

PLAN COMMISSION MINUTES

The City Plan Commission held a regular Zoning Hearing on September 6, 2018, with the briefing starting at 10:46 a.m., in Room 5ES and the public hearing at 1:42 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, Christopher B. Lewis, 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: P. Michael Jung and Tipton Housewright. There were no vacancies.

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) **S178-281**

Motion: It was moved to **approve** an application to create 24 single family residential lots and one common area with lots ranging in size from 6,000-square feet to 14,272-square feet from a 6.939-acre tract of land in City Block 8765 as a Community Unit Development on property located at the terminus of Sewell Road, east of Haymarket Road, subject to compliance with the conditions listed in the docket.

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

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

Against: 0
Absent: 2 - Jung, Housewright
Vacancy: 0

Speakers: None

(2) **S178-282**

Note: The Commission considered this item individually.

Additional Note: Staff corrected case report Subdivision History item #2 to read S123-145.

Motion I: It was moved to **deny** an application to replat a 1.274-acre tract of land containing all of Lots 4 through 9 in City Block 12/1904 to create one lot on property located on Richmond Avenue, east of Greenville Avenue, due to non-compliance with 51A-8.503 of the Dallas Development Code.

Maker: Ridley
Second: Schultz
Result: Failed: 6 to 7

For: 6 - Rieves, Carpenter, Lewis, Schultz, Peadon,
Ridley

Against: 7 - West, Houston, Davis, Shidid, Mack, Murphy,
Tarpley

Absent: 2 - Jung, Housewright
Vacancy: 0

Motion II: It was moved to **approve** an application to replat a 1.274-acre tract of land containing all of Lots 4 through 9 in City Block 12/1904 to create one lot on property located on Richmond Avenue, east of Greenville Avenue, subject to compliance with the conditions listed in the docket.

Maker: Murphy
Second: Davis
Result: Carried: 7 to 6

For: 7 - West, Houston, Davis, Shidid, Mack, Murphy,
Tarpley
Against: 6 - Rieves, Carpenter, Lewis, Schultz, Peadon,
Ridley
Absent: 2 - Jung, Housewright
Vacancy: 0

Speakers: For: None
Against: Bruce Richardson, 5607 Richmond Ave., Dallas, TX, 7520

Note: The Commission heard Subdivision agenda item #11. S178-294 next.

(3) S178-283

Motion: It was moved to **approve** an application to create a 1.2397-acre lot from a tract of land containing all of Lots 9 through 13 and part of Lot 14 in City Block L/1536 on property located on Travis Street and Knox Street, South Corner, subject to compliance with the conditions listed in the docket.

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

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

Against: 0
Absent: 2 - Jung, Housewright
Vacancy: 0

Speakers: None

(4) S178-284

Motion: It was moved to **approve** an application to create three lots ranging in size from 0.417-acre to 8.198-acre from a 13.625-acre tract of land in City Block K/8466 on property located on Olympus Boulevard and Rambler Road, northwest corner, subject to compliance with the conditions listed in the docket.

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

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

Against: 0
Absent: 2 - Jung, Housewright
Vacancy: 0

Speakers: None

(5) **S178-285**

Motion: It was moved to **approve** an application to create a 2.886-acre lot from a tract of land in City Block 8822 on property located on South Belt Line Road at Garden Grove Road, north corner, subject to compliance with the conditions listed in the docket.

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

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

Against: 0
Absent: 2 - Jung, Housewright
Vacancy: 0

Speakers: None

(6) **S178-288**

Motion: It was moved to **approve** an application to create 73 single family residential lots and 2 common areas with lots ranging in size from 6,000-square feet to 11,637-square feet from a 17.858-acre tract of land in City Block 6960 as a Community Unit Development on property located on Los Angeles Boulevard if extended, south of Blue Ridge Boulevard, subject to compliance with the conditions listed in the docket to include a change to Condition #10 to areas as follows: "Condition #10. The number of lots permitted by this plat is 73 lots and 2 common areas."

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

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

Against: 0
Absent: 2 - Jung, Housewright
Vacancy: 0

Speakers: None

(7) **S178-289**

Motion: It was moved to **approve** an application to replat a 0.918-acre tract of land containing all of Lots 4 and 5 in City Block A/4414 to create one lot on property located on Beachview Street at Gaston Parkway, north corner, subject to compliance with the conditions listed in the docket.

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

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

Against: 0
Absent: 2 - Jung, Housewright
Vacancy: 0

Speakers: None

(8) **S178-290**

An application to replat a 0.390-acre tract of land containing all of Lots 21 and 22 in City Block 2/4993 on property located on West Lovers Lane at Bristol Avenue, southwest corner.

This case was withdrawn by the applicant.

(9) **S178-291**

Motion: It was moved to **approve** an application to replat a 1.038-acre lot containing part of Lots 4 and 14A and all of Lots 5B and 15 in City Block B/6627 on property located on Altaire Avenue and Terminus us of Acme Street, east of R. L. Thornton Freeway (Interstate Highway No. 35), subject to compliance with the conditions listed in the docket.

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

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

Against: 0
Absent: 2 - Jung, Housewright
Vacancy: 0

Speakers: None

(10) **S178-293**

Motion: It was moved to **approve** an application to replat a 4.6649-acre tract of land containing all of Lot 4 in City Block A/7558 into one 3.2192-acre and one 1.4456-acre lot on property located on Interstate Highway 20, East of Hampton, subject to compliance with the conditions listed in the docket.

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

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

Against: 0
Absent: 2 - Jung, Housewright
Vacancy: 0

Speakers: None

Note: The Commission heard Subdivision agenda Item #2, S178-282 upon the conclusion of the Subdivision Consent agenda items.

(11) **S178-294**

Note: The Commission considered this item individually.

Motion: It was moved to **approve** an application to replat a 6.165-acre tract of land containing part of Lots 1 through 9 and 18, all of Lots 10 through 17 in City Block F/1102, all of Lots 1 through 4 in City Block G/1103, and an abandoned alley to create one lot on property bounded by Corinth Street, Lamar Avenue, Alma Street, and Cockrell Avenue; and to **approve** the replat a 2.252-acre tract of land containing all of Lot 1A in City Block 1/1101 and part of City Block B/1107 to create one lot on property located on Alma Street at Lamesa Street, south of Cockrell Avenue, subject to compliance with the conditions listed in the docket.

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

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

Against: 0
Absent: 2 - Jung, Housewright
Vacancy: 0

*out of the room, shown voting in favor

Speakers: None

Note: The Commission returned to the regular order of the agenda and heard Subdivision Residential Replat item #12. S178-286 next.

Residential Replat:

(12) **S178-286**

Motion: It was moved to **approve** an application to replat a 1.429-acre tract of land containing all of Lots 17 through 19 and part of Lot 25 in City Block B/3432 to create a 25-lot Shared Access Development on property located on Canty Street east of Crawford Street, subject to compliance with the conditions listed in the docket.

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

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

Against: 0
Absent: 2 - Jung, Housewright
Vacancy: 0

Notices: Area: 200 Mailed: 44
Replies: For: 0 Against: 0

Speakers: For: Bruce Reid, 1603 Orrington Ave., Evanston, IL, 60201
Against: Betsy Fausel, 800 N. Crawford St., Dallas, TX, 75203

(13) **S178-287**

Motion: It was moved to **deny** 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 34-lot Shared Access Development with one common area on property located on Neely Street east of Crawford Street, due to non-compliance with 51A-8.503 of the Dallas Development Code.

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

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

Against: 0
Absent: 2 - Jung, Housewright
Vacancy: 0

Notices: Area: 200 Mailed: 65
Replies: For: 3 Against: 0

Speakers: For: Bruce Reid, 1603 Orrington Ave., Evanston, IL, 60201
Against: Betsy Fausel, 800 N. Crawford St., Dallas, TX, 75203

(14) **S178-295**

Motion: It was moved to **approve** an application to replat a 0.634-acre tract of land containing all of Lots 11,12,13, and 14 in City Block 3/8213 to create a 3-lot shared access development on property at 28 Edge Hill Drive, east of Fawn Wood Drive, subject to compliance with the conditions listed in the docket.

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

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

Against: 0
Absent: 2 - Jung, Housewright
Vacancy: 0

*out of the room, shown voting in favor

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

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

Note: Chair Tarpley changed the order of the agenda and the Commission heard Zoning - Consent agenda item #3. Z178-275(JM) next.

Miscellaneous Items:

D178-014

Planner: Jennifer Muñoz

Motion: It was moved to **approve** a landscape plan for convalescent and nursing home, hospice care, and related institutions, and retirement housing uses on property zoned Subareas C and D within Planned Development District No. 745, on the east side of Manderville Lane, north and south of Midtown Boulevard.

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

For: 12 - West, Rieves*, Houston, Davis, Shidid,
Carpenter*, Mack, Lewis, Schultz, Peadon,
Ridley, Tarpley

Against: 0
Absent: 3 - Jung, Housewright, Murphy
Vacancy: 0

*out of the room, shown voting in favor

Speakers: None

D178-015

Planner: Abraham Martinez

Motion: It was moved to **approve** a development plan for a warehouse use on property zoned Subdistrict E within Planned Development District No. 521, north of Grady Niblo Road, east of Mountain Creek Parkway.

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

For: 12 - West, Rieves*, Houston, Davis, Shidid,
Carpenter, Mack, Lewis, Schultz, Peadon,
Ridley, Tarpley

Against: 0
Absent: 3 - Jung, Housewright, Murphy
Vacancy: 0

*out of the room, shown voting in favor

Speakers: None

Certificates of Appropriateness for Signs:

1807030001

Planner: Steve Long

Motion: It was moved to **approve** a Certificate of Appropriateness by Bobby Nichols of Chandler Signs for a 500-square-foot middle level attached sign at 2323 Bryan Street (northeast elevation).

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

For: 12 - West, Rieves, Houston, Davis, Shidid,
Carpenter, Mack*, Lewis, Schultz, Peadon,
Ridley, Tarpley

Against: 0
Absent: 3 - Jung, Housewright, Murphy
Vacancy: 0

*out of the room, shown voting in favor

Speakers: For: None
For (Did not speak): Richard Brown, 10105 Panther Ridge Trail, Dallas, TX, 75243
Against: None

Special Provision Sign District Amendment:

SPSD178-002

Planner: Neva Dean

Motion: It was moved to recommend **approval** of an amendment to Subdistrict A of the Arts District Special Provision Sign District, Sections 51A-7.1203 and 51A-7.1214.1 of the Dallas City Code on property zoned Planned Development District No. 145, the Arts District Special Purpose District, in an area bounded by Flora Street, Leonard Street, Ross Avenue, and Crockett Street.

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

For: 11 - West, Rieves, Houston, Davis, Shidid,
Carpenter, Mack, Lewis, Schultz, Peadon,
Tarpley

Against: 0
Absent: 3 - Jung, Housewright, Murphy
Vacancy: 0
Conflict: 1 - Ridley

Notices: Area: 200 Mailed: 10

Replies: For: 0 Against: 0

Speakers: For: Suzan Kedron, 2323 Ross Ave., Dallas, TX, 75201
Lily Weiss, 750 N. St. Paul St., Dallas, TX, 75201
For (Did not speak): Kimberly Butler, 4667 Alta Vista Ln., Dallas, TX, 75229
Kristina Hart, 3093 Ponder Dr., Dallas, TX, 75229
Against: None

Zoning Cases – Consent:

1. Z178-224(MB)

Planner: Mohammad Bordbar

Motion: In considering an application for the renewal of Specific Use Permit No. 2059 for the sale of alcoholic beverages in conjunction with a general merchandise or food store 3,500 square feet or less on property zoned a CR-D-1 Community Retail District, with a D-1 Liquor Control Overlay, on the northwest corner of Bruton Road and North Prairie Creek Road, it was moved to **hold** this case under advisement until October 4, 2018.

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

For: 12 - West, Rieves, Houston, Davis*, Shidid,
Carpenter, Mack, Lewis, Schultz, Peadon,
Ridley, Tarpley

Against: 0
Absent: 3 - Jung, Housewright, Murphy
Vacancy: 0

*out of the room, shown voting in favor

Notices: Area: 200 Mailed: 15
Replies: For: 0 Against: 0

Speakers: None

2. Z178-293(CT)

Planner: Carlos Talison

Motion: It was moved to recommend **approval** of a CR Community Retail District on property zoned an IR Industrial Research District, on the northwest corner of West Red Bird Lane and Blue Bird Avenue.

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

For: 12 - West, Rieves, Houston, Davis*, Shidid,
Carpenter, Mack, Lewis, Schultz, Peadon,
Ridley, Tarpley

Against: 0
Absent: 3 - Jung, Housewright, Murphy
Vacancy: 0

*out of the room, shown voting in favor

Notices: Area: 300 Mailed: 17
Replies: For: 2 Against: 0

Speakers: None

3. Z178-275(JM)

Planner: Jennifer Muñoz

Note: The Commission considered this item individually.

Motion: It was moved to recommend **approval** of an amendment to Planned Development District No. 353, subject to a revised conceptual plan, a revised development plan, a revised landscape plan, a traffic management plan, and conditions on the northwest corner of Inwood Road and Willow Lane.

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

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

Against: 0
Absent: 2 - Jung, Housewright
Vacancy: 0

Notices: Area: 500 Mailed: 109
Replies: For: 24 Against: 1

Speakers: None

Note: The Commission returned to the regular order of the agenda and heard miscellaneous agenda items next. D178-014 was heard next.

4. Z178-296(JM)

Planner: Jennifer Muñoz

Motion: It was moved to recommend **approval** of an amendment to and the renewal of Specific Use Permit No. 2240 for the sale of alcoholic beverages in conjunction with a restaurant without drive-in service for a five-year period with eligibility for automatic renewals for additional five-year periods, subject to a revised site plan and conditions on property zoned a CR-D-1 Community Retail District, with a D-1 Liquor Control Overlay, on the southeast corner of Garland Road and Moran Drive.

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

For: 12 - West, Rieves, Houston, Davis*, Shidid,
Carpenter, Mack, Lewis, Schultz, Peadon,
Ridley, Tarpley

Against: 0
Absent: 3 - Jung, Housewright, Murphy
Vacancy: 0

*out of the room, shown voting in favor

Notices: Area: 200 Mailed: 27
Replies: For: 5 Against: 0

Speakers: For: None
For (Did not speak): Robert Van Dyk, 89-19 Eustis Ave., Dallas, TX, 75218
Benin Zeqiri, 1722 Peavy Rd., Dallas, TX, 75228
Against: None

5. Z178-290(JM)

Planner: Jennifer Muñoz

Motion: It was moved to recommend **approval** of the renewal of Specific Use Permit No. 1712 for a financial institution with drive-in window for a ten-year period with eligibility for automatic renewals for additional ten-year periods, subject to conditions on property zoned an LO-3 Limited Office District and Subdistrict B-2 within Planned Development District No. 749, the Baylor University Medical Center Special Purpose District, with a D Liquor Control Overlay, on the north corner of Crutcher Street and North Hill Avenue.

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

For: 12 - West, Rieves, Houston, Davis*, Shidid,
Carpenter, Mack, Lewis, Schultz, Peadon,
Ridley, Tarpley

Against: 0
Absent: 3 - Jung, Housewright, Murphy
Vacancy: 0

*out of the room, shown voting in favor

Notices: Area: 300 Mailed: 54
Replies: For: 0 Against: 0

Speakers: None

6. Z178-295(CY)

Planner: Carolina Yumet

Note: The Commission considered this item individually.

Motion: It was moved to recommend **approval** of an IR Industrial Research District on property zoned an MU-3 Mixed Use District, on the east side of Emerald Street, at the terminus of Alberta Drive.

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

For: 12 - West, Rieves, Houston, Davis, Shidid,
Carpenter, Mack, Lewis, Schultz, Peadon,
Ridley, Tarpley

Against: 0
Absent: 3 - Jung, Housewright, Murphy
Vacancy: 0

Notices: Area: 300 Mailed: 10
Replies: For: 1 Against: 0

Speakers: For: Michael Coker, 3111 Canton St., Dallas, TX 75226
Against: None

Zoning Cases – Under Advisement:

7. Z178-263(CY)

Planner: Carolina Yumet

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 October 4, 2018.

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

For: 12 - West, Rieves, Houston, Davis, Shidid,
Carpenter, Mack, Lewis, Schultz, Peadon,
Ridley, Tarpley

Against: 0
Absent: 3 - Jung, Housewright, Murphy
Vacancy: 0

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

8. Z178-272(CY)

Planner: Carolina Yumet

Motion: It was moved to recommend **approval** of a new subdistrict, **subject to conditions** within Planned Development District No. 842 with a MD-1 Modified Delta Overlay, on the west side of Greenville Avenue, north of Alta Avenue.

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

For: 12 - West, Rieves, Houston, Davis, Shidid,
Carpenter, Mack, Lewis, Schultz, Peadon,
Ridley, Tarpley

Against: 0
Absent: 3 - Jung, Housewright, Murphy
Vacancy: 0

Notices: Area: 500 Mailed: 127
Replies: For: 3 Against: 19

Speakers: For: Rob Baldwin, 3904 Elm St., Dallas, TX, 75226
For (Did not speak): Michael Farah, 1908 Greenville Ave., Dallas, TX, 75206
Against: None

9. Z167-146(PD)

Planner: Pamela Daniel

Motion: It was moved to recommend **approval** of a CR Community Retail District, subject to deed restrictions volunteered by the applicant to include a 6ft masonry screening wall constructed along the western, northern and eastern boundaries on property zoned an R-7.5(A) Single Family District, on the north line of Lake June Road, east of Holcomb Road.

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

For: 12 - West, Rieves, Houston*, Davis, Shidid,
Carpenter, Mack, Lewis, Schultz, Peadon,
Ridley, Tarpley

Against: 0
Absent: 3 - Jung, Housewright, Murphy
Vacancy: 0

*out of the room, shown voting in favor

Notices: Area: 300 Mailed: 54
Replies: For: 1 Against: 0

Speakers: None

10. **Z178-161(PD)**

Planner: Pamela Daniel

Motion: It was moved to recommend **approval** of an amendment to Specific Use Permit No. 1343 for a drive-through restaurant use for a 20-year period, subject to a revised site plan, a revised landscape plan and revised conditions to include the term of the specific use permit to 20-years with no automatic renewals on property zoned a GR General Retail Subdistrict within Planned Development District No. 193, the Oak Lawn Special Purpose District, on the southwest side of Fitzhugh Avenue between the southeast line of McKinney Avenue and the northwest line of North Central Expressway.

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

For: 12 - West, Rieves, Houston*, Davis, Shidid,
Carpenter, Mack, Lewis, Schultz, Peadon,
Ridley, Tarpley

Against: 0
Absent: 3 - Jung, Housewright, Murphy
Vacancy: 0

*out of the room, shown voting in favor

Notices: Area: 300 Mailed: 110
Replies: For: 2 Against: 0

Speakers: For: None
For (Did not speak): Clay Cristy, 1903 Central Dr., Bedford, TX, 76021
Against: None

11. Z178-273(JM)

Planner: Jennifer Muñoz

Motion: It was moved to recommend **denial** of 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 a CR-D Community Retail District with a D Liquor Control Overlay, on the south side of Lake June Road, east of North St. Augustine Drive.

Maker: Shidid
Second: Schultz
Result: Carried: 11 to 1

For: 11 - West, Rieves, Houston, Davis, Shidid,
Carpenter, Lewis, Schultz, Peadon, Ridley,
Tarpley

Against: 1 - Mack
Absent: 3 - Jung, Housewright, Murphy
Vacancy: 0

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

Speakers: For: Okemar Weatherall, 1516 Quapaw Trl., Mesquite, TX, 75149
Against: Bonnie Mathias, 904 Lufkin St., Dallas, TX, 75217
Yolanda Williams, Not given
James Leake Sr., 1958 Yucca Dr., Dallas, TX, 75217
Jeanette Mangus, 10635 Wessex Dr., Dallas, TX, 75217
Nancy Hall, 1431 Gardenside Dr., Dallas, TX, 75217
Ashley Mangus, 10635 Wessex Dr., Dallas, TX, 75217
Terrance Perkins, 1673 Riverway Dr., Dallas, TX, 75217

12. Z167-299(SM)

Planner: Sarah May

Motion II: It was moved to recommend **approval** of 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 for a three-year period, subject to conditions 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.

Commissioner Davis' Friendly Amendment: Commissioner Davis offered an amendment to change the specific use permit time period to a three-year period with no automatic renewals. Commissioner Lewis, the maker of the motion, accepted the amendment. Commissioner Houston, the seconder of the motion, also accepted the amendment.

Maker: Lewis
Second: Houston
Result: Carried: 12 to 0

For: 12 - West, Rieves, Houston, Davis, Shidid,
Carpenter, Mack, Lewis, Schultz, Peadon,
Ridley, Tarpley

Against: 0
Absent: 3 - Jung, Housewright, Murphy
Vacancy: 0

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

Speakers: None

13. **Z156-305(SM)**

Planner: Sarah May

Motion: In considering an application for the renewal of Specific Use Permit No. 2160 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 7 within Planned Development District No. 366-D-1, the Buckner Boulevard Special Purpose District, with a D-1 Liquor Control Overlay, on property on the northwest corner of South Buckner Boulevard and Scyene Road, it was moved to **hold** this case under advisement until September 20, 2018.

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

For: 12 - West, Rieves, Houston, Davis, Shidid,
Carpenter, Mack, Lewis, Schultz, Peadon,
Ridley, Tarpley

Against: 0
Absent: 3 - Jung, Housewright, Murphy
Vacancy: 0

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

Speakers: None

14. Z178-265(SM)

Planner: Sarah May

De minimus Significant Change Motion: In considering the requirement in Section 5(m)(1)(B) of the CPC Rules of Procedure, the finding is it does not apply because the impact of the proposed change to increase the height to 600 feet in the Commission's judgment is *de minimus* in nature.

Maker: Rieves
Second: Mack
Result: Carried: 11 to 1

For: 11 - West, Rieves, Houston, Davis, Shidid,
Carpenter, Mack, Lewis, Schultz, Peadon,
Tarpley

Against: 1 - Ridley
Absent: 3 - Jung, Housewright, Murphy
Vacancy: 0

Motion: It was moved to recommend **approval** of a new subdistrict to allow additional retail and personal service uses, subject to a revised conceptual plan, and staff's recommended conditions with the following changes: 1) add the definition of "Education Center" and include a sentence that states: "An Education Center must be constructed in the 1st phase of the development in the regional observation campus"; 2) add "Education Center" as a permitted use in Subdistrict 1; 3) maximum area of text and logos is 40 percent of the area within the entire wheel façade; 4) limit the length of time a logo may be displayed at any one time on the observation wheel to 30 seconds; and 5) increase the maximum height of the use to 600 feet 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.

Maker: Rieves
Second: Carpenter
Result: Carried: 11 to 1

For: 11 - West, Rieves, Houston, Davis, Shidid,
Carpenter, Mack, Lewis, Schultz, Peadon,
Tarpley

Against: 1 - Ridley
Absent: 3 - Jung, Housewright, Murphy
Vacancy: 0

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

Speakers: For: David Taggart, 3224 McKinney Ave., Dallas, TX, 75204
Bill Dahlstrom, 2323 Ross Ave., Dallas, TX, 75201
Shandra Colon, 2627 Martin Luther King, Dallas, TX, 75215
Michael Barrett, 1602 Beaumont St., Dallas, TX, 75215
Against: None

Zoning Cases – Individual:

15. **Z178-277(AM)**

Planner: Abraham Martinez

Motion: It was moved to recommend **denial** of an MF-2(A) Multifamily District on property zoned an R-7.5(A)-D Single Family District, with a D Liquor Control Overlay, north of East Suffolk Avenue on the west line of Cumberland Street.

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

For: 12 - West, Rieves*, Houston, Davis, Shidid,
Carpenter*, Mack, Lewis, Schultz, Peadon,
Ridley, Tarpley

Against: 0
Absent: 3 - Jung, Housewright, Murphy
Vacancy: 0

*out of the room, shown voting in favor

Notices: Area: 200 Mailed: 27
Replies: For: 0 Against: 6

Speakers: None

16. **Z178-140(JM)**

Planner: Jennifer Muñoz

Motion: In considering an application for a Specific Use Permit for a tower/antenna for cellular communication on property zoned an R-7.5(A) Single Family District and an MF-2(A) Multifamily District, on the south line of West Wheatland Road, east of South Polk Street, it was moved to **hold** this case under advisement until October 4, 2018.

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

For: 12 - West, Rieves*, Houston, Davis, Shidid,
Carpenter, Mack, Lewis, Schultz, Peadon,
Ridley, Tarpley

Against: 0
Absent: 3 - Jung, Housewright, Murphy
Vacancy: 0

*out of the room, shown voting in favor

Notices: Area: 500 Mailed: 43
Replies: For: 0 Against: 2

Speakers: None

17. **Z178-270(SM)**

Planner: Sarah May

Motion: It was moved to recommend **approval** of an amendment to Subdistrict B, Tract I within Planned Development District No. 375 to allow additional nonresidential floor area ratio, subject to a revised conceptual plan and staff's recommended conditions with the following modifications: 1) SEC. 51P-375.108. BUILDING SIZE.,(a),Tract I, in the table containing allowable height, story and floor area ratio, for Subdistrict B, under Floor Area Ratio, add next to 8.00 "(4.0 for residential uses)"; 2) SEC. 51P-375.119. MIXED-INCOME PROVISIONS FOR SUBDISTRICT B, TRACT I., (a), follow applicant's request to read as follows: "(a) Except as provided in this section, when a residential use is proposed it must provide mixed-income housing with a minimum of two percent of the total dwelling units. When the floor area ratio for residential uses exceeds 2.0:1, residential uses must provide mixed income housing for a minimum of 10 percent of the total dwelling units which exceeds the 2.0:1."; 3) the deed restrictions required for the affordable housing component shall contain only the zoning conditions and standard city deed restriction terms; and 4) strike staff provisions dealing with the affordable housing component for sale units and purchasers and clarify that affordable housing units apply only to rental units and renters on property bound by Lemmon Avenue East, Oak Grove Avenue, Cityplace West Boulevard, and Howell Street.

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

For: 12 - West, Rieves, Houston, Davis, Shidid,
Carpenter, Mack, Lewis, Schultz, Peadon,
Ridley, Tarpley

Against: 0
Absent: 3 - Jung, Housewright, Murphy
Vacancy: 0

Notices: Area: 500 Mailed: 24
Replies: For: 8 Against: 0

Speakers: For: Neal Sleeper, 3899 Maple Ave., Dallas, TX, 75219
Suzan Kedron, 2323 Ross Ave., Dallas, TX, 75201
Against: None

Authorization of a Hearing:

Planner: Donna Moorman

Motion: It was moved to recommend **approval** of authorizing a public hearing to determine the proper zoning on property zoned an R-7.5 Single Family District within Planned Development District No. 193, the Oak Lawn Special Purpose District; generally east of Turtle Creek Greenbelt, south of Avondale Avenue, south of Fitzhugh Avenue, west of Katy Trail, and north of Blackburn Street and being approximately 23.31 acres with the area amended to include the area bounded by Turtle Creek Greenbelt on the west, Avondale Avenue and North Fitzhugh Avenue on the north, Katy Trail on the east and including the southernmost lot on Stonebridge Drive on the south with consideration being given to appropriate zoning for the area to include but not limited to use, development standards, and other appropriate regulations. **This is a hearing to consider the request to authorize the hearing and not the rezoning of property at this time.**

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

For: 11 - West, Rieves, Houston, Davis, Shidid,
Carpenter, Mack, Lewis, Peadon, Ridley,
Tarpley

Against: 0
Absent: 4 - Jung, Housewright, Schultz, Murphy
Vacancy: 0

Speakers: None

Other Matters

Minutes:

Motion: It was moved to **approve** the minutes of the August 16, 2018, City Plan Commission meeting, subject to corrections.

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

For: 11 - West, Rieves, Houston, Davis, Shidid,
Carpenter, Mack, Lewis, Peadon, Ridley,
Tarpley

Against: 0
Absent: 4 - Jung, Housewright, Schultz, Murphy
Vacancy: 0

Adjournment

Motion: It was moved to **adjourn** the September 6, 2018, City Plan Commission meeting at 5:48 p.m.

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

For: 11 - West, Rieves, Houston, Davis, Shidid,
Carpenter, Mack, Lewis, Peadon, Ridley,
Tarpley

Against: 0
Absent: 4 - Jung, Housewright, Schultz, Murphy
Vacancy: 0

Gloria Tarpley, Chair