

PLAN COMMISSION MINUTES

The City Plan Commission held a regular Zoning Hearing on February 1, 2018, with the briefing starting at 11:42 a.m., in Room 5ES and the public hearing at 1:50 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, Myrtl E. Lavallaisaa, P. Michael Jung, Tipton Housewright, Jaynie Schultz, Carolyn "Cookie" Peadon, Margot Murphy and Paul E. Ridley. The following Commissioner was absent from this hearing as defined in the City Plan Commission rules: Korey Mack. 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: 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) **S178-073**

Motion: It was moved to **approve** an application to create one 45.087-acre lot, one 55.927-acre lot, one 77.326-acre lot, and one 21.532-acre lot from a 199.872-acre tract of land located in City Blocks 7192, and 8328 on property located on Chalk Hill Road, between Interstate 30 and West Davis Street, subject to compliance with the conditions listed in the docket.

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

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

Against: 0
Absent: 1 - Mack
Vacancy: 0

Speakers: None

(2) **S178-075**

Note: The Commission considered this item individually.

Motion: It was moved to **approve** an application to create an 8-lot Community Unit Development from a 9.04-acre tract of land with lots ranging in size from 0.7071-acre to 0.9407-acre on property located in City Block C/7488 and located on Wander Lane, east of Forest Creek Drive, subject to compliance with the conditions listed in the docket with the following changes 1) Remove Conditions 24, 28, 29, 30, and 31, 2) Condition 10 corrected to read as "The number of lots permitted by this plat is eight with one common area", 3) Condition 35 corrected to read as "The open space area must be a minimum of 77,550 square feet and must be within 1320 feet of all residential lots that are reduced in size", 4) Condition 38 corrected to read as "Front, side, and rear yard requirements may be uniformly reduced on all lots and must establish a uniform pattern within the boundaries of the development. The reduction in the front yard setback may not be less than 28 feet, side yard and rear yard may not be less than 7 feet for single family structures", 5) Condition 40 corrected to read as "On the final plat, identify the property as Lots 1, 2, 3, 4, 5, 6, 7, and 8 with common area "A" in City Block C/7488", and 6) Add a condition to read as "Prior to the final plat, provide tree survey, Attention: Peter Blanchette 320 E. Jefferson Blvd., Room 105".

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

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

Against: 0
Absent: 1 - Mack
Vacancy: 0

Speakers: For: Dayton Macatee, 3519 Miles St., Dallas, TX, 75209
Against: None

Residential Replats:

(3) **S178-072**

Note: Staff announced a correction to the case report. TH-2(A) Zoning District on report corrected as R-7.5(A).

Motion: It was moved to **approve** an application to replat a 0.408-acre tract of land containing all of Lot 11 in City Block 28/7614 to create one 0.180-acre lot, and one 0.228-acre lot on property located at 2944 El Centro Way at Midway Plaza, subject to compliance with the conditions listed in the docket.

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

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

Against: 0
Absent: 1 - Mack
Vacancy: 0

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

Speakers: None

(4) **S178-076**

Motion: It was moved to **approve** an application to replat a 0.236-acre tract of land containing all of Lots 19, 10, 11, and 12 in City Block 192/3251 to create four lots ranging in size from 0.119-acre to 0.123-acre on property located on Polk Street at Ninth Street, subject to compliance with the conditions listed in the docket.

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

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

Against: 0
Absent: 1 - Mack
Vacancy: 0

Notices: Area: 200 Mailed: 19
Replies: For: 0 Against: 1

Speakers: None

Miscellaneous Items:

M178-006

Planner: Carlos A. Talison

Motion: It was moved to **approve** a minor amendment to the landscape plan for the Tract B portion of Planned Development District No. 272 along the west line of Preston Road, south of the terminus of Alexis Drive at Preston Road.

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

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

Against: 0
Absent: 1 - Mack
Vacancy: 0

Speakers: None

Zoning Cases – Consent:

1. **Z178-143(JM)**

Planner: Jennifer Muñoz

Motion: It was moved to recommend **approval** of an amendment to Planned Development District No. 957 for NO(A) Neighborhood Office District uses and a community service center and a child-care facility, subject to Phase 1 and Phase 2 development plans, Phase 1 and Phase 2 landscape plans, and conditions at the southeast corner of Lombardy Lane and Geraldine Drive.

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

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

Against: 0
Absent: 1 - Mack
Vacancy: 0

Notices: Area: 500 Mailed: 71
Replies: For: 2 Against: 0

Speakers: None

2. Z178-101(PD)

Planner: Pamela Daniel

Motion: It was moved to recommend **approval** of the renewal of Specific Use Permit No. 1687 for a bar, lounge, or tavern and an inside commercial amusement limited to a Class A dance hall for a five-year period, subject to a revised site plan and revised conditions on property zoned Tract A within Planned Development District No. 269, the Deep Ellum/Near East Side Special Purpose District, on the south side of Commerce Street, west of Henry Street.

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

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

Against: 0
Absent: 1 - Mack
Vacancy: 0

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

Speakers: None

Note: The Commission heard agenda item #3, Z167-385(SM) upon the conclusion of the Zoning Consent agenda items.

3. **Z167-385(SM)**

Planner: Sarah May

Note: The Commission considered this item individually.

Motion: It was moved to recommend **approval** of an MU-2(A) Mixed Use District on property zoned an RR Regional Retail District on the southeast corner of West Camp Wisdom Road and South Westmoreland Road.

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

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

Against: 0
Absent: 1 - Mack
Vacancy: 0
Conflict: 1 - Housewright

Notices: Area: 500 Mailed: 66
Replies: For: 10 Against: 0

Speakers: For: Rob Baldwin, 3904 Elm St., Dallas, TX, 75226
Rodney Brown, 5701 Red Bird Center Dr., Dallas, TX, 75237
Against: None

Note: The Commission continued with the regular order of the agenda and heard Zoning Cases – Under Advisement agenda item #4, Z167-330(PD) next.

Zoning Cases – Under Advisement:

4. **Z167-330(PD)**

Planner: Pamela Daniel

Motion I: It was moved to recommend **denial without prejudice** of a Specific Use Permit for a hotel or motel use on property zoned a CR-D-1 Community Retail District with a D-1 Liquor Control Overlay, on the south side of Great Trinity Forest Way, west of North Jim Miller Road.

Maker: Lavallaisaa
Second: None
Result: **Failed for lack of a second.**

Motion II: It was moved to recommend **denial** of a Specific Use Permit for a hotel or motel use on property zoned a CR-D-1 Community Retail District with a D-1 Liquor Control Overlay, on the south side of Great Trinity Forest Way, west of North Jim Miller Road.

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

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

Against: 0
Absent: 1 - Mack
Vacancy: 0

Notices: Area: 200 Mailed: 15
Replies: For: 2 Against: 0

Speakers: None

5. Z167-362(WE)

Planner: Warren Ellis

Motion: It was moved to recommend **approval** of a CS Commercial Service District and **approval** of a Specific Use Permit for outside sales for a two-year period, subject to a site plan and conditions; and **approval** of the deed restrictions volunteered by the applicant on property zoned an R-10(A) Single Family District, on the west line of South Belt Line Road, north of Sarah Lane.

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

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

Against: 0
Absent: 1 - Mack
Vacancy: 0

Notices: Area: 300 Mailed: 26
Replies: For: 1 Against: 4

Speakers: For: Grace Chaves, 625 S. Belt line Rd., Dallas, TX, 75253
For (Did not speak): Ronny Chaves, 625 S. Belt line Rd., Dallas, TX, 75253
Against: None

Zoning Cases – Individual:

6. Z178-133(SM)

Planner: Sarah May

Motion: In considering an application for a new subdistrict on property zoned Subarea 1 and Subarea 7 in Planned Development District No. 298, the Bryan Area Special Purpose District, bounded by Ross Avenue, North Washington Avenue, San Jacinto Street, and Villars Street, it was moved to **hold** this case under advisement until February 15, 2018.

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

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

Against: 0
Absent: 1 - Mack
Vacancy: 0

Notices: Area: 500 Mailed: 241
Replies: For: 5 Against: 6

Speakers: For: Rob Baldwin, 3904 Elm St., Dallas, TX, 75226
Katherine Seale, 5500 Chatham Hill Rd., TX, 75220
Linda Collins, 3203 Lakenheath Pl., Dallas, TX, 75204
Joanna Hampton, 5408 Swiss Ave., Dallas, TX, 75214
David Preziosi, 2922 Swiss Ave., Dallas, TX, 75204
For (Did not speak): David Demarest, 2320 Valdina St., Dallas, TX, 75207
David Cocanougher, 100 Breckland Heights, Coppell, TX, 75019
Brian Scheiwe, 4041 High Summit Dr., Dallas, TX, 75244
Daron Tapscott, 5230 Goodwin Ave., Dallas, TX, 75206
Against: Gan Su, 1512 Pecos St., Dallas, TX, 75204
Staff: Leif Sandberg, Manager, Sustainable Development and Construction

Development Code Amendment:

DCA 178-004

Planner: Vasavi Pilla

Motion: It was moved to recommend **approval** of amending Article IX of Chapter 51 and Chapter 51A of the Dallas Development Code to create regulations to allow ceremonial street naming with the following modifications: 1) amend Sec. 51A-9.506 to add at the end “Unless reapproved pursuant to a new application.” and 2) Correct a typographical error in Sec. 51A-9.503(b)(1) change 10 days to 15 days.

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

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

Against: 0
Absent: 1 - Mack
Vacancy: 0

Speakers: None

Other Matters

Minutes

Motion: It was moved to **approve** the minutes of the January 18, 2018, City Plan Commission meeting, subject to corrections.

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

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

Against: 0
Absent: 1 - Mack
Vacancy: 0

Adjournment

Motion: It was moved to **adjourn** the February 1, 2018, City Plan Commission meeting at 3:36 p.m.

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

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

Against: 0
Absent: 1 - Mack
Vacancy: 0

Gloria Tarpley, Chair