.

Maker: Murphy  
Second: Shidid  
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

\*out of the room, shown voting in favor

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

**Speakers:** None:

Development Code Amendment:

**DCA 145-002**

Planner: Donna Moorman  
Phil Erwin

**Motion:** It was moved to recommend **approval** of amending Chapter 51A of the Dallas Development Code, Article X Landscape and Tree Preservation regulations as briefed with the following changes: 1) accept the ZOAC recommendation to include Section 51A-10.132(f) – a Development Impact Area Wavier with the changes noted by staff. Including Commissioner Anlin’s math corrections. And clarifying that significant trees are not eligible for the wavier, 2) In Section 51A-10.101(55)(B) – add Bois D’Arc 24” or greater to the list of Significant Trees. And Section 51A-10-132(f)(3) Waivers. The building official shall waive tree replacement requirements for protected trees within the development impact area if all requirements in the wavier subsection are met, including full compliance with the division from initial review to final tree mitigation or landscape inspection, 3) Park land dedication. Preserved trees on dedicated park land may be used to meet tree mitigation requirements in accordance with Subsection (f). To be eligible for tree mitigation credits, dedicated park land must meet the conservation easement standards in Sections 51A-10.135(f)(1), 51A-10.135(f)(2)(A), 51A-10.135(f)(2)(B), 51A-10.135(f)(3), and 51A-10.135(f)(5) and the requirements for publicly accessible private park land in Section 51A-XXX (j)(2)(B)(i), and the requirements for publicly accessible private park land in Section 51A-XXX (j)(2)(B)(i). Dedicated park land is not required to meet the 20 percent size limit in Section 51A-10.135(f)(2). Park land dedication requirements may be met on an acre by arce basis for any land dedicated as a conservation easement under this section that meets the conservation easement standards in this section and the requirements for publicly accessible private park land in Section 51A-XXX (j)(2)(B)(i) and is accepted by the director of the park and recreation department.

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

**Note: The Commission returned to Development Code Amendment item DCA 178-003. The Commission heard Development Code Amendment item DCA 178-003 next.**

**DCA 178-003**

Planner: Ryan O'Connor

**Motion:** It was moved to recommend **approval** of an amendment (draft dated December 14, 2017) to Chapter 51 and Chapter 51A of the Dallas Development Code to establish a park dedication requirement for residential and lodging uses with a modification to change the effective date of the ordinance to January 1, 2019.

**Note: After hearing speakers and during the discussion period of this item Chair Tarpley held further discussion to later in the meeting. The Commission returned to the regular order of the agenda and heard miscellaneous agenda items next. W178-003 was heard next.**

Maker: Jung  
Second: Ridley  
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:** For: Robert Kent, 4512 Swiss Ave., Dallas, TX, 75204  
Delia Jasso, 821 Haines Ave., Dallas, TX, 75208  
Amy Meadows, 5545 Meletio Ln., Dallas, TX, 75230  
Trammell S. Crow, 3526 Arrowhead Dr., Dallas, TX, 75204  
Jesse Moreno, 132 N. Peak St., Dallas, TX, 75226  
Robert Abtahi, 1126 N. Zang Blvd., Dallas, TX, 75203  
Against: Macey Davis, 8322 Ridgelea St., Dallas, TX, 75209  
Dallas Cothrum, 900 Jackson St., Dallas, TX, 75202  
Staff: Ryan O'Connor, Senior Manager, Park and Recreation Department  
Willis Winters, Director, Park and Recreation Department  
Bert Vandenberg, Senior Assistant City Attorney, City of Dallas

Other Matters

Minutes

**Motion:** It was moved to **approve** the minutes of the November 30, 2017, City Plan Commission meeting, subject to corrections.

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

Adjournment

**Motion:** It was moved to **adjourn** the December 14, 2017, City Plan Commission meeting at 6:32 p.m.

Maker: Davis  
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