

PLAN COMMISSION MINUTES

The City Plan Commission held a regular Zoning Hearing on July 19, 2018, with the briefing starting at 9:23 a.m., in Room 5ES and the public hearing at 1:53 p.m., in the City Council Chambers of City Hall. Presiding were, Gloria Tarpley, Chair and, Matt Houston, Vice-Chair. The following Commissioners were present during the hearing: Chad West, Mark Rieves, Jarred Davis, Tony Shidid, Deborah Carpenter, Korey Mack, P. Michael Jung, Tipton Housewright, Jaynie Schultz, Carolyn "Cookie" Peadon, Margot Murphy and Paul E. Ridley. The following Commissioners were absent from this hearing as defined in the City Plan Commission rules: None. There is one vacancy - District 8.

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

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

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

PUBLIC HEARINGS:

Subdivision Docket

Planner: 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) **S156-008R**

Motion: It was moved to **approve** an application to revise a previously approved plat (S156-008) to create one 0.631-acre lot from a tract of land containing all of Lots 17, 18, 19, and part of Lot 20 in City Block C/7248, and part of Lot 7 in City Block B/7248 on property located on Pollard Street at Vilbig Road, northwest corner, subject to compliance with the conditions listed in the docket.

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

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

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

Speakers: For: None
Against: None

Against (Did not speak): Betty Orozco, 2329 Kenesaw Dr., Dallas, TX, 75212
Debbie Solis, 2322 Kenesaw Dr., Dallas, TX, 75212
Sharon Howard, 4116 Plum Leaf Ct., Dallas, TX, 75212
Macario Martinez, 901 NE 17th St., Grand Prairie, TX, 75050
Angelina Perez, 1901 W. Davis St., Dallas, TX, 75211
Mary Gonzales, 4007 Odessa St., Dallas, TX, 75212
Daniel Solis, 2322 Kenesaw Dr., Dallas, TX, 75212
Rebecca Valadez, 2630 Clymer St., Dallas, TX, 75212
Lonita Muñoz, 2522 Fort Worth Ave., Dallas, TX, 75211
Starlet Ramirez, 4146 Weisenberger Dr., Dallas, TX, 75212
Margarita Hernandez, 3435 Tumalo Trail, Dallas, TX, 75212
Ralph Hernandez, 3435 Tumalo Trail, Dallas, TX, 75212
Margaret Hernandez, 3435 Tumalo Trail, Dallas, TX, 75212
Esperanza Flores, 812 Keeneland Ct., Dallas, TX, 75211
Maria Story, 4563 Ginger Ave., Dallas, TX, 75211
Isabel Martinez, 3119 Weisenberger Dr., Dallas, TX, 75212
Linda De La Rosa, 3522 Tumalo Trail, Dallas, TX, 75212

(2) **S167-192R**

Motion: It was moved to **approve** an application to revise a previously approved plat (S167-192) to create one 3.844-acre lot and one 5.476-acre lot from a 9.320-acre tract of land in City Blocks 211/6113, 8724, and 8725 on property located on Merrifield Road, east of Mountain Creek Parkway, subject to compliance with the conditions listed in the docket.

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

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

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

Speakers: None

(3) **S178-223**

Motion: It was moved to **approve** an application to replat a 5.466-acre tract of land containing all of Lot 1 in City Block A/8793 and a tract of land in City Block 8793 to create one lot on property located on Kleberg Road and Silverado Drive, southwest of Starwood Circle, subject to compliance with the conditions listed in the docket.

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

For: 14 - West, Rieves, Houston, Davis, Shidid,
Carpenter, Mack, Jung, Housewright, Schultz,
Peadon, Murphy, Ridley, Tarpley
Against: 0
Absent: 0
Vacancy: 1 - District 8

Speakers: None

(4) **S178-224**

Motion: It was moved to **approve** an application to create one 0.493-acre lot and one 2.888-acre lot from a 3.373-acre tract of land in City Block 6/828 on property located on Hickory Street, between Second Avenue and Canton Street, subject to compliance with the conditions listed in the docket.

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

For: 14 - West, Rieves, Houston, Davis, Shidid,
Carpenter, Mack, Jung, Housewright, Schultz,
Peadon, Murphy, Ridley, Tarpley
Against: 0
Absent: 0
Vacancy: 1 - District 8

Speakers: None

(5) **S178-225**

Motion: It was moved to **approve** an application to replat 1.33-acre tract of land containing all of Lot 2 in City Block 8187 and a tract of land in City Block 8187 to create one lot on property located on Belt Line Road at Coit Road, northwest corner, subject to compliance with the conditions listed in the docket.

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

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

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

Speakers: None

(6) **S178-226**

Motion: It was moved to **approve** an application to replat a 1.116-acre tract of land containing all of Lots 6 through 10 in City Block 38/3158 to create one 0.559-acre lot and one 0.557-acre lot on property located on Zang Boulevard at Tenth Street, northwest corner, subject to compliance with the conditions listed in the docket.

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

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

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

Speakers: None

(7) **S178-227**

Motion: It was moved to **approve** an application to create one 2.00-acre lot from a tract of land on property located on Fireside Drive at Dowdy Ferry Road, northeast corner, subject to compliance with the conditions listed in the docket.

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

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

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

Speakers: For: None

FOR (Did not speak): Billy Dockworth, 2220 Gus Thomasson Rd., Mesquite, TX, 752150
Against: None

(8) **S178-228**

Motion: It was moved to **approve** an application to create one 1.328-acre lot from a tract of land in City Block 6535 on property located on Joe Field Road at Goodnight Lane, southeast corner, subject to compliance with the conditions listed in the docket.

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

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

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

Speakers: For: None

FOR (Did not speak): Billy Dockworth, 2220 Gus Thomasson Rd., Mesquite, TX, 752150
Against: None

(9) **S178-229**

Motion: It was moved to **approve** an application to create 79 lots with one detention area from a 19.108-acres tract of land in City Block 8484 on property located between Bloomfield Drive, St. Augustine Road, Brierwood Drive, and Interstate 20, subject to compliance with the conditions listed in the docket.

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

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

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

Speakers: None

(10) **S178-230**

Motion: It was moved to **approve** an application to replat a 6.146-acre tract of land containing all of Lots 57 through 63 in City Block 6568 to create one lot on property located on Denton Drive, south of Forest Lane, subject to compliance with the conditions listed in the docket.

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

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

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

Speakers: None

(11) S178-232

Note: The Commission considered this item individually.

Motion: It was moved to **approve** an application to create 83 lots with 2 common areas from a 16.1096-acre tract of land containing part of City Blocks 7166, 7168 and A/7146, and part of Lots 15 and 16 in City Block A on property located on Iroquois Drive at Leath Street, north of Bickers Street, subject to compliance with the conditions listed in the docket.

Maker: Carpenter
Second: Rieves
Result: Carried: 12 to 2

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

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

Speakers: For: John Stephens, 805 N. Waterview Dr., Richardson, TX, 75080
For (Did not speak): Jeff McKinney, Address not given
Brent Murphy, Address not given
Against: Debbie Solis, 2322 Kenesaw Dr., Dallas, TX, 75212
Wendi Macon, 3622 Ladd St., Dallas, TX, 75212
Against (Did not speak): Sharon Howard, 4116 Plum Leaf Ct., Dallas, TX, 75212
Macario Martinez, 901 NE 17th St., Grand Prairie, TX, 75050
Angelina Perez, 1901 W. Davis St., Dallas, TX, 75211
Mary Gonzales, 4007 Odessa St., Dallas, TX, 75212
Betty Orozco, 2329 Kenesaw Dr., Dallas, TX, 75212
Daniel Solis, 2322 Kenesaw Dr., Dallas, TX, 75212
Rebecca Valadez, 2630 Clymer St., Dallas, TX, 75212
Lonita Muñoz, 2522 Fort Worth Ave., Dallas, TX, 75211
Starlet Ramirez, 4146 Weisenberger Dr., Dallas, TX, 75212
Margarita Hernandez, 3435 Tumalo Trail, Dallas, TX, 75212
Ralph Hernandez, 3435 Tumalo Trail, Dallas, TX, 75212
Margaret Hernandez, 3435 Tumalo Trail, Dallas, TX, 75212
Esperanza Flores, 812 Keeneland Ct., Dallas, TX, 75211
Maria Story, 4563 Ginger Ave., Dallas, TX, 75211
Isabel Martinez, 3119 Weisenberger Dr., Dallas, TX, 75212

Note: The Commission returned to the regular order of the agenda and heard Building Line Reduction and Residential Replats item #21. S178-246 next.

(12) **S178-233**

Motion: It was moved to **approve** an application to create one 4.160-acre lot from a tract of land in City Block 5361 on property located on Gus Thomasson Road at Aledo Drive, southeast corner, subject to compliance with the conditions listed in the docket.

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

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

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

Speakers: None

(13) **S178-234**

Motion: It was moved to **approve** an application to create one 0.459-acre lot from a tract of land in City Block 7909 on property located at 2899 Irving Boulevard at Inwood road, southeast corner, subject to compliance with the conditions listed in the docket.

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

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

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

Speakers: None

(14) **S178-237**

Motion: It was moved to **approve** an application to replat a 2.1155-acres tract of land containing all of Lots 17 through 26 in City Block 4/673 to create one lot on property located on Monarch Street, between Bennett Avenue and Garrett Avenue, subject to compliance with the conditions listed in the docket.

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

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

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

Speakers: None

(15) **S178-239**

Note: Staff read a correction to the staff report request for the record.

Motion: It was moved to **approve** an application to create 4 lots ranging in size from 0.447 acre to 1.162 acres from a 2.834-acre tract of land in City Block 7850 on property located at 8440 Fireside Drive, east of Dowdy Ferry Road, subject to compliance with the conditions listed in the docket.

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

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

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

Speakers: For: None

For (Did not speak): Billy Dockworth, 2220 Gus Thomasson Rd., Mesquite, TX, 752150
Against: None

(16) **S178-240**

Motion: It was moved to **approve** an application to create one 3.00-acre lot and one 26.65-acre lot from a 29.65-acre tract of land in City Block 8771 on property located between Haymarket Road and St. Augustine Drive, south of Teagarden Road, subject to compliance with the conditions listed in the docket.

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

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

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

Speakers: None

(17) **S178-241**

Motion: It was moved to **approve** an application to replat a 0.230-acre tract of land containing all of Lot 8 in City Block 2/701 to create a 6-lot shared access development with one common area on property located on San Jacinto Street between Prairie Avenue and Grisgby Avenue, subject to compliance with the conditions listed in the docket.

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

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

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

Speakers: None

(18) **S178-242**

Motion: It was moved to **approve** an application to replat a 0.330-acre tract of land containing all of Lots 1 and 2 in City Block B/665 to create one lot on property located on Matilda Street at Lindell Boulevard, northeast corner, subject to compliance with the conditions listed in the docket.

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

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

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

Speakers: None

(19) **S178-244**

Motion: It was moved to **approve** an application to create one 40.00-acre lot from a tract of land containing part of City Blocks 6207, 6208, and 6209 on property located on Military Parkway at Delafield Lane, northwest corner, subject to compliance with the conditions listed in the docket.

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

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

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

Speakers: None

(20) **S178-249**

Motion: It was moved to **approve** an application to replat a 0.652-acre tract of land containing part of Lots 5, 6, and 7 and all of Lot 8 in City Block 1/3433 to create one lot on property located on Zang Boulevard at Beckley Avenue, east corner, subject to compliance with the conditions listed in the docket.

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

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

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

Speakers: None

Note: The Commission heard Subdivision agenda item #11. S178-232 upon the conclusion of the Subdivision consent agenda items.

Building Line Reduction and Residential Replats:

(21) **S178-246**

Building Line Removal Motion: It was moved to **approve** to reduce a portion of the existing platted 30-foot building line to 29 feet along the south line of Valley Ridge 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 at 4050 Valley Ridge Road, west of Gooding Drive.

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

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

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

Replat Motion: It was moved to **approve** an application to replat a 0.175-acre tract of land containing all of Lot 10 in City Block F/6220 on property located at 4050 Valley Ridge Road, west of Gooding Drive, subject to compliance with the conditions listed in the docket.

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

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

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

Notices: Area: 200 Mailed: 24
Replies: For: 2 Against: 1

Speakers: None

Note: The Commission continued with the regular order of the agenda and heard Residential Replat item #22. S178-231 next.

Residential Replat:

(22) **S178-231**

Motion: It was moved to **approve** an application to replat a 1.800-acre tract of land containing all of Lot 10R and an abandoned alley in City Block H/5826 to create one 1.628-acre lot and one 0.172-acre lot on property located between Oak Creek Circle, Urban Avenue, and Military Parkway, subject to compliance with the conditions listed in the docket and an additional condition to read as: "On the final plat, proposed lot 4R must meet required minimum lot size for R-7.5(A) 7500 square feet."

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

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

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

Notices: Area: 200 Mailed: 27
Replies: For: 1 Against: 0

Speakers: None

(23) **S178-243**

Motion: It was moved to **approve** an application to replat a 0.268-acre tract of land containing part of Lots 19, 20, 21, and 22 in City Block 21/1290 to create two lots on property located on Myrtle Street at Peabody Avenue, north corner, subject to compliance with the conditions listed in the docket.

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

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

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

Notices: Area: 200 Mailed: 31
Replies: For: 3 Against: 0

Speakers: For: Ronald Young, 802 Trail Lake Dr., Euless, TX, 76039
Against: None

(24) **S178-245**

Motion: It was moved to **approve** an application to replat an 18.376-acre tract of land containing all of Lots 5 through 9 in City Block 1/6338, all of Lots 5 through 9 in City Block 1/6339, and part of Lot 2 in City Block 6337 to create one lot on property located between Alto Garden Drive and Condon Drive, east of Buckner Boulevard, subject to compliance with the conditions listed in the docket.

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

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

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

*out of the room, shown voting in favor

Notices: Area: 200 Mailed: 51
Replies: For: 0 Against: 0

Speakers: None

(25) **S178-248**

Motion: It was moved to **approve** an application to replat a 5.301-acre tract of land containing all of Lot 6 in City Block 2/5601 and a tract of land in City Block 5601 to create one lot on property located at 9806 Inwood Road, south of Walnut Hill Lane, subject to compliance with the conditions listed in the docket.

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

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

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

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

Speakers: None

(26) **S178-250**

Motion: It was moved to **approve** an application to replat a 1.263-acre tract of land containing all of Lots 17, 18, and part of Lot 25 in City Block B/3432 to create a 22-lot shared access development on property located on Canty Street at Crawford Street, northeast corner, subject to compliance with the conditions listed in the docket and an additional condition to read as: "Final plat must comply with the ST-5 Residential Streetscape requirements. Sec 51A-13.503(e)".

Maker: West
Second: Davis
Result: Carried: 13 to 1

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

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

Notices: Area: 200 Mailed: 43
Replies: For: 0 Against: 0

Speakers: For: Bruce Reid, 1603 Orrington Ave., Evanston, IL, 60201
For (Did not speak): Olga Torres, 727 N. Crawford St., Dallas, TX, 75203
Bibiana Bustamante, 737 N. Beckley Ave., Dallas, TX, 75203
Against: Besty Fausel, 800 N. Crawford St., Dallas, TX, 75203

(27) **S178-251**

An application to replat a 1.453-acre tract of land containing all of Lots 4 through 7, and part of Lots 11 through 16 in City Block B/3431 to create a 36-lot shared access development with one common area on property located on Neely Street at Crawford Street, northeast corner.

Speakers: For: None
For (Did not speak): Bruce Reid, 1603 Orrington Ave., Evanston, IL, 60201
Against (Did not speak): Besty Fausel, 800 N. Crawford St., Dallas, TX, 75203
Ricardo Perez, 405 N. Patton Ave., Dallas, TX, 75203
Maria Del Carmen Villa, 202 E. Neely St., Dallas, TX, 75203
Elena Del Carmen Villa, 202 E. Neely St., Dallas, TX, 75203

This case was withdrawn by the applicant.

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 August 2, 2018.

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

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

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

*out of the room, shown voting in favor

Speakers: None

Certificates of Appropriateness for Signs:

Note: Certificates of Appropriateness for Signs items 1805210002, 1805210003 and 1805210004 were read into the record and heard together.

1805210002

Planner: Steve Long

Motion: It was moved to **approve** a Certificate of Appropriateness by Curt Horak of Priority Signs and Graphics for a 40.5-square foot detached monument sign at 1445 Ross Avenue (east corner).

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

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

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

*out of the room, shown voting in favor

Speakers: None

1805210003

Planner: Steve Long

Motion: It was moved to **approve** a Certificate of Appropriateness by Curt Horak of Priority Signs and Graphics for a 40.5-square foot detached monument sign at 1445 Ross Avenue (north corner).

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

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

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

*out of the room, shown voting in favor

Speakers: None

1805210004

Planner: Steve Long

Motion: It was moved to **approve** a Certificate of Appropriateness by Curt Horak of Priority Signs and Graphics for a 40.5-square foot detached monument sign at 1445 Ross Avenue (west side).

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

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

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

*out of the room, shown voting in favor

Speakers: None

Zoning Cases – Consent:

1. Z156-326(VP)

Planner: Vasavi Pilla

Note: The Commission considered this item individually.

Motion: It was moved to recommend **approval** of amendments to Planned Development District No. 758, subject to staff's recommended conditions on property zoned Planned Development District No. 758 with consideration being given to appropriate zoning for the area including use, development standards, and other appropriate regulations in an area generally along both sides of Walnut Hill Lane, east of Skillman Street.

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

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

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

Notices: Area: 200 Mailed: 203
Replies: For: 1 Against: 1

Speakers: For: Bill Rafkin, 2501 N. Harwood, Dallas, TX, 75201
Against: None

Note: The Commission heard agenda item #2. Z178-113(AR) next.

2. Z178-113(AR)

Planner: Andrew Ruegg

Note: The Commission considered this item individually.

Motion: It was moved to recommend **approval** of an amendment to an established conservation district, subject to the architectural survey and revised conditions (as briefed) on property zoned Conservation District No. 20, the Stevens Park Conservation District, in an area generally bounded by Plymouth Road, Atlantic Street, and Hampton Road.

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

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

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

Notices: Area: 200 Mailed: 226
Replies: For: 42 Against: 1

Speakers: For: Dodie Bulter, 1016 N. Oak Cliff Blvd., Dallas, TX, 75208
FOR (Did not speak): J. E. Mustin, 1103 N. Plymouth Rd., Dallas, TX, 75208
Michelle Touchet, 1909 Old Orchard Dr., Dallas, TX, 75208
Carole Somers-Clark, 1131 N. Plymouth Rd., Dallas, TX, 75208
Ronald Somers-Clark, 1131 N. Plymouth Rd., Dallas, TX, 75208
John Cox, 1033 N. Plymouth Rd., Dallas, TX, 75208
Against: None

Note: The Commission heard agenda item #4. Z178-252(CT) next.

3. Z178-251(CT)

Planner: Carlos Talison

Motion: It was moved to recommend **approval** of an MF-2(A) Multifamily District on property zoned an IR Industrial Research District, on the northwest line of Kimsey Drive, northeast of Maple Road.

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

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

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

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

Speakers: None

4. Z178-252(CT)

Planner: Carlos Talison

Note: The Commission considered this item individually.

Motion: It was moved to recommend **approval** of a TH-3(A) Townhouse District, subject to deed restrictions volunteered by the applicant on property zoned an R-7.5(A) Residential District, on the west line of North St. Augustine Drive, south of Scyene Road.

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

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

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

Notices: Area: 300 Mailed: 16
Replies: For: 1 Against: 0

Speakers: For: Ronald Salamie, 6175 Main St., Frisco, TX, 75035
Cynthia Oliva, 2201 Main St., Dallas, TX, 75201
Against: None

Note: The Commission heard agenda item #7. Z178-159(SM) next.

5. Z178-253(AM)

Planner: Abraham Martinez

Motion: It was moved to recommend **approval** of an MF-2(A) Multifamily District on property zoned a CR-D Community Retail District with a D Liquor Control Overlay and Specific Use Permit No. 532, for a community center and outside playground, on the east line of South Corinth Street Road, south of Morrell Avenue.

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

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

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

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

Speakers: For: None
For (Did not speak): Christopher Mayes, 9609 Vista View Dr., Austin, TX, 75750
Against: None

6. **Z167-334(SM)**

Planner: Sarah May

Motion: It was moved to recommend **approval** of the renewal of Specific Use Permit No. 1992 for a commercial amusement (inside) limited to a dance hall for a five-year period with eligibility for automatic renewals for additional five-year periods, subject to a revised site plan and conditions within Planned Development District No. 498, the Harry Hines Corridor Special Purpose District, on the north line of Royal Lane, between Reeder Road and Harry Hines Boulevard.

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

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

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

Notices: Area: 400 Mailed: 37
Replies: For: 0 Against: 1

Speakers: None

7. Z178-159(SM)

Planner: Sarah May

Note: The Commission considered this item individually.

Motion: It was moved to recommend **approval** of the renewal of Specific Use Permit No. 1804 for an industrial (outside) not potentially incompatible use limited to a concrete batch plant for a one-year period, subject to conditions on property zoned an IR Industrial Research District, on the north line of Commerce Street, west of Sylvan Avenue.

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

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

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

Notices: Area: 200 Mailed: 12
Replies: For: 1 Against: 0

Speakers: For: Haben Tewelde, 8111 LBJ Freeway, Dallas, TX, 75251
For (Did not speak): Jonathan Reyes, 347 N. Patton Ave., Dallas, TX, 75203
Against: None

Against (Did not speak): Starlet Ramirez, 4146 Weisenberger Dr., Dallas, TX, 75212
Isabel Martinez, 3119 Weisenberger Dr., Dallas, TX, 75212
Debbie Solis, 2322 Kenesaw Dr., Dallas, TX, 75212
Daniel Solis, 2322 Kenesaw Dr., Dallas, TX, 75212
Betty Orozco, 2329 Kenesaw Dr., Dallas, TX, 75212
Linda De La Rosa, 3522 Tumalo Trail, Dallas, TX, 75212
Ralph Hernandez, 3435 Tumalo Trail, Dallas, TX, 75212
Margarita Hernandez, 3435 Tumalo Trail, Dallas, TX, 75212
Margaret Hernandez, 3435 Tumalo Trail, Dallas, TX, 75212
Bibiana Bustamante, 737 N. Beckley Ave., Dallas, TX, 75203
Mary Gonzales, 4007 Odessa St., Dallas, TX, 75212
Maria Story, 4563 Ginger Ave., Dallas, TX, 75211
Esperanza Flores, 812 Keeneland Ct., Dallas, TX, 75211
Angelina Perez, 1901 W. Davis St., Dallas, TX, 75211
Rebecca Valadez, 2630 Clymer St., Dallas, TX, 75212
Lonita Muñoz, 2522 Fort Worth Ave., Dallas, TX, 75211
Sharon Howard, 4116 Plum Leaf Ct., Dallas, TX, 75212
Macario Martinez, 901 NE 17th St., Grand Prairie, TX, 75050

Note: The Commission heard agenda item #11. Z178-263(CY) next.

8. Z178-247(SM)

Planner: Sarah May

Motion: It was moved to recommend **approval** of a Specific Use Permit for a bar, lounge, or tavern for a two-year period, subject to a site plan and conditions on property zoned Subdistrict 2 within Planned Development District No. 317, the Cedars Special Purpose District, on the northeast line of South Harwood Street, south of Hickory Street.

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

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

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

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

Speakers: None

9. Z178-258(SM)

Planner: Sarah May

Motion: It was moved to recommend **approval** of the renewal of Specific Use Permit No. 1862 for the sale of alcoholic beverages in conjunction with a general merchandise or food store use 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 RR-D-1 Regional Retail District with a D-1 Liquor Control Overlay, on the northeast corner of South Hampton Road and Marvin D. Love Freeway.

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

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

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

Notices: Area: 200 Mailed: 20
Replies: For: 1 Against: 0

Speakers: None

10. Z178-262(JM)

Planner: Jennifer Muñoz

Motion: It was moved to recommend **approval** of the renewal of Specific Use Permit No. 2199 for the sale of alcoholic beverages in conjunction with a general merchandise or food store 3,500 square feet or less for a two-year period with eligibility for automatic renewals for additional five-year periods, subject to conditions on property zoned a CR-D-1 Community Retail District with a D-1 Liquor Control Overlay, on the northeast corner of West Illinois Avenue and Toluca Avenue.

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

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

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

Notices: Area: 200 Mailed: 35
Replies: For: 0 Against: 0

Speakers: None

11. Z178-263(CY)

Planner: Carolina Yumet

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 or food 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 north side of West Camp Wisdom Road, east of Marvin D. Love Freeway (US 67), it was moved to **hold** this case under advisement until September 6, 2018.

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

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

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

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

Speakers: For: None
For: (Did not speak): Santos Martinez, 900 Jackson St., Dallas, TX, 75202
Against: None

Note: The Commission heard agenda item #13. Z178-255(CY) next.

12. Z178-177(CY)

Planner: Carolina Yumet

Motion: It was moved to recommend **approval** of an amendment to Specific Use Permit No. 1252 for a child-care facility for a five-year period with eligibility for automatic renewals for additional five-year periods, subject to site plan and conditions on property zoned R-7.5(A) Single Family District, on the northwest corner of North Jim Miller Road and Sarah Lee Drive.

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

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

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

Notices: Area: 200 Mailed: 29
Replies: For: 1 Against: 0

Speakers: None

13. Z178-255(CY)

Planner: Carolina Yumet

Note: The Commission considered this item individually.

Motion: It was moved to recommend **approval** of a Specific Use Permit for the relocation of a detached non-premise sign (billboard) for a five-year period, subject to site plan and conditions on property zoned an MC-1 Multiple Commercial District, on the southwest side of Interstate Highway 635 (Lyndon B Johnson Freeway), west of Skillman Street.

Maker: Housewright
Second: Mack
Result: Carried: 10 to 4

For: 10 - West, Rieves, Houston, Davis, Carpenter,
Mack, Jung, Housewright, Peadon, Tarpley

Against: 4 - Shidid, Schultz, Murphy, Ridley
Absent: 0
Vacancy: 1 - District 8

Notices: Area: 200 Mailed: 126
Replies: For: 1 Against: 1

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

Note: The Commission returned to the regular order of the agenda and heard Zoning Cases – Under Advisement item #15. Z167-299(SM) next.

14. Z178-243(PD)

Planner: Pamela Daniel

Motion: In considering an application for a Specific Use Permit for an attached projecting non-premise district activity videoboard sign on property zoned Planned Development District No. 619, east of North Akard Street, between Pacific Avenue and Elm Street, it was moved to **hold** this case under advisement until August 16, 2018.

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

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

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

Notices: Area: 200 Mailed: 83
Replies: For: 0 Against: 0

Speakers: None

Note: The Commission heard agenda item #1, Z156-326(VP) upon the conclusion of the Zoning Consent agenda items.

Zoning Cases – Under Advisement:

15. **Z167-299(SM)**

Planner: Sarah May

Motion: In considering an application for the renewal of Specific Use Permit No. 2146 for the sale of alcoholic beverages in conjunction with a general merchandise or food store greater than 3,500 square feet on property zoned a CR-D-1 Community Retail District with a D-1 Liquor Control Overlay on the north corner of Kleberg Road and Carleta Street, it was moved to **hold** this case under advisement until September 6, 2018.

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

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

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

Notices: Area: 200 Mailed: 19
Replies: For: 0 Against: 0

Speakers: None

16. Z178-190(SM)

Planner: Sarah May

Motion: In considering an application to amend Planned Development District No. 282 for mixed uses on property zoned Planned Development District No. 282, on the northwest corner of West Colorado Boulevard and North Beckley Avenue, it was moved to **hold** this case under advisement until August 16, 2018.

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

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

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

Notices: Area: 500 Mailed: 144
Replies: For: 21 Against: 6

Speakers: None

17. Z178-215(SM)

Planner: Sarah May

Motion: It was moved to recommend **approval** of an of a CR Community Retail District with revised deed restrictions volunteered by the applicant with a modification to include prohibition of liquor stores, pawn shops and car washes for approximately 12 acres in lieu of an MU-2 Mixed Use District and no change on the remainder on property zoned an R-10(A) Single Family District, on the southwest corner of Beltline Road and Fish Road.

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

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

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

Notices: Area: 500 Mailed: 130
Replies: For: 3 Against: 5

Speakers: For: Angela Hunt, 500 N. Akard St., Dallas, TX, 75201
Johnny Aguinaga, 8117 Preston Rd., Dallas, TX, 75225
For (Did not speak): Teri Wilson, 13045 Fish Rd., Dallas, TX, 75252
Against: None

Zoning Cases – Individual:

18. Z178-265(SM)

Planner: Sarah May

Motion: In considering an application for a new subdistrict to allow additional retail and personal service uses on property zoned Blocks 12 and 13 within Planned Development District No. 800, on the southwest line of South Riverfront Boulevard, north of South Houston Street, it was moved to **hold** this case under advisement until August 16, 2018.

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

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

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

*out of the room, shown voting in favor

Notices: Area: 500 Mailed: 20
Replies: For: 0 Against: 0

Speakers: None

19. Z178-264(PD)

Planner: Pamela Daniel

Motion: It was moved to recommend **approval** of the renewal of Specific Use Permit No. 2048 for the sale of alcoholic beverages in conjunction with a general merchandise or food store 100,000 square feet or more for a four-year period, subject to staff's recommended conditions on property zoned an RR-D-1 Regional Retail District with a D-1 Liquor Control Overlay on the south line of East R.L. Thornton Freeway and west of South Buckner Boulevard.

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

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

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

*out of the room, shown voting in favor

Notices: Area: 400 Mailed: 66
Replies: For: 1 Against: 2

Speakers: For: Lauran Nuffer, 13455 Noel Rd., Dallas, TX, 75240
Against: None

20. **Z178-218(CY)**

Planner: Carolina Yumet

Motion: It was moved to recommend **approval** of **(1)** a Planned Development Subdistrict for O-2 Office uses and a restaurant without drive-in or drive-thru use, subject to a revised development plan, revised landscape plan and revised conditions with the following modifications: 1) SEC. S-__106., MAIN USES PERMITTED., (b), modify language to read: *“[must be located in a structure whose main use is hotel or office. A maximum of two restaurants are allowed in a building whose main use is office.]”*, 2) SEC. S-__108., YARD, LOT, AND SPACE REGULATIONS., (b), Side Yard, (1) to read: “Minimum side yard setback for residential use building is 30 feet.” and modify “(e) Height” to read: “Maximum height is 299 feet except office main use limited to 279 feet.”, 3) SEC. S-__109., OFF-STREET AND LOADING., add subsection to read: “(e) Required parking for structures whose main use is office or multifamily must be located on the lot on which the office or multifamily use is located notwithstanding any other provision in this ordinance.”, 4) SEC. S-__111., LANDSCAPING., add language to read: “Minimum height of 8 foot solid wall will be required along the boundary line with Turtle Creek Gardens on the west side of this project with landscaping of the wall”, 5) SEC. S-__113., SIGNS., modify section to incorporate two subsections to read: “(a) Except as provided in this section, Signs must comply with the provisions for business zoning districts in Article VII.” and “(b) Tenant signage or LED accent lighting is prohibited on that portion of the north facades of structures whose main use is office or multi-family and share a side yard with Lot 2B of Block 1027 or Lots 1G and 1H of Block 1017, except for the top two stories of a structure whose main use is office, and such signage shall meet the

requirements for a business zoning district, shall not include animations or full motion graphics, but may change color twice per day.”, and 6) SEC. S-____115., ADDITIONAL PROVISIONS., modify section to incorporate four subsections to read: “(d) Glass used on a structure whose main use is multifamily may not have a reflectance percentage in excess of 20 percent.”, “(e) A concave or convex facade is prohibited for any structure whose main use is office, except at the ground floor.”, “(f) A minimum of four speed bumps must be added to the perimeter drives.”, and “(g) A stop sign must be added at the Gillespie Street exit.”; **(2)** the removal of a portion of the D Liquor Control Overlay; and **(3)** the termination of Specific Use Permit No. 1293 for a bank or savings and loan office with drive-in window use on property zoned an O-2-D Office Subdistrict within Planned Development District No. 193, the Oak Lawn Special Purpose District with a Liquor Control Overlay and with Specific Use Permit No. 1293 for a bank or savings and loan office with drive-in window use on a portion, on the northwest line of Turtle Creek Boulevard, between Gillespie Street and Fairmount Street.

Maker: Ridley
Second: Murphy
Result: Carried: 12 to 2

For: 12 - West, Houston, Davis, Shidid, Mack, Jung,
Housewright, Schultz, Peadon, Murphy, Ridley,
Tarpley

Against: 2 - Carpenter, Rieves
Absent: 0
Vacancy: 1 - District 8

Notices: Area: 500 Mailed: 546
Replies: For: 64 Against: 105

Speakers: For: Vance Detwiler, 6522 Belmead Dr., Dallas, TX, 75230
David Dierkes, 6947 Abbey Ct., Dallas, TX, 75214
Trey Lentz, 3511B Dickerson Ave., Dallas, TX, 75219
Jim Harris, 1722 Routh St., Dallas, TX, 75201
Paula Lambert, 2841 Park Bridge Ct., Dallas, TX, 75219
Sue Krider, 3401 Lee Parkway, Dallas, TX, 75219
For (Did not speak): Suzan Kedron, 2323 Ross Ave., Dallas, TX, 75201
Nicasio Arrieta, 3215 Carlise St., Dallas, TX, 75204
Landon Twague, 3917 Inwood Rd., Dallas, TX, 75209
Jeremy White, 6060 N. Central Expressway, Dallas, TX, 75206
Brian Leslie, 6060 N. Central Expressway, Dallas, TX, 75206
Jud Pankey, 6060 N. Central Expressway, Dallas, TX, 75206
Against: Allen Rubin, 2714 Turtle Creek Cir., Dallas, TX, 75219
Harriet Rubin, 2714 Turtle Creek Cir., Dallas, TX, 75219
Friedrich Elliott, 2525 Turtle Creek Blvd., Dallas, TX, 75219

21. Z178-206(JM)

Planner: Jennifer Muñoz

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 to increase the required set back on Carlisle Street from a height of 20 ft. to a height of 15 ft. in the Commission's judgment is *de minimus* in nature.

Maker: Ridley
Second: None
Failed: Lack of a second

Motion II: In considering an application for a Planned Development Subdistrict for MF-2 Multiple Family uses, subject to a development plan and staff's recommended conditions on property zoned an MF-2 Multiple Family Subdistrict within Planned Development District No. 193, the Oak Lawn Special Purpose District, on the west line of Carlisle Street, between North Hall Street and Bowen Street, it was moved to **hold** this case under advisement until August 16, 2018.

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

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

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

Notices: Area: 500 Mailed: 962

Replies: For: 105 Against: 708

Speakers: For: Angela Hunt, 500 N. Akard St., Dallas, TX, 75201
Brian O'Boyle, Sr., 6423 Del Norte Ln., Dallas, TX, 75225
Mike Hampton, 4311 Oak Lawn Ave., Dallas, TX, 75219
Jeff Courtwright, 6758 Avalon Ave., Dallas, TX, 75214
For (Did not speak): Leland Burk, 5311 Park Ln., Dallas, TX, 75220
Michael McKinney, 3269 Carlisle St., Dallas, TX, 75204
Robert Hall, 4154 Cedarbrush Dr., Dallas, TX, 75229
Jeff Cowick, 3901 Travis St., Dallas, TX, 75204
Carmen Cowick, 3901 Travis St., Dallas, TX, 75204
Joleen Decie, 3239 Carlisle St., Dallas, TX, 75204
Jon Beasley, 3215 Carlisle St., Dallas, TX, 75204
Kathryn Rucker, 3263 Carlisle St., Dallas, TX, 75204

Matthew Soret, 3203 Carlisle St., Dallas, TX, 75204
Brian Carleton, 3203 Carlisle St., Dallas, TX, 75204
Mary Barnett, 100 Big Creek Rd., Blanco, TX, 78606
Don Barnett, 100 Big Creek Rd., Blanco, TX, 78606
Russell Stafford, 3209 Carlisle St., Dallas, TX, 75204
Gary Starks, 3215 Carlisle St., Dallas, TX, 75204
Carol Sharp, 3249 Carlisle St., Dallas, TX, 75204
Kris Sharp, 3249 Carlisle St., Dallas, TX, 75204
Jill Holsinger, 3269 Carlisle St., Dallas, TX, 75204
John Harper, 2400 Knight St., Dallas, TX, 75219
Randy Johnson, 3205 Carlisle St., Dallas, TX, 75204
Linda Smith, 3203 Carlisle St., Dallas, TX, 75204
Steve Dalbke, 3203 Carlisle St., Dallas, TX, 75204
Katherine Carr, 3203 Carlisle St., Dallas, TX, 75204
Tom Fox, 5304 Parkland Ave., Dallas, TX, 75235
Francisco Medrano, 3203 Carlisle St., Dallas, TX, 75204
Patrick Mackey, 3263 Carlisle St., Dallas, TX, 75204
David Milazzo, 3203 Carlisle St., Dallas, TX, 75204
Mark Fankhauser, 8066 Park Ln., Dallas, TX, 75231
Dennis Humphries, 4123 Douglas Ave., Dallas, TX, 75219
Katie Tunison, 3235 Carlisle St., Dallas, TX, 75204
Sue Krider, 3401 Lee Parkway, Dallas, TX, 75219
Julie Brown, 3263 Carlisle St., Dallas, TX, 75204
Against: Amanda Popken, 2519 Catherine St., Dallas, TX, 75211
Gregory Cagle, 7500 Rialto Blvd., Austin, TX, 78735
Tim North, 3210 Carlisle St., Dallas, TX, 75204
Tracy Popken, 301 Melba St., Dallas, TX, 75208
David Harston, 3215 Carlisle St., Dallas, TX, 75204
Joseph Miller, 3225 Turtle Creek Blvd., Dallas, TX, 75219
Against (Did not speak): Brenda Marks, 3925 Gilbert Ave., Dallas, TX, 75219
Lance Horton, 3210 Carlisle St., Dallas, TX, 75204
Cassandra Blanchard, 3210 Carlisle St., Dallas, TX, 75204
Dolores Milhous, 3510 Turtle Creek Blvd., Dallas, TX, 75219
Shirley Davis, 3510 Turtle Creek Blvd., Dallas, TX, 75219
John Olson, 4036 Holland Ave., Dallas, TX, 75219

Note: Chair Tarpley announced the Commission would take a short break at 9:01 p.m. The Commission reconvened at 9:14 p.m.

Development Code Amendment:

DCA 178-009

Planner: Vasavi Pilla

Motion: In considering amendments to the Dallas Development Code, Chapters 51 and 51A, to define and establish regulations for a live/work accessory use, it was moved to **hold** this case under advisement until August 2, 2018.

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

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

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

Speakers: None

Authorization of a Hearing:

Planner: Neva Dean

Motion: In considering authorization of a public hearing to determine the proper zoning on property zoned an IM Industrial Manufacturing District with Specific Use Permit No. 1583 for a refuse transfer station use with consideration being given to evaluating whether the Specific Use Permit is compatible with adjacent property and consistent with the character of the neighborhood, on the northeast side of Pontiac Avenue, southeast of Cedar Crest Boulevard and containing approximately 3.5 acres, it was moved to **hold** this case under advisement until August 2, 2018.

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

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

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

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

Other Matters

Consideration of appointments to CPC Committees:
THOROUGHFARE (TRANSPORTATION) COMMITTEE

Chair Tarpley announced changes to the CPC Thoroughfare (Transportation) Committee.

Minutes:

Motion: It was moved to **approve** the minutes of the June 21, 2018, City Plan Commission meeting, subject to the corrections.

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

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

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

Adjournment

Motion: It was moved to **adjourn** the July 19, 2018, City Plan Commission meeting at 9:23 p.m.

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

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

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

Gloria Tarpley, Chair