

PLAN COMMISSION MINUTES

The City Plan Commission held a regular Zoning Hearing on November 21, 2019, with the briefing starting at 10:19 a.m., in Room 5ES and the public hearing at 1:38 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, LeDouglas Johnson, Deborah Carpenter, Margaret Brinson, Lori Blair, P. Michael Jung, Kristine Schwope, Margot Murphy, Wayne Garcia and Brent Rubin. The following Commissioners were absent from this hearing as defined in the City Plan Commission rules: Joanna Hampton and Tipton Housewright. 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

Planner: Sharmila Gurung-Shrestha

Pursuant to Texas Local Government Code Section 212.009(e) these minutes and recording of the hearing certify the reasons for denial of any plat application.

Consent Items:

(1) **S190-023**

Motion: It was moved to **approve** an application to replat a 0.449-acre tract of land containing part of Lots B and C, and all of Lots 10 and 11 in City Block 5/2018 to create one lot on property located on McKinney Avenue, east of Katy Trail, subject to compliance with the conditions listed in the docket.

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

For: 12 - MacGregor, Johnson, Shidid, Carpenter,
Brinson, Blair, Jung, Schultz, Schwope,
Murphy, Garcia, Rubin

Against: 0
Absent: 2 - Hampton, Housewright
Vacancy: 1 - District 3

Speakers: For: None
FOR (Did not speak): Zac Renner, 5115 McKinney Ave., Dallas, TX, 75205
Against: None

(2) **S190-025**

Motion: It was moved to **approve** an application to create one 0.41-acre lot from a tract of land in City Block 5993 on property located on Glen Oaks Boulevard at the terminus of Town Creek Drive, subject to compliance with the conditions listed in the docket.

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

For: 12 - MacGregor, Johnson, Shidid, Carpenter,
Brinson, Blair, Jung, Schultz, Schwope,
Murphy, Garcia, Rubin

Against: 0
Absent: 2 - Hampton, Housewright
Vacancy: 1 - District 3

Speakers: None

(3) **S190-026**

Motion: It was moved to **approve** an application to replat a 0.28-acre tract of land containing all of Lot 5, and part of Lots 3, 4, 6, and 7 in City Block 5/365 to create one lot on property bounded by Harry Hines Boulevard, Moody Street, Akard Street, and Payne Street, subject to compliance with the conditions listed in the docket.

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

For: 12 - MacGregor, Johnson, Shidid, Carpenter,
Brinson, Blair, Jung, Schultz, Schwope,
Murphy, Garcia, Rubin

Against: 0
Absent: 2 - Hampton, Housewright
Vacancy: 1 - District 3

Speakers: For: None
FOR (Did not speak): Chris Giovanni, 3206 Kiest Forest Dr., Dallas, TX, 75233
Against: None

(4) **S190-027**

Motion: It was moved to **approve** an application to create one 1.751-acre lot from a tract of land in City Block 7863 on property located on Dowdy Ferry Road, north of Fireside Drive, subject to compliance with the conditions listed in the docket.

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

For: 12 - MacGregor, Johnson, Shidid, Carpenter,
Brinson, Blair, Jung, Schultz, Schwope,
Murphy, Garcia, Rubin

Against: 0
Absent: 2 - Hampton, Housewright
Vacancy: 1 - District 3

Speakers: None

(5) **S190-028**

Motion: It was moved to **approve** an application to create one 0.795-acre lot from a tract of land in City Block 5350 on property located at the terminus of Stevens Street, west of Gulf, Colorado & Santa Fe Railroad, subject to compliance with the conditions listed in the docket.

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

For: 12 - MacGregor, Johnson, Shidid, Carpenter,
Brinson, Blair, Jung, Schultz, Schwope,
Murphy, Garcia, Rubin

Against: 0
Absent: 2 - Hampton, Housewright
Vacancy: 1 - District 3

Speakers: None

(6) S190-030

Motion: It was moved to **approve** an application to create one 1.042-acre lot from a tract of land in City Block 5997 on property located on Cockrell Hill Road, south of Corral Drive, subject to compliance with the conditions listed in the docket.

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

For: 12 - MacGregor, Johnson, Shidid, Carpenter,
Brinson, Blair, Jung, Schultz, Schwope,
Murphy, Garcia, Rubin

Against: 0
Absent: 2 - Hampton, Housewright
Vacancy: 1 - District 3

Speakers: None

(7) S190-031

Motion: It was moved to **approve** an application to create 1,005 single family lots ranging in size from 4,600 square feet to 17,938 square feet and 13 common areas from a 213.925-acre tract of land on property located on F.M. 548, south of Falcon Road, subject to compliance with the conditions listed in the docket.

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

For: 12 - MacGregor, Johnson, Shidid, Carpenter,
Brinson, Blair, Jung, Schultz, Schwope,
Murphy, Garcia, Rubin

Against: 0
Absent: 2 - Hampton, Housewright
Vacancy: 1 - District 3

Speakers: None

(8) **S190-032**

Motion: It was moved to **approve** an application to create one 3.445-acre lot from a tract of land in City Block 7335 on property located on Riverfront Boulevard at Cadiz Street, east of Interstate Highway 35, subject to compliance with the conditions listed in the docket.

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

For: 12 - MacGregor, Johnson, Shidid, Carpenter,
Brinson, Blair, Jung, Schultz, Schwope,
Murphy, Garcia, Rubin

Against: 0
Absent: 2 - Hampton, Housewright
Vacancy: 1 - District 3

Speakers: None

(9) **S190-033**

Motion: It was moved to **approve** an application to replat a 7.394-acre tract of land containing all of Lot 1B in City Block A/6544 to create one 1.970-acre lot, one 2.3827-acre lot, and one 3.018-acre lot on property located on Royal Lane, east of Newkirk Street, subject to compliance with the conditions listed in the docket.

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

For: 12 - MacGregor, Johnson, Shidid, Carpenter,
Brinson, Blair, Jung, Schultz, Schwope,
Murphy, Garcia, Rubin

Against: 0
Absent: 2 - Hampton, Housewright
Vacancy: 1 - District 3

Speakers: None

(10) **S190-034**

Motion: It was moved to **approve** an application to replat a 4.7112-acre tract of land containing all of Lots 1 through 4 in City Block 17/219 to create one lot on property located on Griffin Street at Corbin Street, south of Magnolia Street, subject to compliance with the conditions listed in the docket.

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

For: 12 - MacGregor, Johnson, Shidid, Carpenter,
Brinson, Blair, Jung, Schultz, Schwope,
Murphy, Garcia, Rubin

Against: 0
Absent: 2 - Hampton, Housewright
Vacancy: 1 - District 3

Speakers: None

(11) **S190-035**

Motion: It was moved to **approve** an application to create two 43,560-square foot lots and one 70,476-square foot lot from a 3.618-acre tract of land in City Block 8829 on property located on Rylie Crest Drive, west of Garden Grove Drive, subject to compliance with the conditions listed in the docket.

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

For: 12 - MacGregor, Johnson, Shidid, Carpenter,
Brinson, Blair, Jung, Schultz, Schwope,
Murphy, Garcia, Rubin

Against: 0
Absent: 2 - Hampton, Housewright
Vacancy: 1 - District 3

Speakers: None

(12) **S190-036**

Motion: It was moved to **approve** an application to replat a 0.457-acre tract of land containing all of Lots 4 and 5 in City Block 4/862 to create one lot on property located on Malcolm X Boulevard at Louise Avenue, south corner, subject to compliance with the conditions listed in the docket.

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

For: 12 - MacGregor, Johnson, Shidid, Carpenter,
Brinson, Blair, Jung, Schultz, Schwope,
Murphy, Garcia, Rubin

Against: 0
Absent: 2 - Hampton, Housewright
Vacancy: 1 - District 3

Speakers: None

Residential Replats:

(13) **S190-024**

Motion: It was moved to **approve** an application to replat a 0.65-acre tract of land containing all of Lots 11, 12, and a portion of Lot 13 in City Block 4/4940 to create one 0.26-acre (11,111-square foot) lot and one 0.39-acre (17,066-square foot) lot on property located on Nakoma Drive, west of Eastern Avenue, subject to compliance with the conditions listed in the docket.

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

For: 12 - MacGregor, Johnson, Shidid, Carpenter,
Brinson, Blair, Jung, Schultz, Schwope,
Murphy, Garcia, Rubin

Against: 0
Absent: 2 - Hampton, Housewright
Vacancy: 1 - District 3

Notices: Area: 200 Mailed: 18
Replies: For: 1 Against: 0

Speakers: None

(14) **S190-029**

Motion: It was moved to **approve** an application to replat a 0.94-acre tract of land containing part of City Block 41/8617 to create one lot on property located on Hedgdon Drive, south of Mallory Drive, subject to compliance with the conditions listed in the docket.

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

For: 12 - MacGregor, Johnson, Shidid, Carpenter,
Brinson, Blair, Jung, Schultz, Schwope,
Murphy, Garcia, Rubin

Against: 0
Absent: 2 - Hampton, Housewright
Vacancy: 1 - District 3

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

Speakers: For: None
For (Did not speak): Diana Mendoza, 3078 Norwalk Ave., Dallas, TX, 75220
Against: None

(15) **S190-037**

Motion: It was moved to **approve** an application to replat a 7.245-acre tract of land containing all of the Lots in City Block 12/1362, a 15-foot abandoned alley, a portion of an abandoned Peabody Avenue, all of the Lots in City Block 15/1371, and a 12-foot abandoned alley to create one lot on property bounded by Meadow Street, Pennsylvania Avenue, Meyers Street, and Martin Luther King Jr. Boulevard, subject to compliance with the conditions listed in the docket.

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

For: 12 - MacGregor, Johnson, Shidid, Carpenter,
Brinson, Blair, Jung, Schultz, Schwope,
Murphy, Garcia, Rubin

Against: 0
Absent: 2 - Hampton, Housewright
Vacancy: 1 - District 3

Notices: Area: 200 Mailed: 45
Replies: For: 0 Against: 1

Speakers: None

Miscellaneous Items:

W190-001

Planner: Carolina Yumet

Motion: It was moved to **approve** a waiver of the two-year waiting period to submit a zoning application on property zoned Planned Development District No. 706 for R-16(A) Single Family District uses and a public school other than open-enrollment charter school on the northwest corner of Walnut Hill Lane and Gooding Drive.

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

For: 12 - MacGregor, Johnson, Shidid, Carpenter,
Brinson, Blair, Jung, Schultz, Schwope,
Murphy, Garcia, Rubin

Against: 0
Absent: 2 - Hampton, Housewright
Vacancy: 1 - District 3

Speakers: For: None

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

Against: None

M189-037

Planner: Carlos Talison

Motion: It was moved to **approve** a minor amendment to the existing landscape plan for a public school use on property zoned Planned Development District No. 467, on the north line of Church Road, between White Rock Trail and Royal Highlands Drive.

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

For: 12 - MacGregor, Johnson, Shidid, Carpenter,
Brinson, Blair, Jung, Schultz, Schwope,
Murphy, Garcia, Rubin

Against: 0
Absent: 2 - Hampton, Housewright
Vacancy: 1 - District 3

Speakers: None

D189-017

Planner: Carlos Talison

Motion: It was moved to **approve** a development plan and landscape plan for a multifamily use on property zoned Subarea A within Planned Development District No. 741 and Specific Use Permit No. 3 for a power plant use on the east corner of Byron Bay Street and Harpers Lane.

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

For: 12 - MacGregor, Johnson, Shidid, Carpenter,
Brinson, Blair, Jung, Schultz, Schwope,
Murphy, Garcia, Rubin

Against: 0
Absent: 2 - Hampton, Housewright
Vacancy: 1 - District 3

Speakers: None

M189-038

Planner: Abraham Martinez

Motion: It was moved to **approve** a minor amendment to a development plan for a public school other than an open-enrollment charter school use [Robert T. Hill Middle School] on property zoned Planned Development District No. 870, on the north corner of Classen Drive and Northcliff Drive.

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

For: 12 - MacGregor, Johnson, Shidid, Carpenter,
Brinson, Blair, Jung, Schultz, Schwope,
Murphy, Garcia, Rubin

Against: 0
Absent: 2 - Hampton, Housewright
Vacancy: 1 - District 3

Speakers: For: None

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

Against: None

Miscellaneous Items – Under Advisement:

M189-035

Planner: Abraham Martinez

Motion: It was moved to **approve** a minor amendment to the existing site plan and landscape plan for Specific Use Permit No. 1464 for a refuse transfer station use on property zoned an IM Industrial Manufacturing District use, on the south line of California Crossing Road, east of Wildwood Drive.

Maker: Carpenter

Second: Schultz

Result: Carried: 12 to 0

For: 12 - MacGregor, Johnson, Shidid, Carpenter,
Brinson, Blair, Jung, Schultz, Schwope,
Murphy, Garcia, Rubin

Against: 0

Absent: 2 - Hampton, Housewright

Vacancy: 1 - District 3

Speakers: For: None

For (Did not speak): Kevin Yard, 1901 Central Dr., Bedford, TX, 76021

Against: None

D189-018

Planner: Abraham Martinez

Motion: It was moved to **approve** a development plan on a portion of property zoned Planned Development District No. 889, on the southwest line of North Carroll Avenue, at the terminus of Coles Manor Place, east of North Central Expressway.

Maker: Jung

Second: Carpenter

Result: Carried: 12 to 0

For: 12 - MacGregor, Johnson, Shidid, Carpenter,
Brinson, Blair, Jung, Schultz, Schwope,
Murphy, Garcia, Rubin

Against: 0

Absent: 2 - Hampton, Housewright

Vacancy: 1 - District 3

Speakers: For: None
For (Did not speak): Suzan Kedron, 2323 Ross Ave., Dallas, TX, 75201
Against: None

Zoning Cases – Consent:

1. **Z189-324(JM)**

Planner: Jennifer Muñoz

Note: The Commission considered this item individually.

Motion: It was moved to recommend **approval** of an amendment to the existing deed restrictions [Z134-198], subject to amended deed restrictions on property zoned a TH-1(A) Townhouse District with deed restrictions, on the southeast corner of North Denley Drive and May Hall Street.

Maker: Johnson
Second: MacGregor
Result: Carried: 11 to 0

For: 11 - MacGregor, Johnson, Shidid, Carpenter,
Brinson, Blair, Jung, Schultz, Schwope,
Murphy, Rubin

Against: 0
Absent: 2 - Hampton, Housewright
Vacancy: 1 - District 3
Abstain: 1 - Garcia***

***abstained due to absence from bus tour

Notices: Area: 200 Mailed: 29
Replies: For: 0 Against: 1

Speakers: For: Rob Baldwin, 3904 Elm St., Dallas, TX, 75226
Against: Diane Wynn, 452 Sparks St., Dallas, TX, 75203
Bradyn Boone, 3025 Allister St., Dallas, TX, 75229
Staff: David Noguera, Director, Housing and Neighborhood Revitalization Department
Luis Tamayo, Chief Planner, Planning and Urban Design Department

Note: The Commission heard Zoning agenda item #2. Z189-337(JM) next.

2. Z189-337(JM)

Planner: Jennifer Muñoz

Note: The Commission considered this item individually.

Motion: It was moved to recommend **approval** of a Planned Development Subdistrict for GR General Retail uses, subject to a conceptual plan, Tract I development plan, Tract I landscape 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 north corner of Howell Street and Routh Street.

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

For: 12 - MacGregor, Johnson, Shidid, Carpenter,
Brinson, Blair, Jung, Schultz, Schwope,
Murphy, Garcia, Rubin

Against: 0
Absent: 2 - Hampton, Housewright
Vacancy: 1 - District 3

Notices: Area: 500 Mailed: 58
Replies: For: 39 Against: 0

Speakers: For: Charles Beavers, 2800 Routh St., Dallas, TX, 75201
Ramsey March, 3813 Marquette St., Dallas, TX, 75225
FOR (Did not speak): Suzan Kedron, 2323 Ross Ave., Dallas, TX, 75201
Cricket Griffin, 2300 Wolf St., Dallas, TX, 75201
Against: None

Note: The Commission heard Zoning agenda item #3. Z189-228(PD) next.

3. Z189-228(PD)

Planner: Pamela Daniel

Note: The Commission considered this item individually.

Motion: In considering an application for a Planned Development District for TH-2(A) Townhouse District uses on property zoned an IM Industrial Manufacturing District, north of Hale Street, east of North Dwight Avenue, it was moved to **hold** this case under advisement to December 12, 2019.

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

For: 12 - MacGregor, Johnson, Shidid, Carpenter,
Brinson, Blair, Jung, Schultz, Schwope,
Murphy, Garcia, Rubin

Against: 0
Absent: 2 - Hampton, Housewright
Vacancy: 1 - District 3

Notices: Area: 300 Mailed: 36
Replies: For: 0 Against: 0

Speakers: For: Rob Baldwin, 3904 Elm St., Dallas, TX, 75226
For (Did not speak): John Harrison, 1349 Empire Central Dr., Dallas, TX, 75247
Against: Jose Casanova Sr., 903 N. Dwight Ave., Dallas, TX, 75211
Jose Casanova Jr., 903 N. Dwight Ave., Dallas, TX, 75211
Mary Ann Vasquez, 1002 N. Dwight Ave., Dallas, TX, 75211
Barbara Polk, 1014 & 1016 N. Dwight Ave., Dallas, TX, 75211
Darrell Polk, 1014 & 1016 N. Dwight Ave., Dallas, TX, 75211
Guillermina Hassmann, 1106 N. Dwight Ave., Dallas, TX, 75211
Eutiquia Robles, 1110 N. Dwight Ave., Dallas, TX, 75211
Against (Did not speak): Belinda Casanova, 903 N. Dwight Ave., Dallas, TX, 75211
Janis Casanova, 903 N. Dwight Ave., Dallas, TX, 75211

Note: The Commission heard Zoning agenda item #7. Z189-217(AU) next.

4. Z189-352(PD)

Planner: Pamela Daniel

Motion: It was moved to recommend **approval** of a Planned Development District for R-5(A) Single Family District uses and a public school other than an open-enrollment charter school use, subject to a revised development plan, traffic management plan and conditions on property zoned an R-5(A) Single Family Subdistrict within Planned Development District No. 595, the South Dallas/Fair Park Special Purpose District with Historic District Overlay No. 62, James Madison High School, on the south corner of Martin Luther King Jr. Boulevard and Meadow Street.

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

For: 12 - MacGregor, Johnson, Shidid, Carpenter,
Brinson, Blair, Jung, Schultz, Schwope,
Murphy, Garcia, Rubin

Against: 0
Absent: 2 - Hampton, Housewright
Vacancy: 1 - District 3

Notices: Area: 500 Mailed: 135
Replies: For: 0 Against: 1

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

5. **Z189-358(PD)**

Planner: Pamela Daniel

Motion: It was moved to recommend **approval** of a Specific Use Permit for a bank or savings and loan office with a drive-in window use for a five-year period with eligibility for automatic renewals for additional ten-year periods, subject to a site plan and conditions on property zoned a GR General Retail Subdistrict within Planned Development District No. 193, the Oak Lawn Special Purpose District, bounded by Cedar Springs Road, Fairmount Street and Howell Street.

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

For: 12 - MacGregor, Johnson, Shidid, Carpenter,
Brinson, Blair, Jung, Schultz, Schwope,
Murphy, Garcia, Rubin

Against: 0
Absent: 2 - Hampton, Housewright
Vacancy: 1 - District 3

Notices: Area: 200 Mailed: 15
Replies: For: 2 Against: 0

Speakers: None

6. **Z189-361(PD)**

Planner: Pamela Daniel

Motion: It was moved to recommend **approval** of an amendment to Planned Development District No. 590 for a mix of uses, subject to a revised development/landscape plan, a traffic management plan, and conditions (as briefed) on property zoned Planned Development District No. 590, on the northwest corner of Whitehurst Drive and Meadowknoll Drive.

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

For: 12 - MacGregor, Johnson, Shidid, Carpenter,
Brinson, Blair, Jung, Schultz, Schwope,
Murphy, Garcia, Rubin

Against: 0
Absent: 2 - Hampton, Housewright
Vacancy: 1 - District 3

Notices: Area: 500 Mailed: 199
Replies: For: 6 Against: 1

Speakers: None

7. Z189-217(AU)

Planner: Andreea Udrea

Note: The Commission considered this item individually.

Motion: It was moved to recommend **approval** of 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 use for a two-year period, subject to a site plan and conditions on property zoned an LI-D-1 Light Industrial District with a D-1 Liquor Control Overlay, on the southwest corner of Forney Road and South Buckner Boulevard.

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

For: 12 - MacGregor, Johnson, Shidid, Carpenter,
Brinson, Blair, Jung, Schultz, Schwope,
Murphy, Garcia, Rubin

Against: 0
Absent: 2 - Hampton, Housewright
Vacancy: 1 - District 3

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

Speakers: For: Julie Nalluri, 810 Mill Creek Rd., Lancaster, TX, 75146
Abi Nalluri, 810 Mill Creek Rd., Lancaster, TX, 75146
Against: None

Note: The Commission heard Zoning agenda item #8. Z189-295(AU) next.

8. Z189-295(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. 391, subject to a development plan and conditions on the northeast and southeast corners of Newkirk Street and Joe Field Road.

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

For: 12 - MacGregor, Johnson, Shidid, Carpenter,
Brinson, Blair, Jung, Schultz, Schwope,
Murphy, Garcia, Rubin

Against: 0
Absent: 2 - Hampton, Housewright
Vacancy: 1 - District 3

Notices: Area: 500 Mailed: 23
Replies: For: 5 Against: 1

Speakers: For: Robert Reeves, 900 Jackson St., Dallas, TX, 75202
Tom McCormack, 2108 Joe Field Rd., Dallas, TX, 75229
Against: None

Note: The Commission heard Zoning agenda item #10. Z189-359(SM) next.

9. Z189-340(AU)

Planner: Andreea Udrea

Motion: It was moved to recommend **approval** of an amendment to Specific Use Permit No. 2127 for a restaurant without drive-in or drive-through service use 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 Planned Development District No. 619 with Historic Overlay No. 87 [Republic National Bank (Davis) Building], on the northwest corner of Main Street and Four Way Place Mall.

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

For: 12 - MacGregor, Johnson, Shidid, Carpenter,
Brinson, Blair, Jung, Schultz, Schwope,
Murphy, Garcia, Rubin

Against: 0
Absent: 2 - Hampton, Housewright
Vacancy: 1 - District 3

Notices: Area: 200 Mailed: 286
Replies: For: 0 Against: 0

Speakers: For: None
For (Did not speak): Karl Crawley, 900 Jackson St., Dallas, TX, 75202
Against: None

10. Z189-359(SM)

Planner: Sarah May

Note: The Commission considered this item individually.

Motion: It was moved to recommend **approval** of a Specific Use Permit for an open-enrollment charter school use for a five-year period, subject to a site plan, traffic management plan, and conditions on property zoned an MC-3 Multiple Commercial District, on the northwest corner of Frankford Road and Highland Springs Way.

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

For: 12 - MacGregor, Johnson, Shidid, Carpenter,
Brinson, Blair, Jung, Schultz, Schwope,
Murphy, Garcia, Rubin

Against: 0
Absent: 2 - Hampton, Housewright
Vacancy: 1 - District 3

Notices: Area: 400 Mailed: 9
Replies: For: 0 Against: 0

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

Note: The Commission heard Zoning agenda item #11. Z189-360(SM) next.

11. Z189-360(SM)

Planner: Sarah May

Note: The Commission considered this item individually.

Motion: In considering an application for an MF-2(A) Multifamily District 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, it was moved to **hold** this case under advisement until December 12, 2019.

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

For: 12 - MacGregor, Johnson, Shidid, Carpenter,
Brinson, Blair, Jung, Schultz, Schwope,
Murphy, Garcia, Rubin

Against: 0
Absent: 2 - Hampton, Housewright
Vacancy: 1 - District 3

Notices: Area: 200 Mailed: 52
Replies: For: 0 Against: 0

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

Note: The Commission returned to the regular order of the agenda and heard Zoning Cases - Under Advisement agenda item #13. Z189-153(SM) next.

12. Z189-364(SM)

Planner: Sarah May

Motion: It was moved to recommend **approval** of a Specific Use Permit for an animal shelter or clinic without outside runs use for a five-year period with eligibility for automatic renewals for additional five-year periods, subject to a site plan and revised conditions (as briefed) on property zoned Tract 6A within Planned Development District No. 170, on the southwest corner of Preston Road and Lloyd Drive.

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

For: 12 - MacGregor, Johnson, Shidid, Carpenter,
Brinson, Blair, Jung, Schultz, Schwope,
Murphy, Garcia, Rubin

Against: 0
Absent: 2 - Hampton, Housewright
Vacancy: 1 - District 3

Notices: Area: 300 Mailed: 42
Replies: For: 0 Against: 2

Speakers: For: None
For (Did not speak): Shinpei Kuo, 14901 Quorum Dr., Dallas, TX, 75254
Against: None

Note: The Commission heard Zoning – Consent item #1. Z189-324(JM), upon the conclusion of the Consent agenda. The Commission heard Zoning – Consent item #1. Z189-324(JM) next.

Zoning Cases – Under Advisement:

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

Planner: Sarah May

Motion: In considering an application for an MU-2 Mixed Use District with deed restrictions volunteered by the applicant on property zoned an MF-2(A) Multifamily District on the west line of Manderville Lane, south of Meadow Road, it was moved to **hold** this case under advisement until December 12, 2019.

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

For: 12 - MacGregor, Johnson, Shidid, Carpenter,
Brinson, Blair, Jung, Schultz, Schwope,
Murphy, Garcia, Rubin

Against: 0
Absent: 2 - Hampton, Housewright
Vacancy: 1 - District 3

Notices: Area: 500 Mailed: 94
Replies: For: 0 Against: 2

Speakers: For: None
For (Did not speak): Brad Williams, Address not given
Against: None

14. **Z189-312(SM)**

Planner: Sarah May

Motion: In considering an application for an amendment to Planned Development Subdistrict No. 134 for O-2 Office Subdistrict with a D Liquor Control Overlay; retirement housing; and convalescent and nursing homes, hospice care, and related institutions uses within Planned Development District No. 193, the Oak Lawn Special Purpose District on the north line of Herschel Avenue, east of Throckmorton Street, it was moved to **hold** this case under advisement until December 12, 2019.

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

For: 12 - MacGregor, Johnson, Shidid, Carpenter,
Brinson, Blair, Jung, Schultz, Schwope,
Murphy, Garcia, Rubin

Against: 0
Absent: 2 - Hampton, Housewright
Vacancy: 1 - District 3

Notices: Area: 500 Mailed: 199
Replies: For: 3 Against: 26

Speakers: For: Robert Reeves, 900 Jackson St., Dallas, TX, 75202
Against: None

15. **Z189-317(AM)**

Planner: Abraham Martinez

Motion: It was moved to recommend **approval** of the renewal of Specific Use Permit No. 1454 for a detached non-premise sign use for a five-year period, subject to conditions on property zoned MU-1(SAH) Mixed Use-1 (Standard Affordable Housing) District with existing deed restrictions [Z934-241 and Z112-277], on the northeast corner of Meandering Way and Interstate Highway 635 [Lyndon B. Johnson Freeway].

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

For: 12 - MacGregor, Johnson, Shidid, Carpenter,
Brinson, Blair, Jung, Schultz, Schwope,
Murphy, Garcia, Rubin

Against: 0
Absent: 2 - Hampton, Housewright
Vacancy: 1 - District 3

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

Speakers: For: Dallas Cothrum, 900 Jackson St., Dallas, TX, 75202
Against: None

16. **Z189-282(PD)**

Planner: Pamela Daniel

Motion: In considering an application for a Specific Use Permit for a child-care facility use on property zoned an R-10(A) Single Family District, on the west side of Webb Chapel Road, north of the terminus of Townsend Drive, it was moved to **hold** this case under advisement until December 12, 2019.

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

For: 12 - MacGregor, Johnson, Shidid, Carpenter,
Brinson, Blair, Jung, Schultz, Schwope,
Murphy, Garcia, Rubin

Against: 0
Absent: 2 - Hampton, Housewright
Vacancy: 1 - District 3

Notices: Area: 200 Mailed: 13
Replies: For: 2 Against: 1

Speakers: None

17. **Z189-277(CY)**

Planner: Carolina Yumet

Motion: In considering an application for 1) an MF-2(A) Multifamily District with deed restrictions volunteered by the applicant, and 2) the termination of existing deed restrictions [Z889-187, Tract 2] on property zoned an NS(A) Neighborhood Service District with existing deed restrictions on the north line of West Camp Wisdom Road, east of Clark Road, it was moved to **hold** this case under advisement until February 20, 2020.

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

For: 12 - MacGregor, Johnson, Shidid, Carpenter,
Brinson, Blair, Jung, Schultz, Schwope,
Murphy, Garcia, Rubin

Against: 0
Absent: 2 - Hampton, Housewright
Vacancy: 1 - District 3

Notices: Area: 300 Mailed: 39
Replies: For: 3 Against: 20

Speakers: None

Zoning Cases – Individual:

18. Z189-319(AU)

Planner: Andreea Udrea

Motion: In considering an application for a new subarea on property zoned Tract 3 within Planned Development District No. 314, the Preston Center Special Purpose District, bounded by Berkshire Lane, Westchester Drive, Luther Lane and Douglas Avenue, it was moved to **hold** this case under advisement until January 9, 2020.

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

For: 12 - MacGregor, Johnson, Shidid, Carpenter,
Brinson, Blair*, Jung, Schultz, Schwope,
Murphy, Garcia, Rubin

Against: 0
Absent: 2 - Hampton, Housewright
Vacancy: 1 - District 3

*out of the room, shown voting in favor

Notices: Area: 500 Mailed: 62
Replies: For: 0 Against: 0

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

Development Code Amendment - Under Advisement:

DCA190-003

Planner: Donna Moorman

Motion: It was moved to **remand** consideration of amending Section 51-4.201, Section 51A-4.209, and Section 51A-13.403 of the Dallas Development Code to allow a parking reduction to provide adequate area for the placement of recycling containers to the Zoning Ordinance Advisory Committee (ZOAC) with a request ZOAC be provided more detailed data from Mr. Simon (as representative of his company) and from the City of Dallas.

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

For: 12 - MacGregor, Johnson, Shidid, Carpenter,
Brinson, Blair, Jung, Schultz, Schwope,
Murphy, Garcia, Rubin

Against: 0
Absent: 2 - Hampton, Housewright
Vacancy: 1 - District 3

Speakers: For: None
Against: Jason Simon, 5728 LBJ Freeway, Dallas, TX, 75240

Other Matters

Minutes:

Motion: It was moved to **approve** the November 7, 2019, City Plan Commission meeting minutes, subject to corrections.

Maker: Schwope
Second: Johnson
Result: Carried: 12 to 0

For: 12 - MacGregor, Johnson, Shidid, Carpenter,
Brinson, Blair, Jung, Schultz, Schwope,
Murphy, Garcia, Rubin

Against: 0
Absent: 2 - Hampton, Housewright
Vacancy: 1 - District 3

Speakers: None

Adjournment

Motion: It was moved to **adjourn** the November 21, 2019, City Plan Commission meeting at 4:32 p.m.

Maker: MacGregor

Second: Murphy

Result: Carried: 12 to 0

For: 12 - MacGregor, Johnson, Shidid, Carpenter,
Brinson, Blair, Jung, Schultz, Schwope,
Murphy, Garcia, Rubin

Against: 0

Absent: 2 - Hampton, Housewright

Vacancy: 1 - District 3

Speakers: None

Tony Shidid, Chair