

## DRAFT PLAN COMMISSION MINUTES

The City Plan Commission held a regular Zoning Hearing on March 1, 2018, with the briefing starting at 10:05 a.m., in Room 5ES and the public hearing at 1:42 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, P. Michael Jung, Tipton Housewright, Carolyn "Cookie" Peadon, Margot Murphy and Paul E. Ridley. The following Commissioner was absent from this hearing as defined in the City Plan Commission rules: Jaynie Schultz. There is one vacancy - District 8.

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) **S156-129R**

**Motion:** It was moved to **approve** an application to revise a 19.213-acre tract of land containing a previously approved plat (S156-129) to create one 8.406-acre lot, one 9.66-acre lot, and to create 1.541-acres of right-of-way dedication on property located on Olympus Boulevard between Cypress Waters Boulevard and Water Mill Road, to be extended, subject to compliance with the conditions listed in the docket with correction to Condition #24 to read as "Submit a letter/email withdrawing plat S156-129 after the Plan Commission approves the preliminary plat for S156-129R".

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

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

Against: 0  
Absent: 1 - Schultz  
Vacancy: 1 - District 8

**Speakers:** None

(2) **S178-097**

**Motion:** It was moved to **approve** an application to create one 4.465-acre lot from a tract of land in City Block H/8820 on property located on property located on Woody Road at C.F.Hawn Freeway (U.S. Highway 175), subject to compliance with the conditions listed in the docket.

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

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

Against: 0  
Absent: 1 - Schultz  
Vacancy: 1 - District 8

**Speakers:** None

(3) **S178-098**

**Motion:** It was moved to **approve** an application to replat a 0.721-acre tract of land containing part of Lot 3 and all of Lot 13 in City Block G/1319 to create one lot on property located on Hall Street, northwest of Reagan Street, subject to compliance with the conditions listed in the docket.

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

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

Against: 0  
Absent: 1 - Schultz  
Vacancy: 1 - District 8

**Speakers:** None

(4) **S178-099**

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

**Motion:** It was moved to **deny** an application to replat a 0.653-acre tract of land containing all of Lots 1 and 2 in City Block 3/3459 to create a 13 lot Shared Access Area Development on property located on Tyler Street at Fouraker Street, northwest corner, if extended, due to non-compliance of Section 51A-8.503 of the Dallas Development Code.

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

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

Against: 0  
Absent: 1 - Schultz  
Vacancy: 1 - District 8

**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 Street name change item #19 NC178-001 next.**

(5) **S178-101**

**Motion:** It was moved to **approve** an application to replat a 3.370-acre tract of land containing all of Lots 1 and 2 in City Block D/8830 to create one 0.409-acre lot and one 2.961-acre lot on property fronting on Seagoville Road and Rylie Crest Road, subject to compliance with the conditions listed in the docket.

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

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

Against: 0  
Absent: 1 - Schultz  
Vacancy: 1 - District 8

**Speakers:** None

(6) **S178-102**

**Note: Staff announced a correction to the agenda and case report to read “An application to replat a 1.097-acre tract of land containing all of Lot 19 and the remainder of Lot 2 in City Block A/2303 to create a 26 lot Shared Access Development on property located on Cedar Springs Road at Hawthorne Street, south corner”.**

**Motion:** It was moved to **approve** an application to replat a 1.097-acre tract of land containing all of Lot 19 and the remainder of Lot 2 in City Block A/2303 to create a 26 lot Shared Access Development on property located on Cedar Springs Road at Hawthorne Street, south corner, subject to compliance with the conditions listed in the docket.

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

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

Against: 0  
Absent: 1 - Schultz  
Vacancy: 1 - District 8

**Speakers:** None

(7) **S178-103**

**Motion:** It was moved to **approve** an application to create one 7.789-acre lot from a tract of land in City Block 6832 on property located on Riverfront Boulevard at Parkhouse Street, subject to compliance with the conditions listed in the docket.

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

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

Against: 0  
Absent: 1 - Schultz  
Vacancy: 1 - District 8

**Speakers:** None

**(8) S178-104**

**Motion:** It was moved to **approve** an application to create one 1.035-acre lot, 1.252-acre lot, and one 2.009-acre lot from a 4.296-acre tract of land in City Block 6045 on property located on Westmoreland Road at Red Bird Lane, southwest corner, subject to compliance with the conditions listed in the docket.

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

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

Against: 0  
Absent: 1 - Schultz  
Vacancy: 1 - District 8

**Speakers:** None

**(9) S178-105**

**Motion:** It was moved to **approve** an application to create one 0.351-acre lot and one 0.419-acre lot from a 0.770-acre tract of land in City Block 6006 on property located on Idaho Avenue, north of Ann Arbor Avenue, subject to compliance with the conditions listed in the docket.

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

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

Against: 0  
Absent: 1 - Schultz  
Vacancy: 1 - District 8

**Speakers:** None

(10) **S178-106**

**Motion:** It was moved to **approve** an application to replat a 1.7100-acre tract of land containing all of Lot 1 in City Block 7193 to create a new floodway easement, establish a Natural Channel Setback, and to create an offsite drainage easement on a 1.7100-acre tract of land located on Irving Boulevard at Inwood Road, subject to compliance with the conditions listed in the docket.

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

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

Against: 0  
Absent: 1 - Schultz  
Vacancy: 1 - District 8

**Speakers:** None

(11) **S178-107**

**Motion:** It was moved to **approve** an application to replat a 2.695-acre tract of land containing part of Lot 4, City Block C/8806 to create one lot from property located on C.F. Hawn Freeway southeast of S. Belt Line Road, subject to compliance with the conditions listed in the docket.

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

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

Against: 0  
Absent: 1 - Schultz  
Vacancy: 1 - District 8

**Speakers:** None

(12) **S178-108**

**Motion:** It was moved to **approve** an application to replat a 1.391-acre tract of land containing all of Lots 14, 15, 16, 17, and 18 in City Block 7/708 to create one lot on property located on Fitzhugh Avenue at San Jacinto Street, east corner, subject to compliance with the conditions listed in the docket.

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

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

Against: 0  
Absent: 1 - Schultz  
Vacancy: 1 - District 8

**Speakers:** None

(13) **S178-109**

**Motion:** It was moved to **approve** an application to create one 2.766-acre lot and one 2.800-acre lot from a tract of land containing one 5.566-acre tract of land on property located on North Central Expressway (U.S. Highway 75) between Forest Lane and Interstate Highway 635, subject to compliance with the conditions listed in the docket.

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

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

Against: 0  
Absent: 1 - Schultz  
Vacancy: 1 - District 8

**Speakers:** None

(14) **S178-110**

**Motion:** It was moved to **approve** an application to create one 2.203-acre lot from a 2.393-acre tract of land located in City Block 3960 on property located on Vilbig Road at Seale Street, southeast corner, subject to compliance with the conditions listed in the docket.

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

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

Against: 0  
Absent: 1 - Schultz  
Vacancy: 1 - District 8

**Speakers:** None

(15) **S178-111**

**Motion:** It was moved to **approve** an application to create one 1.656-acre lot from a tract of land in City Block E-3/7940 on property located on John Carpenter Freeway, northwest of I-35E, subject to compliance with the conditions listed in the docket.

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

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

Against: 0  
Absent: 1 - Schultz  
Vacancy: 1 - District 8

**Speakers:** None



(16) **S178-112**

**Motion:** It was moved to **approve** an application to replat a 6.523-acre tract of land containing all of Lot 7 in City Block D/8474 to create one 2.369-acre lot, one 2.224-acre lot, and one 1.930-acre lot on property located on the R.L. Thornton Freeway/Interstate Highway 30/St. Frances Avenue ramp southwest corner, subject to compliance with the conditions listed in the docket.

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

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

Against: 0  
Absent: 1 - Schultz  
Vacancy: 1 - District 8

**Speakers:** None

(17) **S178-113**

**Motion:** It was moved to **approve** an application to replat a 5.682-acre tract of land containing all of Lot 3 in City Block A/7410 to create one 1.479-acre lot, one 1.546-acre lot, and one 2.501-acre lot on property located on Preston Road at Alpha Road, northwest corner, subject to compliance with the conditions listed in the docket with an additional condition to read as "On the final plat, per Sec. 51A-13.502(7) as amended, applicant must provide a pedestrian passage. Pedestrian passage must connect to another pedestrian passage, an alley, or another street".

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

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

Against: 0  
Absent: 1 - Schultz  
Vacancy: 1 - District 8

**Speakers:** None

(18) **S178-114**

**Motion:** It was moved to **approve** an application to create one 9.993-acre lot from a tract of land in City Block 8780 on property located at 3811 Jordan Valley Road, subject to compliance with the conditions listed in the docket.

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

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

Against: 0  
Absent: 1 - Schultz  
Vacancy: 1 - District 8

**Speakers:** None

**Note: The Commission heard agenda item #4, S178-099 upon the conclusion of the Subdivision Consent agenda items.**

Public Hearing Street name Change:

(19) **NC178-001**

**Motion:** It was moved to **approve** an application to change the name of Unnamed FN3, approximately 1500 feet east of Coit Road, between President George Bush Turnpike and Frankford Road, to "Highland Springs Way".

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

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

Against: 0  
Absent: 1 - Schultz  
Vacancy: 1 - District 8

**Notices:** Area: 000 Mailed: 2

**Replies:** For: 0 Against: 0

**Speakers:** None

Miscellaneous Items:

**M178-007**

Planner: Abraham Martinez

**Motion:** In considering an application for a minor amendment to the existing development plan on property zoned a Planned Development District No. 315, on the south corner of Highdale Drive and Forest Lane, it was moved to **hold** this item under advisement until March 22, 2018.

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

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

Against: 0  
Absent: 1 - Schultz  
Vacancy: 1 - District 8

**Speakers:** None

Zoning Cases – Consent:

**1. Z167-270(LC)**

Planner: Liz Casso

**Motion:** It was moved to recommend **approval** of an expansion of Historic Overlay No. 46, the Knights of Pythias Building (2551 Elm Street), subject to preservation criteria and amendments to the preservation criteria on property zoned Tract B within Planned Development District No. 269, the Deep Ellum/Near East Side District, on the northwest corner of Elm Street and North Good Latimer Expressway.

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

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

Against: 0  
Absent: 1 - Schultz  
Vacancy: 1 - District 8

**Notices:** Area: 200 Mailed: 22  
**Replies:** For: 12 Against: 0

**Speakers:** For: Tommy Mann, 500 Winstead Building; 2728 N. Harwood St., Dallas, TX, 75201  
Against: None

**2. Z167-309(LC)**

Planner: Liz Casso

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

**Motion:** It was moved to recommend **approval** of an Historic Overlay for McCree Cemetery (9930, 9934 and 9938 Audelia Road), subject to preservation criteria on property zoned an R-7.5(A) Single Family District, south of Estate Lane, between Audelia Road and Queenswood Lane.

Maker: Housewright  
Second: Rieves  
Result: Carried: 10 to 0

For: 10 - West, Rieves, Houston, Davis, Shidid,  
Carpenter, Mack, Housewright, Murphy,  
Tarpley

Against: 0  
Absent: 1 - Schultz  
Vacancy: 1 - District 8  
Conflict: 3 - Jung, Peadon, Ridley

**Notices:** Area: 200 Mailed: 42  
**Replies:** For: 3 Against: 0

**Speakers:** For: David Preziosi, 2922 Swiss Ave., Dallas, TX, 75204  
Against: None

**Note: The Commission heard agenda item #3, Z178-105(SM) next.**

**3. Z178-105(SM)**

Planner: Sarah May

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

**Motion:** It was moved to recommend **approval** of a Specific Use Permit for a tattoo studio for a two-year period, subject to a site plan and conditions on property zoned Subdistrict 1A within Planned Development District No. 621, the Old Trinity and Design District Special Purpose District, on the southeast line of Parkhouse Street, west of North Riverfront Boulevard.

Maker: Carpenter  
Second: Rieves  
Result: Carried: 12 to 1

For: 12 - West, Rieves, Houston, Davis, Shidid,  
Carpenter, Mack, Jung, Housewright, Peadon,  
Murphy, Tarpley

Against: 1 - Ridley  
Absent: 1 - Schultz  
Vacancy: 1 - District 8

**Notices:** Area: 200 Mailed: 8  
**Replies:** For: 1 Against: 5

**Speakers:** For: Jason Call, 4508 Wembley Ct., McKinney, TX, 75070  
Jimmy Peddy, 4121 Candlenut Ln., Dallas, TX, 75244  
Alex Rosado, 4125 Cascade Sky Dr., Arlington, TX, 76005  
Michael Tartaro, 2701 Rothland Ln., Plano, TX, 75023  
Darren Yarborough, 208 Cornell Dr., Forney, TX, 75126  
Braden Wayne, 181 Sommit Ave., Dallas, TX, 75206  
Ty Hamilton, 9803 Larkspur Ln., Oklahoma City, OK, 73159  
Jared Lyons, 2307 Highlands Creek Rd., Carrollton, TX, 75007  
Deidre Spears, 2121 L. Don Dodson Dr., Bedford, TX, 76021  
Susan Roberts-Cooper, 801 Core St., Dallas, TX, 75207  
For (Did not speak): Elsie Thurman, 946 Biscayne Blvd., Dallas, TX, 75218  
Katie Call, 4508 Wembley Ct., McKinney, TX, 75070  
Diana Dearden, 1201 Roadronner Dr., Little Elm, TX, 75068  
Secily Hall, 1322 Easton Rd., Dallas, TX, 75218  
Mark Hall, 1322 Easton Rd., Dallas, TX, 75218  
Grant Pryor, 2525 Turtle Creek Blvd., Dallas, TX, 75219  
Joel Tannebaum, 5600 W. Lovers Ln., Dallas, TX, 75209  
Wendy Copeland, 1411 Brandon Ct., Allen, TX, 75013  
Against: James Appleton, 4332 Laren Ln., Dallas, TX, 75244  
Mary Appleton, 118-140 Parkhouse St., Dallas, TX, 75207  
Regina Tomellen, 137/147 Parkhouse St., Dallas, TX, 75207  
Bob Darrouzet, 5445 Caruth Haven, Dallas, TX, 75225  
Alan Galichia, 147 Parkhouse St., Dallas, TX, 75207  
Shelley Stevens, 171 Parkhouse St., Dallas, TX, 75207

**Note: The Commission heard agenda item #5, Z178-149(SM) next.**

4. Z178-135(SM)

Planner: Sarah May

**Motion:** It was moved to recommend **approval** of a CR Community Retail District, subject to deed restrictions volunteered by the applicant on property zoned an R-7.5(A) Single Family District on the south line of East Ledbetter Drive, east of South Lancaster Road.

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

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

Against: 0  
Absent: 1 - Schultz  
Vacancy: 1 - District 8

**Notices:** Area: 200 Mailed: 13  
**Replies:** For: 1 Against: 0

**Speakers:** None

5. Z178-149(SM)

Planner: Sarah May

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

**Motion:** It was moved to recommend **approval** for a Specific Use Permit for a pedestrian skybridge for a 34-year period [September 12, 2052], subject to a site plan and conditions on property zoned Subdistrict 3B within Planned Development District No. 830, on public right-of-way operating as an alley, between 9th Street and 10th Street.

Maker: West  
Second: Davis  
Result: Carried: 10 to 0

For: 10 - West, Rieves, Houston, Davis, Shidid,  
Carpenter, Mack, Housewright, Murphy,  
Tarpley

Against: 0  
Absent: 1 - Schultz  
Vacancy: 1 - District 8  
Conflict: 3 - Jung, Peadon, Ridley

**Notices:** Area: 750 Mailed: 143  
**Replies:** For: 2 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 item #7. Z178-115(WE) next.**

**6. Z178-155(SM)**

Planner: Sarah May

**Motion:** It was moved to recommend **approval** for a Specific Use Permit for a radio, television, or microwave tower for a permanent period, subject to a site plan and conditions on property zoned an NS(A) Neighborhood Service District and an R-5(A) Single Family District with Specific Use Permit No. 2113 for a transit passenger station or transfer center use, on the southeast corner of East Kirnwood Drive and University Hills Boulevard.

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

For: 13 - West, Rieves, Houston, Davis, Shidid,  
Carpenter, Mack, Jung, Housewright, Peadon,  
Murphy, Ridley, Tarpley  
Against: 0  
Absent: 1 - Schultz  
Vacancy: 1 - District 8

**Notices:** Area: 400 Mailed: 33  
**Replies:** For: 0 Against: 0

**Speakers:** For: None  
For (Did not speak): Cleo Ground, 1401 Pacific Ave., Dallas, TX, 75226  
Stuart Johnson, 1401 Pacific Ave., Dallas, TX, 75226  
Dennis Story, P.O. Box 660163, Dallas, TX, 75266  
Against: None

**Note: The Commission heard agenda item #2, Z167-309(LC) upon the conclusion of the Zoning Consent agenda items.**

Zoning Cases – Under Advisement:

**7. Z178-115(WE)**

Planner: Sarah May

**Motion:** In considering an application for a CR Community Retail District with deed restrictions volunteered by the applicant on property zoned an R-5(A) Single Family District on the northeast corner of West Illinois Avenue and Andrew Street, it was moved to **hold** this case under advisement until March 22, 2018.

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

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

Against: 0  
Absent: 1 - Schultz  
Vacancy: 1 - District 8

**Notices:** Area: 300 Mailed: 53  
**Replies:** For: 2 Against: 1

**Speakers:** None

**8. Z167-221(SM)**

Planner: Sarah May

**Motion:** It was moved to recommend **approval** of a Specific Use Permit for the sale of alcoholic beverages in conjunction with a general merchandise or food store 3,500 square feet or less for a two-year period with eligibility for automatic renewals for additional five-year periods, subject to a revised site plan (removal of landscape provisions) and revised conditions on property zoned Subdistrict 5 within Planned Development District No. 533, the C.F. Hawn Special Purpose District No. 1 with a D-1 Liquor Control Overlay, on the northwest corner of C.F. Hawn Freeway and Great Trinity Forest Way.

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

For: 13 - West, Rieves\*, Houston, Davis, Shidid\*,  
Carpenter, Mack, Jung, Housewright\*,  
Peadon\*, Murphy, Ridley, Tarpley



Against: 0  
Absent: 1 - Schultz  
Vacancy: 1 - District 8

\*out of the room, shown voting in favor

**Notices:** Area: 200 Mailed: 11  
**Replies:** For: 0 Against: 0

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

9. Z178-145(JM)

Planner: Jennifer Muñoz

**Motion:** It was moved to recommend **approval** of a Planned Development Subdistrict for LC Light Commercial uses, subject to a development plan, landscape plan and revised conditions (as briefed) on property zoned an LC Light Commercial Subdistrict within Planned Development District No. 193, the Oak Lawn Special Purpose District, at the southeast corner of Travis Street and Knox Street.

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

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

Against: 0  
Absent: 1 - Schultz  
Vacancy: 1 - District 8

**Notices:** Area: 500 Mailed: 240  
**Replies:** For: 29 Against: 0

**Speakers:** For: William Dahlstrom, 2323 Ross Ave., Dallas, TX, 75201  
Elei Asphar, 4649 Cole Ave., Dallas, TX, 75205  
Mark Goode, 13455 Noel Rd., Dallas, TX, 75240  
Against: Nick Hannon, 4301 Westside Dr., Dallas, TX, 75209  
Neutral: Carol Guiel, 3171 Armstrong Ave., Dallas, TX, 75205  
Staff: David Nevarez, Senior Engineer, Sustainable Development and Construction

10. **Z167-388(PD)**

Planner: Pamela Daniel

**Motion:** In considering an application for a Specific Use Permit for a community service center on property zoned an R-7.5(A) Single Family District, on the southeast corner of Oates Drive and Marimont Lane, it was moved to **hold** this case under advisement until March 22, 2018.

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

For: 13 - West, Rieves, Houston, Davis, Shidid,  
Carpenter, Mack, Jung, Housewright, Peadon,  
Murphy, Ridley, Tarpley\*

Against: 0  
Absent: 1 - Schultz  
Vacancy: 1 - District 8

\*out of the room, shown voting in favor

**Notices:** Area: 200 Mailed: 16  
**Replies:** For: 4 Against: 1

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

11. **Z178-152(PD)**

Planner: Pamela Daniel

**Motion:** It was moved to recommend **approval** of the renewal of Specific Use Permit No. 2191 for the sale of alcoholic beverages in conjunction with a general merchandise or food store 3,500 square feet or less for a two-year period, subject to a revised site plan and revised conditions on property zoned an MU-1-D-1 Mixed Use District with a D-1 Liquor Control Overlay on the northeast corner of Lake June Road and Guard Drive.

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

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

Against: 0  
Absent: 1 - Schultz  
Vacancy: 1 - District 8

**Notices:** Area: 300 Mailed: 51  
**Replies:** For: 1 Against: 7

**Speakers:** For: Craig Sheils, 1701 N. Collins St., Richardson, TX, 75080  
Against: Maria Hernandez, 1410 Ashview Cir., Dallas, TX, 75217

Zoning Cases – Individual:

12. **Z156-281(OTH)**

Planner: Pamela Daniel

**Motion:** It was moved to recommend **approval** of a CR Community Retail District with deed restrictions volunteered by the applicant; **approval** of a D-1 Liquor Control Overlay for the lot on the southwest corner of Beachview Street and Garland Road; and **approval** of a Specific Use Permit for the sale and service of alcoholic beverages in conjunction with a restaurant without drive-through windows for a five-year period with eligibility for automatic renewals for additional five-year periods, subject to a site plan and staff's recommended conditions for the lot on the southwest corner of Beachview Street and Garland Road, on property zoned an LO-1-D Light Office District with a D Liquor Control Overlay, on the northwest side of Garland Road, southwest of Buckner Boulevard.

Maker: Jung  
Second: Houston  
Result: Carried: 11 to 1

For: 11 - West, Rieves, Houston, Davis, Shidid,  
Carpenter, Jung, Peadon, Murphy, Ridley,  
Tarpley

Against: 1 - Housewright  
Absent: 2 - Mack, Schultz  
Vacancy: 1 - District 8

**Notices:** Area: 300 Mailed: 27  
**Replies:** For: 1 Against: 1

**Speakers:** For: Robert Reeves, 900 Jackson St., Dallas, TX, 75202  
Against: None

13. Z167-336(PD)

Planner: Pamela Daniel

**Motion:** It was moved to recommend **approval** of a Planned Development Subdistrict for LC Light Commercial Subdistrict, restaurant and personal service uses, subject to a revised development plan and revised conditions (as briefed) on property zoned an LC Light Commercial Subdistrict within Planned Development District No. 193, the Oak Lawn Special Purpose District with a D Liquor Control Overlay, on the east line of McKinney Avenue, north of Knox Street.

Maker: Ridley  
Second: Murphy  
Result: Carried: 7 to 4

For: 7 - West, Rieves, Housewright, Peadon, Murphy,  
Ridley, Tarpley

Against: 4 - Houston, Shidid, Carpenter, Jung  
Absent: 3 - Davis, Mack, Schultz  
Vacancy: 1 - District 8

**Notices:** Area: 500 Mailed: 36  
**Replies:** For: 0 Against: 3

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

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Other Matters

Minutes

**Motion:** It was moved to **approve** the minutes of the February 15, 2018, City Plan Commission meeting, subject to corrections:

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

For: 11 - West, Rieves, Houston, Shidid, Carpenter,  
Jung, Housewright, Peadon, Murphy, Ridley,  
Tarpley

Against: 0  
Absent: 3 - Davis, Mack, Schultz  
Vacancy: 1 - District 8

Adjournment

**Motion:** It was moved to **adjourn** the March 1, 2018, City Plan Commission meeting at 6:00 p.m.

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

For: 11 - West, Rieves, Houston, Shidid, Carpenter,  
Jung, Housewright, Peadon, Murphy, Ridley,  
Tarpley

Against: 0  
Absent: 3 - Davis, Mack, Schultz  
Vacancy: 1 - District 8

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Gloria Tarpley, Chair