PLAN COMMISSION MINUTES

The City Plan Commission held a regular Zoning Hearing on January 23, 2020, with the briefing starting at 10:49 a.m., in Room 5ES and the public hearing at 1:48 p.m., in the City Council Chambers of City Hall. Presiding were, Tony Shidid, Chair and Jaynie Schultz, Vice-Chair. The following Commissioners were present during the hearing: Enrique MacGregor, Joanna Hampton, LeDouglas Johnson, Deborah Carpenter, Margaret Brinson, P. Michael Jung, Tipton Housewright, Kristine Schwope, Margot Murphy, Wayne Garcia and Brent Rubin. The following Commissioner was absent from this hearing as defined in the City Plan Commission rules: Lori Blair. There was one vacancy: District 3.

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

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) S189-093R

Motion: It was moved to approve an application to revise a previously approved plat (S189-093) to create a 0.1132-acre lot from a tract of land in City Block D/448 on property located on McKee Street at Browder Street, west corner, subject to compliance with the conditions listed in the docket.

    Maker: Hampton
    Second: Housewright
    Result: Carried: 13 to 0
City Plan Commission
January 23, 2020

For: 13 - MacGregor, Hampton, Johnson, Shidid, Carpenter, Brinson, Jung, Housewright, Schultz, Schwope, Murphy, Garcia, Rubin

Against: 0
Absent: 1 - Blair
Vacancy: 1 - District 3

Speakers: None

(2) S190-065

Motion: It was moved to approve an application to create a 0.3274-acre lot from a tract of land in City Block 285 on property located on Good Latimer Expressway, between Floyd Street and Gaston Avenue, subject to compliance with the conditions listed in the docket.

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

For: 13 - MacGregor, Hampton, Johnson, Shidid, Carpenter, Brinson, Jung, Housewright, Schultz, Schwope, Murphy, Garcia, Rubin

Against: 0
Absent: 1 - Blair
Vacancy: 1 - District 3

Speakers: None

(3) S190-066

Motion: It was moved to approve an application to replat a 0.190-acre tract of land containing part of Lots 2 and 3 in City Block E/2011 on property located on Kirby Avenue, southeast of Capital Avenue, subject to compliance with the conditions listed in the docket.

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

For: 13 - MacGregor, Hampton, Johnson, Shidid, Carpenter, Brinson, Jung, Housewright, Schultz, Schwope, Murphy, Garcia, Rubin
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Against: 0  
Absent: 1 - Blair  
Vacancy: 1 - District 3

Speakers:  For: None  
For (Did not speak): James Buchanan, 2323 Kirby St., Dallas, TX, 75204  
Billy Duckworth, 2220 Gus Thomasson Rd., Mesquite, TX, 75150  
Against: None

(4) S190-067

Motion: It was moved to approve an application to replat a 0.808-acre tract of land containing part of Lot 11A in City Block 14/8570 to create one 0.607-acre lot, and one 0.201-acre lot on property located on Iberia Avenue, south of Burgess Boulevard, subject to compliance with the conditions listed in the docket.

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

For: 13 - MacGregor, Hampton, Johnson, Shidid, Carpenter, Brinson, Jung, Housewright, Schultz, Schwope, Murphy, Garcia, Rubin  
Against: 0  
Absent: 1 - Blair  
Vacancy: 1 - District 3

Speakers:  For: None  
For (Did not speak): Scottie Smith, 4770Iberia Ave., Dallas, TX, 75204  
Against: None

(5) S190-068

Motion: It was moved to approve an application to create a 170 Residential Lots and 4 common areas as a Community Unit Development with lots ranging in size from 6,000 square feet to 14,926 square feet from a 43.082-acre tract of land in City Block 8838 on property located on Lasater Drive, north of Wynngate Drive, subject to compliance with the conditions listed in the docket with Condition #11 to read as follow: “The number of lots permitted by this plat is 170 lots and 7 common areas.”.

Maker: Hampton  
Second: Housewright  
Result: Carried: 13 to 0
City Plan Commission
January 23, 2020

For: 13 - MacGregor, Hampton, Johnson, Shidid, Carpenter, Brinson, Jung, Housewright, Schultz, Schwope, Murphy, Garcia, Rubin

Against: 0
Absent: 1 - Blair
Vacancy: 1 - District 3

Speakers: None

Miscellaneous Items – Under Advisement:

M190-005

Motion: It was moved to approve a minor amendment to a development plan for a local utilities use on property zoned Planned Development District No. 977, on the south line of Walnut Hill Lane, east of Mixon Drive.

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

For: 13 - MacGregor, Hampton, Johnson, Shidid, Carpenter, Brinson, Jung, Housewright, Schultz, Schwope, Murphy, Garcia, Rubin

Against: 0
Absent: 1 - Blair
Vacancy: 1 - District 3

Speakers: None

Special Provision Sign District – Under Advisement:

Deep Ellum/Near East Side SPSD:

SPSD134-003

Motion: In considering a City Council authorized hearing to determine appropriate sign regulations with consideration given to amending the Deep Ellum/Near East Side Sign District, on property zoned Planned Development District No. 269 in an area generally bounded by the DART Rail Line (formerly the T. & P. Railroad) right-of-way on the north, Parry Avenue on the east, R.L. Thornton Freeway on the south, and North Central Expressway on the west, it was moved to hold this case under advisement until February 6, 2020.
Maker: Hampton  
Second: Schultz  
Result: Carried: 12 to 0

For: 12 - MacGregor, Hampton, Johnson, Shidid, Carpenter, Brinson, Jung, Housewright, Schultz, Schwope, Murphy, Rubin

Against: 0
Absent: 1 - Blair
Vacancy: 1 - District 3
Abstain: 1 - Garcia***

***abstained due to absence from bus tour

Notices: Area: 200 Mailed: 379
Replies: For: 0 Against: 0

Speakers: None

Zoning Cases – Consent:

1. Z190-128(AU)  
Planner: Andreea Udrea

Note: The Commission considered this item individually.

Motion: It was moved to recommend approval of an amendment to Planned Development District No. 514, subject to a traffic management plan and conditions on the northeast corner of Arapaho Road and Hillcrest Road, and the northwest corner of Hillcrest Road and the terminus of La Bolsa Drive.

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

For: 13 - MacGregor, Hampton, Johnson, Shidid, Carpenter, Brinson, Jung, Housewright, Schultz, Schwope, Murphy, Garcia, Rubin

Against: 0
Absent: 1 - Blair
Vacancy: 1 - District 3

Notices: Area: 500 Mailed: 215
Replies: For: 9 Against: 1
Speakers: For: Jonathan Vinson, 2323 Ross Ave., Dallas, TX, 75201
For (Did not speak): Scot Johnson, 13455 Noel Rd., Dallas, TX, 75240
Shubham Pandey, 4532 Livingston Ave., Dallas, TX, 75205
Jennifer Cayce, 1800 Savage Dr., Plano, TX, 75023
Against: None


2. Z190-125(JM) Planner: Jennifer Muñoz

Motion: It was moved to recommend approval of the renewal of Specific Use Permit No. 2327 for a late-hours establishment limited to a restaurant without drive-in or drive-through service for a two-year period, subject to conditions on property zoned Planned Development District No. 842 with an MD-1 Modified Delta Overlay District with Specific Use Permit No. 2272 for a late-hours establishment limited to a restaurant without drive-in or drive-through service, on the east side of Greenville Avenue, south of Prospect Avenue.

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

For: 13 - MacGregor, Hampton, Johnson, Shidid, Carpenter, Brinson, Jung, Housewright, Schultz, Schwope, Murphy, Garcia, Rubin

Against: 0
Absent: 1 - Blair
Vacancy: 1 - District 3

Notices: Area: 200 Mailed: 23
Replies: For: 5 Against: 0

Speakers: None

3. Z190-127(JM) Planner: Jennifer Muñoz

Motion: It was moved to recommend approval of a Specific Use Permit for a Handicapped Group Dwelling Unit for a two-year period with eligibility for automatic renewals for additional five-year periods, subject to a revised site plan and conditions on property zoned an R-7.5(A) Single Family District, on the east side of South Lancaster Road, north of East Camp Wisdom Road.

Maker: Garcia
Second: MacGregor
Result: Carried: 13 to 0
City Plan Commission
January 23, 2020

For: 13 - MacGregor, Hampton, Johnson, Shidid, Carpenter, Brinson, Jung, Housewright, Schultz, Schwope, Murphy, Garcia, Rubin

Against: 0
Absent: 1 - Blair
Vacancy: 1 - District 3

Notices: Area: 200 Mailed: 17
Replies: For: 1 Against: 0

Speakers: For: None
For (Did not speak): Don Moore, 6330 S. Lancaster Rd., Dallas, TX, 75241
Toni Martin, 6330 S. Lancaster Rd., Dallas, TX, 75241
Against: None

4. Z189-283(PD)

Motion: It was moved to recommend approval of an R-7.5(A) Single Family District on property zoned an A(A) Agricultural District on the northwest corner of Tempest Drive, north of Prater Road.

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

For: 13 - MacGregor, Hampton, Johnson, Shidid, Carpenter, Brinson, Jung, Housewright, Schultz, Schwope, Murphy, Garcia, Rubin

Against: 0
Absent: 1 - Blair
Vacancy: 1 - District 3

Notices: Area: 200 Mailed: 17
Replies: For: 1 Against: 0

Speakers: None
5. Z189-350(PD)  

**Motion:** It was moved to recommend **approval** incorporating the property in the IR District into and expanding Planned Development District No. 891, subject to a revised Area Regulating Plan and conditions on property zoned an IR Industrial Research District and Planned Development District No. 891 in an area generally bound by Topeka Avenue, and Parvia Avenue on the west, Singleton Boulevard on the north, both sides of Amonette Street on the east, and Union Pacific Railroad on the south and Bedford Avenue.

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

For:  13 - MacGregor, Hampton, Johnson, Shidid, Carpenter, Brinson, Jung, Housewright, Schultz, Schwope, Murphy, Garcia, Rubin

Against:  0  
Absent:  1 - Blair  
Vacancy:  1 - District 3

**Notices:**  
Area:  500  Mailed:  158

**Replies:**  
For:  6  
Against:  0

**Speakers:**  
For:  None  
Against:  None

Against (Did not speak):  Paula Luna, 3015 Parvia Ave., Dallas, TX, 75212  
Cirilo Luna, 3015 Parvia Ave., Dallas, TX, 75212

**Note:** The Commission heard Zoning - Consent agenda Item #1. Z190-128(AU), upon the conclusion of the Consent agenda. Zoning - Consent agenda Item #1. Z190-128(AU) was heard next.

6. Z190-119(PD)  

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

**Motion:** In considering an application to amend Planned Development District No. 234, on the southeast corner of Corral Drive and Cockrell Hill Road, it was moved to **hold** this case under advisement until February 20, 2020.

Maker:  Rubin  
Second:  Murphy  
Result:  Carried: 13 to 0
For: 13 - MacGregor, Hampton, Johnson, Shidid, Carpenter, Brinson, Jung, Housewright, Schultz, Schwope, Murphy, Garcia, Rubin

Against: 0
Absent: 1 - Blair
Vacancy: 1 - District 3

Notices: Area: 500 Mailed: 31
Replies: For: 1 Against: 0

Speakers: None

Note: The Commission returned to the regular order of the agenda and heard Zoning Cases - Under Advisement agenda items. Zoning Case - Under Advisement Item #7. Z189-228(PD) was heard next.

Zoning Cases – Under Advisement:

7. Z189-228(PD) Planner: Pamela Daniel

**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 applicant’s proposed change in the Commission’s judgment is *de minimus* in nature.

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

For: 13 - MacGregor, Hampton, Johnson, Shidid, Carpenter, Brinson, Jung, Housewright, Schultz, Schwope, Murphy, Garcia, Rubin

Against: 0
Absent: 1 - Blair
Vacancy: 1 - District 3

**Motion:** It was moved to recommend **approval** of a Planned Development District for TH-2(A) Townhouse District uses, subject to a conceptual plan and revised conditions to include the following: 1) increase off-street guest parking requirement to .30; 2) require a minimum of 20 percent open area including the floodplain overlay area; and 3) provide a pedestrian trail within the open space along the western portion of the property, as shown on the conceptual plan, with at least two pedestrian amenities on property zoned an IM Industrial Manufacturing District, north of Hale Street, east of North Dwight Avenue.
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Maker: Carpenter
Second: Housewright
Result: Carried: 13 to 0

For: 13 - MacGregor, Hampton, Johnson, Shidid, Carpenter, Brinson, Jung, Housewright, Schultz, Schwoepe, Murphy, Garcia, Rubin

Against: 0
Absent: 1 - Blair
Vacancy: 1 - District 3

Notices: Area: 300 Mailed: 36
Replies: For: 2 Against: 2

Speakers: For: Rob Baldwin, 3907 Elm St., Dallas, TX, 75226
For (Did not speak): John Harrison, 935 Beachside Dr., Chandler, TX, 75758
Against: None

8. Z189-256(PD)

Motion: It was moved to recommend approval of a Planned Development District for R-7.5(A) Single Family District uses and a public school other than an open-enrollment charter school use, subject to a development plan, traffic management plan, and conditions on property zoned an R-7.5(A) Single Family District, on the west side of Prichard Lane, between Umphress Road and Stonehurst Street.

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

For: 13 - MacGregor, Hampton, Johnson, Shidid, Carpenter, Brinson, Jung, Housewright, Schultz, Schwoepe, Murphy, Garcia, Rubin

Against: 0
Absent: 1 - Blair
Vacancy: 1 - District 3

Notices: Area: 500 Mailed: 151
Replies: For: 4 Against: 2

Speakers: For: None
For (Did not speak): Karl Crawley, 2201 Main St., Dallas, TX, 75201
Against: None
Motion: It was moved to recommend approval of a Specific Use Permit for a child-care facility and a private school use for a five-year period, subject to a revised site plan, traffic management plan, and staff’s revised recommended conditions (as briefed) with the following changes: 1) maximum 23 classrooms for grades pre-kindergarten to twelfth grade and 2) Hours of Operations - 8:00 a.m. to 5:45 p.m., Monday through Friday on property zoned an R-7.5(A) Single Family District on the south line of West 10th Street, between South Brighton Avenue and South Waverly Drive.

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

For: 13 - MacGregor, Hampton, Johnson, Shidid, Carpenter, Brinson, Jung, Housewright, Schultz, Schwope, Murphy, Garcia, Rubin

Against: 0
Absent: 1 - Blair
Vacancy: 1 - District 3

Notices: Area: 300 Mailed: 83
Replies: For: 7 Against: 0

Speakers: For: Rob Baldwin, 3907 Elm St., Dallas, TX, 75226
Against: None

10. Z189-153(SM)

Motion: It was moved to recommend approval of a Planned Development District for MF-2(A) Multifamily District and additional nonresidential uses, subject to a conceptual plan and conditions (as briefed) with the insertion of an additional provision in Section 109 as follows: “and if a minimum of 2.5 percent of the dwelling units are available to households earning at or below 100 percent AMFI” on property zoned an MF-2(A) Multifamily District, on the west line of Manderville Lane, south of Meadow Road.

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

For: 13 - MacGregor, Hampton, Johnson, Shidid, Carpenter, Brinson, Jung, Housewright, Schultz, Schwope, Murphy, Garcia, Rubin
11. **Z189-360(SM)**

**Motion:** It was moved to recommend approval of an MF-2(A) Multifamily District, subject to deed restrictions volunteered by the applicant with an additional provision inserted in the No build zone to prohibit structure elements greater than 5 feet within 50 feet of the property line on property zoned Planned Development District No. 970 for MF-2(A) Multifamily District uses on the northwest line of Capitol Avenue, southwest of North Henderson Avenue.

**Maker:** Hampton  
**Second:** Carpenter  
**Result:** Carried: 13 to 0

<table>
<thead>
<tr>
<th>For:</th>
<th>13 - MacGregor, Hampton, Johnson, Shidid, Carpenter, Brinson, Jung, Housewright, Schultz, Schwope, Murphy, Garcia, Rubin</th>
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<tbody>
<tr>
<td>Against:</td>
<td>0</td>
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<tr>
<td>Absent:</td>
<td>1 - Blair</td>
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<tr>
<td>Vacancy:</td>
<td>1 - District 3</td>
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</tbody>
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**Notices:** Area: 200  
Mailed: 52

**Speakers:**  
For:  Rob Baldwin, 3907 Elm St., Dallas, TX, 75226  
Fonya Mondell, 1918 Moser Ave., Dallas, TX, 75206

**Against:** None

12. **Z189-273(CT)**

**Motion:** It was moved to recommend denial of an NO(A) Neighborhood Office District on property zoned an R-7.5(A) Single Family District on the east corner of North Buckner Boulevard and Athlone Drive.

**Planner:** Carlos Talison
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Maker: Jung
Second: Housewright
Result: Carried: 13 to 0

For: 13 - MacGregor, Hampton, Johnson, Shidid, Carpenter, Brinson, Jung, Housewright, Schultz, Schwope, Murphy, Garcia, Rubin

Against: 0
Absent: 1 - Blair
Vacancy: 1 - District 3

Notices: Area: 200 Mailed: 11
Replies: For: 1 Against: 5

Speakers: For: Kevin Ford, 1539 Bella Vista Dr., Dallas, TX, 75218
Against: Patricia Gaffney, 1026 Tranquilla Dr., Dallas, TX, 75218
Kirk Dooley, 1154 Tranquilla Dr., Dallas, TX, 75218
Kathy Galloway, 9518 Galway Dr., Dallas, TX, 75218
Laura Mercer, 9618 Athlone Dr., Dallas, TX, 75218
Miroslan Anic, 1099 Waterford Dr., Dallas, TX, 75218
Tom Watt, 9622 Kilarney Dr., Dallas, TX, 75218
Ellen Locy, 1074 N. Buckner Blvd., Dallas, TX, 75218
Jess Galloway, 9518 Galway Dr., Dallas, TX, 75218
Carolyn Farmer, 9510 Galway Dr., Dallas, TX, 75218
Justin Long, 9715 Galway Dr., Dallas, TX, 75218
Krista de la Harpe, 1189 Tranquilla Dr., Dallas, TX, 75218

Against (Did not speak): Charlotte Dooley, 1154 Tranquilla Dr., Dallas, TX, 75218
Ann Sury, 9814 Galway Dr., Dallas, TX, 75218
Jenny Capritta, 658 Harter Rd., Dallas, TX, 75218

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 February 6, 2020.

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

For: 13 - MacGregor, Hampton*, Johnson, Shidid, Carpenter, Brinson, Jung*, Housewright, Schultz, Schwope, Murphy, Garcia, Rubin
City Plan Commission
January 23, 2020

Against: 0
Absent: 1 - Blair
Vacancy: 1 - District 3

*out of the room, shown voting in favor

Notices: Area: 300 Mailed: 68
Replies: For: 1 Against: 24

Speakers: None

Zoning Cases – Individual:


Motion: It was moved to recommend approval of a Planned Development District for MF-1(A) Multifamily District uses, a child-care facility and community service center uses, subject to a revised conceptual plan and staff’s recommended revised conditions with the following modifications: 1) Section 51P__.108 (b), to read as follows: “For a community service center use, off-street parking must be provided at a ratio of one parking space for each 450 square feet of floor area. Parking may be provided in the required setback, along Harris Court, in accordance with Sec. 43.62 of the Dallas City Code, or at remote locations within the district.”; and 2) Section 51P__.108(d), follow the applicant’s request with the following change: Subsection (1) to read as follows: “Except as provided in this subparagraph, any on-street parking spaces that abut the building site may be counted as a reduction in the off-street parking requirement of the use adjacent to the on-street parking space. Indented parking must be provided in accordance with Section 43.62 of the Dallas City Code and standard city specifications.” on property zoned a D(A) Duplex District, on the south corner of Harris Court and Schull Street and on both sides of the terminus of Fleetwood Street.

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

For: 13 - MacGregor, Hampton, Johnson, Shidid, Carpenter, Brinson, Jung, Housewright, Schultz, Schwope, Murphy, Garcia, Rubin

Against: 0
Absent: 1 - Blair
Vacancy: 1 - District 3
15. Z190-114(PD)  Planner: Pamela Daniel

Motion: It was moved to recommend approval of a Planned Development Subdistrict for HC Heavy Commercial Subdistrict uses, subject to a revised development plan, a revised landscape plan and staff’s recommended revised conditions on with the following modifications: 1) SEC. S-___.103. DEFINITIONS AND INTERPRETATIONS. (c) LANDSCAPE BALCONY follow staff’s recommendation for the definition of Landscape balcony; 2) SEC. S-___.108., YARD, LOT, AND SPACE REGULATIONS. (b) Special project. (2) Height follow applicant’s request; 3) SEC. S-___.108., YARD, LOT, AND SPACE REGULATIONS. (b) Special project. (3) Maximum Dwelling Unit and Hotel Room Density follow applicant’s request; 4) SEC. S-___.108., YARD, LOT, AND SPACE REGULATIONS. (b) Special project. (4) Floor Area Ratio follow applicant’s request; and 5) SEC. S-___.112., LANDSCAPING. (b) Special project. (2) Landscape balcony follow staff’s recommendation with a modification to last sentence of the first paragraph to read as follows: “The landscape plan shall include the typical balcony design that includes the following elements:” on property zoned an HC Heavy Commercial Subdistrict within Planned Development District No. 193, the Oak Lawn Special Purpose District, in an area generally bounded by North Akard Street, McKinney Avenue and North St. Paul Street.

Note: Staff informed the Commission all provisions regarding transparency would be removed from the conditions.

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

For: 13 - MacGregor, Hampton, Johnson, Shidid, Carpenter, Brinson, Jung, Housewright, Schultz, Schope, Murphy, Garcia, Rubin
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Against: 0
Absent: 1 - Blair
Vacancy: 1 - District 3

Notices: Area: 500 Mailed: 95
Replies: For: 72 Against: 0

Speakers: For: Ari Rastegar, 1899 McKinney Ave., Dallas, TX, 75201
Evan Beatie, 2323 N. Akard St., Dallas, TX, 75201
Tommy Mann, 500 Winstead Building, Dallas, TX, 75201
James Reeder, 1925 Cedar Springs Rd., Dallas, TX, 75201
Brenda Kronenberg, 3500 Maple Ave., Dallas, TX, 75219
Michael Malone, 1999 McKinney Ave., Dallas, TX, 75201
Kevin Hoffman, 2124 N. Garrett Ave., Dallas, TX, 75206
Yohan Bobcombe, 1111 Dragon St., Dallas, TX, 75207
David Keller, 625 N. Michigan Ave., Chicago, IL, 60611
Brad Smith, 2808 Fairmount St., Dallas, TX, 75201
Against: Jorge Baldor, 1999 McKinney Ave., Dallas, TX, 75201

16. Z190-116(PD)

Motion: In considering an application for a Planned Development District for MU-3 Mixed Use District uses on property zoned an IM Industrial Manufacturing District and an IR Industrial Research District on the southeast corner of West Commerce Street and Neal Street, it was moved to hold this case under advisement until February 20, 2020.

Maker: Schultz
Second: Murphy
Result: Carried: 10 to 0

For: 10 - MacGregor, Johnson, Shidid, Brinson, Jung, Schultz, Schwope, Murphy, Garcia, Rubin

Against: 0
Absent: 1 - Blair
Vacancy: 1 - District 3
Conflict: 3 - Hampton, Carpenter, Housewright**

**out of the room, when vote taken

Notices: Area: 500 Mailed: 71
Replies: For: 3 Against: 4

Speakers: None
Development Code Amendment:

**DCA190-005**

**Motion:** It was moved to recommended **approval** of amending Section 51A-4.702 and 51A-10.125; adding a new Division 51A-9.600, “Street Section Designs for Thoroughfares”; providing factors for the director to consider when making a determination on what street sections, landscaping, and pedestrian and vehicle designs control when there is a conflict between zoning requirements in the right-of-way and street designs for constructing a thoroughfare in conformance with the City of Dallas Thoroughfare Plan.

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

For: 13 - MacGregor, Hampton, Johnson, Shidid, Carpenter, Brinson, Jung, Housewright, Schultz, Schwope, Murphy, Garcia, Rubin

Against: 0

Absent: 1 - Blair  
Vacancy: 1 - District 3

**Speakers:** None

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**Other Matters**

**Minutes:**

**Motion:** It was moved to **approve** the January 9, 2020, City Plan Commission meeting minutes, subject to corrections.

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

For: 13 - MacGregor, Hampton, Johnson, Shidid, Carpenter, Brinson, Jung, Housewright, Schultz, Schwope, Murphy, Garcia, Rubin

Against: 0

Absent: 1 - Blair  
Vacancy: 1 - District 3
Speakers: None

Adjournment

Motion: It was moved to adjourn the January 23, 2020, City Plan Commission meeting at 4:51 p.m.

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

For: 13 - MacGregor, Hampton, Johnson, Shidid, Carpenter, Brinson, Jung, Housewright, Schultz, Schwope, Murphy, Garcia, Rubin

Against: 0
Absent: 1 - Blair
Vacancy: 1 - District 3

Tony Shidid, Chair