

## PLAN COMMISSION MINUTES

The City Plan Commission held a regular Zoning Hearing on July 11, 2019, with the briefing starting at 11:06 a.m., in Room 5ES and the public hearing at 1:43 p.m., in the City Council Chambers of City Hall. Presiding were, Gloria Tarpley, Chair and Tony Shidid, Vice-Chair. The following Commissioners were present during the hearing: Enrique MacGregor, Peter Schulte, Deborah Carpenter, Margaret Brinson, Christopher Lewis, P. Michael Jung, Tipton Housewright, Jaynie Schultz, Margot Murphy and Paul E. Ridley. The following Commissioners were absent from this hearing as defined in the City Plan Commission rules: Clarice Criss and LeDouglas Johnson. There was one vacancy: District 12.

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

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

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

### **PUBLIC HEARINGS:**

#### Subdivision Docket

Planner: 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) **S189-227**

**Motion:** It was moved to **approve** an application to replat a 0.661-acre tract of land containing all of Lots 1, 2, and 3 in City Block B/1880 to create 10 residential lots ranging in size from 1,000 square feet to 1,512 square feet and one 15,264 square feet lot on property bounded by La Vista Drive, Skillman Street, Lewis Street, and Mecca Street, subject to compliance with the conditions listed in the docket.

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

For: 12 - MacGregor, Schulte, Shidid, Carpenter,  
Brinson, Lewis, Jung, Housewright, Schultz,  
Murphy, Ridley, Tarpley

Against: 0  
Absent: 2 - Criss, Johnson  
Vacancy: 1 - District 12

**Speakers:** None

(2) **S189-229**

**Motion:** It was moved to **approve** an application to create one 0.263-acre lot from a tract of land in City Block 6909 on property located on Forest Haven Trail, north of Red Bird Lane, subject to compliance with the conditions listed in the docket.

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

For: 12 - MacGregor, Schulte, Shidid, Carpenter,  
Brinson, Lewis, Jung, Housewright, Schultz,  
Murphy, Ridley, Tarpley

Against: 0  
Absent: 2 - Criss, Johnson  
Vacancy: 1 - District 12

**Speakers:** None

(3) **S189-231**

**Motion:** It was moved to **approve** an application to replat a 17.661-acre tract of land containing all of Lot 1B in City Block 5/7941 to create 6.538-acre lot and one 11.123-acre lot on property bounded by Titan Drive, Empress Row, Regal Row, and Governors Row, subject to compliance with the conditions listed in the docket.

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

For: 12 - MacGregor, Schulte, Shidid, Carpenter,  
Brinson, Lewis, Jung, Housewright, Schultz,  
Murphy, Ridley, Tarpley

Against: 0  
Absent: 2 - Criss, Johnson  
Vacancy: 1 - District 12

**Speakers:** For: None  
For (Did not speak): Aaron Deitz, 7557 Rambler Rd., Dallas, TX, 75231  
Against: None

(4) **S189-232**

**Motion:** It was moved to **approve** an application to replat a 0.827-acre tract of land containing all of Lots 4A, 4B, 5A, 6A, 6B, 7A, 7B, 8A, 8B, 9A, 10A, and 10B in City Block Q/8710 to create 7 lots ranging in size from 4,166 square feet to 7,073 square feet on property located between Patience Boulevard and Sistine Mews, north of Samaritan Road, subject to compliance with the conditions listed in the docket with the following condition to be added "On the final plat, provide a 3-foot barrier easement on Sistine Mews or Practice Boulevard."

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

For: 12 - MacGregor, Schulte, Shidid, Carpenter,  
Brinson, Lewis, Jung, Housewright, Schultz,  
Murphy, Ridley, Tarpley

Against: 0  
Absent: 2 - Criss, Johnson  
Vacancy: 1 - District 12

**Speakers:** None

(5) **S189-233**

**Motion:** It was moved to **approve** an application to create one 13.453-acre lot from a tract of land in City Block 7325 on property located on Willowdell Drive at Schroeder Road, northwest corner, subject to compliance with the conditions listed in the docket.

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

For: 12 - MacGregor, Schulte, Shidid, Carpenter,  
Brinson, Lewis, Jung, Housewright, Schultz,  
Murphy, Ridley, Tarpley

Against: 0  
Absent: 2 - Criss, Johnson  
Vacancy: 1 - District 12

**Speakers:** None

**(6) S189-234**

**Motion:** It was moved to **approve** an application to replat a 0.330-acre tract of land containing part of Lots 4, 5, and 6 in City Block 17/196 to create one lot on property locate on Commerce Street at Malcolm X Boulevard, southeast corner, subject to compliance with the conditions listed in the docket.

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

For: 12 - MacGregor, Schulte, Shidid, Carpenter,  
Brinson, Lewis, Jung, Housewright, Schultz,  
Murphy, Ridley, Tarpley

Against: 0  
Absent: 2 - Criss, Johnson  
Vacancy: 1 - District 12

**Speakers:** None

**(7) S189-235**

**Motion:** It was moved to **approve** an application to replat a 0.545-acre tract of land containing all of Lots 18, 19, and part of Lot 20 in City Block 17/4072 to create one lot on property located on Presidio Avenue at Lancaster Road, west corner, subject to compliance with the conditions listed in the docket.

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

For: 12 - MacGregor, Schulte, Shidid, Carpenter,  
Brinson, Lewis, Jung, Housewright, Schultz,  
Murphy, Ridley, Tarpley

Against: 0  
Absent: 2 - Criss, Johnson  
Vacancy: 1 - District 12

**Speakers:** For: None

For (Did not speak): Grayson CeBallos, 5704 Harvest Hill Rd., Dallas, TX, 75230

Against: None

(8) **S189-236**

**Motion:** It was moved to **approve** an application to create 232 single family lots ranging in size from 1,500 square feet to 5,843 square feet and 11 common areas from a 26.034-acre tract of land in City Block 6129 on property located on Hunnicut Road at Samuell Boulevard, southwest corner, subject to compliance with the conditions listed in the docket.

Maker: Ridley

Second: Murphy

Result: Carried: 12 to 0

For: 12 - MacGregor, Schulte, Shidid, Carpenter,  
Brinson, Lewis, Jung, Housewright, Schultz,  
Murphy, Ridley, Tarpley

Against: 0

Absent: 2 - Criss, Johnson

Vacancy: 1 - District 12

**Speakers:** None

(9) **S189-237**

**Motion:** It was moved to **approve** an application to create one 15.084-acre lot from a tract of land in City Block 6453 on property located at the terminus of Doric Circle, east of Denton Drive, subject to compliance with the conditions listed in the docket.

Maker: Ridley

Second: Murphy

Result: Carried: 12 to 0

For: 12 - MacGregor, Schulte, Shidid, Carpenter,  
Brinson, Lewis, Jung, Housewright, Schultz,  
Murphy, Ridley, Tarpley

Against: 0

Absent: 2 - Criss, Johnson

Vacancy: 1 - District 12

**Speakers:** None

(10) **S189-238**

**Motion:** It was moved to **approve** an application to replat a 2.631-acre tract of land containing all of Lots 13 through 22, part of Lots 5, 6, 7, 8, 9, 10, 11, 12, 23, 24, 25, and 26, and an abandoned alley right-of way to create one lot on property bounded by Beckley Avenue, Colorado Boulevard, Zang Boulevard, and Madison Avenue, subject to compliance with the conditions listed in the docket.

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

For: 12 - MacGregor, Schulte, Shidid, Carpenter,  
Brinson, Lewis, Jung, Housewright, Schultz,  
Murphy, Ridley, Tarpley

Against: 0  
Absent: 2 - Criss, Johnson  
Vacancy: 1 - District 12

**Speakers:** For: None  
FOR (Did not speak): Rob Baldwin, 3904 Elm St., Dallas, TX, 75226  
Against: None

(11) **S189-239**

**Note: Staff made the following corrections to the staff report: 1) under subdivision history delete numbers 3 and 4; and 2) add additional information to number 2 to read as follows: "S134-046 was withdrawn July 3, 2019."**

**Motion:** It was moved to **approve** an application to replat a 1.061-acre tract of land containing all of Lot 1A in City Block 3/950 and part of an abandoned right-of-way to create one lot on property located on Maple Avenue at Mahon Street, north corner, subject to compliance with the conditions listed in the docket.

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

For: 12 - MacGregor, Schulte, Shidid, Carpenter,  
Brinson, Lewis, Jung, Housewright, Schultz,  
Murphy, Ridley, Tarpley

Against: 0  
Absent: 2 - Criss, Johnson  
Vacancy: 1 - District 12

**Speakers:** None

(12) **S189-240**

**Motion:** It was moved to **approve** an application to replat a 10.0027-acre tract of land containing all of Lot 2 in City Block K/7554 to create one 1.3518-acre lot and one 8.6508-acre lot on property located between Cliff Creek Crossing Drive and L B J Freeway, west of Hampton Road, subject to compliance with the conditions listed in the docket.

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

For: 12 - MacGregor, Schulte, Shidid, Carpenter,  
Brinson, Lewis, Jung, Housewright, Schultz,  
Murphy, Ridley, Tarpley

Against: 0  
Absent: 2 - Criss, Johnson  
Vacancy: 1 - District 12

**Speakers:** None

(13) **S189-241**

**Motion:** It was moved to **approve** an application to replat a 0.689-acre tract of land containing all of Lot 6 in City Block 1/6451 to create four 7,500-square foot lots on property located between Brockbank Drive and Porter Avenue, north of Lombardy Lane, subject to compliance with the conditions listed in the docket.

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

For: 12 - MacGregor, Schulte, Shidid, Carpenter,  
Brinson, Lewis, Jung, Housewright, Schultz,  
Murphy, Ridley, Tarpley

Against: 0  
Absent: 2 - Criss, Johnson  
Vacancy: 1 - District 12

**Speakers:** None

(14) **S189-242**

An application to replat a 7.910-acre tract of land containing part of Lot 1 in City Block G/8466 and part of City Block 8466 to create one lot on property located at terminus of Harpers Lane, north of Byron Bay Street.

**Speakers:** For: None  
For (Did not speak): Sergio Sanchez, 9717 Porter Ave., Dallas, TX, 75220  
Against: None

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

(15) **S189-243**

**Motion:** It was moved to **approve** an application to create one 5.553-acre lot from a tract of land in City Block 2559 on property located on Bexar Street at Bethurum Avenue, southeast corner, subject to compliance with the conditions listed in the docket.

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

For: 12 - MacGregor, Schulte, Shidid, Carpenter,  
Brinson, Lewis, Jung, Housewright, Schultz,  
Murphy, Ridley, Tarpley

Against: 0  
Absent: 2 - Criss, Johnson  
Vacancy: 1 - District 12

**Speakers:** None

(16) **S189-244**

**Motion:** It was moved to **approve** an application to replat a 12.968-acre tract of land containing all of Lot 19A in City Block to create one lot on property located on Park Lane at Eastridge Drive, southwest corner, subject to compliance with the conditions listed in the docket.

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

For: 12 - MacGregor, Schulte, Shidid, Carpenter,  
Brinson, Lewis, Jung, Housewright, Schultz,  
Murphy, Ridley, Tarpley



Against: 0  
Absent: 2 - Criss, Johnson  
Vacancy: 1 - District 12

**Speakers:** None

(17) **S189-245**

**Motion:** It was moved to **approve** an application to replat a 0.3876-acre tract of land containing part of Lots 3, 4, and 5 in City Block F/395 to create one lot on property located between Payne Street and Olin Welbourne Street, south of Caroline Street; to replat a 0.6067-acre tract of land containing part of Lots 1, 8, 9, 10, and 11 and portion of an abandoned 15-foot alley to create one lot on property located between Akard Street and Caroline Street, east of Payne Street; and to replat a 0.0778-acre tract of land containing part of Lot 3 in City Block 367 to create one lot on property located on Akard Street, west of Moody Street, subject to compliance with the conditions listed in the docket.

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

For: 12 - MacGregor, Schulte, Shidid, Carpenter,  
Brinson, Lewis, Jung, Housewright, Schultz,  
Murphy, Ridley, Tarpley

Against: 0  
Absent: 2 - Criss, Johnson  
Vacancy: 1 - District 12

**Speakers:** None

(18) **S189-246**

**Motion:** It was moved to **approve** an application to replat a 0.879-acre tract of land containing part of Lots 9 through 14 in City Block 1381 to create one 0.169-acre lot and one 0.710-acre lot on property located on Pennsylvania Avenue, north of Trunk Avenue, subject to compliance with the conditions listed in the docket.

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

For: 12 - MacGregor, Schulte, Shidid, Carpenter,  
Brinson, Lewis, Jung, Housewright, Schultz,  
Murphy, Ridley, Tarpley

Against: 0  
Absent: 2 - Criss, Johnson  
Vacancy: 1 - District 12

**Speakers:** None

(19) **S189-247**

**Motion:** It was moved to **approve** an application to replat a 1.931-acre tract of land containing all of Lots 1 through 19 in City Block 104/3087 to create one lot on property located between Jefferson Boulevard and Eleventh Street; east of Lancaster Avenue, subject to compliance with the conditions listed in the docket.

Maker: Ridley  
Second: Murphy  
Result: Carried: 12 to 0  
For: 12 - MacGregor, Schulte, Shidid, Carpenter,  
Brinson, Lewis, Jung, Housewright, Schultz,  
Murphy, Ridley, Tarpley

Against: 0  
Absent: 2 - Criss, Johnson  
Vacancy: 1 - District 12

**Speakers:** None

(20) **S189-248**

**Motion:** It was moved to **approve** an application to replat a 6.908-acre tract of land containing all of Lot 7 in City Block A/6115 to create one 0.634-acre lot, one 2.288-acre lot, and one 3.986-acre lot on property located on Coombs Creek Drive, south of Illinois Avenue, subject to compliance with the conditions listed in the docket.

Maker: Ridley  
Second: Murphy  
Result: Carried: 12 to 0  
For: 12 - MacGregor, Schulte, Shidid, Carpenter,  
Brinson, Lewis, Jung, Housewright, Schultz,  
Murphy, Ridley, Tarpley

Against: 0  
Absent: 2 - Criss, Johnson  
Vacancy: 1 - District 12

**Speakers:** None

(21) **S189-249**

**Motion:** It was moved to **approve** an application to create a 168 single family lots ranging in size from 5,250 square feet to 10,330 square feet and 6 common areas from a 44.231-acre tract of land in City Blocks 6964 and 8018 on property located on Cockrell Hill Road, east of Walton Walker Boulevard, subject to compliance with the conditions listed in the docket.

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

For: 12 - MacGregor, Schulte, Shidid, Carpenter,  
Brinson, Lewis, Jung, Housewright, Schultz,  
Murphy, Ridley, Tarpley

Against: 0  
Absent: 2 - Criss, Johnson  
Vacancy: 1 - District 12

**Speakers:** None

Building Line Reduction and Residential Replats:

(22) **S189-181R**

**Building Line Motion:** It was moved to **approve** an application to reduce a portion of the existing 50-foot platted building line to 43 feet at two locations along the east line of Gaywood Road with the finding of fact that reduction of that portion of the platted building line will not require a minimum front, side, or rear yard setback line less than required by the zoning regulation; be contrary to the public interest; adversely affect neighboring properties; or adversely affect the plan for the orderly development of the subdivision on property located on Meaders Lane at Gaywood Road, southeast corner.

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

For: 12 - MacGregor, Schulte, Shidid, Carpenter,  
Brinson, Lewis, Jung, Housewright, Schultz,  
Murphy, Ridley, Tarpley

Against: 0  
Absent: 2 - Criss, Johnson  
Vacancy: 1 - District 12

**Replat Motion:** It was moved to **approve** an application to revise a previously approved plat (S189-181) to replat a 1.009-acre tract of land containing all of Lot 1 in City Block F/5517 to create one lot on property located on Meaders Lane at Gaywood Road, southeast corner, subject to compliance with the conditions listed in the docket.

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

For: 12 - MacGregor, Schulte, Shidid, Carpenter,  
Brinson, Lewis, Jung, Housewright, Schultz,  
Murphy, Ridley, Tarpley

Against: 0  
Absent: 2 - Criss, Johnson  
Vacancy: 1 - District 12

**Notices:** Area: 200 Mailed: 11  
**Replies:** For: 4 Against: 2

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

Residential Replats:

(23) **S189-228**

**Motion:** It was moved to **approve** an application to replat a 0.845-acre tract of land containing part of Lots 2 through 7 in City Block 6/7157 to create 6 lots ranging in size from 5,030 square feet to 7,251 square feet on property located on Pluto Street at Canada Drive, northwest corner, subject to compliance with the conditions listed in the docket.

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

For: 12 - MacGregor, Schulte, Shidid, Carpenter,  
Brinson, Lewis, Jung, Housewright, Schultz,  
Murphy, Ridley, Tarpley

Against: 0  
Absent: 2 - Criss, Johnson  
Vacancy: 1 - District 12

**Notices:** Area: 200 Mailed: 11  
**Replies:** For: 1 Against: 0

**Speakers:** For: None  
For (Did not speak): Soliman Mordechai, 5704 Harvest Hill Road, Dallas, TX, 75230  
Against: None

Miscellaneous Items:

**M189-024**

Planner: Abraham Martinez

**Motion:** It was moved to **approve** a minor amendment to a development plan and landscape plan on property zoned Planned Development Subdistrict No. 101 within Planned Development District No. 193, the Oak Lawn Special Purpose District, on the western corner of Cedar Springs Road and Oak Lawn Avenue.

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

For: 12 - MacGregor, Schulte, Shidid, Carpenter,  
Brinson, Lewis, Jung, Housewright, Schultz,  
Murphy, Ridley, Tarpley

Against: 0  
Absent: 2 - Criss, Johnson  
Vacancy: 1 - District 12

**Speakers:** For: None  
For (Did not speak): Josh Frederick, 2808 Fairmount St., Dallas, TX, 75201  
Against: None

**M189-025**

Planner: Carlos Talison

**Motion:** It was moved to **approve** a minor amendment to the development plan and landscape plan for Planned Development District No. 24, on the west line of Waterfall Way, between Rolling Hills Lane and Brookgreen Drive.

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

For: 12 - MacGregor, Schulte, Shidid, Carpenter,  
Brinson, Lewis, Jung, Housewright, Schultz,  
Murphy, Ridley, Tarpley

Against: 0  
Absent: 2 - Criss, Johnson  
Vacancy: 1 - District 12

**Speakers:** For: None

For (Did not speak): Rob Baldwin, 3904 Elm St., Dallas, TX 75226

Against: None

Neutral (Did not speak): Bobby Gillentine, 13611 Keepers Green Pkwy., Dallas, TX, 75240

Certificates of Appropriateness for Signs:

Downtown SPSD – Discovery:

**1905150022**

Planner: Oscar Aguilera

**Motion:** It was moved to **approve** a Certificate of Appropriateness by Katrina Wagman of AT&T for a 9,190 square-foot media wall sign which would be an attached sign wrapping around the northwest corner of the building within the Discovery Subdistrict at 308 Akard Street (northwest corner).

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

For: 11 - MacGregor, Schulte, Shidid, Carpenter,  
Brinson, Lewis, Housewright, Schultz, Murphy,  
Ridley, Tarpley

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

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

**Speakers:** None

Downtown SPSD – Perimeter:

**1905140028**

Planner: Oscar Aguilera

**Motion:** It was moved to **approve** a Certificate of Appropriateness by Jacob Capetillo of Barnet Signs for a 93 square-foot flat attached sign within Downtown Perimeter, at 2550 Pacific Avenue (west elevation).

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

For: 12 - MacGregor, Schulte, Shidid, Carpenter,  
Brinson, Lewis, Jung, Housewright, Schultz,  
Murphy, Ridley, Tarpley

Against: 0  
Absent: 2 - Criss, Johnson  
Vacancy: 1 - District 12

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

Downtown SPSD – Retail A:

**1905160001**

Planner: Oscar Aguilera

**Motion:** It was moved to **approve** a Certificate of Appropriateness by Andre Raw Botham of Signs Up for a 209 square-foot upper-level flat attached sign at 1910 Pacific Avenue (east elevation).

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

For: 12 - MacGregor, Schulte, Shidid, Carpenter,  
Brinson, Lewis, Jung, Housewright, Schultz,  
Murphy, Ridley, Tarpley

Against: 0  
Absent: 2 - Criss, Johnson  
Vacancy: 1 - District 12

**Speakers:** None

1905170013

Planner: Oscar Aguilera

**Motion:** It was moved to **approve** a Certificate of Appropriateness by Perfect Signs for a 50 square-foot illuminated light-emitting diode (LED) attached upper-level projecting sign at 1222 Commerce Street (north elevation).

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

For: 12 - MacGregor, Schulte, Shidid, Carpenter,  
Brinson, Lewis, Jung, Housewright, Schultz,  
Murphy, Ridley, Tarpley

Against: 0  
Absent: 2 - Criss, Johnson  
Vacancy: 1 - District 12

**Speakers:** None

Zoning Cases – Consent:

1. **Z167-310(LC)**

Planner: Liz Casso

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

**Motion:** It was moved to recommend **approval** of an Historic Overlay for McAdams Cemetery (409 Guthrie Street), subject to preservation criteria on property zoned RR Regional Retail in an area on the north side of Guthrie Street, west of R.L. Thornton Freeway.

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

For: 12 - MacGregor, Schulte, Shidid, Carpenter,  
Brinson, Lewis, Jung, Housewright, Schultz,  
Murphy, Ridley, Tarpley

Against: 0  
Absent: 2 - Criss, Johnson  
Vacancy: 1 - District 12

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



**Speakers:** For: David Preziosi, 2922 Swiss Ave., Dallas, TX, 75204  
Against: None

**Note: The Commission heard Zoning agenda item #2. Z178-336(CT) next.**

**2. Z178-336(CT)**

Planner: Carlos Talison

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

**Motion:** In considering an application for the renewal of Specific Use Permit No. 1661 for a public or private school limited to an open-enrollment charter school on property zoned an IR Industrial Research District with existing deed restrictions [Z823-131\_Tract 1A], in an area generally bound by Beckleymeade Avenue, South Hampton Road, Westfall Drive and Stoneview Drive, it was moved to **hold** this case under advisement until August 1, 2019 and to instruct staff to re-notify the case at the correct notification area of 400 feet.

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

For: 12 - MacGregor, Schulte, Shidid, Carpenter,  
Brinson, Lewis, Jung, Housewright, Schultz,  
Murphy, Ridley, Tarpley

Against: 0  
Absent: 2 - Criss, Johnson  
Vacancy: 1 - District 12

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

**Speakers:** None

**Note: The Commission heard Zoning agenda item #4. Z189-237(AU) next.**

**3. Z189-265(CT)**

Planner: Carlos Talison

**Motion:** It was moved to recommend **approval** of a Specific Use Permit for Commercial amusement (outside) for a two-year period, subject to a site plan and conditions on property zoned Subarea A within Planned Development District No. 741, on the northeast line of Olympus Boulevard, between Wharf Road and Cypress Waters Boulevard.

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

For: 12 - MacGregor, Schulte, Shidid, Carpenter,  
Brinson, Lewis, Jung, Housewright, Schultz,  
Murphy, Ridley, Tarpley

Against: 0  
Absent: 2 - Criss, Johnson  
Vacancy: 1 - District 12

**Notices:** Area: 400 Mailed: 10  
**Replies:** For: 0 Against: 0

**Speakers:** None

#### 4. Z189-237(AU)

Planner: Andreea Udrea

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

**Motion:** It was moved to recommend **approval** of a Planned Development Subdistrict for nonresidential uses, subject to a development plan, landscape plan, and revised conditions to include a modification to Sec. S\_\_107, YARD, LOT, AND SPACE REGULATIONS., (c) Lot Coverage., (2) to delete “Aboveground parking structure are included in the lot coverage calculations;” on property zoned an HC Heavy Commercial Subdistrict within Planned Development District No. 193, the Oak Lawn Special Purpose District, on the southwest corner of Cedar Springs Road and Olive Street.

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

For: 12 - MacGregor, Schulte, Shidid, Carpenter,  
Brinson, Lewis, Jung, Housewright, Schultz,  
Murphy, Ridley, Tarpley

Against: 0  
Absent: 2 - Criss, Johnson  
Vacancy: 1 - District 12

**Notices:** Area: 500 Mailed: 289  
**Replies:** For: 112 Against: 0

**Speakers:** For: Tommy Mann, 500 Winstead Bldg., Dallas, TX, 75201  
James Reeder, 1925 Cedar Springs Rd., Dallas, TX, 75201  
Against: Steven Seidenfeld, 2011 Cedar Springs Rd., Dallas, TX, 75201

**Note: The Commission heard Zoning agenda item #5. Z189-235(PD) next.**

5. Z189-235(PD)

Planner: Pamela Daniel

**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 south side of Samuell Boulevard, east of North Jim Miller Road, it was moved to **hold** this case under advisement until August 15, 2019.

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

For: 12 - MacGregor, Schulte, Shidid, Carpenter,  
Brinson, Lewis, Jung, Housewright, Schultz,  
Murphy, Ridley, Tarpley

Against: 0  
Absent: 2 - Criss, Johnson  
Vacancy: 1 - District 12

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

**Speakers:** For: Ryan Hughes, 1111 S. Main St., Grapevine, TX, 76051  
Against: None

**Note: The Commission heard Zoning agenda item #7. Z189-257(SM) next.**

6. Z189-260(PD)

Planner: Pamela Daniel

**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 Subdistrict 2 within Planned Development District No. 535-D-1, the C.F. Hawn Special Purpose District No. 3 with a D-1 Dry Liquor Control Overlay, on the northeast corner of C. F. Hawn Freeway and South Masters Drive, it was moved to **hold** this case under advisement until August 1, 2019.

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

For: 12 - MacGregor, Schulte, Shidid, Carpenter,  
Brinson, Lewis, Jung, Housewright, Schultz,  
Murphy, Ridley, Tarpley

Against: 0  
Absent: 2 - Criss, Johnson  
Vacancy: 1 - District 12

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

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

**Note: The Commission heard Zoning – Consent item #1. Z167-310(LC), upon the conclusion of the Consent agenda. The Commission heard Zoning – Consent item #1. Z167-310(LC) next.**

**7. Z189-257(SM)**

Planner: Sarah May

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

**Motion:** In considering an application for an MU-2 Mixed Use District on property zoned an IR Industrial Research District, northeast of Harry Hines Boulevard, between Medical District Drive and Kendall Drive, it was moved to **hold** this case under advisement until August 15, 2019.

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

For: 12 - MacGregor, Schulte, Shidid, Carpenter,  
Brinson, Lewis, Jung, Housewright, Schultz,  
Murphy, Ridley, Tarpley

Against: 0  
Absent: 2 - Criss, Johnson  
Vacancy: 1 - District 12

**Notices:** Area: 300 Mailed: 5  
**Replies:** For: 0 Against: 0

**Speakers:** For: Maxwell Fisher, 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 items. The Commission heard Zoning Cases – Under Advisement item #8. Z189-244(AM) next.**

Zoning Cases – Under Advisement:

**8. Z189-244(AM)**

Planner: Abraham Martinez

**Motion:** It was moved to recommend **approval** of an amendment to an existing development plan on property zoned Planned Development No. 216, in an area generally on the northeast corner of Noel Road and Southern Boulevard.

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

For: 11 - MacGregor, Schulte, Shidid, Carpenter,  
Brinson, Lewis, Housewright, Schultz,  
Murphy, Ridley, Tarpley

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

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

**Notices:** Area: 500 Mailed: 40  
**Replies:** For: 23 Against: 0

**Speakers:** For: Rob Baldwin, 3904 Elm St., Dallas, TX, 75226  
Michael Villere, 13900 Noel Rd., Dallas, TX, 75240  
For (Did not speak): Juliana Colli, 13900 Noel Rd., Dallas, TX, 75240  
Robert Watson, 13900 Noel Rd., Dallas, TX, 75240  
Against: Noelle Bui, 14601 Montfort Dr., Dallas, TX, 75254

**9. Z189-252(CY)**

Planner: Caroline Yumet

**Motion:** It was moved to recommend **approval** of an LI Light Industrial, subject to deed restrictions volunteered by the applicant on property zoned an A(A) Agricultural District at the northwest corner of Telephone Road and Bonnie View Road.

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

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

Against: 0  
Absent: 2 - Criss, Johnson  
Vacancy: 1 - District 12

\*out of the room, shown voting in favor

**Notices:** Area: 500 Mailed: 27  
**Replies:** For: 2 Against: 0

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

10. **Z189-190(PD)**

Planner: Pamela Daniel

**Motion:** In considering an application for a Specific Use Permit for a late-hours establishment limited to an alcoholic beverage establishment operated as a bar, lounge or tavern use on property zoned Planned Development District No. 842 for CR Community Retail District uses, on the west side of Greenville Avenue, southeast of Ross Avenue, it was moved to **hold** this case under advisement until October 3, 2019.

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

For: 12 - MacGregor, Schulte, Shidid, Carpenter,  
Brinson, Lewis, Jung, Housewright, Schultz,  
Murphy, Ridley, Tarpley

Against: 0  
Absent: 2 - Criss, Johnson  
Vacancy: 1 - District 12

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

**Speakers:** For: None  
For (Did not speak): Audra Buckley, 1414 Belleview St., Dallas, TX, 75215  
Against: None

11. **Z189-114(JM)**

Planner: Andreea Udrea

**Motion:** It was moved to recommend **approval** of the renewal of Specific Use Permit No. 1954 for a commercial amusement (inside) limited to a Class A dance hall for a two-year period, subject to a revised site plan and conditions on property zoned a CR Community Retail District on the northwest corner of Singleton Boulevard and Peoria Avenue.

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

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

Against: 0  
Absent: 2 - Criss, Johnson  
Vacancy: 1 - District 12

\*out of the room, shown voting in favor

**Notices:** Area: 300 Mailed: 23  
**Replies:** For: 5 Against: 0

**Speakers:** For: Gill Cerda, 1107 Parlay Cr., Dallas, TX, 75211  
Mandy Watkins, 811 Headwater Dr., Arlington, TX, 76015  
David Flores, 4615 Singleton Blvd., Dallas, TX, 75212  
Against: None

12. **Z178-222(JM)**

Planner: Andreea Udrea

**Motion:** It was moved to recommend 1) **denial** of a new subdistrict for a single-family use; 2) **approval** of the reduction of the Shopfront Overlay No. 7; and 3) **approval** of the termination of existing deed restrictions [Z156-222] on property zoned Subdistrict E within Planned Development District No. 468, the Oak Cliff Gateway Special Purpose District, with an SH Shopfront Overlay, and existing deed restrictions [Z156-222], between North Zang Boulevard and North Beckley Avenue, north of East Neely Street.

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

For: 12 - MacGregor, Schulte, Shidid, Carpenter,  
Brinson, Lewis, Jung, Housewright, Schultz,  
Murphy, Ridley, Tarpley

Against: 0  
Absent: 2 - Criss, Johnson  
Vacancy: 1 - District 12

**Notices:** Area: 500 Mailed: 121  
**Replies:** For: 0 Against: 0

**Speakers:** For: Audra Buckley, 1414 Belleview St., Dallas, TX, 75215  
Against: Jared Adams, 724 N. Beckley Ave., Dallas, TX, 75203

13. **Z189-153(SM)**

Planner: Sarah May

**Motion:** In considering an application for an MU-2 Mixed Use District with deed restrictions volunteered by the applicant on property zoned an MF-2(A) Multifamily District on the west line of Manderville Lane, south of Meadow Road, it was moved to **hold** this case under advisement until September 19, 2019.

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

For: 12 - MacGregor, Schulte, Shidid, Carpenter,  
Brinson, Lewis, Jung, Housewright, Schultz,  
Murphy, Ridley, Tarpley

Against: 0  
Absent: 2 - Criss, Johnson  
Vacancy: 1 - District 12

**Notices:** Area: 400 Mailed: 86  
**Replies:** For: 1 Against: 2

**Speakers:** None



14. **Z189-182(SM)**

Planner: Sarah May

**Motion:** In considering an application for a Planned Development District for R-10(A) Single Family District uses on property zoned an R-10(A) Single Family District with Specific Use Permit No. 2123 for a child-care facility, on the east line of Webb Chapel Road, north of Timberview Road, it was moved to **hold** this case under advisement until August 15, 2019.

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

For: 12 - MacGregor, Schulte, Shidid, Carpenter,  
Brinson, Lewis, Jung, Housewright, Schultz,  
Murphy, Ridley, Tarpley

Against: 0  
Absent: 2 - Criss, Johnson  
Vacancy: 1 - District 12

**Notices:** Area: 500 Mailed: 119  
**Replies:** For: 8 Against: 28

**Speakers:** For: None  
FOR (Did not speak): Rob Baldwin, 3904 Elm St., Dallas, TX, 75226  
Against: None

15. **Z189-258(SM)**

Planner: Sarah May

**Motion:** It was moved to recommend **approval** of an amendment to and the renewal of Specific Use Permit No. 2238 for an alcoholic beverage establishment limited to a bar, lounge, or tavern and a private club-bar 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 Subdistrict 6 within Plan Development District No. 830, on the east line of North Tyler Street, north of West Davis Street.

Maker: MacGregor  
Second: Schultz  
Result: Carried: 7 to 5

For: 7 - MacGregor, Shidid, Brinson, Housewright,  
Schultz, Murphy, Tarpley

Against: 5 - Schulte, Carpenter, Lewis, Jung, Ridley  
Absent: 2 - Criss, Johnson  
Vacancy: 1 - District 12

**Notices:** Area: 200 Mailed: 14  
**Replies:** For: 2 Against: 1

**Speakers:** For: Santos Martinez, 52 Cheerful Way, Angel Fire, NM, 87710,  
Against: Pam Conley, P.O. Box 5212, Dallas, TX, 75208

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### Other Matters

#### Minutes:

**Motion:** It was moved to **defer** consideration of the June 20, 2019, City Plan Commission meeting minutes to August 1, 2019.

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

For: 11 - MacGregor, Shidid, Carpenter, Brinson, Lewis,  
Jung, Housewright, Schultz, Murphy, Ridley,  
Tarpley

Against: 0  
Absent: 3 - Schulte, Criss, Johnson  
Vacancy: 1 - District 12

### Adjournment

**Motion:** It was moved to **adjourn** the July 11, 2019, City Plan Commission meeting at 4:41 p.m.

Maker: Lewis  
Second: Shidid  
Result: Carried: 11 to 0

For: 11 - MacGregor, Shidid, Carpenter, Brinson, Lewis,  
Jung, Housewright, Schultz, Murphy, Ridley,  
Tarpley

Against: 0  
Absent: 3 - Schulte, Criss, Johnson  
Vacancy: 1 - District 12

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Gloria Tarpley, Chair