

PLAN COMMISSION MINUTES

The City Plan Commission held a regular Zoning Hearing on March 7, 2019, with the briefing starting at 10:17 a.m., in Room 5ES and the public hearing at 1:44 p.m., in the City Council Chambers of City Hall. Presiding were, Gloria Tarpley, Chair and Tony Shidid, Vice-Chair. The following Commissioners were present during the hearing: Enrique MacGregor, Peter Schulte, Clarice Criss, Deborah Carpenter, Christopher Lewis, P. Michael Jung, Tipton Housewright, Jaynie Schultz and Paul E. Ridley. The following Commissioner was absent from this hearing as defined in the City Plan Commission rules: Margot Murphy. 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) **S189-114**

Motion: It was moved to **approve** an application to replat a 0.367-acre tract of land containing all of Lots 13 and 14 in City Block 2/2040 to create one lot on property located on Bowser Avenue, southeast of Prescott Avenue, subject to compliance with the conditions listed in the docket.

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

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

Against: 0

Absent: 1 - Murphy

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

*out of the room, shown voting in favor

Speakers: None

(2) **S189-115**

Motion: It was moved to **approve** an application to replat a 0.196-acre tract of land containing the remainder of Lot 105 in City Block 5823 to create one 8,551 square foot lot on property located between Military Parkway and Ireland Avenue, west of Tolbert Street, subject to compliance with the conditions listed in the docket.

Maker: Ridley

Second: Shidid

Result: Carried: 11 to 0

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

Against: 0

Absent: 1 - Murphy

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

*out of the room, shown voting in favor

Speakers: None

(3) **S189-116**

Motion: It was moved to **approve** an application to replat a 0.763-acre tract of land containing all of Lots 6 and 7 in City Block B/776 to create one lot on property located on Junius Street at Hill Avenue, north corner, subject to compliance with the conditions listed in the docket.

Maker: Ridley

Second: Shidid

Result: Carried: 11 to 0

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

Against: 0

Absent: 1 - Murphy

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

*out of the room, shown voting in favor

Speakers: None

(4) S189-117

Motion: It was moved to **approve** an application to replat a 0.89-acre tract of land containing all of Lots C and D in City Block L/2313 to create one lot on property located on Denton Drive, northeast of Maple Avenue, subject to compliance with the conditions listed in the docket.

Maker: Ridley

Second: Shidid

Result: Carried: 11 to 0

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

Against: 0

Absent: 1 - Murphy

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

*out of the room, shown voting in favor

Speakers: None

(5) S189-118

Motion: It was moved to **approve** an application to create one 49.013-acre lot from two tracts of land in City Block 6042 on property located on Westmoreland Road between Maple Leaf Lane and Sprague Drive, subject to compliance with the conditions listed in the docket.

Maker: Ridley

Second: Shidid

Result: Carried: 11 to 0

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

Against: 0

Absent: 1 - Murphy

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

*out of the room, shown voting in favor

Speakers: None

(6) S189-119

Motion: It was moved to **approve** an application to replat a 5.687-acre tract of land containing all of Lot 1A in City Block B/7005 to create one 2.791-acre lot and one 2.897-acre lot on property located on Noel Road at Southern Boulevard, northeast corner, subject to compliance with the conditions listed in the docket.

Maker: Ridley

Second: Shidid

Result: Carried: 11 to 0

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

Against: 0

Absent: 1 - Murphy

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

*out of the room, shown voting in favor

Speakers: None

(7) S189-120

Motion: It was moved to **approve** an application to replat a 0.622-acre tract of land containing part of Lot 73 and all of Lot 74A in City Block 1522 to create one lot on property located on Fitzhugh Avenue at Buena Vista Street, north corner, subject to compliance with the conditions listed in the docket.

Maker: Ridley

Second: Shidid

Result: Carried: 11 to 0

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

Against: 0

Absent: 1 - Murphy

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

*out of the room, shown voting in favor

Speakers: None

(8) **S189-122**

Note: The Commission considered this item individually.

Motion: It was moved to **approve** an application to replat an 11.599-acre tract of land containing part of Lots 7 through 12, and all of Lots 1 through 6 in City Block 5/7135; part of Lots 1 through 4, 7, 19 and 20, and all of Lots 5, 6, 17, and 18 in City Block 6/7135; all of Lots 5 through 8, and all of Lots 17 through 20 in City Block 11/7135; part of Lots 1 through 4, all of Lots 5 through 8 and Lots 13 through 20 in City Block 12/7135; and all of Lots 1 through 8, and 13 through 20 in City Block 15/7135 to create a 47 lot subdivision and 6 common areas on property located on Singleton Boulevard, east of Westmoreland Road, subject to compliance with the conditions listed in the docket to include the following modifications: 1) Condition 44 corrected to read as follows: "On the final plat, identify the property as Lots 1 through 15 in City Block 16/7135; Lots 1 through 6 in City Block 17/7135; Lots 1 through 17 in City Block 18/7135; Lots 1 through 9 in City Block 19/7135; and Common Areas "A" through "F" and 2) add a condition to read as follows: "On the final plat, identify municipal parkland called La Reunion Cemetaery."

Maker: Carpenter

Second: Housewright

Result: Carried: 11 to 0

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

Against: 0

Absent: 1 - Murphy

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

*out of the room, shown voting in favor

Speakers: For: None
Against: None
Neutral: Victor Toledo, Address not given

Note: The Commission heard Subdivision agenda item #9. S189-123 next.

(9) **S189-123**

Note: The Commission considered this item individually.

Motion: It was moved to **deny** an application to replat a 0.410-acre tract of land containing all of Lots 10, 11 and part of Lot 12 in City Block C/1491 to create one lot on property located on Moser Avenue, east of Fuqua Street, due to non-compliance with Section 51A-8.503 of the Dallas Development Code; specifically the proposed lots do not conform in width, depth and area to the pattern already established in the adjacent areas, having due regard to the character of the area.

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

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

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

Speakers: For: None
Against: Fonya Mondell, 1918 Moser Ave., Dallas, TX, 75206

Note: The Commission returned to the regular order of the agenda and heard Special Provision Signs District agenda item SPSD189-001 next.

(10) **S189-124**

Motion: It was moved to **approve** an application to replat a 0.21-acre tract of land containing all of Lot 9 in Block 2/735 to create 5-lot shared access development ranging in size from 1,512 square feet to 2,474 square feet on property located at 4528 Live Oak Street, subject to compliance with the conditions listed in the docket.

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

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

Against: 0

Absent: 1 - Murphy

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

*out of the room, shown voting in favor

Speakers: For: None

For (Did not speak): Michael Forbes, 4528 Live Oak St., Dallas, TX, 75206

Against: None

(11) **S189-125**

Motion: It was moved to **approve** an application to replat a 0.718-acre tract of land containing part of Lot 1 in City Block 8417 and part of Lot 1A in City Block 8417 to create one lot on property located on Abrams Road, north of Forest Lane, subject to compliance with the conditions listed in the docket.

Maker: Ridley

Second: Shidid

Result: Carried: 11 to 0

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

Against: 0

Absent: 1 - Murphy

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

*out of the room, shown voting in favor

Speakers: None

(12) **S189-126**

Motion: It was moved to **approve** an application to replat a 0.602-acre tract of land containing all of Lot 20 and part of Lot 19 in City Block 5/1884 to create one lot on property located on Gaston Avenue, south of Paulus Street A.K.A. Paulus Avenue, subject to compliance with the conditions listed in the docket.

Maker: Ridley

Second: Shidid

Result: Carried: 11 to 0

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

Against: 0

Absent: 1 - Murphy

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

*out of the room, shown voting in favor

Speakers: None

Note: The Commission heard Subdivision agenda item #8, S189-122 upon the conclusion of the Subdivision Consent agenda.

(13) **S189-127**

An application to replat a 0.172-acre tract of land containing part of Lot 3, all of Lots 4, 5, and 6, and part of Lot 7 in City Block 5/1884 to create one lot on property located on Paulus Street A.K.A. Paulus Avenue, north of Junius Street.

This case was withdrawn by the applicant.

Special Provision Sign District:

SPSD189-001

Planner: Steve Long

Motion: It was moved to recommend **approval** of amendments to Sec. 51A-7.930. "Supergraphic Signs" of the Dallas Development Code within the Downtown Special Provision Sign District, subject to staff's recommended amendments with the following modifications: 1) except SSADC's recommendation for a six-month sign duration and 2) in SEC. 51A-7.903. SUPERGRAPHIC SIGNS., (a) Definitions., (3.1) correct the word "formally" to "formerly"; on property zoned CA-1(A), Planned Development District No. 619 and Planned Development District No. 715, in the area generally by Woodall Rogers Freeway, St. Paul Street, and Ross Avenue to the north; Interstate 45/US 75, Harwood Street, Park Avenue, and St. Paul Street to the east; Commerce Street, Wood Street, Young Street, and Interstate 30/R.L. Thornton to the south; and Interstate 35/Stemmons Freeway to the west save and except that area comprised of the West End Historic Sign District.

Maker: Ridley

Second: Schulte

Result: Carried: 10 to 0

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

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

Notices: Area: 200 Mailed: 1042
Replies: For: 18 Against: 0

Speakers: For: Kourtny Garrett, 901 Main St., Dallas, TX, 75202
Curtis Cogburn, 1201 Main St., Dallas, TX, 75202
Erin Watkins, 1528 Slocum St., Dallas, TX, 75207
Tommy Mann, 500 Winstead Building, Dallas, TX, 75201
Dallas Cothrum, 900 Jackson St., Dallas, TX, 75202
For (Did not speak): Robert Fielder, 9002 Middlebie Dr., Austin, TX, 78750
Against: None

Miscellaneous Items:

M189-007

Planner: Abraham Martinez

Motion: It was moved to **approve** a minor amendment to an existing development plan on property zoned Planned Development District No. 165, Tract 2A an area bound by President George Bush Turnpike, Midway Road, and Rosemeade Parkway.

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

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

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

*out of the room, shown voting in favor

Speakers: None

D189-004

Planner: Abraham Martinez

Motion: In considering an application for a development plan for a financial institution with drive-thru on property zoned Subarea C within Planned Development District No. 758, on the southeast corner of Walnut Hill Lane and Skillman Street, it was moved to **hold** this case under advisement until March 21, 2019.

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

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

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

*out of the room, shown voting in favor

Speakers: None

Zoning Cases – Consent:

1. Z189-113(JM)

Planner: Jennifer Muñoz

Note: The Commission considered this item individually.

Motion: It was moved to recommend **approval** of an amendment to and a renewal of Specific Use Permit No. 1382 for a processing use for a five-year period, subject to a revised site plan and conditions to include installation of paved driveway prior to Council meeting on property zoned Planned Development District No. 540, on the southeast side of River Oaks Road, east of South Central Expressway.

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

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

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

Notices: Area: 500 Mailed: 11
Replies: For: 0 Against: 0

Speakers: None

Note: The Commission returned to the regular order of the agenda and heard Zoning Cases – Under Advisement agenda item #4. Z178-373(AM) next.

2. Z189-160(SM)

Planner: Sarah May

Motion: It was moved to recommend **approval** of the renewal of Specific Use Permit No. 2221 for a tattoo studio for a five-year period, subject to conditions on property zoned Subdistrict 1A within Planned Development District No. 621, the Old Trinity and Design District Special Purpose District, on the south line of Levee Street, between Manufacturing Street and Express Street.

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

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

Notices: Area: 200 Mailed: 14
Replies: For: 1 Against: 0

Speakers: None

3. Z189-153(SM)

Planner: Sarah May

Motion: In considering an application for an MU-2 Mixed Use District with deed restrictions volunteered by the applicant on property zoned an MF-2(A) Multifamily District on the west line of Manderville Lane, south of Meadow Road, it was moved to **hold** this case under advisement until April 4, 2019.

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

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

Against: 0

Absent: 1 - Murphy

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

Notices: Area: 400 Mailed: 86

Replies: For: 0 Against: 1

Speakers: None

Note: The Commission heard Zoning - Consent agenda item #1, Z189-113(JM) upon the conclusion of the Consent agenda.

Zoning Cases – Under Advisement:

4. Z178-373(AM)

Planner: Abraham Martinez

Motion: It was moved to recommend **approval** of an amendment to and a renewal of Specific Use Permit No. 1740 for a mini-warehouse use for a five-year period, subject to a revised site plan and conditions 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.

Maker: Lewis

Second: Schulte

Result: Carried: 11 to 0

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

Against: 0

Absent: 1 - Murphy

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

Notices: Area: 300 Mailed: 9

Replies: For: 0 Against: 0

Speakers: For: April Moore, 1233 Greenbriar Ln., Lancaster, TX, 75146
Against: None

5. Z189-107(SM)

Planner: Sarah May

Motion: It was moved to recommend **approval** of the renewal of Specific Use Permit No. 2076 for an inside commercial amusement limited to a live music venue and a dance hall for a five-year period, subject to conditions 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.

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

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

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

Notices: Area: 200 Mailed: 14
Replies: For: 6 Against: 0

Speakers: None

Note: Zoning Cases - Under Advisement items #6. Z189-124(SM) and #7. Z189-126(SM) were read into the record and heard together.

6. Z189-124(SM)

Planner: Sarah May

Motion: It was moved to recommend **denial without prejudice** of a Specific Use Permit for a late-hours establishment limited to a restaurant without drive-in or drive-through service on property zoned Planned Development District No. 842 with a MD-1 Modified Delta Overlay, on the southeast corner of Greenville Avenue and Oram Street.

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

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

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

Notices: Area: 200 Mailed: 56
Replies: For: 8 Against: 0

Speakers: For: None
Against: Rick Bentley, Address not given

7. Z189-126(SM)

Planner: Sarah May

Motion: It was moved to recommend **denial without prejudice** of a Specific Use Permit for a late-hours establishment limited to a restaurant without drive-in or drive-through service on property zoned Planned Development District No. 842 with a MD-1 Modified Delta Overlay, on the southeast corner of Greenville Avenue and Oram Street.

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

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

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

Notices: Area: 200 Mailed: 56
Replies: For: 8 Against: 0

Speakers: For: None
Against: Rick Bentley, Address not given

8. Z189-136(SM)

Planner: Sarah May

De minimus Significant Change Motion: In considering the requirement in Section 5(m)(1)(B) of the CPC Rules of Procedure, the finding is it does not apply because the impact of the proposed change in the Commission's judgment is *de minimus* in nature.

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

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

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

Motion: It was moved to recommend 1) **approval** of a Planned Development Subdistrict for O-2 Office uses, a health studio use, and a restaurant without drive-in or drive-thru use, subject to a revised development plan, revised landscape plan and staff's recommended conditions with the following modifications: 1) add a condition to prohibit service drive access on Gillespie Street and 2) follow applicant's request for a height of 325 feet; and 2) **approval** of 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.

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

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

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

Notices: Area: 500 Mailed: 799
Replies: For: 18 Against: 72

Speakers: For: Suzan Kedron, 2323 Ross Ave, Dallas, TX, 75201
Timothy Barton, 3525 Arrowhead Dr., Dallas, TX, 75204
Trey Lentz, 3511B Dickason Ave., Dallas, TX, 75219
Rob Elmore, 223 N. Shore Dr., Dallas, TX, 75216
Peter Kavanagh, 1620 Handley Dr., Dallas, TX, 75208
Charles Bowen, 2801 Turtle Creek Blvd., Dallas, TX, 75219
Tara Conway, 2828 Hood St., Dallas, TX, 75219
Against: None
Against (Did not speak): Nancy Allen, 2801 Turtle Creek Blvd., Dallas, TX, 75219
Jason Taylor, 2801 Turtle Creek Blvd., Dallas, TX, 75219

9. 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 May 2, 2019 and to instruct staff to re-advertise with the following changes: 1) reduce the size of the area of request and 2) remove the request to terminate Specific Use Permit No. 105.

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

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

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

*out of the room, shown voting in favor

Notices: Area: 500 Mailed: 147
Replies: For: 15 Against: 6

Speakers: None

10. Z178-316(CY)

Planner: Carolina Yumet

Motion: It was moved to recommend 1) **approval** of a new subdistrict to allow for a single family uses, subject to a conceptual plan (Exhibit 830E) and applicant's recommended conditions (as briefed) on property zoned Subdistrict 6 within Planned Development District No. 830 and a portion of Planned Development District No. 450; 2) **approval** of an amendment to reduce Planned Development District No. 450; and 3) **approval** of an amendment to the development plan and landscape plan for a public school use, subject a revised development plan and revised landscape plan for a public school use, on the northeast corner of West Davis Street and North Plymouth Road.

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

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

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

Notices: Area: 500 Mailed: 120
Replies: For: 2 Against: 4

Speakers: For: Rob Baldwin, 3904 Elm St., Dallas, TX, 75226
Karen Ray, Address not given
Joseph Beckham, 808 N. Hampton Rd., Dallas, TX, 75208
Against: None

11. Z167-180(JM)

Planner: Jennifer Muñoz

Motion: It was moved to recommend: 1) **approval** of a Planned Development District for GO(A) General Office District and certain nonresidential uses, subject to a revised development plan and revised conditions to include a revised parking ratio for office uses of one space per 411 square feet; 2) **approval** of the termination of the existing deed restrictions Z845-227; and, 3) **approval** of a Specific Use Permit for a mini-warehouse use for a fifteen-year period with eligibility for one automatic renewal for an additional fifteen-year period, subject to a revised site plan, landscape plan, elevation plan, and conditions 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).

Friendly Amendment: Commissioner Ridley offered a friendly amendment to limit the automatic renewals to one additional fifteen-year period. Commissioner Carpenter, the maker of the motion, and Commissioner Housewright, the seconder of the motion, accept the friendly amendment.

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

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

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

Notices: Area: 200 Mailed: 9
Replies: For: 1 Against: 0

Speakers: For: Bill Dahlstrom, 2323 Ross Ave., Dallas, TX, 75201
Against: None

Zoning Cases – Individual:

12. Z178-121(JM)

Planner: Jennifer Muñoz

Motion I: In considering an application for a Planned Development District for IR Industrial Research District uses plus a community resource campus on property zoned an IR Industrial Research District, on the west side of North Stemmons Freeway, south of Regal Row and at the northeast corner of Empress Row and Viceroy Drive, it was moved to **hold** this case under advisement until May 2, 2019.

Maker: Carpenter
Second: Ridley
Result: Failed: 3 to 8

For: 3 - MacGregor, Carpenter, Ridley

Against: 8 - Schulte, Criss, Shidid, Lewis, Jung,
Housewright, Schultz, Tarpley

Absent: 1 - Murphy

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

Motion II: It was moved to recommend **approval** of a Planned Development District for IR Industrial Research District uses plus a community resource campus, subject to a revised conceptual plan and staff's recommended conditions to include the following modifications: 1) revise SEC. __.112., LANDSCAPING., (b)(2) to read as follows: "Sidewalks. Sidewalks must be provided between all buildings and recreational facilities. Sidewalks must also be provided between any transit facility located on the perimeter of the site and the interior sidewalk system. Minimum sidewalk width is five (5) feet. The requirements of Section 51A-8.606 for perimeter sidewalks do not apply to the Empress Row and Viceroy Drive street frontages." and 2) revise SEC. __.114., ADDITIONAL PROVISIONS., (d) to read as follows: "Property Owner Engagement. The owner or operator of a community resource campus shall establish a community review committee to discuss problems and concerns, and to suggest improvements and changes if needed. This committee shall

meet once every three months for the first year following a certificate of occupancy for a residential use associated with a community service campus; twice per year for the remaining lifetime of this use. Membership of the review committee shall include one representative for each property owner within a 500-foot radius of the property.” on property zoned an IR Industrial Research District, on the west side of North Stemmons Freeway, south of Regal Row and at the northeast corner of Empress Row and Viceroy Drive.

Friendly Amendment: Commissioner Shidid offered a friendly amendment to revise SEC. __.114., ADDITIONAL PROVISIONS., (d) to read as follows: “Property Owner Engagement. The owner or operator of a community resource campus shall establish a community review committee to discuss problems and concerns, and to suggest improvements and changes if needed. This committee shall meet once every three months for the first year following a certificate of occupancy for a residential use associated with a community service campus; twice per year for the remaining lifetime of this use. Membership of the review committee shall include one representative for each property owner within a 500-foot radius of the property.” Commissioner Jung, the maker of the motion, and Commissioner Criss, the seconder of the motion, accept the friendly amendment

Maker: Jung
Second: Criss
Result: Carried: 10 to 1

For: 10 - MacGregor, Schulte, Criss, Shidid, Lewis,
Jung, Housewright, Schultz, Ridley, Tarpley

Against: 1 - Carpenter
Absent: 1 - Murphy
Vacancy: 3 - District 4, District 7, District 12

Notices: Area: 500 Mailed: 26

Replies: For: 5 Against: 15

Speakers: For: John Rich, 8787 N. Stemmons Fwy., Dallas, TX, 75247
Blake Fetterman, 5302 Harry Hines Blvd., Dallas, TX, 75235
Ken Webb, 1722 Routh St., Dallas, TX, 75201
Michael Mata, Address not given
David Woodyard, 1421 W. Mockingbird Ln., Dallas, TX, 75248
Paige Flink, 11722 Marsh Ln, Dallas, TX, 75229
David Lopez, 5200 Harry Hines Blvd., Dallas, TX, 75235
Angela Hunt, 500 N. Akard St., Dallas, TX, 75218
Roger Croom, 5302 Harry Hines Blvd., Dallas, TX, 75235
For (Did not speak): Richard Davis, 4328 Beverly Dr., Dallas, TX, 75205
Mardie Schoellkopf, 4812 Bluffview Blvd., Dallas, TX, 75209
Murphy Webster, 1351 Regal Row, Dallas, TX, 75247

Robert Ceccarelli, 1822 Young St., Dallas, TX, 75201
Dallas Cothrum, 900 Jackson St., Dallas, TX, 75202
Michael Powell, 3843 Shenandoah, Dallas, TX, 75205
Melissa McNeil, 6924 Hill Forest Dr., Dallas, TX, 75230
Elliott Rosevelt, 8819 McCraw Dr., Dallas, TX, 75209
Charles O'Connell, 634 Kessler Reserve Ct., Dallas, TX, 75208
Jason Coffman, 8609 Glencrest Ln., Dallas, TX, 75209
Bob Dill, 3921 McFarlin Blvd., Dallas, TX, 75205
Stacie Hyatt, 6534 Danbury Ln., Dallas, TX, 75214
Susan Kiser, 11452 Strait Ln., Dallas, TX, 75229
John Kiser, 1452 Strait Ln., Dallas, TX, 75229
Elizabeth Camp, 3252 Latham Dr., Dallas, TX, 75229
Windy Tag, 5904 Fairway Ave., Dallas, TX, 75227
Don Lehew, 3519 Cedar Lake Dr., Dallas, TX, 75227
Gwen Cassel, 5006 W. Purdue St., Dallas, TX, 75209
Jerry Don McCaslin, 3500 Marquette St., Dallas, TX, 75225
Mary Preeman, 6036 Buffridge Trl., Dallas, TX, 75252
Bobby Lyle, 34 Masland Cir., Dallas, TX, 75230
Rob Farrell, 5329 Montrose Dr., Dallas, TX, 75209
David Smith, 5302 Harry Hines Blvd., Dallas, TX, 75235
Bruce Butler, 3211 Irving Blvd., Dallas, TX, 75247
Preston McAfee, 1901 Regal Row, Dallas, TX, 75235
George Underwood, 15615 Coit Rd., Dallas, TX, 75248
Robert Scott, 12128 Talmay Dr., Dallas, TX, 75230
Shavon Moore, 2816 Swiss Ave., Dallas, TX, 75204
Ed Vonder, 8800 Ambassador Row, Dallas, TX, 75247
Alan Friedman, 8235 Douglas Ave., Dallas, TX, 75225
Mary Clare Finney, 8201 Preston Rd., Dallas, TX, 75225
Maggie Saucedo, 6729 Santa Maria Ln., Dallas, TX, 75214
Felix Saucedo, 6729 Santa Maria Ln., Dallas, TX, 75214
James Mattingly, 4501 Pomona Rd., Dallas, TX, 75209
Sara Martineau, Dallas, TX
Fran Blacha, 7343 Fenton Dr., Dallas, TX, 75231
Adam Beathard, Dallas, TX, 75231
Virgil Harris, 3400 Welborn St., Dallas, TX, 75219
Dustin Perkins, 2929 Hickory St., Dallas, TX, 75226
Michelita Gonzales, 5302 Harry Hines Blvd., Dallas, TX, 75235
Alex Aguilar, 5302 Harry Hines Blvd., Dallas, TX, 75235
A.K. Mago, 7115 Van Hook Dr., Dallas, TX, 75248
Christopher Lawson, 5302 Harry Hines Blvd., Dallas, TX, 75235
John Carreker, 4321 Overhill Dr., Dallas, TX, 75205
David Gruber, 2816 Swiss Ave., Dallas, TX, 75204
Cheryl Srinivasan, 18619 Vista Del Sol, Dallas, TX, 75287
Joe Garcia, 1809 Hickory St., Dallas, TX, 75215
Fahdel Scriven, 3011 Park Row Ave., Dallas, TX, 75215
Samuel, 5302 Harry Hines Blvd., Dallas, TX, 75235
Graciela Ponce, 3949 Buena Vista St., Dallas, TX, 75204

John Campbell, 1881 Sylvan Ave., Dallas, TX, 75208
Berdie Difiore, 7035 Lake Edge Dr., Dallas, TX, 75230
Ann Meyer, 6918 Kenwhite Dr., Dallas, TX, 75231
Doug Thompson, 3605 Colgate Ave., Dallas, TX, 75225
Roland Parrish, 400 S. Zang Blvd., Dallas, TX, 75208
Sam Coats, 26 Ryddington Pl., Dallas, TX, 75230
Allison Sheeder, 2924 Lucas Dr., Dallas, TX, 75219
Alice Fairchild, 419 Country Side Ln., Richardson, TX, 75081
Isabella Mohr, 2736 Mateur St., Dallas, TX, 75211
Crystal Jones, 7272 Marvin D. Love Fwy., Dallas, TX, 75237
Denise Gallimore, 305 Laramie Ln., DeSoto, TX, 75115
LeTisha Hudson, 5302 Harry Hines Blvd., Dallas, TX, 75235
Joyce Fox, 12115 Madeleine Cir., Dallas, TX, 75230
Loretta Young, 1822 Young St., Dallas, TX, 75201
Joe Dingman, 3928 Forest Ln., Dallas, TX, 75229
Judy Gibbs, 3514 Caruth Blvd., Dallas, TX, 75225
Elva Friesenhahn, 1003 Cliffdale Ave., Dallas, TX, 75211
Michael Thern, 2413 Kelsey Dr., Plano, TX, 75075
Diane Johnson, 10118 Norman Ct., Irving, TX, 75063
Almas Muscatwalla, 1817 Danby Dr., Plano, TX, 75093
Samantha Wyman, 123 Brookwood Dr., Richardson, TX, 75080
Clay Kinney, 2221 Lakeside Blvd., Richardson, TX, 75082
Ruslan Stratiew, 2400 Evergreen Dr., Plano, TX, 75075
Ecole Stokes, 2537 Thomason Cir., Arlington, TX, 76006
Diana Detering-Paddison, 5412 Glenwick Ln., Dallas, TX, 75209
Jeremy Goering, 408 River Birch Trl., Forney, TX, 75126
Corey Strickland, 11701 Mira Lago Blvd., Farmers Branch, TX, 75234
Joseph Tafur, 3433 Brushy Creek Dr., Plano, TX, 75025
Keith Noonan, 7004 Bishop Rd., Plano, TX, 75024
Charlotte Anderson, 1 Cowboys Way, Frisco, TX, 75034
Dana Gibson, 3104 Foxcreek Dr., Richardson, TX, 75082
Kathie Kennemer, 6809 Knollwood Dr., McKinney, TX, 75072
Linda White, 5016 Forest Ln., McKinney, TX, 75069
Maureen Thomas, 5141 Pond Spring Cir., Fairview, TX, 75069
Brandon Wallace, 121 Hampton Dr., Forney, TX, 75126
Susan Addington, 1 Cowboys Way, Frisco, TX, 75034
LaMonk Thomas, 15040 Edna Ln., Frisco, TX, 75035
Dennis Drake, 1200 Quapaw Trl., Mesquite, TX, 75149
Wilma Riley-Jacobs, 3639 Swiss Ln., Irving, Texas, 75038
Michele Etemad, 108 Bay Meadows Dr., Irving, TX, 75063
Darryl Smith, 4651 Liam Dr., Frisco, TX, 75034
Willie Dillard, 301 Joe Wilson Rd., Cedar Hill, TX, 75104
Janet Braun, 11209 Rylie Crest Dr., Balch Springs, TX, 75180
Paul Massey, 307 Creekside Dr., Mabank, TX, 75147
Myrna Hawkins, 1425 Mockingbird Dr., Aubrey, TX, 76227
Richard New, 1307 McCoy Ct., Allen, TX, 75002
Jacyn Reeves, 613 Ray Andra Dr., DeSoto, TX, 75115

Wayne Walker, 1702 S. Cesar Chavez Blvd., Dallas, TX, 75215
Scott Thompson, 3131 Maple Ave., Dallas, TX, 75201
Lou Schaufele, 8235 Douglas Ave., Dallas, TX, 75225
Nicholas Dano, 3900 Swiss Ave., Dallas, TX, 75204
Scott Turpin, 3929 Centenary Dr., Dallas, TX, 75225
Jay Dunn, 3831 Turtle Creek Blvd., Dallas, TX, 75219
Anne Monning, 3601 Amherst Ave., Dallas, TX, 75225
Frank King, 3712 Miramar Ave., Dallas, TX, 75205
Daniel Roby, 2929 Hickory St., Dallas, TX, 75226
Tom Dunning, 9239 Hathaway St., Dallas, TX, 75220
Laurene Rosen, 6959 Sperry St., Dallas, TX, 75214
David Cole, 4377 San Carlos Dr., Dallas, TX, 75205
Mark Connally, 4605 Fairfay Ave., Dallas, TX, 75209
Justin Eatherly, 8787 N. Stemmons Fwy., Dallas, TX, 75247
Barbara Rich, 8787 N. Stemmons Fwy., Dallas, TX, 75247
Lisa Marie Kupfer, 8787 N. Stemmons Fwy., Dallas, TX, 75247
Lisa Thompson, 19515 Rowden Trl., Dallas, TX, 75252
Ruth Wilson, 12538 Renoir Ln., Dallas, TX, 75230
Elizabeth Andrus, 8787 N. Stemmons Fwy., Dallas, TX, 75247
Reba Martin, 9202 Westwind Ct., Dallas, TX, 75231
Richard Martin, 9202 Westwind Ct., Dallas, TX, 75231
Shannon Howard, 8787 N. Stemmons Fwy., Dallas, TX, 75247
Jeffery Upperman, 5302 Harry Hines Blvd., Dallas, TX, 75235
Lois Saenz, 11004 Joaquin Dr., Dallas, TX, 75228
Ellen Magnis, 43 Vanguard Way, Dallas, TX, 75243
Sarah Losinger, 4506 Park Ln., Dallas, TX, 75220
Ron Hall, 5962 Preston Valley Dr., Dallas, TX, 75240
Priscilla Underwood, 3804 Maplewood Ave., Dallas, TX, 75205
Kendra Larach, 900 Jackson St., Dallas, TX, 75202
Edd Eason, 1610 S. Malcolm X Blvd., Dallas, TX, 75226
Alden McCall, 7308 Centenary Ave., Dallas, TX, 75225
Against: Tomima Edmark, 8941 Empress Row, Dallas, TX, 75247
Joanne Alonzo-Gloria, 5316 Chippewa Dr., Dallas, TX, 75212
Sushil Patel, 11950 Webb Chapel Rd., Dallas, TX, 75234
Mayur "Mike" Patel, 1625 Regal Row, Dallas, TX, 75247
Jonathan Vinson, 2323 Ross Ave., Dallas, TX, 75201
Ketan Masters, 8650 N. Stemmons Fwy., Dallas, TX, 75247
Danny Patel, 1575 Regal Row, Dallas, TX, 75247
Against (Did not speak): Kreg Hodge, 16910 Dallas Parkway, Dallas, TX, 75248
Charles Lavender, 7900 W. John Carpenter Fwy., Dallas, TX, 75247
Naresh Patel, 8830 N. Stemmons Fwy., Irving, TX, 75235
Raj Patel, 7900 W. John Carpenter Fwy., Dallas, TX, 75247
Animesh Patel, 7900 W. John Carpenter Fwy., Dallas, TX, 75247
Rajan Patel, 7600 W. John Carpenter Fwy., Dallas, TX, 75247
Hasy Patel, 1625 Regal Row, Dallas, TX, 75247
Pravinkumar Patel, 1625 Regal Row, Dallas, TX, 75247
Kirtan Patel, 7002 Harry Hines Blvd., Dallas, TX, 75235

Bipin Patel, 2361 W. Northwest Hwy., Dallas, TX, 75220
Gauran Patel, 2287 W. Northwest Hwy., Dallas, TX, 75220
Ruby Jakhu, 2370 W. Northwest Hwy., Dallas, TX, 75220
Amish Patel, 2380 W. Northwest Hwy., Dallas, TX, 75220
Velan Marimuthu, 8650 N. Stemmons Fwy., Dallas, TX, 75247
Lawrence Cobb, 1314 Viceroy Dr., Dallas, TX, 75247
Randall Cobb, 1314 Viceroy Dr., Dallas, TX, 75247
Naresh Prajapati, 10326 Finnell St., Dallas, TX, 75220
Anant Patel, 11069 Composite Dr., Dallas, TX, 75229
Viren Patel, 2217 Connector Dr., Dallas, TX, 75220
Staff: Monica Hardman, Director, Office of Homeless Solutions

Note: The Commission recessed for a break at 5:57 p.m. The Commission reconvened at 6:11 p.m. and continued with the regular order of the agenda. The Commission heard Zoning Cases – Individual agenda item #13, Z178-374(PD) next.

13. Z178-374(PD)

Planner: Pamela Daniel

Motion: In considering an application for an MU-1 Mixed Use District on property zoned a CR Community Retail District, on the southwest corner of South Hampton Street and Emmett Street, it was moved to **hold** this case under advisement until March 21, 2019.

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

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

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

Notices: Area: 200 Mailed: 34
Replies: For: 0 Against: 3

Speakers: For: None
Against: Sabrina Davis, 2427 Emmett St., Dallas, TX, 75211

14. **Z189-125(CY)**

Planner: Carolina Yumet

Motion: In considering an application for a Planned Development District for Mixed Use District uses on property zoned an MF-2(A) Multifamily District, on the northwest corner of East Side Avenue and South Collett Avenue, it was moved to **hold** this case under advisement until April 4, 2019.

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

For: 10 - MacGregor, Schulte, Criss, Carpenter, Lewis, Jung, Housewright, Schultz, Ridley, Tarpley

Against: 0
Absent: 1 - Murphy
Vacancy: 3 - District 4, District 7, District 12
Conflict: 1 - Shidid**

**out of the room, when vote taken

Notices: Area: 500 Mailed: 76
Replies: For: 0 Against: 1

Speakers: For: None
For (Did not speak): Rob Baldwin, 3904 Elm St., Dallas, TX, 75226
Against: None

15. **Z178-223(CY)**

Planner: Carolina Yumet

Motion: In considering a City Plan Commission authorized hearing to determine 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; generally on the east and west 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 being given to amending the allowed square footage for nonresidential uses, it was moved to **hold** this case under advisement until March 21, 2019.

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

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

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

**out of the room, when vote taken

Notices: Area: 500 Mailed: 547
Replies: For: 2 Against: 1

Speakers: None

Authorization of a Hearing:

Planner: Donna Moorman

Motion: It was moved to **authorize** a public hearing amending the previously authorized hearing on property zoned Conservation District No. 12, the Belmont Addition Conservation District with Modified Delta Overlay No. 1 on a portion, being generally bound by lots on both sides Llano Avenue, Skillman Street, the lots on both sides of Belmont Avenue (excluding the south side of Belmont Avenue between Greenville Avenue and Matilda Street), and Greenville Avenue, and containing approximately 125 acres with consideration being given to amending the development standards for driveway access only. This is a hearing to consider the request to amend the previously authorized hearing and not the rezoning of property at this time.

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

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

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

Speakers: None

Other Matters

Historic designation initiation, designation and appeals procedures

Motion: It was moved to **approve** taking an amendment to Section 51A-4.501, "Historic Overlay District," from the Zoning Ordinance Committee for consideration by the Landmark Commission pursuant to Section 13(d)(4) of the City Plan Commission rules of procedure.

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

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

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

Minutes:

Motion: It was moved to **approve** the minutes of the February 21, 2019, City Plan Commission bus tour and meeting, subject to the following corrections:

1) Page 17, Z178-292(CY), correct the "Note" language regarding the withdrawal of the motion to read as follows: "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."

2) Page 19, Z189-165(PD), correct the agenda item number to "22."

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

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

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

Adjournment

Motion: It was moved to **adjourn** the March 7, 2019, City Plan Commission meeting at 6:31 p.m.

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

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

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

Gloria Tarpley, Chair