

## PLAN COMMISSION MINUTES

The City Plan Commission held a regular Zoning Hearing on March 22, 2018, with the briefing starting at 10:44 a.m., in Room 5ES and the public hearing at 1:41 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, Jaynie Schultz, Carolyn "Cookie" Peadon, Margot Murphy and Paul E. Ridley. The following Commissioners were absent from this hearing as defined in the City Plan Commission rules: None. There 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) **S178-115**

**Motion:** It was moved to **approve** an application to create 9 lots ranging in size from 7.420 acres to 130.524 acres from a 314.119-acre tract of land containing part of City Block 6113 on property located on Jefferson Boulevard at 14th Street, southeast corner, subject to compliance with the conditions listed in the docket.

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

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

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

**Speakers:** None

(2) **S178-116**

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

**Motion:** It was moved to **approve** an application to replat a 5.429-acre tract of land containing all of Lot 2-A and part of a 60-foot utility easement in City Block B/8415 to create one lot on property located on Pinyon Tree Road, west of Abrams Road, subject to compliance with the conditions listed in the docket.

Maker: Housewright  
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: 0  
Vacancy: 1 - District 8  
Conflict: 1 - Schultz

**Speakers:** None

**Note: The Commission heard Subdivision agenda item #18. S178-136 next.**

(3) **S178-117**

**Motion:** It was moved to **approve** an application to replat a 0.286-acre tract of land containing all of Lots 7, 8, and 9 to create one lot on property located on Hubert Street, between La Vista Court and La Vista Drive, subject to compliance with the conditions listed in the docket with an additional condition to reads as follows: "Prior to the final plat, remove structures within the right-of-way of La Vista Court".

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

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

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

**Speakers:** None

(4) **S178-118**

**Motion:** It was moved to **approve** an application to replat a 15.855-acre tract of land containing all of Lot 1 in City Block 2/6509 and part of City Block 6509 to create one lot on property located on Walnut Hill Lane at Goodnight Lane, southwest corner, subject to compliance with the conditions listed in the docket.

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

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

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

**Speakers:** None

(5) **S178-120**

**Motion:** It was moved to **approve** an application to replat a 3.301-acre tract of land containing all of Lot 8A in City Block 1/5172 to create 3 lots on property located on Illinois Avenue at Cockrell Hill Road, northeast corner, subject to compliance with the conditions listed in the docket.

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

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

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

**Speakers:** None

(6) **S178-121**

**Motion:** It was moved to **approve** an application to replat a 7.814-acre tract of land containing all of Lot 3A in City Block 760 to create one 1.019-acre lot and one 6.795-acre lot on property bounded by Floyd Street, Washington Avenue, Gaston Avenue, and Hall Street, subject to compliance with the conditions listed in the docket.

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

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

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

**Speakers:** None

(7) **S178-122**

**Motion:** It was moved to **approve** an application to replat a 0.595-acre tract of land containing a portion of City Block 2/600 to create one lot on property located on Roseland Avenue at Caddo Street, south corner, subject to compliance with the conditions listed in the docket.

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

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

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

**Speakers:** None

**(8) S178-123**

**Motion:** It was moved to **approve** an application to create one 0.941-acre lot from a tract of land in City Block 8645 on property located at 5300 Lantern Lane, north of Ranchero Lane, subject to compliance with the conditions listed in the docket.

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

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

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

**Speakers:** None

**(9) S178-124**

**Motion:** It was moved to **approve** an application to create one 1.831-acre lot from a tract of land in City Block 6169 on property located on Westmount Avenue at Fort Worth Avenue, northeast corner, subject to compliance with the conditions listed in the docket.

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

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

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

**Speakers:** For: None

For (Did not speak): Christopher Trevino, 3541 Paint Brush Ln., Bedford, TX, 76021

Against: None

(10) **S178-125**

**Motion:** It was moved to **approve** an application to replat a 1.40-acre tract of land containing all of Lots 1, 2, and 3 to create one 0.74-acre lot and one 0.66-acre lot on property located on Walnut Hill Lane at Harry Hines Boulevard, southeast corner, subject to compliance with the conditions listed in the docket.

Maker: Houston

Second: Shidid

Result: Carried: 14 to 0

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

Against: 0

Absent: 0

Vacancy: 1 - District 8

**Speakers:** For: None

For (Did not speak): Karl Sanford, 444 W. Commerce St., Dallas, TX, 75208

Against: None

(11) **S178-126**

**Motion:** It was moved to **approve** an application to replat a 0.872-acre tract of land containing all of Lots 5, 6, 7, 8, 9, 10, part of Lot 11, and a portion of 14 feet abandoned alley to create one 0.711-acre lot and one 0.110-acre lot on property bounded by Powell Street, Sulphur Street, Yorktown Street, and Haslett Street, subject to compliance with the conditions listed in the docket.

Maker: Houston

Second: Shidid

Result: Carried: 14 to 0

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

Against: 0

Absent: 0

Vacancy: 1 - District 8

**Speakers:** None

(12) **S178-127**

**Motion:** It was moved to **approve** an application to to create 14 lots ranging in size from 8,125 square feet to 12,003 square feet from a 3.461-acre tract of land located on Haymarket Road at Sewell Circle, south of Rylie Road subject to compliance with the conditions listed in the docket.

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

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

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

**Speakers:** None

(13) **S178-128**

**Motion:** It was moved to **approve** an application to replat a 1.753-acre tract of land containing the remainder of Lot 3B in City Block 8103 to create one lot on property located on Valmarie Drive southwest of Audelia Road, subject to compliance with the conditions listed in the docket.

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

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

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

**Speakers:** None

(14) **S178-129**

**Motion:** It was moved to **approve** an application to create one 10.336-acre lot from a tract of land in City Block 7558 located at 9000 Hampton Road, north of Daniieldale Road, subject to compliance with the conditions listed in the docket.

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

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

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

**Speakers:** None

(15) **S178-130**

**Motion:** It was moved to **approve** an application to replat a 5.524-acre tract of land containing all of Lot 1A in City Block 1/8414 to create one 2.750-acre lot, one 0.410-acre lot, and one 2.364-acre lot on property located at 9202 Markville Drive, east of Greenville Avenue, subject to compliance with the conditions listed in the docket.

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

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

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

**Speakers:** None



(16) **S178-131**

**Motion:** It was moved to **approve** an application to replat a 2.502-acre tract of land containing part of Lots 9, 10, and 11 in City Block 1/6948 to create one lot on property located on Cockrell Hill Road at Red Bird Lane, southwest corner, subject to compliance with the conditions listed in the docket.

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

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

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

**Speakers:** None

(17) **S178-134**

**Motion:** It was moved to **approve** an application to replat a 6.875-acre tract of land containing part of City Block D/6499 to create 4 lots on property located on Walton Walker Boulevard at Connector Drive, south corner, subject to compliance with the conditions listed in the docket.

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

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

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

**Speakers:** None

(18) **S178-136**

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

**Motion:** It was moved to **deny** an application to create one 0.714-acre lot from a tract of land in City Block 3108 on property located on Vernon Avenue between Davis Street and Fouraker Street, due to non-compliance of Section 51A-8.503 of the Dallas Development Code.

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

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

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

\*out of the room, shown voting in favor

**Speakers:** None

**Note: The Commission returned to the regular order of the agenda and heard Building Line Removal and Residential Replat agenda item #20. S178-119 next.**

(19) **S178-137**

**Motion:** It was moved to **approve** an application to replat a 2.986-acre tract of land containing part of City Block E/6184 on property located on 2414 Buckner Boulevard, south of Jennie Lee Lane, subject to compliance with the conditions listed in the docket.

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

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

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

**Speakers:** None

**Note: The Commission heard Subdivision agenda item #2. S178-116 upon the conclusion of the Subdivision consent agenda items.**

Building Line Removal and Residential Replat:

(20) **S178-119**

**Building line Removal Motion:** It was moved to **approve** an application to reduce the 40-foot platted building line to 35 feet on part of Lot 16 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 on Bob-O-Link Drive at Cambria Boulevard, northeast corner.

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

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

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

**Replat Motion:** It was moved to **approve** an application to replat a 0.335-acre tract of containing parts of Lots 16 and 17 in City Block C/2974 to create one lot on property located on Bob-O-Link Drive at Cambria Boulevard, northeast corner, subject to compliance with the conditions listed in the docket to include a correction to Condition #16 to add a note on the final plat stating: "The 40-foot building line on the north line of Bob-O-Link Drive is reduced to 35 feet by this plat."

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

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

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

**Notices:** Area: 200 Mailed: 17  
**Replies:** For: 1 Against: 0  
**Speakers:** None

**Note: The Commission continued with the regular order of the agenda and heard Residential Replats items next.**

Residential Replats:

(21) **S178-132**

**Note: During the discussion period of this item Commissioner Jung moved to hold further discussion of this item until after the Zoning - Consent agenda. Commissioner Ridley seconded the motion. The Commission unanimously voted to hold the item and return to it after the Zoning - Consent agenda. The Commission continued with the regular order of the agenda and heard Residential Replat agenda item #22. S178-135 next.**

**Motion:** It was moved to **approve** an application to replat a 0.192-acre tract of land containing all of Lot 16 and part of Lot 17 in City Block 2/5286 to create one lot on property located on 8815 Forest Hills Boulevard, southwest of Tavaros Avenue, subject to compliance with the conditions listed in the docket.

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

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

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

**Notices:** Area: 200 Mailed: 21  
**Replies:** For: 0 Against: 1

**Speakers:** For: None  
Against: Margaret Johnson, 8811 Forest Hills Blvd., Dallas, TX, 75218  
Tracy Jordan, 3114 East Brook Dr., Mesquite TX, 75150  
Charles Tapp, 8814 Forest Hill Blvd., Dallas, TX, 75218

**Note: The Commission returned to the regular order of the agenda and heard miscellaneous agenda item M178-013 next.**

(22) **S178-135**

**Motion:** It was moved to **approve** an application to replat a 0.818-acre tract of land containing all of Lot 3 in City Block 3/3964 to create one 7,799 square foot lot, one 8,058 square-foot lot, and one 19,765 square-foot lot on property located on Stafford Avenue at Edgefield Avenue, southwest corner, subject to compliance with the conditions listed in the docket.

Maker: Carpenter  
Second: Mack  
Result: Carried: 14 to 0

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

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

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

**Speakers:** For: None  
FOR (Did not speak): Igesia Christian Fellowship, 1327 Walmsley Ave., Dallas, TX, 75208  
Against: None

**Note: The Commission continued with the regular order of the agenda and heard miscellaneous agenda items next.**

Miscellaneous Items:

**W178-005**

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. 691, with a MD-1 Modified Delta Overlay and a D Liquor Control Overlay on a portion in the northwest corner of Greenville Avenue and Lewis Street.

Maker: Rieves  
Second: Houston  
Result: Failed: 5 to 8

For: 5 - Rieves, Houston, Shidid, Mack, Murphy  
Against: 8 - West, Davis, Carpenter, Jung, Housewright,  
Schultz, Peadon, Tarpley  
Absent: 0  
Vacancy: 1 - District 8  
Conflict: 1 - Ridley

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

**W178-006**

Planner: Sharon Hurd

**Motion:** It was moved to **approve** a waiver of the two-year waiting period to submit an application for a Specific Use Permit for the sale of alcoholic beverages in conjunction with a general merchandise or food store greater than 3,500 square feet on property zoned an NS(A) Neighborhood Service District with a D-1 Liquor Control Overlay and Specific Use Permit No. 2235 for a motor vehicle fueling station on the northwest corner of Buckner Boulevard and St. Francis Avenue.

Maker: Mack  
Second: Rieves  
Result: Failed: 2 to 12

For: 2 - Rieves, Mack  
Against: 12 - West, Houston, Davis, Shidid, Carpenter, Jung,  
Housewright, Schultz, Peadon, Murphy, Ridley,  
Tarpley  
Absent: 0  
Vacancy: 1 - District 8

**Speakers:** For: Shazeb Daredia, 4439 Cole Ave., Dallas, TX, 75205  
Against: None

**W178-007**

Planner: Sharon Hurd

**Motion:** It was moved to **deny** a waiver of the two-year waiting period to submit a rezoning application on property zoned an R-7.5(A) Single Family District Southwest corner of Beckleymeade Avenue and Bluecrest Drive.

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

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

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

**Speakers:** For: Delisa Rose, 202 Beckleymeade Ave., Dallas, TX, 75232  
Against: None

**Note: The Commission returned to Residential Replat agenda item #21. S178-132.**

**M178-013**

Planner: Abraham Martinez

**Note: Miscellaneous items M178-013, M178-014, M178-017 and M178-007 were read into the record and heard together.**

**Motion:** It was moved to **approve** a minor amendment to the existing development plan for a mixed-use multi-family and commercial development on property zoned the South Subdistrict within Planned Development District No. 582, the Victory Planned Development District in an area bounded by Olive Street, Victory Park Lane, Museum Way and Victory Avenue.

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

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

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

**Speakers:** None

**M178-014**

Planner: Abraham Martinez

**Motion:** It was moved to **approve** a minor amendment to the existing development plan for a public school other than an open-enrollment charter school, on property zoned Planned Development District No. 968, at the east corner of San Leandro Drive and St. Francis Avenue.

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

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

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

**Speakers:** None

**M178-017**

Planner: Abraham Martinez

**Motion:** It was moved to **approve** a minor amendment to the existing development plan for a public school other than an open-enrollment charter school on property zoned Planned Development District No. 825, generally bounded by Prairie Creek Road, Tonawanda Drive, Greendale Drive, and property on both sides of Palisade Drive.

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

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

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

**Speakers:** None



Miscellaneous Items - Under Advisement:

**M178-007**

Planner: Abraham Martinez

**Motion:** It was moved to **approve** 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.

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

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

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

**Speakers:** None

Certificates of Appropriateness for Signs:

**1712220002**

Planner: Neva Dean

**Motion:** It was moved to **approve** a Certificate of Appropriateness by Marie Byrum of Byrum Sign & Lighting, Inc. for a 496-square foot flat attached sign at 1601 McKinney Avenue (southwest elevation).

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

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

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

\*out of the room, shown voting in favor

**Speakers:** For: None

For (Did not speak): Blythe Grates, 1845 Woodall Rodgers Fwy., Dallas, TX, 75201  
Marie Byrum, 4721 Bryson Ln., Midlothian, TX, 76065

Against: None

**Note: Certificates of Appropriateness for Signs items 1711300016, 1711300017, 1711300018 and 1711300020 were read into the record and heard together.**

**1711300016**

Planner: Neva Dean

**Motion:** In considering an application for a Certificate of Appropriateness by Bobby Nichols of Chandler Signs for a 246-square foot flat attached sign at 903 Slocum Street (east elevation), it was moved to hold this case under advisement until April 5, 2018.

Maker: Carpenter

Second: Rieves

Result: Carried: 14 to 0

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

Against: 0

Absent: 0

Vacancy: 1 - District 8

\*out of the room, shown voting in favor

**Speakers:** None

**1711300017**

Planner: Neva Dean

**Motion:** In considering an application for a Certificate of Appropriateness by Bobby Nichols of Chandler Signs for a 440-square foot flat attached sign at 903 Slocum Street (south elevation), it was moved to hold this case under advisement until April 5, 2018.

Maker: Carpenter

Second: Rieves

Result: Carried: 14 to 0

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

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

\*out of the room, shown voting in favor

**Speakers:** None

**1711300018**

Planner: Neva Dean

**Motion:** In considering an application for a Certificate of Appropriateness by Bobby Nichols of Chandler Signs for a 642-square foot flat attached sign at 903 Slocum Street (south elevation), it was moved to hold this case under advisement until April 5, 2018.

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

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

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

\*out of the room, shown voting in favor

**Speakers:** None

**1711300020**

Planner: Neva Dean

**Motion:** In considering an application for a Certificate of Appropriateness by Bobby Nichols of Chandler Signs for a 200-square foot flat attached sign at 903 Slocum Street (east elevation), it was moved to hold this case under advisement until April 5, 2018.

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

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

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

\*out of the room, shown voting in favor

**Speakers:** None

**Note: Certificates of Appropriateness for Signs items 1801190017, 1801190019, 1801190020 and 1801190021 were read into the record and heard together.**

**1801190017**

Planner: Neva Dean

**Motion:** It was moved to **approve** a Certificate of Appropriateness by Jacob Capetillo of Barnett Signs for a 30-square foot flat attached sign at 800 Ross Avenue (west elevation).

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

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

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

\*out of the room, shown voting in favor

**Speakers:** For: None

FOR (Did not speak): Ronald Golden, 4250 Action Dr., Mesquite, TX, 75150

Against: None

**1801190019**

Planner: Neva Dean

**Motion:** It was moved to **approve** a Certificate of Appropriateness by Jacob Capetillo of Barnett Signs for a 20-square foot projecting sign at 800 Ross Avenue (north elevation).

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

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

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

\*out of the room, shown voting in favor

**Speakers:** For: None  
For (Did not speak): Ronald Golden, 4250 Action Dr., Mesquite, TX, 75150  
Against: None

**1801190020**

Planner: Neva Dean

**Motion:** It was moved to **approve** a Certificate of Appropriateness by Jacob Capetillo of Barnett Signs for a 20-square foot projecting sign at 800 Ross Avenue (north elevation).

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

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

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

\*out of the room, shown voting in favor

**Speakers:** For: None  
For (Did not speak): Ronald Golden, 4250 Action Dr., Mesquite, TX, 75150  
Against: None

**1801190021**

Planner: Neva Dean

**Motion:** It was moved to **approve** a Certificate of Appropriateness by Jacob Capetillo of Barnett Signs for a 20-square foot flat attached sign at 800 Ross Avenue (north elevation).

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

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

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

\*out of the room, shown voting in favor

**Speakers:** For: None  
For (Did not speak): Ronald Golden, 4250 Action Dr., Mesquite, TX, 75150  
Against: None

Zoning Cases – Consent:

1. **Z178-173(CT)**

Planner: Carlos Talison

**Motion:** It was moved to recommend **approval** of an MU-3 Mixed Use District with deed restrictions volunteered by the applicant, subject to deed restrictions volunteered by the applicant on property zoned an MU-2 Mixed Use District on the north line of Gannon Lane, between South Cockrell Hill Road and South Westmoreland Road.

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

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

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

**Notices:** Area: 300 Mailed: 9  
**Replies:** For: 0 Against: 0

**Speakers:** For: None  
For (Did not speak): Patrick Davidson, 1018 N. Duncanville Rd., Duncanville, TX, 75116  
Wanda Summers, 2317 E. 11th St., Dallas, TX, 75203  
Against: None

2. Z178-129(JM)

Planner: Jennifer Muñoz

**Motion:** It was moved to recommend **approval** of a Specific Use Permit for the sale and service of alcoholic beverages in conjunction with a country club with private membership for a five-year period with eligibility for automatic renewals for three additional ten-year periods, subject to a site plan and conditions on property zoned Subarea 2a within Planned Development District No. 883 with a D-1 Liquor Control Overlay and Specific Use Permit No. 383 for a sand or gravel mine, on the south line of Great Trinity Forest Way, west of Jim Miller Road.

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

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

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

**Notices:** Area: 500 Mailed: 37  
**Replies:** For: 1 Against: 0

**Speakers:** None

3. Z178-151(PD)

Planner: Pamela Daniel

**Motion:** It was moved to recommend **approval** of an amendment to Specific Use Permit No. 2222 for an office showroom/warehouse use for an 18-year period [December 14, 2036] with eligibility for automatic renewals for additional 20-year periods, subject to a revised site plan and 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 east line of North Jim Miller Road, north of C.F. Hawn Freeway.

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

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

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

**Notices:** Area: 300 Mailed: 21  
**Replies:** For: 1 Against: 1

**Speakers:** None

**Note: The Commission heard agenda item #4, Z178-172(SM) upon the conclusion of the Zoning Consent agenda items.**

**4. Z178-172(SM)**

Planner: Sarah May

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

**Motion:** It was moved to recommend **approval** of the renewal of Specific Use Permit No. 2047 for a vehicle auction and storage use for a five-year period, **subject to conditions** on property zoned Tract IIC within Planned Development District No. 37, on the east corner of Lakefield Boulevard and Sheila Lane.

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

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

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

**Notices:** Area: 400 Mailed: 21  
**Replies:** For: 2 Against: 0

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

Against (Did not speak): John Unangst, 363 Aviator Dr., Fort Worth, TX, 76179

**Note: The Commission returned to the regular order of the agenda and heard Zoning Cases – Under Advisement item #5. Z178-115(WE) next.**



Zoning Cases – Under Advisement:

**5. 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 April 19, 2018.

Maker: West  
Second: Davis  
Result: Carried: 14 to 0

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

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

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

**Speakers:** None

**6. Z178-125(SM)**

Planner: Sarah May

**Motion:** In considering an application for the renewal of Specific Use Permit No. 1696 for an alcoholic beverage establishment limited to a bar, lounge, or tavern on property zoned Tract A within Planned Development District No. 269, the Deep Ellum/Near East Side District, on the south side of Elm Street, east of North Crowds Street, it was moved to **hold** this case under advisement until April 19, 2018.

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

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

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

**Notices:** Area: 200 Mailed: 10  
**Replies:** For: 3 Against: 0

**Speakers:** For: Karen Slaughter, 23 Victoria Dr., Rowlett, TX, 75088  
Against: None

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

Planner: Pamela Daniel

**Motion:** It was moved to recommend **approval** of a Specific Use Permit for a community service center for a three-year period, subject to a site plan and revised conditions with a modification to the hours of operation from 8:00 a.m. to 9:00 p.m. on property zoned an R-7.5(A) Single Family District, on the southeast corner of Oates Drive and Marimont Lane.

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

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

Against: 0  
Absent: 0  
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

**8. Z178-146(JM)**

Planner: Jennifer Muñoz

**Motion:** It was moved to recommend 1) **approval** of an amendment to Planned Development District No. 166 to allow a seminary use and a convent or monastery use by Specific Use Permit; 2) **approval** of a Specific Use Permit for a seminary use and a convent or monastery use for a permanent period, subject to a site plan and conditions; and 3) **approval** of the termination of Specific Use Permit No. 117 for an Institution of a Religious & Educational Nature on property zoned Planned Development District No. 166 and an R-7.5(A) Residential District, on the west line of La Prada Drive, south of Blyth Drive.

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

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

Against: 0  
Absent: 0  
Vacancy: 1 - District 8  
Conflict: 1 - Davis

**Notices:** Area: 500 Mailed: 69  
**Replies:** For: 6 Against: 1

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

Zoning Cases – Individual:

**9. Z178-108(PD)**

Planner: Pamela Daniel

**Motion:** In considering an application for a Planned Development District for R-7.5(A) Single Family District uses on property zoned an R-10(A) Single Family District, southeast of Vanguard Way, west of Whittenburg Gate, it was moved to **hold** this case under advisement until April 19, 2018.

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

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

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

**Notices:** Area: 500 Mailed: 126  
**Replies:** For: 6 Against: 24

**Speakers:** For: Rob Baldwin, 3904 Elm St., Dallas, TX, 75226  
Against: Lorena Vaughn, 9259 MarKanne Dr., Dallas, TX, 75243  
Traci Williams, 9194 Orbiter Cir., Dallas, TX, 75243

Charlotte Jones, 9252 Orbiter Dr., Dallas, TX, 75243  
Against (Did not speak): Ernell Smith, 9315 Whittenburg Gate Ave., Dallas, TX, 75243  
Doris Smith, 9315 Whittenburg Gate Ave., Dallas, TX, 75243  
Charles Allen McDavid, 9247 Markanne Dr., Dallas, TX, 75243  
Jose Luna, 12 Vanguard Way, Dallas, TX, 75243  
Yanyana Luna, 12 Vanguard Way, Dallas, TX, 75243

10. Z178-131(JM)

Planner: Jennifer Muñoz

**Motion:** It was moved to recommend **approval** of an expansion of Subdistrict 2 (Moderate Density Mixed Use Corridors) on property zoned Subdistrict 1 (Moderate Density Residential) within Planned Development District No. 317, the Cedars Special Purpose District, on the west side of Beaumont Street, north of Gould Street.

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

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

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

\*out of the room, shown voting in favor

**Notices:** Area: 500 Mailed: 109  
**Replies:** For: 35 Against: 1

**Speakers:** For: Seth Smith, 6214 Richmond Ave., Dallas, TX, 75215  
Against: None

**Note: Chair Tarpley change to the order of the agenda and the Commission heard the authorization of a hearing for Planned Development District No. 305 item next.**

11. Z178-185(MD)

Planner: Mark Doty

**Note: Yolanda Pesina, CPC Secretary left the room during the discussion and voting period of this item, due to a conflict of interest.**

**Motion:** It was moved to recommend **approval** of a City Plan Commission authorized hearing to determine the proper zoning on property zoned a CH Clustered Housing District, CR Community Retail District, CS Commercial Service District, a D(A) Duplex District, an LO-1 Limited Office District, an MF-1(A) Multifamily District, an MF-2(A) Multifamily District, an MU-1 Mixed Use District, an NS(A) Neighborhood Service District, a P(A) Parking District, an R-5(A) Single Family District, an R-7.5(A) Single Family District, and an RR Regional Retail District; Planned Development District No. 87, Planned Development District No. 282, Planned Development District No. 221, Planned Development District No. 316, Planned Development District No. 160, Planned Development District No. 340, Planned Development District No. 468, Planned Development District No. 487, Planned Development District No. 567, Planned Development District No. 682, and Planned Development District No. 830; and, Conservation District No. 1 and No. 7, in an area generally bound by the north side of East Colorado Boulevard, R.L. Thornton Freeway, both sides of West 12th Street, South Tyler Street, West Page Avenue, Buckalew Street, West Brooklyn Avenue, South Polk Street, West Jefferson Boulevard, West 10th Street, both sides of North Marlborough Avenue, both sides of West Davis Street, both sides of Woodlawn Avenue, both sides of Neches Street, both sides of North Bishop Avenue, and West Colorado Boulevard, save and except the existing Demolition Delay No. 1 Overlay, with consideration given to an historic demolition delay overlay.

Maker: Carpenter  
Second: Rieves  
Result: Carried: 8 to 0

For: 8 - Houston, Rieves, Carpenter, Mack, Housewright,  
Schultz, Murphy, Tarpley

Against: 0  
Absent: 1 - Davis  
Vacancy: 1 - District 8  
Conflict: 5 - West, Shidid, Jung, Peadon, Ridley

**Notices:** Area: 300 Mailed: 3141  
**Replies:** For: 59 Against: 91

**Speakers:** For: David Preziosi, 2922 Swiss Ave., Dallas, TX, 75204  
FOR (Did not speak): Mike Hernandez, 427 E. Ninth St., Dallas, TX, 75203  
Against: Martin Paniagua, 313 Lake Cliff Dr., Dallas, TX, 75203  
Dolores Rangel, 212 N. Denver St., Dallas, TX, 75203

Andrew Gonzales, 624 N. Tyler St., Dallas, TX, 75208  
Jose Mendoza, 723 N. Bishop Ave., Dallas, TX, 75208  
Against (Did not speak): Catalina Muñoz, 426 E. 8<sup>th</sup> St., Dallas, TX, 75203  
Guadalupe Muñoz, 616 W. Nelly St., Dallas, TX, 75208  
Julia Martinez, 814 W. 12<sup>th</sup> St., Dallas, TX, 75208  
Pablo Castillo, 306 N. Westmoreland Rd., Dallas, TX, 75211  
Jose Belmonte, 427 N. Patton Ave., Dallas, TX, 75203  
Neutral: Antonio Escobedo, 717 Buckalew St., Dallas, TX, 75208  
Clell Harral, 5211 McCommas Blvd., Dallas, TX, 75206

**Note: The Commission continued with the regular order of the agenda and heard Zoning Cases – Individual item #12. Z178-186(MD) next.**

12. Z178-186(MD)

Planner: Mark Doty

**Note: Laura Morrison, Assistant City Attorney left the room during the discussion and voting period of this item, due to a conflict of interest.**

**Motion:** It was moved to recommend **approval** of a City Plan Commission authorized hearing to determine the proper zoning on property zoned a CR Community Retail District, a CS Commercial Service District, a D(A) Duplex District, a GO(A) General Office District, an IM Industrial Manufacturing District, an LO-1 Limited Office District, an LO-3 Limited Office District, an MC-1 Multiple Commercial District, an MC-3 Multiple Commercial District, an MC-4 Multiple Commercial District, an MF-1(A) Multifamily District, an MF-2(A) Multifamily District, an MF-3(A) Multifamily District, an MU-1 Mixed Use District, an MU-2 Mixed Use District, an NO(A) Neighborhood Office District, an NS(A) Neighborhood Service District, an O-2 District, a P(A) Parking District, a RR Regional Retail District, an R-7.5(A) Single Family District, a TH-2(A) Townhome District, a TH-3(A) Townhome District, a WMU-8 Walkable Urban Mixed Use District, a WR-5 Walkable Urban Residential District; Planned Development District No. 8, Planned Development District No. 21, Planned Development District No. 27, Planned Development District No. 97, Planned Development District No. 98, Planned Development District No. 127, Planned Development District No. 131, Planned Development District No. 132, Planned Development District No. 148, Planned Development District No. 154, Planned Development District No. 157, Planned Development District No. 167, Planned Development District No. 171, Planned Development District No. 174, Planned Development District No. 180, Planned Development District No. 193 - D Duplex, GR General Retail, I-2 Industrial, LC Light Commercial, MF-1 Multiple Family, MF-2 Multiple Family, MF-3 Multiple Family, NS - Neighborhood Service, O-1 Office, O-2 Office, P Parking Subdistricts and Planned Development Subdistricts No. 1, No. 3, No. 9, No. 10, No. 14, No. 17, No. 19, No. 20, No. 21, No. 26, No. 29, No. 30, No. 31, No. 32, No. 33, No. 37, No. 38, No. 40, No. 41, No. 42, No. 43, No. 44, No. 46, No. 47, No. 48, No. 51, No. 56, No. 59, No. 60, No. 61, No. 62, No. 63, No. 65, No. 71, No. 76, No. 78, No. 80, No. 81, No. 82, No. 84, No. 91, No. 92, No. 97, No. 99, No. 100, No.

101, No. 102, No. 106, No. 112, No. 114, No. 116, No. 121, No. 122, No. 123, No. 125, No. 130, No. 132, No. 134 and No. 135, R-7.5 Single Family, TH-2 Townhouse, TH-3 Townhouse; Planned Development District No. 196, Planned Development District No. 205, Planned Development District No. 229, Planned Development District No. 245, Planned Development District No. 248, Planned Development District No. 262, Planned Development District No. 277, Planned Development District No. 298, Planned Development District No. 300, Planned Development District No. 305, Planned Development District No. 324, Planned Development District No. 325, Planned Development District No. 350, Planned Development District No. 362, Planned Development District, No. 371, Planned Development District No. 374, Planned Development District No. 398, Planned Development District No. 424, Planned Development District No. 446, Planned Development District No. 462, Planned Development District No. 518, Planned Development District No. 556, Planned Development District No. 600, Planned Development District No. 630, Planned Development District No. 640, Planned Development District No. 691, Planned Development District No. 698, Planned Development District No. 725, Planned Development District, No. 749, Planned Development District No. 763, Planned Development District No. 820, Planned Development District No. 842, Planned Development District No. 860, Planned Development District No. 889, Planned Development District No. 931, Planned Development District No. 940, Planned Development District No. 951, Planned Development District No. 965, Planned Development District No. 970, Planned Development District No. 979, Planned Development District No. 987, Planned Development District No. 990; and, Conservation Districts No. 9, No. 11, No. 12, No. 15, No. 16, No. 17, in an area generally bound by Live Oak Street, Bryan Parkway, Matilda Street, Martel Avenue, municipal boundary of Dallas and Highland Park, Lemmon Avenue, Dallas North Tollway, Turtle Creek Boulevard, Carlisle Street, Blackburn Street, and Haskell Avenue to Main Street, both sides of Main Street from North Haskell to South Carroll Avenue, Main Place, South Prairie Avenue, Columbia Avenue, and North Fitzhugh Avenue, with consideration given to an historic demolition delay overlay.

Maker: Mack  
Second: Houston  
Result: Carried: 6 to 0

For: 6 - West, Houston, Carpenter, Mack, Housewright,  
Tarpley

Against: 0  
Absent: 3 - Davis, Murphy, Ridley  
Vacancy: 1 - District 8  
Conflict: 4 - Rieves, Jung, Schultz, Peadon

**Notices:** Area: 300 Mailed: 16127  
**Replies:** For: 114 Against: 148

**Speakers:** For: David Preziosi, 2922 Swiss Ave., Dallas, TX, 75204  
For (Did not speak): Cary Castle, 4108 Office Parkway, Dallas, TX, 75204  
Anita Ray, 4115 Prescott Ave., Dallas, TX, 75219  
Against: Dorothy Percy, 3630 Armstrong Ave., Dallas, TX, 75205  
Against (Did not speak): Robert Berbnal, 4725 East Side Ave., Dallas, TX, 75226  
John Cameron, 2300 North Prairie Ave., Dallas, TX, 75204  
Neutral: Clell Harral, 5211 McCommas Blvd., Dallas, TX, 75206  
Jose Garcia, 2607 Calvin St., Dallas, TX, 75204  
Angel Martinez, 4303 Main St., Dallas, TX, 75226  
Andrew Astmann, 4523 Belmont Ave., Dallas, TX, 75204

**Note: The Commission continued with the regular order of the agenda and heard items under Other Matters next.**

Authorization of a Hearing:

Donna Moorman

**Motion:** It was moved to **approve** the authorizing a public hearing to determine the proper zoning on property zoned Subarea C-1 within Subdistrict C; Subareas D-1, D-2, D-3, D-4, and D-5 within Subdistrict D; and Subdistricts E, E1, E2, F, G, H, H1 of Planned Development District No. 305, Cityplace; in an area generally on both sides of North Central Expressway with Carroll Avenue to the north, Hall Street to the south, Turtle Creek Boulevard to the west, and Ross Avenue to the east and consisting of approximately 116.62 acres with consideration to be given to amending the allowed square footage for nonresidential uses

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

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

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

\*out of the room, shown voting in favor

**Note: The Commission returned to the regular order of the agenda and heard Zoning Cases – Individual item #11. Z178-185(MD) next.**



Other Matters

Resolution: Myrtl E. Lavallaisaa

Chair Tarpley read the Myrtl E. Lavallaisaa resolution into the record.

Minutes:

**Motion:** It was moved to **approve** the minutes of the March 1, 2018, City Plan Commission meeting, subject to corrections:

Maker: Jung  
Second: Rieves  
Result: Carried: 11 to 0

For: 11 - West, Rieves, Houston, Shidid, Carpenter,  
Mack, Jung, Housewright, Schultz, Peadon,  
Tarpley

Against: 0  
Absent: 3 - Davis, Murphy, Ridley  
Vacancy: 1 - District 8

Adjournment

**Motion:** It was moved to **adjourn** the March 22, 2018, City Plan Commission meeting at 5:33 p.m.

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

For: 11 - West, Rieves, Houston, Shidid, Carpenter,  
Mack, Jung, Housewright, Schultz, Peadon,  
Tarpley

Against: 0  
Absent: 3 - Davis, Murphy, Ridley  
Vacancy: 1 - District 8

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Gloria Tarpley, Chair