

## PLAN COMMISSION MINUTES

The City Plan Commission held a regular Zoning Hearing on November 30, 2017, with the briefing starting at 10:08 a.m., in Room 5ES and the public hearing at 1:30 p.m., in the City Council Chambers of City Hall. Presiding were, Gloria Tarpley, Chair and, Matt Houston, Vice-Chair. The following Commissioners were present during the hearing: Chad West, Mark Rieves, Jarred Davis, Tony Shidid, Deborah Carpenter, Myrtle E. Lavallaisaa, P. Michael Jung, Tipton Housewright, Jaynie Schultz, Carolyn "Cookie" Peadon, Margot Murphy and Paul E. Ridley. The following Commissioner was absent from this hearing as defined in the City Plan Commission rules: Korey Mack. There were no vacancies.

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

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

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

### **PUBLIC HEARINGS:**

#### Subdivision Docket

Planner: 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) **S178-016**

**Motion:** It was moved to **approve** an application to replat a 14.272-acre tract of land containing all of Lots 1B and 2B in City Block C/5188, all of Lot 1 in City Block D/5188, and all of City Block 5188 to create one lot on property bounded by Milton Street, Greenville Avenue and University Boulevard, subject to compliance with the conditions listed in the docket.

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

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

Against: 0  
Absent: 1 - Mack  
Vacancy: 0

**Speakers:** None

(2) **S178-017**

**Motion:** It was moved to **approve** an application to replat a 1.519-acre tract of land containing all of Lots 2 through 7 in City of Block A/2365 to create a 30-lot shared access area development with lots ranging in size from 0.04-acre to 0.091-acre on property located on Lovedale Avenue at Rural Avenue, south corner, subject to compliance with the conditions listed in the docket.

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

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

Against: 0  
Absent: 1 - Mack  
Vacancy: 0

**Speakers:** None

(3) **S178-018**

**Motion:** It was moved to **approve** an application to replat a 1.188-acre tract of land containing all of Lot 5 in City Block A/5719 and part of abandoned Collville Avenue to create one lot on property located on Mockingbird Lane at Collville Avenue, south corner, subject to compliance with the conditions listed in the docket.

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

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

Against: 0  
Absent: 1 - Mack  
Vacancy: 0

**Speakers:** None

**(4) S178-019**

**Motion:** It was moved to **approve** an application to replat a 2.38-acre tract of land containing all of Lots 4 through 8 and part of Lot 9 in City Block C/7705 to create one lot on property located on Top Line Drive north of Black Gold Drive, northwest corner, subject to compliance with the conditions listed in the docket.

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

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

Against: 0  
Absent: 1 - Mack  
Vacancy: 0

**Speakers:** None

**(5) S178-021**

**Motion:** It was moved to **approve** an application to replat a 3.241-acre tract of land containing all of Lot 1 in City Block A/116 and a requested abandoned of a portion of St. Paul Street to create one lot on property bounded by Ervay Street, Griffin Street, and St. Paul Street, subject to compliance with the conditions listed in the docket.

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

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

Against: 0  
Absent: 1 - Mack  
Vacancy: 0

**Speakers:** None

(6) **S178-023**

**Motion:** It was moved to **approve** an application to create one 4.631-acre lot from a tract of land in City Block 6388 on property located on Northaven Road east of Quincy Lane, subject to compliance with the conditions listed in the docket.

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

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

Against: 0  
Absent: 1 - Mack  
Vacancy: 0

**Speakers:** None

(7) **S178-024**

**Motion:** It was moved to **approve** an application to replat a 1.241-acre tract of land containing all of Lots 1B and Lots 6 through 8 in City Block 6/2289 to create one lot on property located on Maple Avenue at Kings Road, west corner, subject to compliance with the conditions listed in the docket.

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

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

Against: 0  
Absent: 1 - Mack  
Vacancy: 0

**Speakers:** None

(8) **S178-025**

**Motion:** It was moved to **approve** an application to replat a 30.783-acre tract of land containing City Block B/2368 and abandoned Log Cabin Avenue and Fielder Court to create two lots on property located on Mockingbird Lane between Forest Park and Maple Avenue, subject to compliance with the conditions listed in the docket.

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

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

Against: 0  
Absent: 1 - Mack  
Vacancy: 0

**Speakers:** None

(9) **S178-027**

**Motion:** It was moved to **approve** an application to replat a 0.344-acre tract of land containing all of Lots 15 and 16 in City Block 2/1335 to create an 8-lot shared access area development on property located on Reagan Street northeast of Brown Street, subject to compliance with the conditions listed in the docket.

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

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

Against: 0  
Absent: 1 - Mack  
Vacancy: 0

**Speakers:** None

(10) **S178-028**

**Motion:** It was moved to **approve** an application to replat a 0.656-acre tract of land containing all of Lots 5 and 6 in City Block 4004 to create a 16-lot Shared Access Development with two common areas on property located on Commerce Street at Topeka Avenue, northwest corner, subject to compliance with the conditions listed in the docket.

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

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

Against: 0  
Absent: 1 - Mack  
Vacancy: 0

**Speakers:** None

(11) **S178-029**

**Motion:** It was moved to **approve** an application to replat a 2.273-acre tract of land containing all of Lots 1 through 8 and 12 through 16 in City Block B/7240 and part of an abandoned 15-foot-wide alley to create one lot on property located on West Commerce Street between Brunderett Street and Pollard Street, subject to compliance with the conditions listed in the docket.

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

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

Against: 0  
Absent: 1 - Mack  
Vacancy: 0

**Speakers:** None

(12) **S178-030**

**Motion:** It was moved to **approve** an application to replat a 0.826-acre tract of land containing part of City Block 7554 to create one lot on property located on Hampton Road, north of Cliff Creek Crossing, subject to compliance with the conditions listed in the docket.

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

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

Against: 0  
Absent: 1 - Mack  
Vacancy: 0

**Speakers:** None

(13) **S178-031**

**Motion:** It was moved to **approve** an application to create one 2.5054-acre lot from a tract of land containing part of City Blocks 8467, 8469, and 8470 on property fronting on Ranch Trail, east of Chaparal Waters Way, subject to compliance with the conditions listed in the docket.

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

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

Against: 0  
Absent: 1 - Mack  
Vacancy: 0

**Speakers:** None

(14) **S178-033**

**Motion:** It was moved to **approve** an application to replat a 1.923-acre tract of land containing Lots 1 through 4, and Lots 7 through 12 and part of two alleys in City Block I/660 to create one lot on property bounded by Cabell Drive, Carroll Avenue, Lafayette Street, and Ashby Street, subject to compliance with the conditions listed in the docket.

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

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

Against: 0  
Absent: 1 - Mack  
Vacancy: 0

**Speakers:** None

Building Line Removal:

(15) **S178-026**

**Building Line Removal Motion:** It was moved to **approve** an application to remove existing 50 feet platted building lines along Mockingbird Lane and existing 100 feet platted building lines along Ambassador Row with the finding of fact that removal of the platted building lines 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 Mockingbird Lane at Ambassador Row, north corner.

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

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

Against: 0  
Absent: 1 - Mack  
Vacancy: 0

**Replat Motion:** It was moved to **approve** an application to replat a 1.795-acre tract of land containing part of City Block 45/7940 to create one lot on property located on Mockingbird Lane at Ambassador Row, north corner, subject to compliance with the conditions listed in the docket.

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

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

Against: 0  
Absent: 1 - Mack  
Vacancy: 0

**Speakers:** For: Tommy Mann, Winstead Bldg., 2728 N. Harwood St., Dallas, TX, 75201  
Against: None

Residential Replat:

(16) **S178-020**

**Motion:** It was moved to **approve** an application to replat a 0.6865-acre tract of land containing all of Lots 42 and 43 in City Block 12/8209 to reduce the lot area of Lot 43 and to increase the lot area of Lot 42 with both lots lying within City Block 12/8209 on property located at 5501 Prestwick Lane and 5506 Prestwick Lane, south of Wortham Lane, subject to compliance with the conditions listed in the docket.

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

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

Against: 0  
Absent: 1 - Mack  
Vacancy: 0

**Notices:** Area: 200 Mailed: 22

**Replies:** For: 1 Against: 0

**Speakers:** None

Miscellaneous Items:

**M167-048**

Planner: Pamela Daniel

**Motion:** It was moved to **approve** a minor amendment to the site plan for Specific Use Permit No. 2184 for a mini-warehouse use on property zoned a CR-D Community Retail District with a D Liquor Control Overlay, on the south side of Lake June Road, west of St. Augustine Drive.

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

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

Against: 0  
Absent: 1 - Mack  
Vacancy: 0

**Speakers:** For: None  
For (Did not speak): Roger Albright, Address not given  
Against: None

Certificates of Appropriateness for Signs – Under Advisement:

Downtown Special Purpose District - General Central Business District:

**Note: Certificates of Appropriateness for Signs items 1705150026, 1706190012 and 1706190013 were read into the record together. Commissioner Rieves requested a change to the order of the agenda to hear Certificates of Appropriateness for Signs items 1706190012 and 1706190013 next.**

**1705150026**

Planner: Sharon Hurd

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

**Note: During the discussion period of this item Chair Tarpley held further discussion to allow Commissioner Rieves and applicant additional time to discuss the item. The Commission returned to the regular order of the agenda and heard Zoning Cases – Consent agenda items next.**

**Motion:** It was moved to **deny** a Certificate of Appropriateness by Gary McMillen of Environmental Signage Solutions, Inc. for a 700-square-foot upper level attached sign at 400 S. Record Street (east elevation).

Maker: Rieves  
Second: Davis  
Result: **Motion was withdrawn**

**Motion:** It was moved to **approve** a Certificate of Appropriateness by Gary McMillen of Environmental Signage Solutions, Inc. for a maximum of 525-square-foot upper level attached sign at 400 S. Record Street (east elevation).

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

For: 13 - West, Rieves, Houston, Davis, Shidid\*,  
Carpenter, Lavallaissa, Jung, Housewright,  
Peadon, Murphy, Ridley, Tarpley

Against: 0  
Absent: 2 - Mack, Schultz  
Vacancy: 0

\*out of the room, shown voting in favor

**Speakers:** For: Sone Vavazos, 400 S. record St., Dallas, TX, 75206  
Against: None

**Note: Upon the conclusion of Certificates of Appropriateness for Sign item #1705150026 the Commission returned to the regular order of the agenda and heard Zoning Cases – Under Advisement agenda item #9, Z167-259(WE) next.**

**Note: Certificates of Appropriateness for Signs items 1706190012 and 1706190013 were heard together.**

**1706190012**

Planner: Sharon Hurd

**Motion:** It was moved to **approve** a Certificate of Appropriateness by Gary McMillen of Environmental Signage Solutions, Inc. for a 313-square-foot upper level attached sign at 400 S. Record Street (south elevation).

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

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

Against: 0  
Absent: 1 - Mack  
Vacancy: 0

**Speakers:** None

**1706190013**

Planner: Sharon Hurd

**Motion:** It was moved to **approve** a Certificate of Appropriateness by Gary McMillen of Environmental Signage Solutions, Inc. for a 313-square-foot upper level attached sign at 400 S. Record Street (north elevation).

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

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

Against: 0  
Absent: 1 - Mack  
Vacancy: 0

**Speakers:** None

**Note: The Commission returned to the regular order of the agenda and heard Certificates of Appropriateness for Signs item 1705150026 next.**

Zoning Cases – Consent:

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

Planner: Pamela Daniel

**Motion:** In considering an application for a Specific Use Permit for a hotel or motel use on property zoned a CR-D-1 Community Retail District with a D-1 Liquor Control Overlay, on the south side of Great Trinity Forest Way, west of North Jim Miller Road, it was moved to **hold** this case under advisement until December 14, 2017.

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

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

Against: 0  
Absent: 1 - Mack  
Vacancy: 0

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

**Speakers:** None

**2. Z167-391(PD)**

Planner: Pamela Daniel

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

**Motion:** It was moved to recommend **approval** of an MF-2(A) Multifamily District, subject to deed restrictions volunteered by the applicant on property zoned a CR Community Retail District, on the south line of West Illinois Avenue, between Duncanville Road and Knoxville Street.

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

For: 13 - West, Rieves\*, Houston, Shidid, Carpenter,  
Lavallaissa, Jung, Housewright, Schultz,  
Peadon, Murphy, Ridley, Tarpley

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

\*out of the room, shown voting in favor

**Notices:** Area: 300 Mailed: 7  
**Replies:** For: 0 Against: 0

**Speakers:** For: Elsie Thurman, 9406 Biscayne Blvd., Dallas, TX, 75218  
FOR (Did not speak): Emeka Akpunku, 1203 Tulip Ct., Cedar Hill, TX, 75104  
Against: None

**Note: The Commission heard agenda item #5, Z167-234(WE) next.**

3. **Z167-398(JM)**

Planner: Jennifer Muñoz

**Motion:** It was moved to recommend **approval** of the renewal and amendment of Specific Use Permit No. 2127 for a restaurant without drive-in or drive-through service for a three-year period, subject to a site plan and conditions on property zoned Subdistrict B within Planned Development District No. 619 with Historic Overlay No. 87, on the north side of Main Street, east of North Field Street.

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

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

Against: 0  
Absent: 1 - Mack  
Vacancy: 0

**Notices:** Area: 200 Mailed: 279  
**Replies:** For: 0 Against: 0

**Speakers:** None

4. **Z167-399(JM)**

Planner: Jennifer Muñoz

**Motion:** It was moved to recommend **approval** of a Specific Use Permit for a vehicle display, sales, and service use for a three-year period, subject to a site plan, landscape plan and conditions (as briefed) on property zoned Subdistrict 1 within Planned Development District No. 535, the C.F. Hawn Special Purpose District No. 3, with a D-1 Liquor Control Overlay, on the southwest corner of the C.F. Hawn Service Road and Ellenwood Drive.

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

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

Against: 0  
Absent: 1 - Mack  
Vacancy: 0

**Notices:** Area: 300 Mailed: 14  
**Replies:** For: 0 Against: 0

**Speakers:** For: None  
For (Did not speak): Salvador Jimenez, 1111 Ellenwood Dr., Dallas, TX, 75217  
Against: None

5. **Z167-234(WE)**

Planner: Warren Ellis

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

**Motion I:** It was moved to recommend **approval** of an amendment to, and an expansion of, Specific Use Permit No. 1718 for tower/antenna for cellular communication for a ten-year period with eligibility for automatic renewals for additional ten-year periods, subject to a revised site plan, elevation plan and conditions on property zoned a CR Community Retail District with a D Liquor Control Overlay and existing deed restrictions [Z801-138] on a portion, on the west line of Midway Road and the north line of West Northwest Highway.

Maker: Carpenter  
Second: Houston  
Result: Failed: 6 to 5

For: 6 - Rieves\*, Houston, Shidid, Carpenter,  
Lavallaissa, Tarpley

Against: 5 - West, Davis, Housewright, Schultz, Murphy  
Absent: 1 - Mack  
Vacancy: 0  
Conflict: 3 - Jung, Peadon, Ridley

\*out of the room, shown voting in favor

**Note: At the public hearing the Chair erroneously indicated Motion I had failed. However, Commissioner Rieves was out of the room and should have been shown in favor.**

**Motion II:** It was moved to recommend **approval** of an amendment to, and an expansion of, Specific Use Permit No. 1718 for tower/antenna for cellular communication for a ten-year period, subject to a revised site plan, elevation plan and conditions on property zoned a CR Community Retail District with a D Liquor Control Overlay and existing deed restrictions [Z801-138] on a portion, on the west line of Midway Road and the north line of West Northwest Highway.

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

For: 11 - West, Rieves\*, Houston, Davis, Shidid,  
Carpenter, Lavallaissa, Housewright, Schultz,  
Murphy, Tarpley

Against: 0  
Absent: 1 - Mack  
Vacancy: 0  
Conflict: 3 - Jung, Peadon, Ridley

\*out of the room, shown voting in favor

**Note: Motion II was null and void.**

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

**Speakers:** For: David Prejean, 5566 Waneta Dr., Dallas, TX, 75209  
Against: None

**Note: The Commission returned to the regular order of the agenda and heard Zoning Cases – Under Advisement agenda item #8, Z145-337(MD/RB) next.**

**6. Z167-383(WE)**

Planner: Warren Ellis

**Motion:** It was moved to recommend **approval** of a CS-D-1 Commercial Service District with a D-1 Liquor Control Overlay on property zoned an IR-D-1 Industrial Research District with a D-1 Liquor Control Overlay, on the northwest line of South Belt Line Road, southwest of Kleberg Road.

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

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

Against: 0  
Absent: 1 - Mack  
Vacancy: 0

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

**Speakers:** For: None  
For (Did not speak): Doak Raulston, 2900 Wingate St., Fort Worth, TX, 76107  
Against: None

**7. Z167-403(WE)**

Planner: Warren Ellis

**Motion:** It was moved to recommend **approval** of a Specific Use Permit for a child-care facility for a five-year period with eligibility for automatic renewals for additional five-year periods, subject to a site plan and conditions on property zoned an R-7.5(A) Single Family District, on the south corner of Ferguson Road and Drummond Drive.

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

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

Against: 0  
Absent: 1 - Mack  
Vacancy: 0

**Notices:** Area: 300 Mailed: 37  
**Replies:** For: 3 Against: 2

**Speakers:** None

**Note: The Commission heard agenda item #2, Z167-391(PD) upon the conclusion of the Consent agenda items. Item #2, Z167-391(PD) was heard next.**

Zoning Cases – Under Advisement:

8. **Z145-337(MD/RB)**

Planner: Mark Doty & Neva Dean

**Motion I:** It was moved to recommend **approval** for the creation of a new subarea, subject to a development plan and staff’s recommended conditions with the following modifications: 1) Under SEC. 51P-63.103. DEFINITIONS. (a)(15) to read as follows: “HISTORIC HOUSE MUSEUM AND MEETING SPACE means a facility that offers tours and hosts educational programs, fundraising activities, and official meetings of non-profit organizations. Except for the use of the Property for portrait photographs, an historic house museum and meeting space does not include commercial events or use of the Property for a fee”, 2) Under SEC. 51P-63.132. USE REGULATIONS FOR AREA G. (b)(1) to read as follows: “Historic house museum and meeting space is allowed to operate: (A) by right between 9:00 a.m. and 5:00 p.m., Monday through Sunday, and (B) by SUP only after 5:00 p.m., Monday through Sunday”, and **approval** of a Specific Use Permit for an extended-hours historic house museum and meeting space use for a two-year period, subject to a site plan and staff’s recommended conditions with the following modification to Condition #4, to read as follows: “DAYS AND HOURS OF OPERATION An extended-hours historic house museum and meeting space use may only operate between 5:00 p.m. and 9:00 p.m., Monday through Sunday, a maximum total of 36 times per calendar year and a maximum total of three non-consecutive events per month”; and **approval** of an amendment to the H/1 Historic Overlay, subject to preservation criteria within Area A in Planned Development District No. 63 with Historic Overlay No. 1 on the southeast corner of Swiss Avenue and Parkmont Street.

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

For: 6 - West, Carpenter, Lavallaissa, Housewright,  
Peadon, Ridley

Against: 7 - Rieves, Houston, Davis, Shidid, Jung, Murphy,  
Tarpley

Absent: 2 - Mack, Schultz

Vacancy: 0

**Motion II:** It was moved to recommend **approval** for the creation of a new subarea, subject to a development plan and staff’s recommended conditions with the following modifications: 1) Under SEC. 51P-63.103. DEFINITIONS. (a)(15) to read as follows: “HISTORIC HOUSE MUSEUM AND MEETING SPACE means a facility that offers tours and hosts educational programs, fundraising activities, and official meetings of non-profit organizations. Except for the use of the Property for portrait photographs, an historic house museum

and meeting space does not include commercial events or use of the Property for a fee”, 2) Under SEC. 51P-63.132. USE REGULATIONS FOR AREA G. (b)(1) to read as follows: “Historic house museum and meeting space is allowed to operate: (A) by right between 9:00 a.m. and 5:00 p.m., Monday through Sunday, and (B) by SUP only after 5:00 p.m., Monday through Sunday”, and **approval** of a Specific Use Permit for an extended-hours historic house museum and meeting space use for a five-year period, subject to a site plan and staff’s recommended conditions with the following modification to Condition #4, to read as follows: “DAYS AND HOURS OF OPERATION An extended-hours historic house museum and meeting space use may only operate between 5:00 p.m. and 9:00 p.m., Monday through Sunday, a maximum total of 36 times per calendar year and a maximum total of three non-consecutive events per month”; and **approval** of an amendment to the H/1 Historic Overlay, subject to preservation criteria within Area A in Planned Development District No. 63 with Historic Overlay No. 1 on the southeast corner of Swiss Avenue and Parkmont Street.

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

For: 8 - West, Houston, Carpenter, Lavallaissa,  
Housewright, Peadon, Murphy, Ridley

Against: 5 - Rieves, Davis, Shidid, Jung, Tarpley  
Absent: 2 - Mack, Schultz  
Vacancy: 0

**Notices:** Area: 500 Mailed: 91  
**Replies:** For: 10 Against: 41

**Speakers:** For: Rob Baldwin, 3904 Elm St., Dallas, TX, 75226  
Brenda Hino, 3306 Princeton Ave., Dallas, TX, 75205  
Joanna Hampton, 5408 Swiss Ave., Dallas, TX, 75214  
RuLan Hebel, 3600 Lexington Ave., Dallas, TX, 75205  
Marianne Howells, 6005 Swiss Ave., Dallas, TX, 75214  
Mark Aldredge, 3133 Greenbrier Dr., Dallas, TX, 75225  
Barbara Watkins, 5624 McShann Rd., Dallas, TX, 75230  
Katherine Seale, 5500 Chatham Hill Rd., Dallas, TX, 75220  
George Keaton, 5428 Oak Trail, Dallas, TX, 75232  
Harryette Ehhardt, 5731 Swiss Ave., Dallas, TX, 75214  
For (Did not speak): Laurie Aldredge, 3133 Greenbrier Dr., Dallas, TX, 75225  
Thom Aldredge, 10842 Ridge Springs Dr., Dallas, TX, 75218  
Christopher Aldredge, 9753 Edgepine Dr., Dallas, TX, 75238  
George Aldredge, 7128 Bennington Dr., Dallas, TX, 75214  
Larry Offutt, 6038 Bryan Parkway, Dallas, TX, 75206  
Elizabeth Offutt, 6201 Bryan Pl., Dallas, TX, 75214

Phillip Hansen, 3813 Wentwood Dr., Dallas, TX, 75225  
Wendy Hansen, 3813 Wentwood Dr., Dallas, TX, 75225  
Cynthia Hudgins, 2822 Cornerstone Pkwy., Dallas, TX, 75225  
W. Robert Hudgins, 2822 Cornerstone Pkwy., Dallas, TX, 75225  
Caroline Hansen, 11818 Inwood Rd., Dallas, TX, 75244.  
Sarah Jo Hardin, 3548 Rankin St., Dallas, TX, 75205  
Janel Broussard Wood, 6043 Bryan Parkway, Dallas, TX, 75206  
Valerie Kaiser, 6035 Br9yan Parkway, Dallas, TX, 75206  
Jordan Kaiser, 6035 Br9yan Parkway, Dallas, TX, 75206  
Adam Kaiser, 4800 Northway Dr., Dallas, TX, 75206  
Mari Smith, 10210 Killenny Pl., Dallas, TX, 75228  
Laura Noe, 3948 Centenary Dr., Dallas, TX, 75225  
Evelyn Montgomery, 4602 Swiss Ave., Dallas, TX, 75214  
Roger Lee Carroll, 6004 Bryan Parkway, Dallas, TX, 75206  
David Preziosi, 2922 Swiss Ave., Dallas, TX, 75204  
Thomas Hogua, 5924 Bryan Parkway, Dallas, TX, 75206  
Martha Heimberg, 1523 Abrams Rd., Dallas, TX, 75214  
Melanie Vanlandingham, 6311 Lakeshore Dr., Dallas, TX, 75214  
Robert Cox, 6119 Bryan Parkway, Dallas, TX, 75206  
Daniel Endaly, 1922 Palace Dr., Grand Prairie, TX, 75050  
Becky Portera, 6626 Gaston Ave., Dallas, TX, 75214  
JoAnne McCullough, 3317 Princeton Ave., Dallas, TX, 75205  
Barbara Williams, 3131 Maple Ave., Dallas, TX, 75201  
Michelle Manners, 6214 Bryan Parkway, Dallas, TX, 75214  
Robert Thomas, 6048 Bryan Parkway, Dallas, TX, 75206  
Kenneth Stern, 6201 Bryan Parkway, Dallas, TX, 75214  
Linda Solomon, 6145 Bryan Parkway, Dallas, TX, 75206  
Debby Rodgers, 6312 Bryan Parkway, Dallas, TX, 75214  
Virginia Bonifields, 5714 Swiss Ave., Dallas, TX, 75214  
Clare Chaney, 5907 Swiss Ave., Dallas, TX, 75214  
Jody Bowers, 5112 Swiss Ave., Dallas, TX, 75214  
Elizabeth Mast, 5711 Swiss Ave., Dallas, TX, 75214  
Sheryl Miller, 3805 Cantera Ln., Richardson, TX, 75082  
Rene Schmidt, 715 Parkmont St., Dallas, TX, 75214  
Stephen Vesecky, 4696 S. Versailles Ave., Dallas, TX, 75209  
Caroline Reagor, 4625 Sugar Mill Rd., Dallas, TX, 75244  
Evelyn Hamilton, 4406 Gloster Rd., Dallas, TX, 75220  
Kathy Restrepo, 5024 Airline Rd., Dallas, TX, 75205  
DeEtte Peters, 3905 Centenary Ave., Dallas, TX, 75225  
Jane Viere, 3415 Cornell Ave., Dallas, TX, 75205  
Roena Tandy, 450 Allison Dr., Dallas, TX, 75208  
Jo North, 15250 Prestonwood Blvd., Dallas, TX, 75248  
Ellen Welch, 3661 Mockingbird Ln., Dallas, TX, 75205  
Christine Goff, 3933 Wentwood Dr., Dallas, TX, 75225  
Tara Carey Chittoor, 4526 Dorset Rd., Dallas, TX, 75229  
Pamela Ventouras, 5935 Goliad Ave., Dallas, TX, 75204  
Lori Routh, 2925 Daniel Ave., Dallas, TX, 75205

Keith Routh, 2925 Daniel Ave., Dallas, TX, 75205  
Cheri Whitten, 2925 Daniel Ave., Dallas, TX, 75205  
Mark Turner, 6139 La Vista Dr., Dallas, TX, 75214  
Anne Blomeyer, 3310 Fairmount St., Dallas, TX, 75201  
Wilson Fuqua, 3618 Fairmount St., Dallas, TX, 75219  
Gary Lawler, 5620 Live Oak St., Dallas, TX, 75206  
Elizabeth Gunby, 3209 Colgate Ave., Dallas, TX, 75225  
Ellen Stuart, 4201 Larchmont St., Dallas, TX, 75205  
Lindalyn Adams, 6171 Bandera Ave., Dallas, TX, 75225  
Lupe Smith, 3883 Turtle Creek Blvd., Dallas, TX, 75219  
Against: Jim Dunkerley, 5507 Bryan St., Dallas, TX, 75214  
Rhonda McCune, 5514 Swiss Ave., Dallas, TX, 75214  
Arch McColl, 5405 Swiss Ave., Dallas, TX, 75214  
David Dean, 5420 Swiss Ave., Dallas, TX, 75214  
Tonia Kuesel, 5215 Swiss Ave., Dallas, TX, 75214  
Against (Did not speak): Michael McCune, 5514 Swiss Ave., Dallas, TX, 75214  
Ken Kuesel, 5215 Swiss Ave., Dallas, TX, 75214  
Martha Hulse, 5001 Swiss Ave., Dallas, TX, 75214  
Jenny Hulse, 5001 Swiss Ave., Dallas, TX, 75214  
Barbara McDaniel, 5439 Swiss Ave., Dallas, TX, 75214  
Stephanie Stanley, 5505 Gaston Ave., Dallas, TX, 75214  
Risa Weinberger, 5501 Bryan St., Dallas, TX, 75206  
Louise Finley, 5421 Swiss Ave., Dallas, TX, 75214  
James Finley, 5421 Swiss Ave., Dallas, TX, 75214  
Paul Lockman, 4933 Swiss Ave., Dallas, TX, 75214  
Vanessa Hoffman, 6017 Swiss Ave., Dallas, TX, 75214  
Gary Hoffman, 6017 Swiss Ave., Dallas, TX, 75214  
Michelle Baus, 5617 Swiss Ave., Dallas, TX, 75214  
Jerry Baus, 5617 Swiss Ave., Dallas, TX, 75214  
Nancy Pinson, 5602 Swiss Ave., Dallas, TX, 75214  
David Pinson, 5602-5602 Swiss Ave., Dallas, TX, 75214  
Alexandria Watters, 5603 Swiss Ave., Dallas, TX, 75214  
Sandra Fite, 5611 Swiss Ave., Dallas, TX, 75214  
Colin Fite, 5611 Swiss Ave., Dallas, TX, 75214  
Vance Vannoy, 5602 ½ Swiss Ave., Dallas, TX, 75214  
Nancy Phillips, 5204 Live Oak St., Dallas, TX, 75206  
Stephen Putnam, 5430 Gaston Ave., Dallas, TX, 75214  
Edward Anderson, 4726 Victor St., Dallas, TX, 75246  
Sue Hilton, 6280 Prospect Ave., Dallas, TX, 75214

**Note: The Commission returned to Certificate of Appropriateness for Sign item #1705150026. Certificate of Appropriateness for Sign item #1705150026 was heard next.**

9. Z167-259(WE)

Planner: Warren Ellis

**Motion:** In considering an application for the renewal of Specific Use Permit No. 1548 for an open-enrollment charter school on property zoned an IR Industrial Research District on the west and north side of Forestgate Drive, north of Forest Lane, it was moved to **hold** this case under advisement until December 14, 2017.

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

For: 12 - West, Rieves, Houston, Davis, Carpenter,  
Lavallaissa, Jung, Housewright, Peadon,  
Murphy, Ridley, Tarpley

Against: 0  
Absent: 3 - Shidid, Mack, Schultz  
Vacancy: 0

**Notices:** Area: 400 Mailed: 55  
**Replies:** For: 3 Against: 0

**Speakers:** For: Karl Crawley, 900 Jackson St., Dallas, TX, 75201  
Carrie Redmond, 10325 Crestover Dr., Dallas, TX, 75229  
Steve Stoner, 7557 Rambler Rd., Dallas, TX, 75231  
Against: None

10. Z167-379(WE)

Planner: Warren Ellis

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

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

For: 12 - West, Rieves, Houston, Davis, Carpenter,  
Lavallaissa, Jung, Housewright, Peadon,  
Murphy, Ridley, Tarpley

Against: 0  
Absent: 3 - Shidid, Mack, Schultz  
Vacancy: 0

**Motion:** In considering an application for an amendment to Planned Development Subdistrict No. 119 for Multiple-Family Subdistrict uses within Planned Development District No. 193, the Oak Lawn Special Purpose District, on the southwest line of Cedar Springs Road, between Lucas Drive and Hawthorne Avenue, it was moved to **hold** this case under advisement until December 14, 2017.

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

For: 12 - West, Rieves, Houston, Davis, Carpenter,  
Lavallaissa, Jung, Housewright, Peadon,  
Murphy, Ridley, Tarpley

Against: 0  
Absent: 3 - Shidid, Mack, Schultz  
Vacancy: 0

**Notices:** Area: 500 Mailed: 199  
**Replies:** For: 1 Against: 1

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

Zoning Cases – Individual:

**11. Z167-381(WE)**

Planner: Warren Ellis

**Motion:** It was moved to recommend **approval** of a CR Community Retail District with a D-1 Liquor Control Overlay on a portion and **approval** of a Specific Use Permit for a mini-warehouse use for a ten-year period with eligibility for automatic renewals for additional ten-year periods, subject to a site plan and conditions on property zoned an R-10(A) Single Family District and NS(A) D-1 Neighborhood Service District with a D-1 Liquor Control Overlay on a portion on the north corner of South Belt Line Road and Garden Grove Drive.

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

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

Against: 0  
Absent: 4 - Houston, Shidid, Mack, Schultz  
Vacancy: 0

**Notices:** Area: 300 Mailed: 37  
**Replies:** For: 1 Against: 2

**Speakers:** For: Roger Albright, 3301 Elm St., Dallas, TX, 75226  
Against: None  
Against (Did not speak): Nellie Green, 1421 S. Beltline Rd., Dallas, TX, 75253

12. **Z167-370(SM)**

Planner: Sarah May

**Motion:** It was moved to recommend **denial** of the renewal of Specific Use Permit No. 2104 for an alcoholic beverage establishment, limited to a bar, lounge, or tavern, on property zoned an MU-3 Mixed Use District, on the southwest corner of Harry Hines Boulevard and Willowbrook Road.

Maker: Carpenter  
Second: Rieves  
Result: Carried: 10 to 0

For: 10 - West, Rieves, Davis, Carpenter, Lavallaissa,  
Jung, Peadon, Murphy, Ridley, Tarpley

Against: 0  
Absent: 5 - Houston, Shidid, Mack, Housewright, Schultz  
Vacancy: 0

**Notices:** Area: 400 Mailed: 43  
**Replies:** For: 0 Against: 0

**Speakers:** For: Amy Hsu, 8111 LBJ Hwy., Dallas, TX, 75251  
Shawan Bhagat, 652 Timber Crest Cr., Highland Village, TX, 75077  
Victor Renteria, 239 Benwick Dr., Sunnyvale, TX, 75182  
Haben Tewelde, 8111 LBJ Hwy., Dallas, TX, 75251  
Laura Romo, 1202 Pioneer Dr., Dallas, TX, 75224  
Against: None

13. **Z167-371(SM)**

Planner: Sarah May

**Motion:** It was moved to recommend **approval** of the renewal of Specific Use Permit No. 2105 for an alcoholic beverage establishment, limited to a bar, lounge, or tavern for a two-year period, subject to staff's recommended conditions with a modification to amend the hours of operation from 8:00 a.m.

to 2:00 a.m. on property zoned an MU-3 Mixed Use District, on the southwest corner of Harry Hines Boulevard and Willowbrook Road.

Maker: Carpenter  
Second: West  
Result: Carried: 9 to 0

For: 9 - West, Rieves, Davis, Carpenter, Lavallaissa,  
Jung, Peadon, Murphy, Tarpley

Against: 0

Absent: 6 - Houston, Shidid, Mack, Housewright, Schultz,  
Ridley

Vacancy: 0

**Notices:** Area: 400 Mailed: 43

**Replies:** For: 0 Against: 0

**Speakers:** For: Shawan Bhagat, 652 Timber Crest Cr., Highland Village, TX, 75077  
Against: None

**14. Z167-338(JM)**

Planner: Jennifer Muñoz

**Motion:** In considering an application for the for an amendment to, and an expansion of, the Subarea D portion on property zoned Subareas C and D within Planned Development District No. 745, on the east side of Manderville Lane, north and south of Midtown Boulevard, it was moved to **hold** this case under advisement until December 14, 2017.

Maker: Murphy  
Second: Davis  
Result: Carried: 9 to 0

For: 9 - West, Rieves, Davis, Carpenter, Lavallaissa,  
Jung, Peadon, Murphy, Tarpley

Against: 0

Absent: 6 - Houston, Shidid, Mack, Housewright, Schultz,  
Ridley

Vacancy: 0

**Notices:** Area: 500 Mailed: 82

**Replies:** For: 0 Against: 0

**Speakers:** None

15. **Z167-400(JM)**

Planner: Jennifer Muñoz

**Motion:** It was moved to recommend **approval** of a Planned Development Subdistrict for GR General Retail Subdistrict uses and auto painting or body rebuilding shop (inside) use by right, and an accessory motor vehicle storage outside use, subject to a development plan and conditions on property zoned a GR General Retail Subdistrict within Planned Development District No. 193, the Oak Lawn Special Purpose District, on the northeast corner of Maple Avenue and Vagas Street.

Maker: Rieves  
Second: Murphy  
Result: Carried: 9 to 0

For: 9 - West, Rieves, Davis, Carpenter, Lavallaissa,  
Jung, Peadon, Murphy, Tarpley

Against: 0  
Absent: 6 - Houston, Shidid, Mack, Housewright, Schultz,  
Ridley

Vacancy: 0

**Notices:** Area: 500 Mailed: 133

**Replies:** For: 4 Against: 7

**Speakers:** For: Santos Martinez, 900 Jackson St., Dallas, TX, 75202  
For (Did not speak): John Harvey, 4300 Maple Ave., Dallas, TX, 75219  
Against: None

Development Code Amendment – Public Hearing:

**DCA 145-002** - Public Hearing to receive comments on proposed amendments to Article X, the Landscape and Tree Preservation regulations in Chapter 51A of the Dallas Development Code.

**Speakers:** Lisa Horn, 8713 Southwestern Blvd., Dallas, TX, 75206

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Other Matters

Minutes

**Motion:** It was moved to **approve** the minutes of the November 16, 2017, City Plan Commission meeting, subject to corrections.

Maker: Davis  
Second: Peadon

Result: Carried: 9 to 0

For: 9 - West, Rieves, Davis, Carpenter, Lavallaissa,  
Jung, Peadon, Murphy, Tarpley

Against: 0

Absent: 6 - Houston, Shidid, Mack, Housewright, Schultz,  
Ridley

Vacancy: 0

Adjournment

**Motion:** It was moved to **adjourn** the November 30, 2017, City Plan Commission meeting at 6:29 p.m.

Maker: Davis

Second: Rieves

Result: Carried: 9 to 0

For: 9 - West, Rieves, Davis, Carpenter, Lavallaissa,  
Jung, Peadon, Murphy, Tarpley

Against: 0

Absent: 6 - Houston, Shidid, Mack, Housewright, Schultz,  
Ridley

Vacancy: 0

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Gloria Tarpley, Chair