

## PLAN COMMISSION MINUTES

The City Plan Commission held a regular Zoning Hearing on October 18, 2018, with the briefing starting at 11:10 a.m., in Room 5ES and the public hearing at 1:44 p.m., in the City Council Chambers of City Hall. Presiding were, Gloria Tarpley, Chair and Jarred Davis, Vice-Chair. The following Commissioners were present during the hearing: Chad West, Mark Rieves, Tony Shidid, Deborah Carpenter, P. Michael Jung, Tipton Housewright, Jaynie Schultz, Carolyn "Cookie" Peadon, Margot Murphy and Paul E. Ridley. The following Commissioners were absent from this hearing as defined in the City Plan Commission rules: Christopher B. Lewis. There are two vacancies: District 3 and District 7.

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) **S178-317**

It was moved to **approve** an application to replat a tract of land containing all of Lots 5 through 8 in City Block 1/3323 to create one 1.370-acre lot on property located on Bishop Avenue, between Neely Street and Davis Street.

**This case was withdrawn by the applicant.**

(2) **S178-318**

**Motion:** It was moved to **approve** an application to replat a tract of land containing all of Lots 1 through 29, and Lot 31 in City Block 2/8317 and a tract of land in City Block 2/8317 to create one 13.6168-acre lot on property located on Telephone Road west of Bonnie-View Road, subject to compliance with the conditions listed in the docket.

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

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

Against: 0  
Absent: 1 - Lewis  
Vacancy: 2 - District 3, District 7

**Speakers:** None

(3) **S178-319**

**Motion:** It was moved to **approve** an application to create a 2.1396-acre lot from a tract of land in City Block 8462 on property located on Belt Line Road at Airline Drive if extended, subject to compliance with the conditions listed in the docket.

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

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

Against: 0  
Absent: 1 - Lewis  
Vacancy: 2 - District 3, District 7

**Speakers:** None

(4) **S178-320**

**Motion:** It was moved to **approve** an application to replat a tract of land containing all of Lot 1A in City Block A/7551 to create one 0.998-acre lot and one 0.768-acre lot on property located on West Wheatland Road at Bolton Boone Drive, subject to compliance with the conditions listed in the docket.

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

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

Against: 0  
Absent: 1 - Lewis  
Vacancy: 2 - District 3, District 7

**Speakers:** None

(5) **S178-321**

**Motion:** It was moved to **approve** an application to create 8 lots with lot areas ranging in size from 5,224 square feet to 5,335 square feet from a 0.967-acre tract of land in City Block 8819 on property located on Little Fox Drive, northeast of Long Grove Street, subject to compliance with the conditions listed in the docket.

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

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

Against: 0  
Absent: 1 - Lewis  
Vacancy: 2 - District 3, District 7

**Speakers:** None

(6) **S178-322**

**Motion:** It was moved to **approve** an application to create one 4.95-acre lot from a tract of land in City Block 2745 on property located on Gaston Avenue, northwest of Garland Road, subject to compliance with the conditions listed in the docket.

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

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

Against: 0  
Absent: 1 - Lewis  
Vacancy: 2 - District 3, District 7

**Speakers:** None

(7) **S178-323**

**Motion:** It was moved to **approve** an application to replat a 0.406-acre tract of land containing all of Lot 37 and part of Lots 34 and 35 in City Block D/653 to create one lot on property located on Prairie Avenue, northwest of Monarch Street, subject to compliance with the conditions listed in the docket.

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

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

Against: 0  
Absent: 1 - Lewis  
Vacancy: 2 - District 3, District 7

**Speakers:** None

(8) **S178-324**

**Motion:** It was moved to **approve** an application to create one 3.962-acre lot from a tract of land in City Block A/4414 on property located on Garland Road, southwest of north Buckner Boulevard, subject to compliance with the conditions listed in the docket.

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

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

Against: 0  
Absent: 1 - Lewis  
Vacancy: 2 - District 3, District 7

**Speakers:** None

(9) **S178-325**

**Motion:** It was moved to **approve** an application to create 4 lots ranging in size from 0.664-acre to 4.715-acre from a 10.439-acre tract of land in City Block 5706 on property bounded by Denton Drive, Hudnull, and Denton Drive Cut-off, subject to compliance with the conditions listed in the docket.

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

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

Against: 0  
Absent: 1 - Lewis  
Vacancy: 2 - District 3, District 7

**Speakers:** None

(10) **S178-326**

**Motion:** It was moved to **approve** an application to create one 1.320-acre lot from a tract of land containing all of Lots 6 through 9 and part of Lots 14 through 17 in City Block 1/2014 on property located on McKinney Avenue, north of McCommas Avenue, subject to compliance with the conditions listed in the docket.

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

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

Against: 0  
Absent: 1 - Lewis  
Vacancy: 2 - District 3, District 7

**Speakers:** None

(11) **S178-330**

**Motion:** It was moved to **approve** an application to replat a 0.910-acre tract of land containing all of unrecorded Lot 6 in City Block B/8820 into one lot on property located on south Belt Line Road and Indian Wells Road, east corner, subject to compliance with the conditions listed in the docket.

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

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

Against: 0  
Absent: 1 - Lewis  
Vacancy: 2 - District 3, District 7

**Speakers:** None

(12) **S178-332**

**Motion:** It was moved to **approve** an application to create a 0.4234-acre lot from a tract of land in City Block 911 on property located on Sullivan Drive, between Gould Street and Akard Street, subject to compliance with the conditions listed in the docket.

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

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

Against: 0  
Absent: 1 - Lewis  
Vacancy: 2 - District 3, District 7

**Speakers:** None

(13) **S178-333**

**Motion:** It was moved to **approve** an application to create a 0.6589-acre lot containing all of Lots 1 through 4 in City Block 13/2028; on property located on Herschel Avenue at Throckmorton Street, northeast corner, subject to compliance with the conditions listed in the docket.

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

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

Against: 0  
Absent: 1 - Lewis  
Vacancy: 2 - District 3, District 7

**Speakers:** None

Residential Replats:

(14) **S178-327**

**Note: Staff corrected the agenda and case report to reflect the correct location, "Edgefield Avenue at Walmsley Avenue, northwest corner".**

**Motion:** It was moved to **approve** an application to replat a 0.818-acre tract of land containing all of Lot 4, City Block 3/3964 to create three 0.204-acre lots and one 0.206-acre lot on property located on Edgefield Avenue at Walmsley Avenue, northwest corner, subject to compliance with the conditions listed in the docket.

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

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

Against: 0  
Absent: 1 - Lewis  
Vacancy: 2 - District 3, District 7

**Notices:** Area: 200 Mailed: 17  
**Replies:** For: 0 Against: 0

**Speakers:** For: None  
FOR (Did not speak): Araceli Santoyo, 1218 Stafford Ave., Dallas, TX, 75208  
Cindy Santoyo, 1218 Stafford Ave., Dallas, TX, 75208  
Against: None

(15) **S178-328**

**Motion:** It was moved to **deny** an application to replat a 1.032-acre tract of land containing all of Lot 1, City Block 4/3965 to create four 0.189-acre lots and one 0.275-acre lot on property located on Edgefield Avenue at Stafford Avenue, northeast corner, due to non-compliance with Section 51A-8.503 of the Dallas Development Code.

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



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

Against: 0  
Absent: 1 - Lewis  
Vacancy: 2 - District 3, District 7

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

**Speakers:** For: None  
For (Did not speak): Araceli Santoyo, 1218 Stafford Ave., Dallas, TX, 75208  
Cindy Santoyo, 1218 Stafford Ave., Dallas, TX, 75208  
Against: None

(16) **S178-329**

**Motion:** It was moved to **approve** an application to replat a tract of land containing all of Lot 1 in City Block 5/3966 to create four lots ranging in size from 7,500-square feet to 11,477.3-square feet in size on property located on Edgefield Avenue at Stafford Avenue, southeast corner, subject to compliance with the conditions listed in the docket.

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

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

Against: 0  
Absent: 1 - Lewis  
Vacancy: 2 - District 3, District 7

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

**Speakers:** For: None  
For (Did not speak): Araceli Santoyo, 1218 Stafford Ave., Dallas, TX, 75208  
Cindy Santoyo, 1218 Stafford Ave., Dallas, TX, 75208  
Against: None

Miscellaneous Items:

**M178-047**

Planner: Abraham Martinez

**Motion:** It was moved to **approve** a minor amendment to the existing development plan and landscape plan for a public school other than an open-enrollment charter school [Hillcrest High School] on property zoned Planned Development District No. 703, in an area bound by Lakehurst Avenue, Airline Road, Aberdeen Avenue, Hillcrest Road.

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

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

Against: 0  
Absent: 1 - Lewis  
Vacancy: 2 - District 3, District 7

**Speakers:** For: None

For (Did not speak): Karl Crawley, 900 Jackson St., Dallas, TX, 75202

Against: None

**M178-051**

Planner: Carlos Talison

**Motion:** It was moved to **approve** a minor amendment to the development plan for multi-family uses on property zoned Planned Development Subdistrict No. 128 within Planned Development District No. 193, the Oak Lawn Special Purpose District, on the west corner of Denton Drive and Hudnall Street.

Maker: Rieves  
Second: Housewright  
Result: Carried: 12 to 0

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

Against: 0  
Absent: 1 - Lewis  
Vacancy: 2 - District 3, District 7

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

**M178-057**

Planner: Abraham Martinez

**Motion:** It was moved to **approve** a minor amendment to Specific Use Permit No. 1550 for a medical clinic or ambulatory surgical center, and an in-patient rehabilitation facility that provides post-surgical or other medical rehabilitation services on a property zoned Tracts 1 and 2 within Planned Development District No. 260, north of Park Lane, on the west side of North Central Expressway.

Maker: Murphy  
Second: Shidid  
Result: Carried: 12 to 0  
For: 12 - West, Rieves, Davis, Shidid, Carpenter, Jung,  
Housewright, Schultz, Peadon, Murphy, Ridley,  
Tarpley  
Against: 0  
Absent: 1 - Lewis  
Vacancy: 2 - District 3, District 7

**Speakers:** For: None  
For (Did not speak): Robert Reeves, 900 Jackson St., Dallas, TX, 75202  
Wally Lynde, 9301 N. Central Expy., Dallas, TX, 75231  
Against: None

**W178-010**

Planner: Sharon Hurd

**Motion:** It was moved to **deny** a waiver of the two-year waiting period to submit a rezoning application on property zoned Subarea 1 within Planned Development District No. 316, the Jefferson Area Special Purpose District with Specific Use Permit No. 2249 for a medical clinic or ambulatory surgical center, on the north side of West Jefferson Boulevard, east of South Tyler Street.

Maker: West  
Second: Schultz  
Result: Carried: 12 to 0  
For: 12 - West, Rieves, Davis, Shidid, Carpenter, Jung,  
Housewright, Schultz, Peadon, Murphy, Ridley,  
Tarpley

Against: 0  
Absent: 1 - Lewis  
Vacancy: 2 - District 3, District 7

**Speakers:** None

**W178-011**

Planner: Sharon Hurd

**Motion:** It was moved to **approve** a waiver of the two-year waiting period to submit a zoning application on property zoned Planned Development Subdistrict No. 131, within Planned Development District No. 193, the Oak Lawn Special Purpose District, on the south corner of Fairmount Street and Carlisle Street.

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

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

Against: 0  
Absent: 1 - Lewis  
Vacancy: 2 - District 3, District 7

**Speakers:** For: Karl Crawley, 900 Jackson St., Dallas, TX, 75202  
Against: None

Special Provision Sign District Amendments:

**SPSD178-003**

Planner: Steve Long

**Motion:** In considering an application to create a new subdistrict within the Arts District Special Provision Sign District on property zoned Planned Development District No. 145, the Arts District Special Purpose District, in an area generally bounded by Flora Street, Olive Street, Ross Avenue, and North Harwood Street, it was moved to **hold** this case under advisement until November 1, 2018.

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

For: 11 - West, Rieves, Davis, Shidid, Carpenter, Jung,  
Schultz, Peadon, Murphy, Ridley, Tarpley

Against: 0  
Absent: 1 - Lewis  
Vacancy: 2 - District 3, District 7  
Conflict: 1 - Housewright\*\*

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

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

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

Zoning Cases – Consent:

1. **Z178-346(PD)**

Planner: Pamela Daniel

**Motion:** It was moved to recommend **approval** of an amendment to Tract 1G within Planned Development District No. 751 with existing deed restrictions [Z834-368], subject to a revised development/conceptual plan and landscape plan on the northeast corner of the westbound service road of Lyndon B. Johnson Freeway (IH-20) and Bainbridge Drive.

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

For: 12 - West, Rieves, Davis, Shidid\*, Carpenter, Jung,  
Housewright, Schultz, Peardon, Murphy, Ridley,  
Tarpley

Against: 0  
Absent: 1 - Lewis  
Vacancy: 2 - District 3, District 7

\*out of the room, shown voting in favor

**Notices:** Area: 500 Mailed: 10  
**Replies:** For: 1 Against: 0

**Speakers:** None

2. Z178-256(CY)

Planner: Carolina Yumet

**Motion:** It was moved to recommend **approval** of an MF-2(A) Multifamily Subdistrict on property zoned a P(A) Parking Subdistrict within Planned Development District No. 595, the South Dallas/Fair Park Special Purpose District, on the southwest side of Cleveland Street, north of South Lamar Street.

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

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

Against: 0  
Absent: 1 - Lewis  
Vacancy: 2 - District 3, District 7

\*out of the room, shown voting in favor

**Notices:** Area: 300 Mailed: 45  
**Replies:** For: 0 Against: 0

**Speakers:** For: None  
FOR (Did not speak): Brad Friedman, 3621 Cleveland St., Dallas, TX, 75215  
Aria Mahboubi, 11812 Flamingo Ln., Dallas, TX, 75218  
Against: None

3. Z178-328(CY)

Planner: Carolina Yumet

**Motion:** It was moved to recommend **approval** of the renewal of Specific Use Permit No. 2011 for an alcoholic beverage establishment limited to a microbrewery, microdistillery, or winery for a three-year period with eligibility for automatic renewals for additional five-year periods, subject to revised site plan and conditions on property zoned Conservation District No.7, the Bishop/Eighth Street Conservation District, on the northwest corner of North Bishop Avenue and West 7<sup>th</sup> Street.

Maker: Davis  
Second: Carpenter  
Result: Carried: 11 to 0

For: 11 - West, Rieves, Davis, Carpenter, Jung, Housewright, Schultz, Peadon, Murphy, Ridley, Tarpley

Against: 0  
Absent: 1 - Lewis  
Vacancy: 2 - District 3, District 7  
Conflict: 1 - Shidid\*\*

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

**Notices:** Area: 200 Mailed: 25  
**Replies:** For: 2 Against: 0

**Speakers:** None

**4. Z178-259(JM)**

Planner: Jennifer Muñoz

**Motion:** In considering an application for an amendment to Planned Development District No. 823, on the east side of South Lancaster Road, north of 52nd Street, it was moved to **hold** this case under advisement until November 1, 2018.

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

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

Against: 0  
Absent: 1 - Lewis  
Vacancy: 2 - District 3, District 7

\*out of the room, shown voting in favor

**Notices:** Area: 500 Mailed: 111  
**Replies:** For: 3 Against: 1

**Speakers:** None

5. **Z178-287(JM)**

Planner: Jennifer Muñoz

**Motion:** It was moved to recommend **approval** of a Specific Use Permit for an alcoholic beverage establishment limited to a microbrewery, distillery, or winery for a three-year period with eligibility for automatic renewals for additional five-year periods, subject to a site plan and conditions on property zoned Subdistrict 1A within Planned Development District No. 621, the Old Trinity and Design District Special Purpose District, on the east side of Express Street, north of Levee Street.

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

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

Against: 0  
Absent: 1 - Lewis  
Vacancy: 2 - District 3, District 7

\*out of the room, shown voting in favor

**Notices:** Area: 200 Mailed: 16  
**Replies:** For: 1 Against: 0

**Speakers:** For: None

For (Did not speak): Elizabeth Erickson, 2302 Mainchester Ct., Carrollton, TX, 75006  
Alana Elliott, 1408 N. Riverfront Blvd., Dallas, TX, 75207  
Daniel Elliott, 1408 N. Riverfront Blvd., Dallas, TX, 75207

Against: None

6. **Z178-317(JM)**

Planner: Jennifer Muñoz

**Motion:** It was moved to recommend **approval** of an amendment to Planned Development District No. 467, subject to a revised development plan, a revised landscape plan, a traffic management plan, and conditions on the north side of Church Road, east of White Rock Trail.

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

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



Against: 0  
Absent: 1 - Lewis  
Vacancy: 2 - District 3, District 7

\*out of the room, shown voting in favor

**Notices:** Area: 500 Mailed: 426  
**Replies:** For: 3 Against: 5

**Speakers:** None

**7. Z178-318(JM)**

Planner: Jennifer Muñoz

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

**Motion:** It was moved to recommend **approval** of a D-1 Liquor Control Overlay and **approval** 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, for a three-year period, subject to a site plan and conditions on property zoned Subdistrict 2 within Planned Development District No. 366, the Buckner Boulevard Special Purpose District with a D Liquor Control Overlay, on the southwest corner of Bruton Road and South Buckner Boulevard.

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

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

Against: 0  
Absent: 1 - Lewis  
Vacancy: 2 - District 3, District 7

**Notices:** Area: 200 Mailed: 10  
**Replies:** For: 0 Against: 0

**Speakers:** For: None

For (Did not speak): Karl Crawley, 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 agenda item #9. Z178-206(JM) next.**

8. Z178-303(SM)

Planner: Sarah May

**Motion:** It was moved to recommend **approval** of the renewal of Specific Use Permit No. 2215 for the sale of alcoholic beverages in conjunction with a general merchandise or food store 3,500 square feet or less for a two-year period, subject to conditions on property zoned an RR-D-1 Regional Retail District with a D-1 Liquor Control Overlay, on the southwest corner of North Jim Miller Road and East R.L. Thornton Freeway.

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

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

Against: 0  
Absent: 1 - Lewis  
Vacancy: 2 - District 3, District 7

\*out of the room, shown voting in favor

**Notices:** Area: 300 Mailed: 20  
**Replies:** For: 0 Against: 0

**Speakers:** For: None  
For (Did not speak): Laura Hoffmann, 2728 N. Harwood St., Dallas, TX, 75201  
Against: None

**Note: The Commission heard zoning agenda item #7, Z178-318(JM) upon the conclusion of the Zoning Consent agenda.**

Zoning Cases – Under Advisement:

9. Z178-206(JM)

Planner: Jennifer Muñoz

**Motion:** In considering an application for a Planned Development Subdistrict for MF-2 Multiple Family uses on property zoned an MF-2 Multiple Family Subdistrict within Planned Development District No. 193, the Oak Lawn Special Purpose District, on the west line of Carlisle Street, between North Hall Street and Bowen Street, it was moved to **hold** this case under advisement until November 1, 2018.

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

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

Against: 0  
Absent: 1 - Lewis  
Vacancy: 2 - District 3, District 7

**Notices:** Area: 500 Mailed: 962  
**Replies:** For: 105 Against: 708

**Speakers:** For: Sue Krider, 3401 Lee Parkway, Dallas, TX, 75219  
Angela Hunt, 500 N. Akard St., Dallas, TX, 75201  
Against: Amanda Popken, 2519 Catherine St., Dallas, TX, 75211

Zoning Cases – Individual:

10. **Z178-344(AM)**

Planner: Abraham Martinez

**Motion:** It was moved to recommend **approval** of a CR Community Retail District, subject to deed restrictions volunteered by the applicant on property zoned an LO-1-D Limited Office District with a D Liquor Control Overlay, on the southwest corner of East Mockingbird Lane and Norris Street.

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

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

Against: 0  
Absent: 1 - Lewis  
Vacancy: 2 - District 3, District 7

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

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

11. **Z178-278(SM)**

Planner: Sarah May

**Motion:** In considering an application for a Planned Development District for IR Industrial Research District uses, plus a costume rental and theater supply store, and an indoor golf facility on property zoned an IR Industrial Research District, on the southwest corner of Wycliff Avenue and Monitor Street, it was moved to hold this case under advisement until November 15, 2018.

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

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

Against: 0  
Absent: 1 - Lewis  
Vacancy: 2 - District 3, District 7

**Notices:** Area: 500 Mailed: 60  
**Replies:** For: 8 Against: 0

**Speakers:** For: Rob Baldwin, 3904 Elm St., Dallas, TX, 75226  
Christy Lambeth, 8637 CR 148, Kaufman, TX, 75142  
Against: None

12. **Z178-341(SM)**

Planner: Sarah May

**Motion:** It was moved to recommend **denial without prejudice** of the renewal of Specific Use Permit No. 2208 for a commercial amusement (inside) limited to a dance hall use on property zoned Subarea 1 within Planned Development District No. 366, the Buckner Boulevard Special Purpose District, with a D-1 Liquor Control Overlay, on the southeast corner of South Buckner Boulevard and Scyene Circle.

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

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

Against: 0  
Absent: 1 - Lewis  
Vacancy: 2 - District 3, District 7

**Notices:** Area: 300 Mailed: 15  
**Replies:** For: 1 Against: 0

**Speakers:** For: None  
Neutral (Did not speak): Robert Reeves, 900 Jackson St., Dallas, TX, 75202  
Against: None

13. **Z178-282(SM)**

Planner: Sarah May

**Motion:** It was moved to recommend **approval** of a Planned Development Subdistrict for GR General Retail Subdistrict uses, subject to a revised development plan and staff's revised recommended conditions (as briefed) with the following modifications: 1) prohibit outdoor speakers and 2) require a minimum of one parking space per 110 square feet for restaurants without drive-through service on property zoned an MF-2 Multiple Family Subdistrict and an LC Light Commercial Subdistrict within Planned Development District No. 193, the Oak Lawn Special Purpose District, on the north corner of Amelia Street and Maple Avenue.

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

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

Against: 0  
Absent: 1 - Lewis  
Vacancy: 2 - District 3, District 7

**Notices:** Area: 500 Mailed: 37  
**Replies:** For: 1 Against: 0

**Speakers:** For: Robert Reeves, 900 Jackson St., Dallas, TX, 75202  
Against: Stephen Linville, 5023 Maple Springs Blvd., Dallas, TX, 75235

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Other Matters

Minutes:

**Motion:** It was moved to **approve** the minutes of the October 4, 2018, City Plan Commission meeting, subject to the following correction:

Page 18, Z178-274(PD), change modification #3 to read as follows: “3) SEC. S-XX.108., YARD, LOT, AND SPACE REGULATIONS., the maximum dwelling units is 146, except upon compliance with SEC. S-XX.111., MIXED-INCOME HOUSING., the maximum number of dwelling units is 198”.

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

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

Against: 0  
Absent: 1 - Lewis  
Vacancy: 2 - District 3, District 7

**Speakers:** None

### Adjournment

**Motion:** It was moved to **adjourn** the October 18, 2018, City Plan Commission meeting at 3:14 p.m.

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

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

Against: 0  
Absent: 1 - Lewis  
Vacancy: 2 - District 3, District 7

**Speakers:** None

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Gloria Tarpley, Chair