

PLAN COMMISSION MINUTES

The City Plan Commission held a regular Zoning Hearing on April 5, 2018, with the briefing starting at 10:39 a.m., in Room 5ES and the public hearing at 1:48 p.m., in the City Council Chambers of City Hall. Presiding were, Gloria Tarpley, Chair and, Margot Murphy, Acting Vice-Chair. The following Commissioners were present during the hearing: Chad West, Mark Rieves, Jarred Davis, Tony Shidid, Deborah Carpenter, Korey Mack, P. Michael Jung, Tipton Housewright, Carolyn "Cookie" Peadon, and Paul E. Ridley. The following Commissioners were absent from this hearing as defined in the City Plan Commission rules: Matt Houston and Jaynie Schultz. There is one vacancy - District 8.

The City Plan Commission was briefed by staff on each item on the agenda and a question and answer period followed each briefing.

A variety of dockets, requests and briefings were presented to the Commission during the open public hearing. The applicants or their representatives presented their arguments, citizen comments were heard, and using the information and staff recommendations in the hearing dockets, the Commission took the following actions.

NOTE: For more detailed information on discussion on any issue heard during this briefing and public hearing, refer to the tape recording retained on file in the Department of Sustainable Development and Construction. Briefing and public hearing recordings are retained on file for 90 days after approval of CPC minutes.

PUBLIC HEARINGS:

Subdivision Docket

Planner: Sharmila Gurung-Shrestha

Pursuant to Texas Local Government Code Section 212.009(e) these minutes and recording of the hearing certify the reasons for denial of any plat application.

Consent Items:

(1) **S178-138**

Motion: It was moved to **approve** an application to replat a 0.564-acre tract of land containing all of Lot 6, part of Lots 7, 32, and 33 in City Block 2/6451 to create one lot on property located at 9719 Brockbank Drive, east of Abernathy Avenue, subject to compliance with the conditions listed in the docket.

Maker: Carpenter
Second: Mack
Result: Carried: 12 to 0

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

Against: 0
Absent: 2 - Houston, Schultz
Vacancy: 1 - District 8

Speakers: None

(2) **S178-139**

Motion: It was moved to **approve** an application to create one 8.732-acre lot from a tract of land in City Block 6773 on property located on Bruton Road at Cheyenne Road, subject to compliance with the conditions listed in the docket.

Maker: Carpenter
Second: Mack
Result: Carried: 12 to 0

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

Against: 0
Absent: 2 - Houston, Schultz
Vacancy: 1 - District 8

Speakers: None

(3) **S178-143**

Motion: It was moved to **approve** an application to replat a 0.446-acre tract of land containing part of Lots 1 and 2, and 25 feet of abandoned street in City Block 15/8570 to create one lot on property located on Burgess Boulevard at Iberia Avenue, northeast corner, subject to compliance with the conditions listed in the docket.

Maker: Carpenter
Second: Mack
Result: Carried: 12 to 0

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

Against: 0
Absent: 2 - Houston, Schultz
Vacancy: 1 - District 8

Speakers: None

(4) S178-144

Note: The Commission considered this item individually.

Motion: It was moved to **deny** an application to replat a 0.669-acre tract of land containing all of Lot E in City Block 2/2366 to create one lot on property located at 2116 Shea Road, east of Harry Hines Boulevard, due to non-compliance of Section 51A-8.503 of the Dallas Development Code.

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

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

Against: 0
Absent: 2 - Houston, Schultz
Vacancy: 1 - District 8

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

Note: The Commission heard Subdivision agenda item #7. S178-148 next.

(5) S178-146

Motion: It was moved to **approve** an application to create one 1.58-acre lot and one 1.09-acre lot from a tract of land containing all of City Block 1/4736 and part of City Block 6/4736 on property located on Oak Cliff Boulevard at Davis Street, west of Stevens Village Drive, subject to compliance with the conditions listed in the docket.

Maker: Carpenter
Second: Mack
Result: Carried: 12 to 0

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

Against: 0
Absent: 2 - Houston, Schultz
Vacancy: 1 - District 8

Speakers: None

(6) **S178-147**

Motion: It was moved to **approve** an application to replat a 0.197-acre tract of land containing part of Lot 3 and Lot 4 in City Block E/2011 to create one lot on property located at 2319 Kirby Avenue (A.K.A. "Kirby Street"), west of Deere Street, subject to compliance with the conditions listed in the docket.

Maker: Carpenter
Second: Mack
Result: Carried: 12 to 0

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

Against: 0
Absent: 2 - Houston, Schultz
Vacancy: 1 - District 8

Speakers: None

(7) **S178-148**

Note: The Commission considered this item individually.

Motion: It was moved to **approve** an application to replat a 3.692-acre tract of land to create 4 lots ranging in size from 0.6-acre to 1.412-acre on property located between Hi Line Drive and Stemmons Freeway, east of Oak Lawn Avenue, subject to compliance with the conditions listed in the docket.

Maker: Carpenter
Second: Shidid
Result: Carried: 12 to 0

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

Against: 0
Absent: 2 - Houston, Schultz
Vacancy: 1 - District 8

Speakers: None

Note: The Commission returned to the regular order of the agenda and heard Building Line Removal and Residential Replat agenda item #11. S178-102R next.

(8) S178-149

Motion: It was moved to **approve** an application to replat 0.43-acre tract of land containing all of Lot 8 and part of Lot 7 in City Block A/653 to create one lot on property located on Prairie Avenue at Monarch Street, west of Westburg Alley, subject to compliance with the conditions listed in the docket.

Maker: Carpenter
Second: Mack
Result: Carried: 12 to 0

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

Against: 0
Absent: 2 - Houston, Schultz
Vacancy: 1 - District 8

Speakers: None

(9) S178-150

Motion: It was moved to **approve** an application to replat a 1.725-acre tract of land containing part of Lot 2 in City Block 7618 to create one lot on property located on Lancaster Road at Cherry Valley Boulevard, south of Lyndon B. Johnson Freeway/Interstate Highway 20, subject to compliance with the conditions listed in the docket.

Maker: Carpenter
Second: Mack
Result: Carried: 12 to 0

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

Against: 0
Absent: 2 - Houston, Schultz
Vacancy: 1 - District 8

Speakers: None

(10) **S178-151**

Motion: It was moved to **approve** an application to replat a 0.139-acre tract of land containing part of Lots 17 and 18 in City Block 3/649 to create one lot on property located on Roseland Avenue at Ripley Street, east corner, subject to compliance with the conditions listed in the docket.

Maker: Carpenter
Second: Mack
Result: Carried: 12 to 0

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

Against: 0
Absent: 2 - Houston, Schultz
Vacancy: 1 - District 8

Speakers: None

Note: The Commission heard Subdivision agenda item #4. S178-144 upon the conclusion of the Subdivision consent agenda items.

Building Line Removal and Residential Replat:

(11) **S178-102R**

Building Line Removal Motion: It was moved to **approve** an application to remove the 25-foot platted building line and the 10-foot platted building line along Hawthorne Avenue, and the 35-foot platted building line along Cedar Springs Road 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 Cedar Springs Road at Hawthorne Avenue, south corner.

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

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

Against: 0
Absent: 2 - Houston, Schultz
Vacancy: 1 - District 8

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

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

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

Against: 0
Absent: 2 - Houston, Schultz
Vacancy: 1 - District 8

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

Speakers: None

Residential Replats:

(12) **S178-140**

Motion: It was moved to **approve** an application to replat a 25.221-acre tract of land containing part of Lot 1 and Lot 2 in City Block 5516 to create 9 lots ranging in size from 1.164 acre to 12.045 acres on property located on Walnut Hill Lane at Hollow Way Road, west of Dallas North Tollway.

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

For: 11 - West, Davis, Shidid, Carpenter, Mack, Jung, Housewright, Peadon, Murphy, Ridley, Tarpley

Against: 0
Absent: 2 - Houston, Schultz
Vacancy: 1 - District 8
Conflict: 1 - Rieves

Notices: Area: 200 Mailed: 24
Replies: For: 0 Against: 1

Speakers: For: Prabha Cinclair, 1800 Valley View Ln., Dallas, TX, 75234
For (Did not speak): Brad Oellermann, 1800 Valley View Ln., Dallas, TX, 75234
Bryan Klein, 7075 Twin Hills Ave., Dallas, TX, 75231
Against: Greg Nieberding, 10110 Daria Dr., Dallas, TX, 75229

Against (Did not speak): Marc Downs, 10120 Daria Dr., Dallas, TX, 75229
Carol Lee Downs, 10120 Daria Dr., Dallas, TX, 75229

(13) **S178-141**

Motion: It was moved to **approve** an application to replat a 0.161-acre tract of land containing all of Lots 15-B and 15-C in City Block 38/3358 to create one lot on property located on Woodlawn Avenue at Wickford Street, northwest corner, subject to compliance with the conditions listed in the docket.

Maker: West
Second: Davis
Result: Carried: 12 to 0

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

Against: 0
Absent: 2 - Houston, Schultz
Vacancy: 1 - District 8

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

Speakers: None

(14) **S178-145**

Motion: It was moved to **approve** an application to replat a 0.483-acre tract of land containing all of Lot 3C in City Block 10/8331 to create two 10,520 square foot lots on property located on Bagley Avenue at Goodman Street, northeast corner, subject to compliance with the conditions listed in the docket.

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

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

Against: 0
Absent: 2 - Houston, Schultz
Vacancy: 1 - District 8

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

Speakers: None

Miscellaneous Items:

D178-004

Planner: Carlos Talison

Motion: In considering an application for a development plan for an office use with parking garage on property zoned the North Subdistrict within Planned Development District No. 582, Victory Planned Development District on the east line of Victory Avenue at All Star Way, it was moved to **hold** this case under advisement until June 7, 2018.

Maker: Rieves
Second: Shidid
Result: Carried: 12 to 0

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

Against: 0
Absent: 2 - Houston, Schultz
Vacancy: 1 - District 8

Speakers: None

M178-016

Planner: Carlos Talison

Motion: In considering an application for a minor amendment to the site plan for Specific Use Permit No. 405 for a child care facility and private school, kindergarten, and day nursery on property zoned R-16(A) on the southeast corner of Quincy Lane at Northaven Road, it was moved to **hold** this case under advisement until April 19, 2018.

Maker: Murphy
Second: Housewright

Result: Carried: 12 to 0

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

Against: 0

Absent: 2 - Houston, Schultz

Vacancy: 1 - District 8

Speakers: None

Certificates of Appropriateness for Signs:

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 May 3, 2018.

Maker: Carpenter

Second: Rieves

Result: Carried: 12 to 0

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

Against: 0

Absent: 2 - Houston, Schultz

Vacancy: 1 - District 8

Speakers: For: None

For (Did not speak): Jim Hagle, 14201 Sovereign Rd., Fort Worth, TX, 76155

Against: 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 May 3, 2018.

Maker: Carpenter
Second: Rieves
Result: Carried: 12 to 0

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

Against: 0
Absent: 2 - Houston, Schultz
Vacancy: 1 - District 8

Speakers: For: None
For (Did not speak): Jim Hagle, 14201 Sovereign Rd., Fort Worth, TX, 76155
Against: 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 May 3, 2018.

Maker: Carpenter
Second: Rieves
Result: Carried: 12 to 0

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

Against: 0
Absent: 2 - Houston, Schultz
Vacancy: 1 - District 8

Speakers: For: None
For (Did not speak): Jim Hagle, 14201 Sovereign Rd., Fort Worth, TX, 76155
Against: 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 May 3, 2018.

Maker: Carpenter
Second: Rieves
Result: Carried: 12 to 0

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

Against: 0
Absent: 2 - Houston, Schultz
Vacancy: 1 - District 8

Speakers: For: None
For (Did not speak): Jim Hagle, 14201 Sovereign Rd., Fort Worth, TX, 76155
Against: None

Zoning Cases – Consent:

1. **Z178-148(WE/PD)**

Planner: Pamela Daniel

Note: The Commission considered this item individually.

Motion: It was moved to recommend **approval** of an amendment to Planned Development District No. 615, subject to a revised development/landscape plan on the northeast corner of Park Central Drive and Banner Drive.

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

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

Against: 0
Absent: 2 - Houston, Schultz
Vacancy: 1 - District 8
Conflict: 1 - Housewright

*out of the room, shown voting in favor

Notices: Area: 500 Mailed: 15
Replies: For: 0 Against: 0

Speakers: For: Tommy Mann, 500 Winstead Building, Dallas, TX, 75201
Against: None

Note: The Commission heard agenda item #2. Z178-139(WE/MB) next.

2. Z178-139(WE/MB)

Planner: Mohammad Bordbar

Note: The Commission considered this item individually.

Motion: In considering an application for an amendment to Specific Use Permit No. 1401 for an industrial (outside) use for a concrete batching plant on property zoned an IR Industrial Research District with existing deed restrictions [Z990-115], on the east side of Dowdy Ferry Road, north of I-20 (Lyndon B. Johnson Freeway), it was moved to **hold** this case under advisement until May 3, 2018.

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

For: 12 - West, Rieves, Davis, Shidid*, Carpenter, Mack,
Jung, Housewright, Peardon, Murphy, Ridley,
Tarpley

Against: 0
Absent: 2 - Houston, Schultz
Vacancy: 1 - District 8

*out of the room, shown voting in favor

Notices: Area: 400 Mailed: 29
Replies: For: 0 Against: 4

Speakers: None

Note: The Commission heard agenda item #4. Z178-183(MB) next.

3. Z178-179(MB)

Planner: Mohammad Bordbar

Motion: It was moved to recommend **approval** of the renewal of Specific Use Permit No. 1842 for the sale of alcoholic beverages in conjunction with a general merchandise or food store 3,500 square feet or less for a five-year period with eligibility for automatic renewals for additional five-year periods, subject to conditions on property zoned a CR-D-1 Community Retail District with a D-1 Liquor Control Overlay on the northwest corner of West Kiest Boulevard and South Cockrell Hill Road.

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

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

Against: 0
Absent: 2 - Houston, Schultz
Vacancy: 1 - District 8

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

Speakers: None

4. **Z178-183(MB)**

Planner: Mohammad Bordbar

Note: The Commission considered this item individually.

Motion: It was moved to recommend **approval** of a D-1 Liquor Control Overlay; and **approval** of a Specific Use Permit for the sale of alcoholic beverages in conjunction with a restaurant with drive-in or drive-through service for a two-year period, subject to a site plan and revised conditions with a modification to remove Condition #5 regarding the prohibition of outdoor speakers on property zoned Subarea 1 within Planned Development District No. 366-D, the Buckner Boulevard Special Purpose District with a D Liquor Control Overlay on the east line of South Buckner Boulevard, north of Bruton Road.

Maker: Shidid
Second: Davis
Result: Carried: 12 to 0

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

Against: 0
Absent: 2 - Houston, Schultz
Vacancy: 1 - District 8

Notices: Area: 200 Mailed: 19
Replies: For: 2 Against: 1

Speakers: For: Ramon Aranda, 2946 S. Sunbeck Cir., Farmers Branch, TX, 75234
Laura Carolina, 2679 Clayton Oaks Dr., Dallas, TX, 75227
Against: None

Note: The Commission heard agenda item #5. Z178-180(JM) next.

5. Z178-180(JM)

Planner: Jennifer Muñoz

Note: The Commission considered this item individually.

Motion: It was moved to recommend **approval** of a D-1 Liquor Control Overlay; and **approval** of a Specific Use Permit for the sale of alcoholic beverages in conjunction with a restaurant without drive-in or drive-through service for a three-year period, subject to a site plan and conditions on property zoned an RR-D Regional Retail District with a D Liquor Control Overlay, on the northwest corner of Lake June Road and North Prairie Creek Road.

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

For: 11 - West*, Rieves, Davis, Carpenter, Mack, Jung,
Housewright, Peadon, Murphy, Ridley, Tarpley

Against: 0
Absent: 2 - Houston, Schultz
Vacancy: 1 - District 8
Conflict: 1 - Shidid

*out of the room, shown voting in favor

Notices: Area: 200 Mailed: 19
Replies: For: 1 Against: 2

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

Note: The Commission heard agenda item #7, Z178-182(JM) next.

6. Z178-175(JM)

Planner: Jennifer Muñoz

Motion: It was moved to recommend **approval** of a Specific Use Permit for an alcoholic beverage establishment limited to a microbrewery, distillery, or winery for a three-year period with eligibility for automatic renewals for additional five-year periods, subject to a site plan and conditions on property zoned Tract A within Planned Development District No. 269, the Deep Ellum/Near East Side Special Purpose District, on the southwest corner of Main Street and Pryor Street.

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

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

Against: 0
Absent: 2 - Houston, Schultz
Vacancy: 1 - District 8

Notices: Area: 200 Mailed: 16
Replies: For: 5 Against: 0

Speakers: None

Note: The Commission heard agenda item #1, Z178-148(WE/PD) upon the conclusion of the Zoning Consent agenda items.

7. Z178-182(JM)

Planner: Jennifer Muñoz

Note: The Commission considered this item individually.

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: Rieves
Second: Murphy
Result: Carried: 12 to 0

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

Against: 0
Absent: 2 - Houston, Schultz
Vacancy: 1 - District 8

Motion: It was moved to recommend **approval** of a Planned Development District for MF-2(A) Multifamily District uses, subject to a revised development plan and revised conditions (as briefed) on property zoned an MF-2(A) Multifamily District, on the east line of Bennett Avenue, the south line of Monarch Street, and the west line of North Garrett Avenue.

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

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

Against: 0
Absent: 2 - Houston, Schultz
Vacancy: 1 - District 8

Notices: Area: 500 Mailed: 133
Replies: For: 4 Against: 0

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

Note: The Commission returned to the regular order of the agenda and heard Zoning Cases – Individual item #8. Z178-181(CY) next.

Zoning Cases – Individual:

8. Z178-181(CY)

Planner: Carolina Yumet

Motion: In considering an application for a D-1 Liquor Control Overlay and 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 an RR Regional Retail District with a D Liquor Control Overlay on the northeast corner of West Camp Wisdom Road and Marvin D Love Frontage Road, east of Marvin D Love Freeway (US 67), it was moved to **hold** this case under advisement until April 19, 2018.

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

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

Against: 0
Absent: 2 - Houston, Schultz
Vacancy: 1 - District 8

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

Speakers: None

Development Code Amendment:

DCA 178-006

Planner: Pam Thompson

Motion: It was moved to **approve** of amendments to Chapter 51 and Chapter 51A of the Dallas Development Code to clarify language regarding handicapped parking regulations; board of adjustment same matter back to same panel; number of duplicate applications required for remote parking procedures and sign permits; instances where “director of parks and recreation” should be amended to “building official”; pedestrian skybridges; light poles, handicap ramps, air conditioning units, and generators in required front, side, and rear yards as applicable, and clarification of associated noise regulation standards

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

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

Against: 0
Absent: 2 - Houston, Schultz
Vacancy: 1 - District 8

Speakers: None

Other Matters

Minutes:

Motion: It was moved to **approve** the minutes of the March 22, 2018, City Plan Commission meeting, subject to the following correction(s):

- 1) On Page 31, Item #12. Z178-186(MD) change Commissioner Ridley and Commissioner Murphy shown as “absent” to instead be shown as “conflict”.

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

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

Against: 0
Absent: 2 - Houston, Schultz
Vacancy: 1 - District 8

Note: After further review from the City Attorney's office it was ruled that the motion to approve the March 22, 2018, City Plan Commission minutes with a change to item #12. Z178-186(MD)'s vote reflecting both Commissioner Ridley and Commissioner Murphy as "Conflict" was without merit, pursuant to Roberts Rules of Order. It was determined that the minutes reflecting both commissioners recorded as "absent" stand.

Adjournment

Motion: It was moved to **adjourn** the April 5, 2018, City Plan Commission meeting at 3:25 p.m.

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

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

Against: 0
Absent: 2 - Houston, Schultz
Vacancy: 1 - District 8

Gloria Tarpley, Chair