

PLAN COMMISSION MINUTES

The City Plan Commission held a regular Zoning Hearing on August 15, 2019, with the briefing starting at 11:06 a.m., in Room 5ES and the public hearing at 1:39 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, Clarice Criss, LeDouglas Johnson, Deborah Carpenter, Margaret Brinson, 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: None. There were two vacancies: District 8 and 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) **S189-259**

Motion: It was moved to **approve** an application to create one 0.146-acre (6,360 square feet) lot from a tract of land in City Block 7070 on property located on Rochester Street, east of Woodville Street, subject to compliance with the conditions listed in the docket.

Maker: Brinson

Second: Shidid

Result: Carried: 13 to 0

For: 13 - MacGregor, Schulte, Criss, Johnson*, Shidid,
Carpenter, Brinson, Jung, Housewright,
Schultz, Murphy, Ridley, Tarpley

Against: 0

Absent: 0

Vacancy: 2 - District 8, District 12

*out of the room, shown voting in favor

Speakers: None

(2) **S189-260**

Motion: It was moved to **approve** an application to create one 0.275-acre lot from a tract of land in City Block 7068 on property located on Valentine Street, south of Dorris Street, subject to compliance with the conditions listed in the docket.

Maker: Brinson

Second: Shidid

Result: Carried: 13 to 0

For: 13 - MacGregor, Schulte, Criss, Johnson*, Shidid,
Carpenter, Brinson, Jung, Housewright,
Schultz, Murphy, Ridley, Tarpley

Against: 0

Absent: 0

Vacancy: 2 - District 8, District 12

*out of the room, shown voting in favor

Speakers: None

(3) **S189-261**

Motion: It was moved to **approve** an application to replat a 0.590-acre tract of land containing all of Lots 84 through 86, and part of Lot 87 in City Block P/7171 to create one lot on property located on Jim Street at Quarry Street, east corner, subject to compliance with the conditions listed in the docket.

Maker: Brinson

Second: Shidid

Result: Carried: 13 to 0

For: 13 - MacGregor, Schulte, Criss, Johnson*, Shidid,
Carpenter, Brinson, Jung, Housewright,
Schultz, Murphy, Ridley, Tarpley

Against: 0

Absent: 0

Vacancy: 2 - District 8, District 12

*out of the room, shown voting in favor

Speakers: For: None

Against: None

Neutral (Did not speak): Dennis Swindle, 5716 Old Granbury, Granbury, TX, 76049

(4) **S189-262**

Motion: It was moved to **approve** an application to create one 0.146-acre (6,357 square feet) lot from a tract of land in City Block 7070 on property located on Rochester Street at Woodville Street, southeast corner, subject to compliance with the conditions listed in the docket.

Maker: Brinson

Second: Shidid

Result: Carried: 13 to 0

For: 13 - MacGregor, Schulte, Criss, Johnson*, Shidid,
Carpenter, Brinson, Jung, Housewright,
Schultz, Murphy, Ridley, Tarpley

Against: 0

Absent: 0

Vacancy: 2 - District 8, District 12

*out of the room, shown voting in favor

Speakers: None

(5) **S189-263**

Motion: It was moved to **approve** an application to create one 1.521-acre lot, one 1.908-acre lot, and one 2.110-acre lot from a 5.539-acre tract of land in City Block 11/1017, 1026, and 1027 on property located on Turtle Creek Boulevard at the terminus of Park Ridge Court, subject to compliance with the conditions listed in the docket.

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

For: 13 - MacGregor, Schulte, Criss, Johnson*, Shidid,
Carpenter, Brinson, Jung, Housewright,
Schultz, Murphy, Ridley, Tarpley

Against: 0
Absent: 0
Vacancy: 2 - District 8, District 12

*out of the room, shown voting in favor

Speakers: None

(6) S189-264

Motion: It was moved to **approve** an application to replat an 8.171-acre tract of land containing part of Lot 1 in City Block G/8466 and part of City Block 8466 to create one 0.261-acre lot and one 7.869-acre lot on property located at terminus of Harpers Lane, north of Byron Bay Street, subject to compliance with the conditions listed in the docket.

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

For: 13 - MacGregor, Schulte, Criss, Johnson*, Shidid,
Carpenter, Brinson, Jung, Housewright,
Schultz, Murphy, Ridley, Tarpley

Against: 0
Absent: 0
Vacancy: 2 - District 8, District 12

*out of the room, shown voting in favor

Speakers: None

(7) S189-265

Motion: It was moved to **approve** an application to replat 2.0696-acre tract of land containing all of Lot 1 in City Block A/280, part of City Blocks 270 ½ and 272, and all of an abandoned portion of Hawkins Street to create one lot on property located Pacific Avenue and Elm Street, west of Jett Way, subject to compliance with the conditions listed in the docket.

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

For: 13 - MacGregor, Schulte, Criss, Johnson*, Shidid,
Carpenter, Brinson, Jung, Housewright,
Schultz, Murphy, Ridley, Tarpley

Against: 0
Absent: 0
Vacancy: 2 - District 8, District 12

*out of the room, shown voting in favor

Speakers: None

(8) S189-266

Motion: It was moved to **approve** an application to replat a 0.502-acre tract of land containing part of City Block D/5939 to create one lot on property located on North Terrace Boulevard, north of Davis Street, subject to compliance with the conditions listed in the docket.

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

For: 13 - MacGregor, Schulte, Criss, Johnson*, Shidid,
Carpenter, Brinson, Jung, Housewright,
Schultz, Murphy, Ridley, Tarpley

Against: 0
Absent: 0
Vacancy: 2 - District 8, District 12

*out of the room, shown voting in favor

Speakers: None

(9) S189-267

Motion: It was moved to **approve** an application to replat a 0.459-acre tract of land containing all of Lots 11 and 12 to create one lot on property located on Haskell Avenue at Layayette Street, north of Lucille Street, subject to compliance with the conditions listed in the docket.

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

For: 13 - MacGregor, Schulte, Criss, Johnson*, Shidid,
Carpenter, Brinson, Jung, Housewright,
Schultz, Murphy, Ridley, Tarpley

Against: 0
Absent: 0
Vacancy: 2 - District 8, District 12

*out of the room, shown voting in favor

Speakers: None

(10) **S189-268**

Motion: It was moved to **approve** an application to replat a 0.671-acre tract of land containing all of Lots 3, 4, and 5 to create one lot on property located on Tenth Street, east of Madison Avenue, subject to compliance with the conditions listed in the docket.

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

For: 13 - MacGregor, Schulte, Criss, Johnson*, Shidid,
Carpenter, Brinson, Jung, Housewright,
Schultz, Murphy, Ridley, Tarpley

Against: 0
Absent: 0
Vacancy: 2 - District 8, District 12

*out of the room, shown voting in favor

Speakers: None

(11) **S189-272**

Motion: It was moved to **approve** an application to replat a 16.178-acre tract of land containing all of Lots 1A, 1B, and 1C in City Block 18/2006 and an abandoned alley to create one 1.281-acre lot, one 5.031-acre lot, and one 9.866-acre lot on property located on Carroll Avenue at Belmont Avenue, east of North Central Expressway, subject to compliance with the conditions listed in the docket.

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

For: 13 - MacGregor, Schulte, Criss, Johnson*, Shidid,
Carpenter, Brinson, Jung, Housewright,
Schultz, Murphy, Ridley, Tarpley

Against: 0
Absent: 0
Vacancy: 2 - District 8, District 12

*out of the room, shown voting in favor

Speakers: None

(12) **S189-273**

Motion: It was moved to **approve** an application to replat a 5.965-acre tract of land containing part of City Block 1/7926 to create one lot on property located on River Bend Drive, north of Record Crossing Road, subject to compliance with the conditions listed in the docket.

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

For: 13 - MacGregor, Schulte, Criss, Johnson*, Shidid,
Carpenter, Brinson, Jung, Housewright,
Schultz, Murphy, Ridley, Tarpley

Against: 0
Absent: 0
Vacancy: 2 - District 8, District 12

*out of the room, shown voting in favor

Speakers: None

(13) **S189-274**

Motion: It was moved to **approve** an application to replat a 0.523-acre tract of land containing all of Lots and 2 in City Block 3/713 to create one lot on property located on Carroll Avenue at Scurry Street, west corner, subject to compliance with the conditions listed in the docket.

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

For: 13 - MacGregor, Schulte, Criss, Johnson*, Shidid,
Carpenter, Brinson, Jung, Housewright,
Schultz, Murphy, Ridley, Tarpley

Against: 0
Absent: 0
Vacancy: 2 - District 8, District 12

*out of the room, shown voting in favor

Speakers: None

(14) **S189-275**

Motion: It was moved to **approve** an application to replat a 0.328-acre tract of land containing part of City Block 10/740 to create one lot on property located on Live Oak Street, southwest of Peak Street, subject to compliance with the conditions listed in the docket.

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

For: 13 - MacGregor, Schulte, Criss, Johnson*, Shidid,
Carpenter, Brinson, Jung, Housewright,
Schultz, Murphy, Ridley, Tarpley

Against: 0
Absent: 0
Vacancy: 2 - District 8, District 12

*out of the room, shown voting in favor

Speakers: None

(15) **S189-276**

Motion: It was moved to **approve** an application to replat a 0.2638-acre tract of land containing part of Lots 6 and 7 in City Block 7/708 to create one lot on property located on Bryan Street, north of Fitzhugh Avenue, subject to compliance with the conditions listed in the docket.

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

For: 13 - MacGregor, Schulte, Criss, Johnson*, Shidid,
Carpenter, Brinson, Jung, Housewright,
Schultz, Murphy, Ridley, Tarpley

Against: 0
Absent: 0
Vacancy: 2 - District 8, District 12

*out of the room, shown voting in favor

Speakers: None

Residential Replat:

(16) **S189-270**

Motion: It was moved to **approve** an application to replat a 1.5253-acre tract of land containing part of Lots 12, 13, and 14 in City Block 8821 to create one lot on property located on Beltline Road at C.F. Hawn Freeway/U.S. Highway No.175, northwest corner, subject to compliance with the conditions listed in the docket.

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

For: 13 - MacGregor, Schulte, Criss, Johnson*, Shidid,
Carpenter, Brinson, Jung, Housewright,
Schultz, Murphy, Ridley, Tarpley

Against: 0
Absent: 0
Vacancy: 2 - District 8, District 12

*out of the room, shown voting in favor

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

Speakers: None

Miscellaneous Items:

D189-011

Planner: Carlos Talison

Motion: It was moved to **approve** a development plan and landscape plan on property zoned Subarea A within Planned Development District No. 741, on the northwest corner of Olympus Boulevard and Stampede Lane.

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

For: 13 - MacGregor, Schulte, Criss, Johnson*, Shidid, Carpenter, Brinson, Jung, Housewright, Schultz, Murphy, Ridley, Tarpley

Against: 0
Absent: 0
Vacancy: 2 - District 8, District 12

*out of the room, shown voting in favor

Speakers: None

Certificates of Appropriateness for Signs:

Jefferson Boulevard SPSD:

Note: Certificates of Appropriateness for Signs items 1906140020 and 1906140021 were read into the record and heard together.

1906140020

Planner: Oscar Aguilera

Motion: It was moved to **approve** a Certificate of Appropriateness by Nathan G. Lohri of LNS Signs for a 75.5 square-foot attached sign at 704 West Jefferson Boulevard (north elevation).

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

For: 13 - MacGregor, Schulte, Criss, Johnson*, Shidid, Carpenter, Brinson, Jung, Housewright, Schultz, Murphy, Ridley, Tarpley

Against: 0
Absent: 0
Vacancy: 2 - District 8, District 12

*out of the room, shown voting in favor

Speakers: None

1906140021

Planner: Oscar Aguilera

Motion: It was moved to **approve** a Certificate of Appropriateness by Nathan G. Lohri of LNS Signs for a 66.3 square-foot attached sign at 704 West Jefferson Boulevard (east elevation).

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

For: 13 - MacGregor, Schulte, Criss, Johnson*, Shidid, Carpenter, Brinson, Jung, Housewright, Schultz, Murphy, Ridley, Tarpley

Against: 0
Absent: 0
Vacancy: 2 - District 8, District 12

*out of the room, shown voting in favor

Speakers: None

Zoning Cases – Consent:

1. Z189-229(PD)

Planner: Pamela Daniel

Note: The Commission considered this item individually.

Motion: It was moved to recommend **approval** of an RS-MU(E) Regional Service Mixed Use Enhanced Subdistrict on property zoned an RS-I(E) Regional Service Industrial Enhanced Subdistrict within Planned Development District No. 595, the South Dallas/Fair Park Special Purpose District, on the southwest corner of Third Avenue and Oak Lane.

Maker: Brinson
Second: Schulte
Result: Carried: 13 to 0

For: 13 - MacGregor, Schulte, Criss, Johnson, Shidid,
Carpenter, Brinson, Jung, Housewright,
Schultz, Murphy, Ridley, Tarpley

Against: 0
Absent: 0
Vacancy: 2 - District 8, District 12

Notices: Area: 300 Mailed: 15
Replies: For: 1 Against: 1

Speakers: For: Johnny Sudbury, 1023 Birds Fort Trl., Arlington, TX, 76005
Against: John Radovich, 800 Jaguar Ln., Dallas, TX, 75226
Gary Kaelson, 501 S. 2nd Ave., Dallas, TX, 75226
Greg Minnick, 636 3rd Ave., Dallas, TX, 75226

Note: The Commission heard Zoning agenda item #4. Z189-115(CY) next.

2. Z189-250(AU)

Planner: Andreea Udrea

Motion: It was moved to recommend **approval** of the renewal of Specific Use Permit No. 2211 for a bar, lounge or tavern use and an inside commercial amusement limited to a live music venue for a two-year period, subject to conditions on property zoned Tract A within Planned Development District No. 269, the Deep Ellum/Near East Side District, on the southeast corner of Commerce Street and Murray Street.

Maker: Schulte
Second: Housewright
Result: Carried: 13 to 0

For: 13 - MacGregor, Schulte, Criss, Johnson*, Shidid*,
Carpenter, Brinson, Jung, Housewright,
Schultz, Murphy, Ridley, Tarpley

Against: 0
Absent: 0
Vacancy: 2 - District 8, District 12

*out of the room, shown voting in favor

Notices: Area: 200 Mailed: 11
Replies: For: 2 Against: 0

Speakers: None

3. **Z189-275(AU)**

Planner: Andreea Udrea

Motion: It was moved to recommend **approval** of an MF-2(A) Multifamily District on property zoned a CS Commercial Service District, on the southeast line of Mail Avenue, southwest of Rural Avenue, and northeast of Harry Hines Boulevard.

Maker: Schulte
Second: Housewright
Result: Carried: 13 to 0

For: 13 - MacGregor, Schulte, Criss, Johnson*, Shidid*,
Carpenter, Brinson, Jung, Housewright,
Schultz, Murphy, Ridley, Tarpley

Against: 0
Absent: 0
Vacancy: 2 - District 8, District 12

*out of the room, shown voting in favor

Notices: Area: 200 Mailed: 18
Replies: For: 2 Against: 0

Speakers: None

4. **Z189-115(CY)**

Planner: Carolina Yumet

Note: The Commission considered this item individually.

Motion: In considering an application for 1) the termination of existing deed restrictions [Z867-185 No. 2]; and, 2) an amendment to Planned Development District No. 468 to reduce a portion of Shopfront Overlay No. 7 on property zoned Subdistrict E (WMU-8) within Planned Development District No. 468, the Oak Cliff Gateway Special Purpose District, with SH Shopfront Overlay No. 7, and deed restrictions [Z867-185 No 2], on the southwest corner of North Beckley Avenue and West 6th Street, it was moved to **hold** this case under advisement until September 5, 2019.

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

For: 13 - MacGregor, Schulte, Criss, Johnson, Shidid,
Carpenter, Brinson, Jung, Housewright,
Schultz, Murphy, Ridley, Tarpley

Against: 0
Absent: 0
Vacancy: 2 - District 8, District 12

Notices: Area: 500 Mailed: 73
Replies: For: 4 Against: 1

Speakers: For: None
For (Did not speak): Charles Baker, 1405 Plowman Ave., Dallas, TX, 75203
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. Z189-182(SM) next.

5. Z189-276(CY)

Planner: Carolina Yumet

Motion: It was moved to recommend **approval** of the renewal of Specific Use Permit No. 1757 for a bar, lounge, or tavern and an inside commercial amusement use limited to a live music venue for a five-year period with eligibility for automatic renewals for additional five-year periods, subject to conditions on property zoned Tract A within Planned Development District No. 269, the Deep Ellum/Near East Side District, on the north side of Elm Street, west of North Crowds Street.

Maker: Schulte
Second: Housewright
Result: Carried: 13 to 0

For: 13 - MacGregor, Schulte, Criss, Johnson*, Shidid*,
Carpenter, Brinson, Jung, Housewright,
Schultz, Murphy, Ridley, Tarpley

Against: 0
Absent: 0
Vacancy: 2 - District 8, District 12

*out of the room, shown voting in favor

Notices: Area: 200 Mailed: 20
Replies: For: 2 Against: 0

Speakers: None

6. Z189-289(SM)

Planner: Sarah May

Motion: It was moved to recommend **approval** of the renewal of Specific Use Permit No. 2252 for an alcoholic beverage establishment use limited to a bar, lounge or tavern and an inside commercial amusement use limited to a live music venue for a three-year period, subject to conditions on property zoned Tract A within Planned Development District No. 269, the Deep Ellum/Near East Side District, on the north line of Elm Street, west of North Crowds Street.

Maker: Schulte
Second: Housewright
Result: Carried: 13 to 0

For: 13 - MacGregor, Schulte, Criss, Johnson*, Shidid*,
Carpenter, Brinson, Jung, Housewright,
Schultz, Murphy, Ridley, Tarpley

Against: 0
Absent: 0
Vacancy: 2 - District 8, District 12

*out of the room, shown voting in favor

Notices: Area: 200 Mailed: 15
Replies: For: 1 Against: 0

Speakers: For: None
For (Did not speak): Jason Marshall, 302 N. Market St., Dallas, TX, 75202
Against: None

7. Z189-290(SM)

Planner: Sarah May

Motion: It was moved to recommend **approval** of an MU-1 Mixed Use District, subject to deed restrictions volunteered by the applicant on property zoned a P(A) Parking District, on the east line of North Westmoreland Road, north of West Davis Street.

Maker: Schulte
Second: Housewright
Result: Carried: 13 to 0

For: 13 - MacGregor, Schulte, Criss, Johnson*, Shidid*,
Carpenter, Brinson, Jung, Housewright,
Schultz, Murphy, Ridley, Tarpley

Against: 0
Absent: 0
Vacancy: 2 - District 8, District 12

*out of the room, shown voting in favor

Notices: Area: 200 Mailed: 13
Replies: For: 2 Against: 0

Speakers: For: None

FOR (Did not speak): Tala Alturk, 1913 Middleton Dr., Mansfield, TX, 76063
Michael Alturk, 1913 Middleton Dr., Mansfield, TX, 76063
Dahna Alturk, 1913 Middleton Dr., Mansfield, TX, 76063

Against: None

Note: The Commission heard Zoning – Consent item #1. Z189-229(PD), upon the conclusion of the Consent agenda. The Commission heard Zoning – Consent item #1. Z189-229(PD) next.

Zoning Cases – Under Advisement:

8. Z189-182(SM)

Planner: Sarah May

Motion: It was moved to recommend **approval** of a Planned Development District for R-10(A) Single Family District uses, subject to a revised conceptual plan and revised conditions (as briefed) 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.

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

For: 13 - MacGregor, Schulte, Criss, Johnson, Shidid, Carpenter, Brinson, Jung, Housewright, Schultz, Murphy, Ridley, Tarpley

Against: 0
Absent: 0
Vacancy: 2 - District 8, District 12

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

Speakers: For: Rob Baldwin, 3904 Elm St., Dallas, TX, 75226
For (Did not speak): David Gleeson, 7007 Prestonshire Ln., Dallas, TX, 75225
Against: None

9. **Z189-233(SM)**

Planner: Sarah May

Motion: In considering an application for a Planned Development District for LI Light Industrial District uses on property zoned an R-7.5(A) Single Family District, on the north line of Interstate Highway 30, east of North Buckner Boulevard, it was moved to **hold** this case under advisement until September 5, 2019.

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

For: 13 - MacGregor, Schulte, Criss, Johnson, Shidid,
Carpenter, Brinson, Jung, Housewright,
Schultz, Murphy, Ridley, Tarpley

Against: 0
Absent: 0
Vacancy: 2 - District 8, District 12

Notices: Area: 500 Mailed: 94
Replies: For: 2 Against: 17

Speakers: For: Rob Baldwin, 3904 Elm St., Dallas, TX, 75226
Against: Demetria McCain, 2450 El Cerrito Dr., Dallas, TX, 75228

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

Planner: Sarah May

Motion: It was moved to recommend **approval** of 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.

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

For: 13 - MacGregor, Schulte, Criss*, Johnson, Shidid,
Carpenter, Brinson, Jung, Housewright,
Schultz, Murphy, Ridley, Tarpley

Against: 0
Absent: 0
Vacancy: 2 - District 8, District 12

*out of the room, shown voting in favor

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

Speakers: For: Maxwell Fisher, 900 Jackson St., Dallas, TX, 75202
Robert Prejean, 3310 Fairmount St., Dallas, TX, 75201
Against: None

11. Z189-235(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 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 September 5, 2019.

Maker: Brinson
Second: Shidid
Result: Carried: 9 to 4

For: 9 - MacGregor, Criss, Johnson, Shidid, Carpenter,
Brinson, Jung, Ridley, Tarpley

Against: 4 - Schulte, Housewright, Schultz, Murphy
Absent: 0
Vacancy: 2 - District 8, District 12

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

Speakers: None

Zoning Cases – Individual:

12. Z178-358(JM/AU)

Planner: Andreea Udrea

Motion: In considering an application for 1) a Planned Development District for mixed uses, and 2) the termination of Specific Use Permit No. 1172 for a private school and child-care facility, on property zoned Planned Development District No. 314, an MF-1(A) Multifamily District, and an R-7.5(A) Single Family District with Specific Use Permit No. 1172, on the north side of Colgate Avenue, between Lomo Alto Drive and Douglas Avenue, it was moved to **hold** this case under advisement until September 5, 2019.

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

For: 13 - MacGregor, Schulte, Criss, Johnson, Shidid,
Carpenter, Brinson, Jung, Housewright,
Schultz, Murphy, Ridley, Tarpley*

Against: 0
Absent: 0
Vacancy: 2 - District 8, District 12

*out of the room, shown voting in favor

Notices: Area: 500 Mailed: 179
Replies: For: 13 Against: 44

Speakers: For: Suzan Kedron, 2323 Ross Ave., Dallas, TX, 75201
Against: None

13. **Z189-267(CY)**

Planner: Carolina Yumet

Motion: In considering an application for a Specific Use Permit for an adult day care facility on property zoned an R-7.5(A) Single Family District on the northwest side of Oxbow Lane, north of Foxboro Lane, it was moved to **hold** this case under advisement until September 19, 2019.

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

For: 13 - MacGregor, Schulte, Criss, Johnson, Shidid,
Carpenter, Brinson, Jung, Housewright,
Schultz, Murphy, Ridley, Tarpley

Against: 0
Absent: 0
Vacancy: 2 - District 8, District 12

Notices: Area: 300 Mailed: 68
Replies: For: 1 Against: 18

Speakers: For: Linne Shields, 3600 Windy Hill Rd., Celina, TX, 75009
Against: Joseph Mohmed, 430 E. Ledbetter Dr., Dallas, TX, 75216
Patricia Hunt, 928 Oxbow Ln., Dallas, TX, 75241
Sandra Alridge, 5755 Trio Ln., Dallas, TX, 75241

Howard Brown, 923 Foxboro Ln., Dallas, TX, 75241
Ida Hendricks, 1126 Oxbow Ln., Dallas, TX, 75241
Deborah Canady, 5277 Pennridge Ln., Dallas, TX, 75241
Against (Did not speak): Jacqueline Grace, 1018 Oxbow Ln., Dallas, TX, 75241
Gloria Cohen, 934 Oxbow Ln., Dallas, TX, 75241
Elmarie Brown, 940 Oxbow Ln., Dallas, TX, 75241
Gwen Dickerson, 5267 Pennridge Ln., Dallas, TX, 75241
Gene Cambridge, 5230 Pennridge Ln., Dallas, TX, 75241
Garline Shaw, 5236 Pennridge Ln., Dallas, TX, 75241
Dorothy Stanley, 5237 Pennridge Ln., Dallas, TX, 75241
Symphuel Anderson, 808 Scottsboro Ln., Dallas, TX, 75241
Dean Washington, 6309 Bowling Brook Dr., Dallas, TX, 75241
Larke McNeil, 5401 Mystic Trl., Dallas, TX, 75241
Vachel Herran-Butler, 5922 Shady Crest Trl., Dallas, TX, 75241
Carol Shields, 1025 Pinedale Ln., Dallas, TX, 75241
Neutral: Phil Foster, P.O. Box 4131, Dallas, TX, 75241

Development Code Amendment:

DCA 189-007

Planner: David Cossum

Motion: It was moved to recommend **approval** of amending the Dallas Development Code, Chapter 51A, Article V, "Floodplain and Escarpment Regulations," and Article VIII, "Plat Regulations," aligning definitions, standards and names for design manuals for paving and drainage with the proposed "Street Design Manual." and "Drainage Design Manual.", with the following Subdivision Review Committee recommended modifications: 1) Sec. 51A-8.601(b)(11) to reference the most recent Dallas Bike Plan and 2) Sec. 51A-8.602(d)(1) change the second sentence to read as "The minimum size for the corner clip is a triangle with the legs along the edges of the street rights-of-way equaling 10 feet." deleting the words "that of".

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

For: 13 - MacGregor, Schulte, Criss, Johnson, Shidid,
Carpenter, Brinson, Jung, Housewright,
Schultz, Murphy, Ridley, Tarpley

Against: 0
Absent: 0
Vacancy: 2 - District 8, District 12

Speakers: None

Authorization of a Hearing:

Planner: Donna Moorman

Motion: It was moved to **authorize** a public hearing to consider removal of the Jefferson Boulevard Sign District on property zoned PD No. 316 the Jefferson Area Special Purpose District, generally along both sides of Jefferson Boulevard between Beckley Avenue on the east and the alley west of Polk Street on the west. This is a hearing to consider the request to authorize the hearing and not the rezoning of property at this time.

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

For: 13 - MacGregor, Schulte, Criss, Johnson, Shidid,
Carpenter, Brinson, Jung, Housewright,
Schultz, Murphy, Ridley, Tarpley
Against: 0
Absent: 0
Vacancy: 2 - District 8, District 12

Speakers: None

Planner: Donna Moorman

Motion: It was moved to **authorize** a public hearing to determine the proper zoning on property zoned NO(A) Neighborhood Office with Modified Delta Overlay No. 1 on Lot 3 in Block 7/2071 located east of Summit Avenue on the south side of Richmond Avenue 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 the property at this time.

Maker: Ridley
Second: MacGregor
Result: Carried: 8 to 5

For: 8 - MacGregor, Schulte, Criss, Carpenter, Brinson,
Jung, Schultz, Ridley
Against: 5 - Johnson, Shidid, Housewright, Murphy, Tarpley
Absent: 0
Vacancy: 2 - District 8, District 12

Speakers: None

Planner: Donna Moorman

Motion: It was moved to **authorize** a public hearing to determine the proper zoning on property zoned an A(A) Agricultural District, a CS Commercial Service District, an IM Industrial Manufacturing District, an IR Industrial Research District, and Planned Development District No. 778 in an area generally bounded by Julius Schepps Freeway to the west, McCommas Bluff Road to the south, Union Pacific Railroad to the east, and River Oaks Road to the north and containing approximately 522.18 acres 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: Schultz
Second: Murphy
Result: Carried: 13 to 0

For: 13 - MacGregor, Schulte, Criss, Johnson, Shidid,
Carpenter, Brinson, Jung, Housewright,
Schultz, Murphy, Ridley, Tarpley

Against: 0
Absent: 0
Vacancy: 2 - District 8, District 12

Speakers: For: Jim Schermbeck, 1808 S. Good Latimer Expy., Dallas, TX, 75226
Marsha Jackson, 4920 Choate Rd., Dallas, TX, 75241
Jennifer Rangel, 3301 Elm St., Dallas, TX, 75226
Stephanie Timko, 2421 Dorrington Dr., Dallas, TX, 75228
For (Did not speak): Bonnie Mathias, 904 Lufkin St., Dallas, TX, 75217
Linda Hajek, 3017 Mallory, Dallas, TX, 75216
Roger Arnold, 8014 Westover Dr., Dallas, TX, 75231
Patricia Ridgley, 3017 Mallory Dr., Dallas, TX, 75216
Mellen West, 7027 East Grand Ave., Dallas, TX, 75223
Patricia Murphy, 2808 Laclede St., Dallas, TX, 75204
Melissa Thrailkill, 1007 Golden Trophy Dr., Dallas, TX, 75232
James Hatley, 9049 S. Central Expy., Dallas, TX, 75241
Against: Jerry Soukup, 9205 S. Central Expy., Dallas, TX, 75241
Jonathan Soukup, 9225 S. Central Expy., Dallas, TX, 75241

Other Matters

Minutes:

Motion: It was moved to **approve** the August 1, 2019, City Plan Commission meeting minutes, subject to the corrections.

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

For: 13 - MacGregor, Schulte, Criss, Johnson, Shidid,
Carpenter, Brinson, Jung, Housewright,
Schultz, Murphy, Ridley, Tarpley

Against: 0
Absent: 0
Vacancy: 2 - District 8, District 12

Adjournment

Motion: It was moved to **adjourn** the August 15, 2019, City Plan Commission meeting at 5:14 p.m.

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

For: 13 - MacGregor, Schulte, Criss, Johnson, Shidid,
Carpenter, Brinson, Jung, Housewright,
Schultz, Murphy, Ridley, Tarpley

Against: 0
Absent: 0
Vacancy: 2 - District 8, District 12

Gloria Tarpley, Chair