

## PLAN COMMISSION MINUTES

The City Plan Commission held a regular Zoning Hearing on April 18, 2019, with the briefing starting at 10:40 a.m., in Room 5ES and the public hearing at 2:00 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, LeDouglas Johnson, Deborah Carpenter, Christopher Lewis, P. Michael Jung, Tipton Housewright, Jaynie Schultz, Margot Murphy and Paul E. Ridley. The following Commissioners were absent from this hearing as defined in the City Plan Commission rules: None. There were two vacancies: 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) **S189-160**

An application to replat a 0.323-acre tract of land containing part of Lots 6 and 7 in City Block A/8303 to create 8 lots ranging in size from 1,369-square feet to 2,397-square feet on property located on San Jacinto Street at Grigsby Avenue, north corner.

**This case was withdrawn by the applicant.**

(2) **S189-161**

**Note: Staff corrected the Zoning to PDD No. 508 (Tract 6).**

**Motion:** It was moved to **approve** an application to replat a 20.815-acre tract of land containing all of the Lots in Buena Addition, Lots in Block H, Block I, Block M, block N, and Block O and portion of Block 7135 that are bounded by Bickers Street, Holystone Street, and Greenleaf Street on property bounded by Bickers Street, Holystone Street, and Greenleaf Street, subject to compliance with the conditions listed in the docket.

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

For: 13 - MacGregor, Schulte, Criss, Johnson, Shidid,  
Carpenter, Lewis, Jung, Housewright, Schultz,  
Murphy, Ridley, Tarpley

Against: 0  
Absent: 0  
Vacancy: 2 - District 7, District 12

**Speakers:** None

(3) **S189-163**

**Motion:** It was moved to **approve** an application to replat a 1.04-acre tract of land containing part of Lot 3A in City Block N/8092 to create one lot on property located on Interstate Highway 635, west of Plano Road, subject to compliance with the conditions listed in the docket.

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

For: 13 - MacGregor, Schulte, Criss, Johnson, Shidid,  
Carpenter, Lewis, Jung, Housewright, Schultz,  
Murphy, Ridley, Tarpley

Against: 0  
Absent: 0  
Vacancy: 2 - District 7, District 12

**Speakers:** None

(4) **S189-165**

**Motion:** It was moved to **approve** an application to create one 0.431-acre lot and one 1.569-acre lot from a 2.000-acre tract of land in City Block 5979 on property located on Kiest Boulevard and Beckley Avenue, southwest corner, subject to compliance with the conditions listed in the docket.

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

For: 13 - MacGregor, Schulte, Criss, Johnson, Shidid,  
Carpenter, Lewis, Jung, Housewright, Schultz,  
Murphy, Ridley, Tarpley

Against: 0  
Absent: 0  
Vacancy: 2 - District 7, District 12

**Speakers:** None

(5) **S189-166**

**Motion:** It was moved to **approve** 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, subject to compliance with the conditions listed in the docket.

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

For: 13 - MacGregor, Schulte, Criss, Johnson, Shidid,  
Carpenter, Lewis, Jung, Housewright, Schultz,  
Murphy, Ridley, Tarpley

Against: 0  
Absent: 0  
Vacancy: 2 - District 7, District 12

**Speakers:** None

(6) **S189-167**

**Motion:** It was moved to **approve** an application to replat a 2.242-acre tract of land containing all of Lots 1 through 26, part of Lots 27 and 28, and part of abandoned Young Street to create one lot on property located on Jackson Street, between Cesar Chavez Boulevard and South Pearl Expressway, subject to compliance with the conditions listed in the docket.

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

For: 13 - MacGregor, Schulte, Criss, Johnson, Shidid,  
Carpenter, Lewis, Jung, Housewright, Schultz,  
Murphy, Ridley, Tarpley

Against: 0  
Absent: 0  
Vacancy: 2 - District 7, District 12

**Speakers:** None

(7) **S189-168**

**Motion:** It was moved to **approve** an application to replat a 0.901-acre tract of land containing part of Lot 1 in City Block A/8820, to create one 0.427-acre lot and one 0.474-acre lot on property located at South Belt Line Road and Garden Grove Road, east corner, subject to compliance with the conditions listed in the docket.

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

For: 13 - MacGregor, Schulte, Criss, Johnson, Shidid,  
Carpenter, Lewis, Jung, Housewright, Schultz,  
Murphy, Ridley, Tarpley

Against: 0  
Absent: 0  
Vacancy: 2 - District 7, District 12

**Speakers:** None

(8) **S189-171**

**Motion:** It was moved to **approve** an application to create two, 0.21-acre lots from a tract of land in City Block 8/8917 on property located on Balch Drive north of Linfield Road, subject to compliance with the conditions listed in the docket.

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

For: 13 - MacGregor, Schulte, Criss, Johnson, Shidid,  
Carpenter, Lewis, Jung, Housewright, Schultz,  
Murphy, Ridley, Tarpley

Against: 0  
Absent: 0  
Vacancy: 2 - District 7, District 12

**Speakers:** None

(9) **S189-172**

An application to replat a 0.238-acre tract of land containing part of Lots 9 through 11 in City Block 1/8570 to create one lot on property located on Mississippi Avenue at the terminus of Vicksburg Street.

**This case was withdrawn by the applicant.**

Residential Replats:

(10) **S189-162**

**Motion:** It was moved to **approve** an application to replat a 6.226-acre tract of land containing all of Lots 1 through 31 and Common Area A in City Block A/7666 to create a 62 lot Shared Access Development with lots ranging in size from 2,118-square feet to 3,794-square feet and 7 common areas on property located on Cherry Laurel Lane and Sportsman Parkway, northwest corner, subject to compliance with the conditions listed in the docket.

Maker: Criss  
Second: Lewis  
Result: Carried: 13 to 0

For: 13 - MacGregor, Schulte, Criss, Johnson, Shidid,  
Carpenter, Lewis, Jung, Housewright, Schultz,  
Murphy, Ridley, Tarpley

Against: 0  
Absent: 0  
Vacancy: 2 - District 7, District 12

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

**Speakers:** For: Peyman Horri, 2215 Cedar Springs Rd., Dallas, TX, 75201  
Against: None

(11) **S189-170**

**Motion:** It was moved to **approve** an application to replat a 0.230-acre (10,018 sq. ft) tract of land containing part of Lots 3 and 4 in City Block C/5633 to create one lot on property located on Amherst Avenue, west of Devonshire Drive, subject to compliance with the conditions listed in the docket with the finding there is no established lot pattern in the immediate area of request.

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

For: 13 - MacGregor, Schulte, Criss, Johnson, Shidid,  
Carpenter, Lewis, Jung, Housewright, Schultz,  
Murphy, Ridley, Tarpley

Against: 0  
Absent: 0  
Vacancy: 2 - District 7, District 12

**Notices:** Area: 200 Mailed: 26  
**Replies:** For: 1 Against: 0

**Speakers:** None

Miscellaneous Items – Under Advisement:

**M189-017**

Planner: Abraham Martinez

**Motion:** It was moved to **approve** a minor amendment to an existing development plan on property zoned Planned Development District No. 530, on the northwest corner of Skillman Street and Larmanda Street.

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

For: 13 - MacGregor, Schulte, Criss, Johnson, Shidid,  
Carpenter, Lewis, Jung, Housewright, Schultz,  
Murphy, Ridley, Tarpley\*

Against: 0  
Absent: 0  
Vacancy: 2 - District 7, District 12

\*out of the room, shown voting in favor

**Speakers:** For: None  
For (Did not speak): Frank Nuchereno, 4310 Nashwood Ln., Dallas, TX, 75244  
Against: None

Certificates of Appropriateness for Signs:

Downtown SPSD – Perimeter:

**1901230002**

Planner: Steve Long

**Motion:** It was moved to **approve** a Certificate of Appropriateness by Appropriateness by Jacob Capetillo of Barnett Signs for a 116-square foot flat attached premise sign at 910 Texas Street (west elevation).

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

For: 13 - MacGregor, Schulte, Criss, Johnson, Shidid,  
Carpenter, Lewis, Jung, Housewright, Schultz,  
Murphy, Ridley, Tarpley\*

Against: 0  
Absent: 0  
Vacancy: 2 - District 7, District 12

\*out of the room, shown voting in favor

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

Downtown SPSD – General CBD:

**1902140003**

Planner: Steve Long

**Motion:** It was moved to **approve** a Certificate of Appropriateness by Courtney McDaniel, represented by Phillip Londenburg of Starlite Sign, for a 124-square foot upper level flat attached premise sign at 2100 Ross Avenue (northwest elevation).

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

For: 13 - MacGregor, Schulte, Criss, Johnson, Shidid, Carpenter, Lewis, Jung, Housewright, Schultz, Murphy, Ridley, Tarpley\*

Against: 0  
Absent: 0  
Vacancy: 2 - District 7, District 12

\*out of the room, shown voting in favor

**Speakers:** For: None  
For (Did not speak): Rick Sutton, 7923 E. McKinney, Denton, TX, 76208  
Against: None

**1902150016**

Planner: Steve Long

**Motion:** It was moved to **approve** a Certificate of Appropriateness by Warren T. Casteel of Casteel & Associates for a 20-square foot non-illuminated detached monument premise sign at 2001 Bryan Street (northwest side of property).

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

For: 13 - MacGregor, Schulte, Criss, Johnson, Shidid, Carpenter, Lewis, Jung, Housewright, Schultz, Murphy\*, Ridley, Tarpley\*

Against: 0  
Absent: 0  
Vacancy: 2 - District 7, District 12

\*out of the room, shown voting in favor



**Speakers:** None

West End Historic SPSPD:

**Note: Certificates of Appropriateness for Signs items 1902150017 and 1902150018 were read into the record and heard together.**

**1902150017**

Planner: Steve Long

**Motion:** It was moved to **approve** a Certificate of Appropriateness by Shanda Jones of Turner Sign Systems for a 24-square foot lower level, painted applied premise sign at 603 Munger Avenue, Suite 100 (south elevation).

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

For: 13 - MacGregor, Schulte, Criss, Johnson, Shidid, Carpenter, Lewis, Jung, Housewright, Schultz, Murphy, Ridley, Tarpley

Against: 0  
Absent: 0  
Vacancy: 2 - District 7, District 12

**Speakers:** For: Jim Barron , 5601 Granite Pkwy., Plano, TX, 75024  
Against: None

**1902150018**

Planner: Steve Long

**Motion:** It was moved to **approve** a Certificate of Appropriateness by Shanda Jones of Turner Sign Systems for a 248-square foot upper level, painted applied premise sign at 603 Munger Avenue, Suite 400 (northwest elevation).

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

For: 13 - MacGregor, Schulte, Criss, Johnson, Shidid, Carpenter, Lewis, Jung, Housewright, Schultz, Murphy, Ridley, Tarpley

Against: 0  
Absent: 0  
Vacancy: 2 - District 7, District 12

**Speakers:** For: Jim Barron , 5601 Granite Pkwy., Plano, TX, 75024  
Against: None

Special Provision Sign District:

**SPSD189-003**

Planner: Neva Dean

**Motion:** It was moved to recommend **approval** of an amendment to Division 51A-7.1007.2 of the Dallas Development Code, the Antioch Church Subdistrict, by eliminating the requirement that the Landmark Commission must determine a supergraphic sign is compatible with the West End Historic District within the West End Historic Sign District on property zoned a CA-2(A) Central Area District with Historic Overlay No. 2 on the southeast corner of Pacific Avenue and North Austin Street.

Maker: Ridley  
Second: Murphy  
Result: Carried: 12 to 0

For: 12 - MacGregor, Schulte, Criss, Johnson, Shidid,  
Carpenter, Lewis, Housewright, Schultz,  
Murphy, Ridley, Tarpley

Against: 0  
Absent: 0  
Vacancy: 2 - District 7, District 12  
Conflict: 1 - Jung\*\*

\*\*out of the room, when vote taken

**Notices:** Area: 200 Mailed: 16  
**Replies:** For: 0 Against: 0

**Speakers:** For: Robert Fiedler, 9002 Middlebie Dr., Austin, TX, 78750  
Against: None

**SPSD189-004**

Planner: Neva Dean

**Motion:** It was moved to recommend **approval** of an amendment to Division 51A-7.1007.1 of the Dallas Development Code, the Purse Building Subdistrict, by eliminating the requirement that the Landmark Commission must determine a supergraphic sign is compatible with the West End Historic District within the West End Historic Sign District on property zoned a CA-2(A) Central Area District with Historic Overlay No. 2 on the northeast corner of Elm Street and Record Street.

Maker: Ridley  
Second: Murphy  
Result: Carried: 12 to 1

For: 12 - MacGregor, Schulte, Criss, Johnson, Shidid,  
Carpenter, Lewis, Housewright, Schultz,  
Murphy, Ridley, Tarpley

Against: 1 - Jung  
Absent: 0  
Vacancy: 2 - District 7, District 12

**Notices:** Area: 200 Mailed: 38  
**Replies:** For: 0 Against: 0

**Speakers:** For: Robert Fiedler, 9002 Middlebie Dr., Austin, TX, 78750  
Against: None  
Against (Did not speak): James Fagan, 509 Elm St., Dallas, TX, 75202

Zoning Cases – Consent:

1. **Z189-183(CT)**

Planner: Carlos Talison

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

**Motion:** It was moved to recommend **denial without prejudice** of an NC(E) Neighborhood Commercial Enhanced Subdistrict within Planned Development District No. 595 the South Dallas/Fair Park Special Purpose District on property zoned a D(A) Duplex Subdistrict within Planned Development District No. 595 the South Dallas/Fair Park Special Purpose District, on the northwest line of Herald Street, between Colonial Avenue and South Central Expressway.

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

For: 13 - MacGregor, Schulte, Criss, Johnson\*, Shidid,  
Carpenter, Lewis, Jung, Housewright, Schultz,  
Murphy, Ridley, Tarpley

Against: 0  
Absent: 0  
Vacancy: 2 - District 7, District 12

\*out of the room, shown voting in favor

**Notices:** Area: 200 Mailed: 22  
**Replies:** For: 1 Against: 1

**Speakers:** For: Tahir Pervaiz, 1302 Towne Colony Dr., Irving, TX, 75061  
Against: None

**Note: The Commission heard Zoning agenda item #3. Z189-193(JM) next.**

**2. Z189-192(JM)**

Planner: Jennifer Muñoz

**Motion:** It was moved to recommend **approval** of an MF-2(A) Multifamily District on property zoned an NO(A) Neighborhood Office District, on the east side of North Fitzhugh Avenue, south of Ross Avenue.

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

For: 13 - MacGregor, Schulte, Criss, Johnson, Shidid\*,  
Carpenter, Lewis, Jung, Housewright, Schultz,  
Murphy, Ridley, Tarpley

Against: 0  
Absent: 0  
Vacancy: 2 - District 7, District 12

\*out of the room, shown voting in favor

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

**Speakers:** For: None  
For (Did not speak): Gerard Whelan, 4516 Lovers Ln., Dallas, TX, 75225  
Against: None

**3. Z189-193(JM)**

Planner: Jennifer Muñoz

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

**Motion:** In considering an application for a Specific Use Permit for the sale of alcoholic beverages in conjunction with a general merchandise store 3,500 square feet or less on property zoned an RR-D-1 Regional Retail District with a D-1 Liquor Control Overlay, on the southwest corner of Great Trinity Forest Way (Loop 12) and Murdock Road, it was moved to **hold** this case under advisement until May 2, 2019.

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

For: 13 - MacGregor, Schulte, Criss, Johnson, Shidid,  
Carpenter, Lewis, Jung, Housewright, Schultz,  
Murphy, Ridley, Tarpley

Against: 0  
Absent: 0  
Vacancy: 2 - District 7, District 12

**Notices:** Area: 200 Mailed: 7  
**Replies:** For: 2 Against: 0

**Speakers:** For: None  
For (Did not speak): Kendra Larach, 900 Jackson St., Dallas, TX, 75202  
Against: None

**Note: The Commission heard Zoning agenda item #4. Z189-194(JM) next.**

**4. Z189-194(JM)**

Planner: Jennifer Muñoz

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

**Note: During the question period of this item Chair Tarpley suggested the item be held to the end of the docket to allow Mr. Tailim Song, the applicant's representative, additional time to review and research the crime statistics. Commissioner Ridley agreed. The Commission heard Consent agenda item #6. Z189-111(PD) next.**

**Motion:** It was moved to recommend **denial without prejudice** of an amendment to and a renewal of Specific Use Permit No. 2029 for an alcoholic beverage establishment limited to a bar, lounge, or tavern and a commercial amusement (inside) limited to a dance hall on property zoned Planned Development District No. 619, with Historic Overlay No. 48 (Tract A), the Harwood Historic District, on the southwest corner of Pacific Avenue and North Harwood Street.

Maker: Ridley  
Second: Murphy  
Result: Carried: 12 to 0

For: 12 - MacGregor, Schulte, Criss, Johnson,  
Carpenter, Lewis, Jung, Housewright, Schultz,  
Murphy, Ridley, Tarpley

Against: 0  
Absent: 1 - Shidid  
Vacancy: 2 - District 7, District 12

**Notices:** Area: 200 Mailed: 7  
**Replies:** For: 0 Against: 0

**Speakers:** For: Tailim Song, 8111 LBJ Fry., Dallas, TX, 75251  
Against: None

**Note: The Commission returned to the regular order of the agenda and heard Development Code Amendment agenda item DCA189-002 next.**

**5. Z189-195(JM)**

Planner: Jennifer Muñoz

**Motion:** In considering an application for a Specific Use Permit for the sale of alcoholic beverages in conjunction with a general merchandise or food store 3,500 square feet or less on property zoned Subarea 2 within Planned Development District No. 366, the Buckner Boulevard Special Purpose District, with a D-1 Liquor Control Overlay, on the northeast corner of South Buckner Boulevard and Lake June Road, it was moved to **hold** this case under advisement until May 16, 2019.

Maker: Schulte  
Second: Housewright  
Result: Carried: 12 to 0

For: 12 - MacGregor, Schulte, Criss, Johnson,  
Carpenter, Lewis, Jung, Housewright, Schultz,  
Murphy, Ridley, Tarpley

Against: 0  
Absent: 0  
Vacancy: 2 - District 7, District 12  
Conflict: 1 - Shidid\*\*

\*\*out of the room, when vote taken

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

**Speakers:** None

6. Z189-111(PD)

Planner: Pamela Daniel

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

**Motion:** It was moved to recommend **approval** of an amendment to Tract II, subject to a development plan and conditions within Planned Development District No. 286, north of Stults Road, on the west line of Greenville Avenue.

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

For: 13 - MacGregor, Schulte, Criss, Johnson, Shidid,  
Carpenter, Lewis, Jung, Housewright, Schultz,  
Murphy, Ridley, Tarpley

Against: 0  
Absent: 0  
Vacancy: 2 - District 7, District 12

**Notices:** Area: 500 Mailed: 54  
**Replies:** For: 5 Against: 0

**Speakers:** For: Rob Baldwin, 3904 Elm St., Dallas, TX, 75226  
Against: None  
Staff: Mary Jo Giudice, Director of Libraries, Dallas Public Library  
Rick Galceran, Director of Bond Program, Department of Public Works

**Note: The Commission heard Zoning agenda item #7. Z189-181(PD) next.**

7. Z189-181(PD)

Planner: Pamela Daniel

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

**Motion:** In considering an application for a Specific Use Permit for a public library on property zoned an MF-2(A) Multifamily District on the north line of Park Lane, between Greenville Avenue and Ridgecrest Road, it was moved to **hold** this case under advisement until May 2, 2019, to allow additional time to review items on the site plan related to sidewalks, loading zones and other things; as well as consideration of adjusting several specific use permit conditions.

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

For: 13 - MacGregor, Schulte, Criss, Johnson, Shidid,  
Carpenter, Lewis, Jung, Housewright, Schultz,  
Murphy, Ridley, Tarpley

Against: 0  
Absent: 0  
Vacancy: 2 - District 7, District 12

**Notices:** Area: 300 Mailed: 20  
**Replies:** For: 0 Against: 0

**Speakers:** For: None  
Against: None  
Staff: Rick Galceran, Director of Bond Program, Department of Public Works

**Note: The Commission heard Zoning agenda item #8. Z189-148(CY) next.**

8. Z189-148(CY)

Planner: Carolina Yumet

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

**Motion:** It was moved to recommend **approval** of the renewal of Specific Use Permit No. 2007 for an attached projecting non-premise district activity videoboard sign for a six-year period, subject to conditions on property zoned Planned Development District No. 619, on the northeast corner of Griffin Street and Elm Street.

Maker: Ridley  
Second: Murphy  
Result: Carried: 12 to 0

For: 12 - MacGregor, Schulte, Criss, Johnson, Shidid,  
Carpenter, Lewis, Housewright, Schultz\*,  
Murphy, Ridley, Tarpley\*

Against: 0  
Absent: 0  
Vacancy: 2 - District 7, District 12  
Conflict: 1 - Jung\*\*

\*out of the room, shown voting in favor  
\*\*out of the room, when vote taken

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



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

**Note: The Commission heard Zoning agenda item #11. Z178-314(CY) next.**

**9. Z189-201(CY)**

Planner: Carolina Yumet

**Motion:** It was moved to recommend **approval** of the renewal of Specific Use Permit No. 2111 for a body piercing studio and a tattoo studio for a five-year period, subject to conditions on property zoned Tract A within Planned Development District No. 269, the Deep Ellum/Near East Side District, with Specific Use Permit No. 2111, on the north line of Main Street, west of Exposition Avenue.

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

For: 13 - MacGregor, Schulte, Criss, Johnson, Shidid\*,  
Carpenter, Lewis, Jung, Housewright, Schultz,  
Murphy, Ridley, Tarpley

Against: 0  
Absent: 0  
Vacancy: 2 - District 7, District 12

\*out of the room, shown voting in favor

**Notices:** Area: 200 Mailed: 15  
**Replies:** For: 2 Against: 5

**Speakers:** None

**10. Z189-196(CY)**

Planner: Carolina Yumet

**Motion:** It was moved to recommend **approval** of an R-5(A) Single Family District on property zoned a CS Commercial Service District on the southeast side of Solar Lane, east of Carbondale Street.

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

For: 13 - MacGregor, Schulte, Criss, Johnson, Shidid\*,  
Carpenter, Lewis, Jung, Housewright, Schultz,  
Murphy, Ridley, Tarpley

Against: 0  
Absent: 0  
Vacancy: 2 - District 7, District 12

\*out of the room, shown voting in favor

**Notices:** Area: 200 Mailed: 30  
**Replies:** For: 1 Against: 0

**Speakers:** For: None  
FOR (Did not speak): Jorge Hernandez, 4510 Solar Ln., Dallas, TX, 75216  
Against: None

**Note: The Commission heard Zoning – Consent item #1. Z189-183(CT), upon the conclusion of the Consent agenda. The Commission heard Zoning – Consent item #1. Z189-183(CT) next.**

11. Z178-314(CY)

Planner: Carolina Yumet

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

**Motion I:** It was moved to recommend **approval** of a new subdistrict within Planned Development District No. 621, the Old Trinity and Design District Special Purpose District, subject to conditions to include a modification to the language in Section (5.1) to reflect achievement of height bonuses be conditioned upon preservation of the legacy building on property zoned Subdistrict 1 within Planned Development District No. 621, the Old Trinity and Design District Special Purpose District, and Planned Development District No. 442, north of the intersection of North Stemmons Freeway Service Road and Slocum Street.

**Friendly Amendment:** Commissioner Ridley offered a friendly amendment to Section (5.1) to condition achievement of height bonuses upon preservation of the Legacy Building. Commissioner Carpenter, the maker of the motion, and Commissioner Schulte, the seconder of the motion, accepted the friendly amendment.

Maker: Carpenter  
Second: Schulte  
Result: **Commissioner Carpenter withdrew her motion.  
Commissioner Schulte withdrew his second.**

**Motion II:** In considering an application for a new subdistrict within Planned Development District No. 621, the Old Trinity and Design District Special Purpose District, on property zoned Subdistrict 1 within Planned Development District No. 621, the Old Trinity and Design District Special Purpose District, and Planned Development District No. 442, north of the intersection of North Stemmons Freeway Service Road and Slocum Street, it was moved to **hold** this case under advisement until May 2, 2019, to allow time to clarify language concerning the preservation of the legacy building.

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

For: 10 - Schulte, Shidid, Carpenter, Lewis, Jung,  
Housewright, Schultz, Murphy\*, Ridley, Tarpley

Against: 0  
Absent: 0  
Vacancy: 2 - District 7, District 12  
Conflict: 1 - Johnson\*\*  
Abstain: 2 - MacGregor\*\*\*, Criss\*\*\*

\*out of the room, shown voting in favor

\*\*out of the room, when vote taken

\*\*\*abstained due to absence from bus tour

**Notices:** Area: 500 Mailed: 36  
**Replies:** For: 1 Against: 2

**Speakers:** For: J. Prabha Cinclair, 1800 Valley View Ln., Farmers Branch, TX, 75234  
Sean Terry, 1800 Valley View Ln., Farmers Branch, TX, 75234  
For (Did not speak): Matthew Giese, 25 Highland Park Village, Dallas, TX, 75205  
Against: None

**Note: The Commission returned to the regular order of the agenda and heard Zoning Cases – Under Advisement items. The Commission heard Zoning Cases – Under Advisement item #12. Z189-177(SM) next.**

Zoning Cases – Under Advisement:

## 12. Z189-177(SM)

Planner: Sarah May

**Motion:** It was moved to recommend **approval** of a Planned Development District for MF-2(A) Multifamily District uses and a public school other than an open-enrollment charter school, subject to a development plan, landscape plan, traffic management plan, and conditions on property zoned R-5(A) Single Family District, TH-3(A) Townhouse District, and MF-2(A) Multifamily District, on the west line of Bonnie View Road, north of Morrell Avenue.

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

For: 13 - MacGregor, Schulte, Criss\*, Johnson, Shidid,  
Carpenter, Lewis, Jung, Housewright, Schultz,  
Murphy, Ridley, Tarpley

Against: 0  
Absent: 0  
Vacancy: 2 - District 7, District 12

\*out of the room, shown voting in favor

**Notices:** Area: 500 Mailed: 275  
**Replies:** For: 9 Against: 2

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

**13. Z189-149(JM)**

Planner: Jennifer Muñoz

**Motion:** In considering an application for an MF-2(A) Multifamily District on property zoned a CS Commercial Service District, east of Harry Hines Boulevard, at the terminus of Mail Avenue, to the southeast, it was moved to **hold** this case under advisement until May 2, 2019.

Maker: Schulte  
Second: Lewis  
Result: Carried: 13 to 0

For: 13 - MacGregor, Schulte, Criss\*, Johnson, Shidid,  
Carpenter, Lewis, Jung, Housewright, Schultz,  
Murphy, Ridley, Tarpley

Against: 0  
Absent: 0  
Vacancy: 2 - District 7, District 12

\*out of the room, shown voting in favor

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

**Speakers:** For: Rob Baldwin, 3904 Elm St., Dallas, TX, 75226  
Against: George Rubio Jr., 3707 Duchess Trl., Dallas, TX, 75229

Zoning Cases – Individual:

14. **Z167-396(AR)**

Planner: Andrew Ruegg

**Motion:** In considering a City Plan Commission authorized hearing to determine proper zoning on property zoned Planned Development District No. 15 with consideration being given to appropriate zoning for the area including use, development standards, and other appropriate regulations, on property generally bounded by Pickwick Lane on the west, the alley north of Northwest Highway on the north, Baltimore Drive on the east, and Northwest Highway on the south, it was moved to **hold** this case under advisement until June 6, 2019.

**Friendly Amendment:** Commissioner Schulte offered a friendly amendment to change Commissioner Murphy's under advisement date from May 16, 2019 to June 6, 2019. Commissioner Murphy, the maker of the motion, and Commissioner Schultz, the seconder of the motion accepted the friendly amendment.

Maker: Murphy  
Second: Schultz  
Result: Carried: 12 to 0

For: 12 - MacGregor, Schulte, Criss, Johnson\*,  
Carpenter, Lewis, Jung, Housewright, Schultz,  
Murphy, Ridley, Tarpley

Against: 0  
Absent: 1 - Shidid  
Vacancy: 2 - District 7, District 12

\*out of the room, shown voting in favor

**Notices:** Area: 200 Mailed: 854  
**Replies:** For: 108 Against: 515

**Speakers:** For: Tommy Mann, 500 Winstead Building, Dallas, TX, 75201  
Ken Newberry, 6306 Diamond Head Cir., Dallas, TX, 75225  
Maggie Sherrod, 6307 Diamond Head Cir., Dallas, TX, 75225  
Claire Stanard, 6325 Bandera Ave., Dallas, TX, 75225  
Sandy Welch, 6333A Diamond Head Cir., Dallas, TX, 75225  
Maura Conley, 6307 Diamond Head Cir., Dallas, TX, 75225  
Nancy Bergamasco, 6255 W. Northwest Hwy., Dallas, TX, 75225  
Jasper Neel, 6306 Diamond Head Cir., Dallas, TX, 75225  
Roger Blackmar, 6306 Diamond Head Cir., Dallas, TX, 75225  
Curtis Kehr, 6306 Diamond Head Cir., Dallas, TX, 75225  
Jon Anderson, 6335 W. Northwest Hwy., Dallas, TX, 75225

Ray Tse, 3090 Olive St., Dallas, TX, 75219  
Vincent Hunter, 2001 Bryan St., Dallas, TX, 75230  
Against: Carla Percival-Young, 6335 W. Northwest Hwy., Dallas, TX, 75225  
Bobby, 3666 Greenbrier Dr., Dallas, TX, 75225  
Fred Hartnett, 6055 Woodland Dr., Dallas, TX, 75225  
Michele Martens, 6223 Park Ln., Dallas, TX, 75225  
Lindsay Short, 6335 W. Northwest Hwy., Dallas, TX, 75225  
Stephen Mobley, 6315 Bandera Ave., Dallas, TX, 75225  
Bill Kritzer, 6211 W. Northwest Hwy., Dallas, TX, 75225  
Arthur Gale, 6211 W. Northwest Hwy., Dallas, TX, 75225  
Stephen Dawson, 8440 Tulane St., Dallas, TX, 75225  
Staff: David Nevarez, Traffic Engineer, Sustainable Development & Construction

**Note: The Commission returned and heard Consent agenda item #4. Z189-194(JM).**

Development Code Amendment:

**DCA189-002**

Planner: Mark Doty

**Motion:** In considering an amendment to Chapters 51 and 51A, Dallas Development Code, Divisions 51-4.500 and 51A-4.500 to amend existing language for historic designation initiation, designation, and appeal processes and procedures, it was moved to **hold** this item under advisement to allow the City Plan Commission's Chair to present an outline for an Ad Hoc Committee and its constituency by May 2, 2019, refer the matter to the newly appointed Ad Hoc Committee and to instruct the Committee to present a preliminary or final report at the June 20, 2019, City Plan Commission meeting.

Maker: Ridley  
Second: Murphy  
Result: Carried: 12 to 0

For: 12 - MacGregor, Schulte, Criss, Johnson,  
Carpenter, Lewis, Jung, Housewright, Schultz,  
Murphy, Ridley, Tarpley

Against: 0  
Absent: 1 - Shidid  
Vacancy: 2 - District 7, District 12

**Speakers:** For: Krista de la Harpe, 1189 Tranquilla Dr., Dallas, TX, 75218  
Against: Mark Crosslin, 3250 Cambrick St., Dallas, TX, 75204  
Herschel Weisfeld, 835 N. Marsalis Ave., Dallas, TX, 75203

Other Matters

Minutes:

**Motion:** It was moved to **approve** the minutes of the April 4, 2019, City Plan Commission meeting, subject to the following correction:

- 1) Page 22, Item #15. Z189-145(JM), in the third line of the motion delete “(not inclusive of staff’s Uber drop off lane on Cedar Springs)” and change the language to read as follows: “(not inclusive of staff’s recommended deletion of the drop off lane on Cedar Springs)”.

Maker: Ridley  
Second: Schulte  
Result: Carried: 12 to 0

For: 12 - MacGregor, Schulte, Criss, Johnson,  
Carpenter, Lewis, Jung, Housewright, Schultz,  
Murphy, Ridley, Tarpley

Against: 0  
Absent: 1 - Shidid  
Vacancy: 2 - District 7, District 12

Adjournment

**Motion:** It was moved to **adjourn** the April 18, 2019, City Plan Commission meeting at 7:34 p.m.

Maker: Schulte  
Second: Criss  
Result: Carried: 12 to 0

For: 12 - MacGregor, Schulte, Criss, Johnson,  
Carpenter, Lewis, Jung, Housewright, Schultz,  
Murphy, Ridley, Tarpley

Against: 0  
Absent: 1 - Shidid  
Vacancy: 2 - District 7, District 12

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Gloria Tarpley, Chair