

PLAN COMMISSION MINUTES

The City Plan Commission held a regular Zoning Hearing on February 21, 2019, with the bus tour starting at 8:54 a.m., followed by the briefing starting at 11:27 a.m., in Room 5ES and the public hearing at 1:34 p.m., in the City Council Chambers of City Hall. Presiding were, Gloria Tarpley, Chair and Christopher B. Lewis, Acting Vice-Chair. The following Commissioners were present during the hearing: Enrique MacGregor, Peter Schulte, Clarice Criss, Tony Shidid, Deborah Carpenter, P. Michael Jung, Jaynie Schultz, Margot Murphy and Paul E. Ridley. The following Commissioner was absent from this hearing as defined in the City Plan Commission rules: Tipton Housewright. There were three vacancies: District 4, District 7 and District 12.

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) **S189-109**

Motion: It was moved to **approve** an application to create one 18,198-square foot lot and one 42,172-square foot lot from a 1.386-acre tract of land in City Block 7506 on property located on Stults Road, west of Village Forest Drive, subject to compliance with the conditions listed in the docket.

Maker: Murphy
Second: Schultz
Result: Carried: 11 to 0

For: 11 - Macgregor, Schulte, Criss, Shidid, Carpenter,
Lewis, Jung, Schultz, Murphy, Ridley, Tarpley

Against: 0
Absent: 1 - Housewright
Vacancy: 3 - District 4, District 7, District 12

Speakers: None

(2) **S189-110**

Motion: It was moved to **approve** an application to replat a 0.978-acre tract of land containing all of Lot D and part of F in City Block 11/5688 to create one lot on property located on Grassmere Lane at Loma Alto Drive, northwest corner, subject to compliance with the conditions listed in the docket.

Maker: Murphy
Second: Schultz
Result: Carried: 11 to 0

For: 11 - Macgregor, Schulte, Criss, Shidid, Carpenter,
Lewis, Jung, Schultz, Murphy, Ridley, Tarpley

Against: 0
Absent: 1 - Housewright
Vacancy: 3 - District 4, District 7, District 12

Speakers: None

(3) **S189-111**

Motion: It was moved to **approve** an application to create one 7.758-acre lot from a tract of land in City Block 4325 on property bounded by Ann Arbor Avenue, Denley Drive, Paducah Avenue, and Lancaster Avenue, subject to compliance with the conditions listed in the docket.

Maker: Murphy
Second: Schultz
Result: Carried: 11 to 0

For: 11 - Macgregor, Schulte, Criss, Shidid, Carpenter,
Lewis, Jung, Schultz, Murphy, Ridley, Tarpley

Against: 0
Absent: 1 - Housewright
Vacancy: 3 - District 4, District 7, District 12

Speakers: None

(4) **S189-112**

Motion: It was moved to **approve** an application to replat a 0.484-acre tract of land containing part of Lots 8 and 9 in City Block C/667 to create a 14 lot Shared Access Development with lots ranging in size from 1,362.95-square feet to 1,973.27-square feet on property located on Monarch Street, south of North Prairie Avenue, subject to compliance with the conditions listed in the docket.

Maker: Murphy
Second: Schultz
Result: Carried: 11 to 0

For: 11 - Macgregor, Schulte, Criss, Shidid, Carpenter,
Lewis, Jung, Schultz, Murphy, Ridley, Tarpley

Against: 0
Absent: 1 - Housewright
Vacancy: 3 - District 4, District 7, District 12

Speakers: None

(5) **S189-113**

Motion: It was moved to **approve** an application to replat a 0.154-acre tract of land containing part of Lot 12 in City Block 154/3213 to create one lot on property located on West 9th Street, west of North Van Buren Avenue, subject to compliance with the conditions listed in the docket.

Maker: Murphy
Second: Schultz
Result: Carried: 11 to 0

For: 11 - Macgregor, Schulte, Criss, Shidid, Carpenter,
Lewis, Jung, Schultz, Murphy, Ridley, Tarpley

Against: 0
Absent: 1 - Housewright
Vacancy: 3 - District 4, District 7, District 12

Speakers: None

Building Line Reduction:

(6) **S189-108**

Building Line Reduction Motion: It was moved to **approve** an application to reduce a portion of an existing platted 25-foot Building Line to 6 feet along the east line of Manchester Drive, with the finding of fact that reduction of that portion of the platted building line 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.

Maker: Murphy
Second: Schultz
Result: Carried: 11 to 0

For: 11 - Macgregor, Schulte, Criss, Shidid, Carpenter,
Lewis, Jung, Schultz, Murphy, Ridley, Tarpley

Against: 0
Absent: 1 - Housewright
Vacancy: 3 - District 4, District 7, District 12

Replat Motion: It was moved to **approve** an application to replat a 0.44-acre tract of land containing all of Lot 1 to create one lot on property located on Enfield Drive at Manchester Drive, southeast corner, subject to compliance with the conditions listed in the docket.

Maker: Murphy
Second: Schultz
Result: Carried: 11 to 0

For: 11 - Macgregor, Schulte, Criss, Shidid, Carpenter,
Lewis, Jung, Schultz, Murphy, Ridley, Tarpley

Against: 0
Absent: 1 - Housewright
Vacancy: 3 - District 4, District 7, District 12

Notices: Area: 200 Mailed: 17
Replies: For: 5 Against: 2

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

Residential Replats:

(7) **S189-107**

Motion: It was moved to **approve** an application to replat a 0.558-acre tract of land containing all of Lots 11 and 12, and part of Lot 13 in City Block 9/4945 to create one lot on property located on Neola Drive at Greenway Boulevard, northwest corner, subject to compliance with the conditions listed in the docket with an additional condition to require the two dwelling units joined together prior to the issuance of the final plat.

Maker: Murphy
Second: Shidid
Result: Carried: 10 to 1

For: 10 - Macgregor, Criss, Shidid, Carpenter, Lewis,
Jung, Schultz, Murphy, Ridley, Tarpley

Against: 1 - Schulte
Absent: 1 - Housewright
Vacancy: 3 - District 4, District 7, District 12

Notices: Area: 200 Mailed: 23
Replies: For: 6 Against: 0

Speakers: For: Wilson Fuqua, 3816 Fairmount St., Dallas, TX, 75219
Against: None

Zoning Cases – Consent:

1. **Z178-373(AM)**

Planner: Abraham Martinez

Note: The Commission considered this item individually.

Motion: In considering an application for an amendment to Specific Use Permit No. 1740 for a mini-warehouse use on property zoned a MU-2 Mixed Use District, on the north line of Gannon Lane, between South Cockrell Hill Road and South Westmoreland Road, it was moved to **hold** this case under advisement until March 7, 2019 and to instruct staff to re-advertise the case in a 300-foot notification area.

Maker: Lewis
Second: Shidid
Result: Carried: 11 to 0

For: 11 - Macgregor, Schulte, Criss, Shidid, Carpenter,
Lewis, Jung, Schultz, Murphy, Ridley, Tarpley

Against: 0
Absent: 1 - Housewright
Vacancy: 3 - District 4, District 7, District 12

Notices: Area: 200 Mailed: 5
Replies: For: 0 Against: 0

Speakers: None

Note: The Commission heard zoning agenda item #2. Z189-107(SM) next.

2. Z189-107(SM)

Planner: Sarah May

Note: The Commission considered this item individually.

Motion: In considering an application for the renewal of Specific Use Permit No. 2181 for an inside commercial amusement limited to a live music venue and a dance hall on property zoned Tract A in Planned Development District No. 269, the Deep Ellum/Near East Side District, on the north line of Canton Street, west of Crowds Street, it was moved to **hold** this case under advisement until March 7, 2019 and to instruct staff to re-advertise the case with the Specific Use Permit No. 2076.

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

For: 11 - Macgregor, Schulte, Criss, Shidid, Carpenter,
Lewis, Jung, Schultz, Murphy, Ridley, Tarpley

Against: 0
Absent: 1 - Housewright
Vacancy: 3 - District 4, District 7, District 12

Notices: Area: 200 Mailed: 14
Replies: For: 4 Against: 0

Speakers: None

Note: The Commission heard zoning agenda item #6. Z189-150(JM) next.

3. **Z189-130(SM)**

Planner: Sarah May

Motion: It was moved to recommend **approval** of a new tract for a community, welfare, or health center use and child-care facility use, subject to a revised Exhibit 65B development plan for Tract III and conditions on property zoned Tract I, Subarea 1 within Planned Development District No. 65, on the southeast line of Holly Hill Drive, between Ridgecrest Road and Phoenix Drive.

Maker: Murphy
Second: Ridley
Result: Carried: 11 to 0

For: 11 - Macgregor, Schulte, Criss, Shidid, Carpenter,
Lewis, Jung, Schultz, Murphy, Ridley, Tarpley

Against: 0
Absent: 1 - Housewright
Vacancy: 3 - District 4, District 7, District 12

Notices: Area: 500 Mailed: 203
Replies: For: 0 Against: 0

Speakers: None

4. **Z189-146(CY)**

Planner: Carolina Yumet

Motion: It was moved to recommend **approval** of the renewal of Specific Use Permit No. 2009 for an attached projecting non-premise district activity videoboard sign for a six-year period, subject to conditions on property zoned Planned Development District No. 619, on the southeast corner of Commerce Street and Lane Street.

Maker: Murphy
Second: Ridley
Result: Carried: 11 to 0

For: 11 - Macgregor, Schulte, Criss, Shidid, Carpenter,
Lewis, Jung, Schultz, Murphy, Ridley, Tarpley

Against: 0
Absent: 1 - Housewright
Vacancy: 3 - District 4, District 7, District 12

Notices: Area: 200 Mailed: 27
Replies: For: 2 Against: 0

Speakers: None

5. Z189-147(CY)

Planner: Carolina Yumet

Motion: It was moved to recommend **approval** of the renewal of Specific Use Permit No. 2008 for an attached projecting non-premise district activity videoboard sign for a six-year period, subject to conditions on property zoned Planned Development District No. 619, on the southeast corner of Commerce Street and Lane Street.

Maker: Murphy
Second: Ridley
Result: Carried: 11 to 0

For: 11 - Macgregor, Schulte, Criss, Shidid, Carpenter,
Lewis, Jung, Schultz, Murphy, Ridley, Tarpley

Against: 0
Absent: 1 - Housewright
Vacancy: 3 - District 4, District 7, District 12

Notices: Area: 200 Mailed: 27
Replies: For: 2 Against: 0

Speakers: None

Note: The Commission heard Consent agenda item #1, Z178-373(AM) upon the conclusion of the Zoning Consent agenda.

6. Z189-150(JM)

Planner: Jennifer Muñoz

Note: The Commission considered this item individually.

Motion: It was moved to recommend **approval** of a Specific Use Permit for a late-hours establishment limited to a restaurant without drive-in or drive-through service for a one-year period, subject to a site plan and conditions with the following modifications: 1) Condition #5, HOURS OF OPERATION, restated to read as follows: "The restaurant must cease operation by 2:00 a.m., Monday through Sunday with the exception that the outdoor patio area must close at midnight. All customers must be removed from the Property by 2:15 a.m." and 2) Condition #7, OUTDOOR LIVE MUSIC AND SPEAKER, modified to read as follows: "Use of outdoor speakers and outdoor live music [speakers] and amplification on the Property is prohibited." on property zoned Planned Development District No. 842 with an MD-1 Modified Delta Overlay District with Specific Use Permit No. 2272 for a late-hours establishment limited to a restaurant without drive-in or drive-through service, on the east side of Greenville Avenue, south of Prospect Avenue.

Maker: Ridley
Second: Murphy
Result: Carried: 11 to 0

For: 11 - Macgregor, Schulte, Criss, Shidid, Carpenter,
Lewis, Jung, Schultz, Murphy, Ridley, Tarpley
Against: 0
Absent: 1 - Housewright
Vacancy: 3 - District 4, District 7, District 12

Notices: Area: 200 Mailed: 24
Replies: For: 4 Against: 0

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

Note: The Commission returned to the regular order of the agenda and heard Zoning Cases - Under Advisement agenda item #7. Z178-366(SM) next.

Zoning Cases – Under Advisement:

Note: Zoning Cases - Under Advisement items #7. Z178-366(SM), #8. Z178-367(SM), #9. Z178-368(SM), and #10. Z178-369(SM) were read into the record and heard together.

7. Z178-366(SM)

Planner: Sarah May

Motion: It was moved to recommend **approval** of an MU-1 Mixed Use District, subject to revised deed restrictions volunteered by the applicant (as briefed) to include Clerestory provision limited to a height of four feet on property zoned an IR Industrial Research District, on the east line of Chicago Street, north of Duluth Street.

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

For: 11 - MacGregor, Schulte, Criss, Shidid, Carpenter,
Lewis, Jung, Schultz, Murphy, Ridley, Tarpley
Against: 0
Absent: 1 - Housewright
Vacancy: 3 - District 4, District 7, District 12

Notices: Area: 200 Mailed: 32
Replies: For: 6 Against: 0

Speakers: For: Santos Martinez, 900 Jackson St., Dallas, TX, 75202
Against: None

8. Z178-367(SM)

Planner: Sarah May

Motion: It was moved to recommend **approval** of an MU-1 Mixed Use District, subject to revised deed restrictions volunteered by the applicant (as briefed) to include Clerestory provision limited to a height of four feet on property zoned an IR Industrial Research District, on the south line of Duluth Street, at the terminus of Chicago Street.

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

For: 11 - MacGregor, Schulte, Criss, Shidid, Carpenter,
Lewis, Jung, Schultz, Murphy, Ridley, Tarpley

Against: 0
Absent: 1 - Housewright
Vacancy: 3 - District 4, District 7, District 12

Notices: Area: 200 Mailed: 24
Replies: For: 6 Against: 0

Speakers: For: Santos Martinez, 900 Jackson St., Dallas, TX, 75202
Against: None

9. Z178-368(SM)

Planner: Sarah May

Motion: It was moved to recommend **approval** of MU-1 Mixed Use District, subject to revised deed restrictions volunteered by the applicant (as briefed) to include Clerestory provision limited to a height of four feet on property zoned an IR Industrial Research District, on the northwest corner of Duluth Street and Chicago Street.

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

For: 11 - MacGregor, Schulte, Criss, Shidid, Carpenter,
Lewis, Jung, Schultz, Murphy, Ridley, Tarpley

Against: 0
Absent: 1 - Housewright
Vacancy: 3 - District 4, District 7, District 12

Notices: Area: 200 Mailed: 32
Replies: For: 6 Against: 0

Speakers: For: Santos Martinez, 900 Jackson St., Dallas, TX, 75202
Against: None

10. **Z178-369(SM)**

Planner: Sarah May

Motion: It was moved to recommend **approval** of an MU-1 Mixed Use District, subject to revised deed restrictions volunteered by the applicant (as briefed) to include Clerestory provision limited to a height of four feet on property zoned an IR Industrial Research District, on the south line of Duluth Street, east of Chicago Street.

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

For: 11 - MacGregor, Schulte, Criss, Shidid, Carpenter,
Lewis, Jung, Schultz, Murphy, Ridley, Tarpley

Against: 0
Absent: 1 - Housewright
Vacancy: 3 - District 4, District 7, District 12

Notices: Area: 200 Mailed: 24
Replies: For: 6 Against: 0

Speakers: For: Santos Martinez, 900 Jackson St., Dallas, TX, 75202
Against: None

11. **Z189-110(PD)**

Planner: Pamela Daniel

Motion: In considering an application for an amendment to the Existing Land Use Map to allow a duplex use on property zoned Tract III within Planned Development District No. 67, on the east side of Victoria Avenue, north of West Mockingbird Lane, it was moved to **hold** this case under advisement until March 21, 2019.

Maker: Schulte
Second: Carpenter
Result: Carried: 10 to 0

For: 10 - MacGregor, Schulte, Criss, Shidid, Carpenter,
Lewis, Schultz, Murphy, Ridley, Tarpley

Against: 0
Absent: 1 - Housewright
Vacancy: 3 - District 4, District 7, District 12
Conflict: 1 - Jung**

**out of the room, when vote taken

Notices: Area: 500 Mailed: 82
Replies: For: 5 Against: 7

Speakers: For: None
Against: None
Neutral: Zack Thompson, Address not given

12. **Z189-117(JM)**

Planner: Jennifer Muñoz

Motion: In considering an application for an amendment to the Existing Land Use Map to allow a duplex use on property zoned Tract III within Planned Development District No. 67, on the west side of Roper Street, between Theford Avenue and Savage Street, it was moved to **hold** this case under advisement until March 21, 2019.

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

For: 11 - MacGregor, Schulte, Criss, Shidid, Carpenter,
Lewis, Jung, Schultz, Murphy, Ridley, Tarpley

Against: 0
Absent: 1 - Housewright
Vacancy: 3 - District 4, District 7, District 12

Notices: Area: 500 Mailed: 109
Replies: For: 3 Against: 13

Speakers: For: None
Against: None
Neutral: Zack Thompson, Address not given

13. **Z189-119(JM)**

Planner: Jennifer Muñoz

Motion: In considering an application for an amendment to the Existing Land Use Map to allow a duplex use on property zoned Tract III within Planned Development District No. 67, on the west side of Victoria Avenue, between Savage Street and West Mockingbird Lane, it was moved to **hold** this case under advisement until March 21, 2019.

Maker: Schulte
Second: Carpenter
Result: Carried: 10 to 0

For: 10 - MacGregor, Schulte, Criss, Shidid, Carpenter,
Lewis, Schultz, Murphy, Ridley, Tarpley

Against: 0
Absent: 1 - Housewright
Vacancy: 3 - District 4, District 7, District 12
Conflict: 1 - Jung**

**out of the room, when vote taken

Notices: Area: 500 Mailed: 75
Replies: For: 5 Against: 6

Speakers: For: None
Against: None
Neutral: Zack Thompson, Address not given

14. **Z178-316(CY)**

Planner: Carolina Yumet

Motion: In considering an application for 1) a new subdistrict to allow for a single family uses on property zoned Subdistrict 6 within Planned Development District No. 830 and a portion of Planned Development District No. 450; 2) an amendment to reduce Planned Development District No. 450; and, 3) an amendment to the development plan and landscape plan for a public school use, on the northeast corner of West Davis Street and North Plymouth Road, it was moved to **hold** this case under advisement until March 7, 2019.

Maker: MacGregor
Second: Murphy
Result: Carried: 11 to 0

For: 11 - MacGregor, Schulte, Criss, Shidid, Carpenter,
Lewis, Jung, Schultz, Murphy, Ridley, Tarpley

Against: 0
Absent: 1 - Housewright
Vacancy: 3 - District 4, District 7, District 12

Notices: Area: 500 Mailed: 120
Replies: For: 2 Against: 2

Speakers: None

Zoning Cases – Individual:

15. Z156-325(NW)

Planner: Nathan Warren

Motion: In considering a City Council authorized hearing to determine proper zoning on property zoned Subdistricts S-1a, S-1b, S-2a, S-2b, S-9, and S-10 in the South Zone of Planned Development No. 521 with consideration being given to appropriate zoning for the areas including use, development standards, and other appropriate regulations on property generally on: 1) the west side of Mountain Creek Parkway from I-20 to West Camp Wisdom Road (S-1b), 2) the southwest corner of Mountain Creek Parkway and West Camp Wisdom Road (S-1a), 3) the southwest corner of West Camp Wisdom Road and Eagle Ford Drive (S-2b), 4) the north side of West Camp Wisdom Road at the terminus of Eagle Ford Drive (S-2a), and 5) the south side of West Camp Wisdom Road from west of Timberbrook Lane to Clark Road (S-9, S-10), it was moved to **hold** this case under advisement until March 21, 2019.

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

For: 11 - MacGregor, Schulte, Criss, Shidid, Carpenter,
Lewis, Jung, Schultz, Murphy, Ridley, Tarpley

Against: 0
Absent: 1 - Housewright
Vacancy: 3 - District 4, District 7, District 12

Notices: Area: 200 Mailed: 240
Replies: For: 1 Against: 3

Speakers: For: None

Against: Kim Perez, 5507 Palladium Dr., Dallas, TX, 75249

16. **Z189-136(SM)**

Planner: Sarah May

Motion: In considering an application for 1) a Planned Development Subdistrict for O-2 Office uses, a health studio use, and a restaurant without drive-in or drive-thru use; and 2) the removal of the D Liquor Control Overlay on property zoned an O-2-D Office Subdistrict with a D Liquor Control Overlay within Planned Development District No. 193, the Oak Lawn Special Purpose District with consideration of a D-1 Liquor Control Overlay in lieu of the removal of the D Liquor Control Overlay, on the west corner of Turtle Creek Boulevard and Dickason Avenue and the east line of Gillespie Street, it was moved to **hold** this case under advisement until March 7, 2019.

Maker: Ridley
Second: Murphy
Result: Carried: 11 to 0

For: 11 - MacGregor, Schulte, Criss, Shidid*, Carpenter,
Lewis, Jung, Schultz, Murphy, Ridley, Tarpley

Against: 0
Absent: 1 - Housewright
Vacancy: 3 - District 4, District 7, District 12

*out of the room, shown voting in favor

Notices: Area: 500 Mailed: 799
Replies: For: 18 Against: 1

Speakers: For: Suzan Kedron, 2323 Ross Ave, Dallas, TX, 75201
Against: Charles Bowen, 2801 Turtle Creek Blvd., Dallas, TX, 75219
Against (Did not speak): Nancy Allen, 2801 Turtle Creek Blvd., Dallas, TX, 75219
Jason Taylor, 2801 Turtle Creek Blvd., Dallas, TX, 75219

17. **Z167-180(JM)**

Planner: Jennifer Muñoz

Motion: In considering an application for 1) a Planned Development District for GO(A) General Office District and certain nonresidential uses; 2) termination of the existing deed restrictions; and, 3) a Specific Use Permit for a mini-warehouse use on property zoned a GO(A) General Office District with Specific Use Permit No. 2071 for a detached non-premise sign (billboard), on the north line of Forest Lane, west of Bankway Lane, and south of Interstate Highway 635 (Lyndon B. Johnson Freeway), it was moved to **hold** this case under advisement until March 7, 2019.

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

For: 11 - MacGregor, Schulte, Criss*, Shidid, Carpenter,
Lewis, Jung, Schultz, Murphy, Ridley, Tarpley

Against: 0

Absent: 1 - Housewright

Vacancy: 3 - District 4, District 7, District 12

*out of the room, shown voting in favor

Notices: Area: 200 Mailed: 9

Replies: For: 1 Against: 0

Speakers: For: None

Against: None

Neutral (Did not speak): Frank Obreson, 2315 Moser Ave., Dallas, TX, 75206

18. Z189-151(JM)

Planner: Jennifer Muñoz

Motion: It was moved to recommend **approval** of an amendment to Planned Development Subdistrict No. 131, subject to a revised development plan and staff's recommended conditions with an additional condition added to SEC.S-131.113., ADDITIONAL PROVISION., (d) to read as follows: "Live music, speakers and amplified sound are prohibited on the elevated pool deck" within Planned Development District No. 193, the Oak Lawn Special Purpose District, on the south corner of Fairmount Street and Carlisle Street.

Maker: Ridley

Second: Murphy

Result: Carried: 11 to 0

For: 11 - MacGregor, Schulte, Criss, Shidid, Carpenter,
Lewis, Jung, Schultz, Murphy, Ridley, Tarpley

Against: 0

Absent: 1 - Housewright

Vacancy: 3 - District 4, District 7, District 12

Notices: Area: 500 Mailed: 85

Replies: For: 1 Against: 0

Speakers: For: Wade Johns, 4509 Pomona Rd., Dallas, TX, 75209

Against: None

19. **Z178-292(CY)**

Planner: Carolina Yumet

Motion: It was moved to recommend **approval** of a new subdistrict for restaurant and retail uses, subject to revised conditions to include the following additional conditions: 1) set the height requirement to a minimum of one story and 2) allow the required street frontage to 40 percent along the property's main street on property zoned Subdistrict F, WMU-12 Walkable Urban Mixed Use within Planned Development District No. 468, the Oak Cliff Gateway Special Purpose District, generally bounded by East 6th Street, East Jefferson Boulevard, and Fleming Place.

Note: Commissioner MacGregor withdrew his motion. Commissioner Shidid, the seconder of the motion, did not withdraw his second. The Commission voted on the original motion.

Maker: MacGregor
Second: Shidid
Result: Carried: 7 to 4

For: 7 - MacGregor, Criss, Shidid, Lewis, Murphy, Ridley, Tarpley

Against: 4 - Schulte, Carpenter, Jung, Schultz

Absent: 1 - Housewright

Vacancy: 3 - District 4, District 7, District 12

Notices: Area: 500 Mailed: 62

Replies: For: 1 Against: 0

Speakers: For: Audra Buckley, 1414 Bellview St., Dallas, TX, 75215
Frank Obergon, 2315 Moser Ave., Dallas, TX, 75206
Against: None

20. **Z189-142(CY)**

Planner: Carolina Yumet

Motion: In considering an application for 1) a Planned Development District for R-7.5(A) Single Family District uses, private recreation center, club or area, and private street uses; 2) the termination of Specific Use Permit No. 105 for a Convalescent Home and Institutional Uses; and, 3) the termination of Specific Use Permit No. 2166 for an Adult Day Care Facility on property zoned an R-7.5(A) Single Family District with Specific Use Permit No. 105 and Specific Use Permit No. 2166, on the south side of Samuell Boulevard, between Grove Hill Road and Hunnicutt Road, it was moved to **hold** this case under advisement until March 7, 2019.

Maker: Schultz
Second: Shidid
Result: Carried: 11 to 0

For: 11 - MacGregor, Schulte, Criss, Shidid, Carpenter,
Lewis, Jung, Schultz, Murphy, Ridley, Tarpley
Against: 0
Absent: 1 - Housewright
Vacancy: 3 - District 4, District 7, District 12

Notices: Area: 500 Mailed: 147
Replies: For: 7 Against: 3

Speakers: For: Santos Martinez, 900 Jackson St., Dallas, TX, 75202
Against: None
Against (Did not speak): Robin Hutchison, 7152 Belteau Ln., Dallas, TX, 75227
Neutral: Linda Marin, 7039 Chackbay Ln., Dallas, TX, 75227

Note: Zoning Cases - Individual items #21. Z189-164(PD) and #22. Z189-165(PD) were read into the record and heard together.

21. Z189-164(PD)

Planner: Pamela Daniel

Motion: It was moved to recommend **approval** of the renewal of Specific Use Permit No. 2006 for an attached projecting non-premise district activity videoboard sign for a three-year period, subject to conditions on property zoned a CA-1(A) Central Area District with Specific Use Permit No. 2005 and Specific Use Permit No. 2006, on the northwest corner of North Griffin Street and Elm Street.

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

For: 10 - MacGregor, Schulte, Criss, Shidid, Carpenter,
Lewis, Schultz, Murphy, Ridley, Tarpley
Against: 0
Absent: 1 - Housewright
Vacancy: 3 - District 4, District 7, District 12
Conflict: 1 - Jung**

**out of the room, when vote taken

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

Speakers: For: Suzan Kedron, 2323 Ross Ave, Dallas, TX, 75201
Brad Berkley, 1528 Slocum St., Dallas, TX, 75207
Against: None

22. Z189-165(PD)

Planner: Pamela Daniel

Motion: It was moved to recommend **approval** of the renewal of Specific Use Permit No. 2005 for an attached projecting non-premise district activity videoboard sign for a three-year period, subject to conditions on property zoned a CA-1(A) Central Area District with Specific Use Permit No. 2005 and Specific Use Permit No. 2006, on the northwest corner of North Griffin Street and Elm Street.

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

For: 10 - MacGregor, Schulte, Criss, Shidid, Carpenter,
Lewis, Schultz, Murphy, Ridley, Tarpley

Against: 0
Absent: 1 - Housewright
Vacancy: 3 - District 4, District 7, District 12
Conflict: 1 - Jung**

**out of the room, when vote taken

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

Speakers: For: Suzan Kedron, 2323 Ross Ave, Dallas, TX, 75201
Brad Berkley, 1528 Slocum St., Dallas, TX, 75207
Against: None

23. Z178-302(PD)

Planner: Pamela Daniel

Motion: In considering an application for an amendment to Planned Development District No. 772 for Single Family uses on property zoned Planned Development District No. 772, east of Walton Walker Boulevard (TX-12 Loop), west of Cockrell Hill Road, and north of Country Creek Drive, it was moved to **hold** this case under advisement until March 21, 2019.

Maker: Criss
Second: Schulte
Result: Carried: 11 to 0

For: 11 - MacGregor, Schulte, Criss, Shidid, Carpenter,
Lewis, Jung, Schultz, Murphy, Ridley, Tarpley

Against: 0

Absent: 1 - Housewright

Vacancy: 3 - District 4, District 7, District 12

Notices: Area: 500 Mailed: 217

Replies: For: 3 Against: 6

Speakers: For: None

For (Did not speak): William Winkelmann, 6750 Hillcrest plaza Dr., Dallas, TX, 75230
Cyrus Akhavizadeh, 5618 Goodwin Ave., Dallas, TX, 75206

Against: Seth Grenwelge, 3704 Ann Kathryn Way, Dallas, TX, 75236
Elias Caban, 4505 Country Creek Dr., Dallas, TX, 75236
Greg Hall, 6160 Warren Parkway, Frisco, TX, 75034

Against (Did not speak): Gladys Cazares, 3401, 3707, 3717 S. Cockrell Hill Rd., Dallas, TX, 75236

Other Matters

Note: The Commission changed the order of the agenda and the Commission heard the Minutes item next.

Consideration of appointment(s) to CPC Committee(s):

**SPECIAL SIGN DISTRICT ADVISORY COMMITTEE (SSDAC)
ART DISTRICT SIGN ADVISORY COMMITTEE**

Motion: It was moved to **approve** the appointment of Commissioner Peter Schulte to the Special Sign District Advisory Committee and the Arts Sign District Advisory Committee.

Maker: Schultz

Second: Ridley

Result: Carried: 11 to 0

For: 11 - MacGregor, Schulte, Criss, Shidid, Carpenter,
Lewis, Jung, Schultz, Murphy, Ridley, Tarpley

Against: 0

Absent: 1 - Housewright

Vacancy: 3 - District 4, District 7, District 12

Note: The Commission continued with the regular order of the agenda and adjourned the meeting next.

Minutes:

Motion: It was moved to **approve** the minutes of the February 7, 2019, City Plan Commission meeting, subject to correction(s).

Maker: Ridley
Second: Murphy
Result: Carried: 11 to 0

For: 11 - MacGregor, Schulte, Criss, Shidid, Carpenter,
Lewis, Jung, Schultz, Murphy, Ridley, Tarpley

Against: 0
Absent: 1 - Housewright
Vacancy: 3 - District 4, District 7, District 12

Note: The Commission returned to the regular order of the agenda and heard Consideration of appointment(s) to CPC Committee(s) item next.

Adjournment

Motion: It was moved to **adjourn** the February 21, 2019, City Plan Commission meeting at 4:12 p.m.

Maker: Murphy
Second: Schulte
Result: Carried: 11 to 0

For: 11 - MacGregor, Schulte, Criss, Shidid, Carpenter,
Lewis, Jung, Schultz, Murphy, Ridley, Tarpley

Against: 0
Absent: 1 - Housewright
Vacancy: 3 - District 4, District 7, District 12

Gloria Tarpley, Chair