

PLAN COMMISSION MINUTES

The City Plan Commission held a regular Zoning Hearing on November 7, 2019, with the bus tour starting at 8:57 a.m., followed by the briefing starting at 11:05 a.m., in Room 5ES and the public hearing at 1:52 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, Lori Blair, P. Michael Jung, Tipton Housewright, Kristine Schwope, Margot Murphy, Paul E. Ridley and Brent Rubin. The following Commissioners were absent from this hearing as defined in the City Plan Commission rules: None. 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: 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.

Note: Chair Shidid announced a change to the regular order of the agenda. The Commission heard the Appeal of Apportionment Determination agenda item first.

Consent Items:

(1) **S190-001**

Motion: It was moved to **approve** an application to replat a 56.116-acre tract of land containing all of Lot 1 in City Block A/8309 and a tract of land in City Block 8309 to create one lot on property located on Telephone Road at Bonnie View Road, northwest corner, subject to compliance with the conditions listed in the docket.

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

For: 14 - MacGregor, Hampton, Johnson, Shidid,
Carpenter, Brinson, Blair, Jung, Housewright,
Schultz, Schwope, Murphy, Ridley, Rubin

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

Speakers: None

(2) **S190-002**

Motion: It was moved to **approve** an application to create one 1.551-acre lot and one 3.101-acre lot from a 4.652-acre tract of land in City Block B/6158 on property located on Commerce Street at Postal Way, southeast corner, subject to compliance with the conditions listed in the docket.

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

For: 14 - MacGregor, Hampton, Johnson, Shidid,
Carpenter, Brinson, Blair, Jung, Housewright,
Schultz, Schwope, Murphy, Ridley, Rubin

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

Speakers: None

(3) **S190-004**

Motion: It was moved to **approve** an application to create one 0.321-acre lot from a tract of land in City Block 1877 on property located on Ross Avenue, east of Hubert Street, subject to compliance with the conditions listed in the docket.

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

For: 14 - MacGregor, Hampton, Johnson, Shidid,
Carpenter, Brinson, Blair, Jung, Housewright,
Schultz, Schwope, Murphy, Ridley, Rubin

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

Speakers: None

(4) **S190-005**

Motion: It was moved to **approve** an application to create one 3.565-acre lot from a tract of land in City Block 6966 on property located on Kiest Boulevard at Verde Vista Drive, northwest corner, subject to compliance with the conditions listed in the docket.

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

For: 14 - MacGregor, Hampton, Johnson, Shidid,
Carpenter, Brinson, Blair, Jung, Housewright,
Schultz, Schwope, Murphy, Ridley, Rubin

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

Speakers: None

(5) **S190-006**

Motion: It was moved to **approve** an application to create 161 single family lots ranging in size from 6,899 square feet to 20,125 square feet and 9 common areas from a 48.851-acre tract of land on property located on Bobtown Road, north of Barnes Bridge Road, subject to compliance with the conditions listed in the docket with removal of Condition #10.

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

For: 14 - MacGregor, Hampton, Johnson, Shidid,
Carpenter, Brinson, Blair, Jung, Housewright,
Schultz, Schwope, Murphy, Ridley, Rubin

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

Speakers: None

(6) S190-007

Motion: It was moved to **approve** an application to create a 10.050-acre lot from a tract of land in City Block 8818 on property located on Skyfrost Drive, south of Belt Line Road, subject to compliance with the conditions listed in the docket.

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

For: 14 - MacGregor, Hampton, Johnson, Shidid,
Carpenter, Brinson, Blair, Jung, Housewright,
Schultz, Schwope, Murphy, Ridley, Rubin

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

Speakers: For: None

FOR (Did not speak): Gloria Ramirez, 337 Oakwood Dr., Lancaster, TX, 75146
Gina Garcia, 104 Dovehill Cir., Red Oak, TX, 75154

Against: None

(7) S190-008

Motion: It was moved to **approve** an application to replat a 2.138-acre tract of land containing all of Lot 2 in City Block 6339 and a tract of land in City Block 6339 to create one lot on property located on Buckner Boulevard at Alto Garden Drive, southeast corner, subject to compliance with the conditions listed in the docket.

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

For: 14 - MacGregor, Hampton, Johnson, Shidid,
Carpenter, Brinson, Blair, Jung, Housewright,
Schultz, Schwope, Murphy, Ridley, Rubin

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

Speakers: None

(8) S190-009

Motion: It was moved to **approve** an application to create a 0.4469-acre lot from a tract of land in City Block 293 on property bounded by St. Paul Street, McKinney Avenue, and Akard Street, subject to compliance with the conditions listed in the docket.

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

For: 14 - MacGregor, Hampton, Johnson, Shidid, Carpenter, Brinson, Blair, Jung, Housewright, Schultz, Schwope, Murphy, Ridley, Rubin

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

Speakers: None

(9) S190-010

Motion: It was moved to **approve** an application to create a 32-lot shared access development and 3 Common Areas with lots ranging in size from 4,046 square feet to 6,945 square feet from a 4.418-acre tract of land in City Block 6427 on property located on Webb Chapel Road, north of Timberview Road, subject to compliance with the conditions listed in the docket.

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

For: 14 - MacGregor, Hampton, Johnson, Shidid, Carpenter, Brinson, Blair, Jung, Housewright, Schultz, Schwope, Murphy, Ridley, Rubin

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

Speakers: None

(10) **S190-011**

Motion: It was moved to **approve** an application to replat a 5.909-acres containing all of Lot 11 and 12 in City Block C/7222 and Lot 2 and 3A in City Block D/7222 to create one lot on property located on Singleton Boulevard, east of Shadrack Drive, subject to compliance with the conditions listed in the docket.

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

For: 14 - MacGregor, Hampton, Johnson, Shidid,
Carpenter, Brinson, Blair, Jung, Housewright,
Schultz, Schwope, Murphy, Ridley, Rubin

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

Speakers: None

(11) **S190-012**

Motion: It was moved to **approve** an application to create two 0.23-acre lots and one 1.50-acre lot from a tract of land in City Block 7867 on property located on Fairport Road, east of Murdock Road, subject to compliance with the conditions listed in the docket.

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

For: 14 - MacGregor, Hampton, Johnson, Shidid,
Carpenter, Brinson, Blair, Jung, Housewright,
Schultz, Schwope, Murphy, Ridley, Rubin

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

Speakers: None

(12) **S190-013**

Motion: It was moved to **approve** an application to create a 2.556-acre lot from a tract of land in City Block 8793 on property located on C.F. Hawn Freeway (U.S. Highway No. 175) at Silverado Drive, southwest corner, subject to compliance with the conditions listed in the docket.

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

For: 14 - MacGregor, Hampton, Johnson, Shidid,
Carpenter, Brinson, Blair, Jung, Housewright,
Schultz, Schwope, Murphy, Ridley, Rubin

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

Speakers: None

(13) **S190-014**

Motion: It was moved to **approve** an application to create a 6.520-acre lot from a tract of land in City Block 6113 on property located on S.E. 14th Street, north of Concord Drive, subject to compliance with the conditions listed in the docket.

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

For: 14 - MacGregor, Hampton, Johnson, Shidid,
Carpenter, Brinson, Blair, Jung, Housewright,
Schultz, Schwope, Murphy, Ridley, Rubin

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

Speakers: None

(14) **S190-017**

Motion: It was moved to **approve** an application to replat a 14.093-acre tract of land containing all of Lot 17A in City Block D/2370 to create two 7.047-acre lots on property located on Forest Park Road at Bomar Avenue, southeast corner, subject to compliance with the conditions listed in the docket.

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

For: 14 - MacGregor, Hampton, Johnson, Shidid,
Carpenter, Brinson, Blair, Jung, Housewright,
Schultz, Schwope, Murphy, Ridley, Rubin

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

Speakers: None

(15) **S190-020**

Motion: It was moved to **approve** an application to create 148 single family lots ranging in size from 4,235 square feet to 14,615 square feet and 7 common areas from a 24.357-acre tract of land on property located on Lake Ray Hubbard Drive west of F.M. 740, subject to compliance with the conditions listed in the docket with removal of Condition #10.

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

For: 14 - MacGregor, Hampton, Johnson, Shidid,
Carpenter, Brinson, Blair, Jung, Housewright,
Schultz, Schwope, Murphy, Ridley, Rubin

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

Speakers: None

(16) **S190-022**

Motion: It was moved to **approve** an application to create 1025 single family lots ranging in size from 4,488 square feet to 26,464 square feet and 7 common areas from a 215.457-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 with removal of Condition #10.

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

For: 14 - MacGregor, Hampton, Johnson, Shidid,
Carpenter, Brinson, Blair, Jung, Housewright,
Schultz, Schwope, Murphy, Ridley, Rubin

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

Speakers: None

Building Line Removal:

(17) **S190-015**

Building Line Motion: It was moved to **approve** an application to remove the existing 75-foot platted Building Line with the finding of fact that removal of the platted building line 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 Buckner Boulevard, south of Ferguson Road.

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

For: 14 - MacGregor, Hampton, Johnson, Shidid,
Carpenter, Brinson, Blair, Jung, Housewright,
Schultz, Schwope, Murphy, Ridley, Rubin

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

Replat Motion: It was moved to **approve** an application to replat a 0.674-acre tract of land containing all of Lot 2B in City Block 2/7395 on property located on Buckner Boulevard, south of Ferguson Road, subject to compliance with the conditions listed in the docket.

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

For: 14 - MacGregor, Hampton, Johnson, Shidid,
Carpenter, Brinson, Blair, Jung, Housewright,
Schultz, Schwope, Murphy, Ridley, Rubin

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

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

Speakers: For: Gina Garcia, 104 Dovehill Cir., Red Oak, TX, 75154
Against: None

Residential Replats:

(18) **S190-003**

Motion: It was moved to **approve** an application to replat a 0.459-acre tract of land containing all of Lot 9 in City Block 6/7614 to create two 0.230-acre lots on property located on Almain Drive at terminus of Sierra Way, subject to compliance with the conditions listed in the docket.

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

For: 14 - MacGregor, Hampton, Johnson, Shidid,
Carpenter, Brinson, Blair, Jung, Housewright,
Schultz, Schwope, Murphy, Ridley, Rubin

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

Notices: Area: 200 Mailed: 12
Replies: For: 0 Against: 0

Speakers: None

(19) **S190-019**

Note: Staff corrected Council District from 12 to 3.

Motion: It was moved to **approve** an application to replat a 5.446-acre tract of land containing all of Lots 5A and 6C in City Block 1/6028, Lot 13A in City Block 1/6028 and abandoned portion of a 15-foot alley to create one lot on property located on Illinois Avenue at Chalmers Street, southwest corner, subject to compliance with the conditions listed in the docket.

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

For: 14 - MacGregor, Hampton, Johnson, Shidid,
Carpenter, Brinson, Blair, Jung, Housewright,
Schultz, Schwope, Murphy, Ridley, Rubin

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

Notices: Area: 200 Mailed: 56
Replies: For: 0 Against: 3

Speakers: For: None
Against: Jerry Tilley, 2703 Engle Ave., Dallas, TX, 75233
Anthony Maples, 2723 Engle Ave., Dallas, TX, 75233

Note: Chair Shidid change the regular order of the agenda and the Commission heard Consideration of amendments to City Plan Commission Rules of Procedure regarding citizen speakers - Section 5(h) item next.

Miscellaneous Items:

M189-034

Planner: Carlos Talison

Motion: It was moved to **approve** a minor amendment to the existing development plan on property zoned Planned Development District No. 114, on the northeast corner of Beltline Road and Prestonwood Boulevard.

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

For: 14 - MacGregor, Hampton, Johnson, Shidid,
Carpenter, Brinson, Blair, Jung, Housewright,
Schultz, Schwope, Murphy, Ridley, Rubin

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

Speakers: For: None
For (Did not speak): Robert Reeves, 900 Jackson St., Dallas, TX, 75201
Ty Lee, 15110 Dallas Parkway, Dallas, TX, 75248
Against: None

M189-035

Planner: Abraham Martinez

Motion: In considering an application for an amendment to the existing site 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, was moved to **hold** this case under advisement until November 21, 2019.

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

For: 14 - MacGregor, Hampton, Johnson, Shidid,
Carpenter, Brinson, Blair, Jung, Housewright,
Schultz, Schwope, Murphy*, Ridley, Rubin

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

*out of the room, shown voting in favor

Speakers: None

D189-018

Planner: Abraham Martinez

Motion: In considering an application for a development plan and landscape 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, it was moved to **hold** this case under advisement until November 21, 2019.

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

For: 14 - MacGregor, Hampton, Johnson, Shidid,
Carpenter, Brinson, Blair, Jung, Housewright,
Schultz, Schwope, Murphy, Ridley, Rubin

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

Speakers: None

D189-020

Planner: Abraham Martinez

Motion: It was moved to **approve** a development plan and landscape plan on a portion of property zoned Tract 2 within Planned Development District No. 849, on the south line of Imperial Street, east of Robert L. Parish Sr. Avenue.

Maker: Brinson
Second: Housewright
Result: Carried: 14 to 0

For: 14 - MacGregor, Hampton, Johnson, Shidid,
Carpenter, Brinson, Blair, Jung, Housewright,
Schultz, Schwope, Murphy, Ridley, Rubin

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

Speakers: For: None

For (Did not speak): Rob Baldwin, 3904 Elm St., Dallas, TX, 75226

Against: None

D189-010

Planner: Carlos Talison

Motion: It was moved to **approve** a development plan on property zoned Subarea A within Planned Development District No. 741 with Specific Use Permit No. 3 for a power plant use and Specific Use Permit No. 2348 for a commercial amusement (outside) use on the northeast line of Olympus Boulevard, between Wharf Road and Cypress Waters Boulevard.

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

For: 14 - MacGregor, Hampton, Johnson, Shidid,
Carpenter, Brinson, Blair, Jung, Housewright,
Schultz, Schwope, Murphy, Ridley, Rubin

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

Speakers: None

Certificates of Appropriateness for Signs:

Downtown Retail A Subdistrict Special Provision Sign District:

Note: Certificates of Appropriateness for Signs items 1909030003, 1909030004 and 1909090003 were read into the record and heard together.

1909030003

Planner: Oscar Aguilera

Motion: It was moved to **approve** a Certificate of Appropriateness by Michael Gary of Giant Signs for four 8-square foot (a total of 32 sq. ft.) awning signs at 1900 Elm Street (west elevation).

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

For: 14 - MacGregor, Hampton, Johnson, Shidid,
Carpenter, Brinson, Blair, Jung, Housewright,
Schultz, Schwope, Murphy, Ridley, Rubin

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

Speakers: None

1909030004

Planner: Oscar Aguilera

Motion: It was moved to **approve** a Certificate of Appropriateness by Michael Gary of Giant Signs for a 13-square foot two-sided internally lit projecting sign at 1900 Elm Street (south elevation).

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

For: 14 - MacGregor, Hampton, Johnson, Shidid,
Carpenter, Brinson, Blair, Jung, Housewright,
Schultz, Schwope, Murphy, Ridley, Rubin

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

Speakers: None

1909090003

Planner: Oscar Aguilera

Motion: It was moved to **approve** a Certificate of Appropriateness by Michael Gary of Giant Signs for a 23-square foot suspended interior exposed neon attached flat sign at 1900 Elm Street (south elevation).

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

For: 14 - MacGregor, Hampton, Johnson, Shidid,
Carpenter, Brinson, Blair, Jung, Housewright,
Schultz, Schwope, Murphy, Ridley, Rubin

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

Speakers: None

Deep Ellum/Near East Side Special Provision Sign District:

1909160014

Planner: Oscar Aguilera

Motion: It was moved to **approve** a Certificate of Appropriateness by Steven Garrison for a 69-square foot flat attached painted premise sign at 400 S. Hall Street (south elevation).

Maker: Hampton
Second: Housewright
Result: Carried: 14 to 0

For: 14 - MacGregor, Hampton, Johnson, Shidid,
Carpenter, Brinson, Blair, Jung, Housewright,
Schultz, Schwope, Murphy, Ridley, Rubin

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

Speakers: None

West End Special Provision Sign District:

1909180026

Planner: Oscar Aguilera

Motion: It was moved to **approve** a Certificate of Appropriateness by Ramiro Ramirez of Ramirez Electric for a 12-square foot flat attached signs on a Type A façade at 407 N. Lamar Street (east elevation).

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

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

Against: 0
Absent: 0
Vacancy: 1 - District 3
Conflict: 1 - Jung**

**out of the room, when vote taken

Speakers: For: None
For (Did not speak): Angel Ramor, 1113 Whistle Stop Dr., Saginaw, TX, 76131
Against: None

Downtown Perimeter Special Provision Sign District:

1909130002

Planner: Oscar Aguilera

Motion: It was moved to **approve** a Certificate of Appropriateness by Michael Gary of Giant Signs for a 135-square foot flat attached sign at 1909 Woodall Rodgers Freeway (southeast elevation).

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

For: 14 - MacGregor, Hampton, Johnson, Shidid,
Carpenter, Brinson, Blair, Jung, Housewright,
Schultz, Schwope, Murphy, Ridley, Rubin

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

Speakers: None

1909180030

Planner: Oscar Aguilera

Motion: In considering an application for a Certificate of Appropriateness by Chris Cowdrey of Signarama for a 576-square foot illuminated light-emitting diode (LED) flat attached sign at 1112 Peters Street (north elevation), it was moved to **hold** this case under advisement until December 12, 2019.

Maker: Hampton
Second: Housewright
Result: Carried: 14 to 0

For: 14 - MacGregor, Hampton, Johnson, Shidid,
Carpenter, Brinson, Blair, Jung, Housewright,
Schultz, Schwope, Murphy, Ridley, Rubin

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

Speakers: For: None

FOR (Did not speak): Aria Mahboubi, 11812 Flamingo Ln., Dallas, TX, 75218

Against: None

Thoroughfare Plan Amendments:

[Bryan Street from Leonard Street to Hawkins Street](#)

Planner: Kimberly Smith

Motion: It was moved to recommend **approval** of an amendment to the City of Dallas Central Business District Streets and Vehicular Circulation Plan to change operational characteristics of Bryan Street from Leonard Street to Hawkins Street from a two-track light rail transit (LRT) mall with two eastbound access lanes on southside in 79 feet of right-of-way to a two-track LRT mall with one eastbound access lane on the southside in 79 feet of right-of-way.

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

For: 14 - MacGregor, Hampton*, Johnson, Shidid,
Carpenter, Brinson, Blair, Jung, Housewright,
Schultz, Schwope, Murphy, Ridley, Rubin

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

*out of the room, shown voting in favor

Speakers: None

Ewing Avenue from Clarendon Drive to IH-35E

Planner: Kimberly Smith

Motion: It was moved to recommend **approval** of an amendment to the City of Dallas Thoroughfare Plan to change the dimensional classification of Ewing Avenue from Clarendon Drive to IH-35E from a two-lane undivided roadway (S-2-U) in 56 feet of right-of-way to a special four-lane undivided roadway (SPCL 4U) in 84 feet of right-of-way with two-way bicycle facility on the westside of the roadway.

Maker: Johnson
Second: MacGregor
Result: Carried: 14 to 0

For: 14 - MacGregor, Hampton*, Johnson, Shidid, Carpenter, Brinson, Blair, Jung, Housewright, Schultz, Schwope, Murphy, Ridley, Rubin

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

*out of the room, shown voting in favor

Speakers: None

Camp Wisdom from FM 1382/Belt Line Road to Mountain Creek Parkway

Planner: Kimberly Smith

Motion: It was moved to recommend **approval** of an amendment to the City of Dallas Thoroughfare Plan to change the dimensional classification of Camp Wisdom Road from FM 1382/Belt Line Road to Mountain Creek Parkway from a six-lane divided roadway (S-6-D) in 107 feet of right-of-way to a special four-lane divided roadway (SPCL 4D) in 107 feet of right-of-way with a shared-use path on the northside of the roadway.

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

For: 14 - MacGregor, Hampton*, Johnson, Shidid, Carpenter, Brinson, Blair, Jung, Housewright, Schultz, Schwope, Murphy, Ridley, Rubin

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

*out of the room, shown voting in favor

Speakers: For: Francisco Ramirez, 8303 W. Camp Wisdom Rd., Dallas, TX, 75236
For (Did not Speak): Miqueas Ramirez, 8303 W. Camp Wisdom Rd., Dallas, TX, 75236
Jose Tachica, 8303 W. Camp Wisdom Rd., Dallas, TX, 75236
Against: None

Merit Drive from Park Central Drive to IH-635

Planner: Kimberly Smith

Motion: It was moved to recommend **approval** of an amendment to the City of Dallas Thoroughfare Plan to change the dimensional classification of Merit Drive from Park Central Drive to IH-635 from a four-lane undivided roadway (S-4-U) in 60 feet of right-of-way to a special four-lane divided roadway (SPCL 4D) in 80 feet of right-of-way.

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

For: 14 - MacGregor, Hampton*, Johnson, Shidid, Carpenter, Brinson, Blair, Jung, Housewright, Schultz, Schwope, Murphy, Ridley, Rubin

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

*out of the room, shown voting in favor

Speakers: None

Cheyenne Road from Elam Road to Lake June Road

Planner: Kimberly Smith

Motion: It was moved to recommend **approval** of an amendment to the City of Dallas Thoroughfare Plan to change the dimensional classification of Cheyenne Road from Elam Road to Lake June Road from a two-lane undivided roadway (S-2-U) in 56 feet of right-of-way to a special two-lane undivided roadway (SPCL 2U) in 60 feet of right-of-way.

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

For: 14 - MacGregor, Hampton*, Johnson, Shidid,
Carpenter, Brinson, Blair, Jung, Housewright,
Schultz, Schwope, Murphy, Ridley, Rubin

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

*out of the room, shown voting in favor

Speakers: For: Reginald Loftin, 1230 Cheyenne Rd., Dallas, TX, 75217
Against: Linda Gipson, 988 N. Pleasant Woods Dr., Dallas, TX, 75217

Hall Street from Ross Avenue to Flora Street; Hall Street from Flora Street to Central Expressway/US-75 Planner: Kimberly Smith

Motion: It was moved to recommend **approval** of an amendment to the City of Dallas Thoroughfare Plan to change the dimensional classification of (1) Hall Street from Ross Avenue to Flora Street from an existing roadway (EXST) in 40 feet of right-of-way to a special two-lane undivided roadway (SPCL 2U) in 40 feet of right-of-way; and (2) Hall Street from Flora Street to Central Expressway/US-75 from a special two-lane undivided roadway (SPCL 2U) in 40 feet of right-of-way and 40 feet of pavement to Hall Street from Ross Avenue to Central Expressway/US-75 to a special two-lane undivided roadway (SPCL 2U) in 40 feet of right-of-way.

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

For: 14 - MacGregor, Hampton, Johnson, Shidid,
Carpenter, Brinson, Blair, Jung, Housewright,
Schultz, Schwope, Murphy, Ridley, Rubin

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

Speakers: For: None
Against: Ross Williams, 6603 Santa Fe Ave., Dallas, TX, 75223
Patrick Donlin, 1722 N. Hall St., Dallas, TX, 75204

Zoning Cases – Consent:

1. **Z189-221(CT)**

Planner: Carlos Talison

Note: The Commission considered this item individually.

Motion: It was moved to recommend 1) **approval** of a D-1 Liquor Control Overlay, 2) **approval** of a Specific Use Permit for the sale of alcoholic beverages in conjunction with a general merchandise or food store greater than 3,500 square feet use for a two-year period, subject to a site plan and conditions; and 3) **approval** of a Specific Use Permit for a mini-warehouse use for a ten-year period, subject to a site plan and conditions on property zoned a CR-D Community Retail District with D Liquor Control Overlay on the southeast corner of Military Parkway and North St. Augustine Road.

Maker: Brinson
Second: Housewright
Result: Carried: 12 to 2

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

Against: 2 - Murphy, Ridley
Absent: 0
Vacancy: 1 - District 3

Notices: Area: 300 Mailed: 44
Replies: For: 1 Against: 1

Speakers: For: Santos Martinez, 12 Tangier Terrace, Angel Fire, NM, 87710
Against: None

Note: The Commission heard Zoning agenda item #5. Z189-351(JM) next.

2. **Z189-310(ND)**

Planner: Neva Dean

Motion: It was moved to recommend **approval** of a Planned Development District for R-7.5(A) Single Family District uses and a police or fire station use, subject to a revised development plan, landscape plan, and conditions (as briefed) on property zoned an R-7.5(A) Single Family District on the northwest corner of East Camp Wisdom Road and Manitoba Street.

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

For: 14 - MacGregor, Schulte, Schwope, Johnson,
Shidid, Carpenter, Blair, Jung, Housewright,
Schultz, Murphy, Ridley, Brinson, Rubin

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

Notices: Area: 500 Mailed: 41
Replies: For: 3 Against: 0

Speakers: For: None

For (Did not speak): Gary Staiger, 4121 Commerce St., Dallas, TX, 75226
Odis Byrd, 405 E. Camp Wisdom Rd., Dallas, TX, 75241
Diana Solorzano, 114 Mt. Shasta St., Dallas, TX, 75211

Against: None

3. Z189-344(JM)

Planner: Jennifer Muñoz

Motion: It was moved to recommend **approval** of an IR Industrial Research District on property zoned Planned Development District No. 798, northeast of Redfield Street and northwest of Butler Street.

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

For: 14 - MacGregor, Hampton, Johnson, Shidid,
Carpenter, Brinson, Blair, Jung, Housewright,
Schultz, Schwope, Murphy, Ridley, Rubin

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

Notices: Area: 400 Mailed: 30
Replies: For: 1 Against: 0

Speakers: None

4. **Z189-345(JM)**

Planner: Jennifer Muñoz

Motion: It was moved to recommend **approval** of an MF-2(A) Multifamily Subdistrict, subject to deed restrictions volunteered by the applicant on property zoned an R-5(A) Single Family Subdistrict within Planned Development District No. 595, the South Dallas/Fair Park Special Purpose District, west of the intersection of Metropolitan Avenue at South Malcolm X Boulevard.

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

For: 14 - MacGregor, Hampton, Johnson, Shidid, Carpenter, Brinson, Blair, Jung, Housewright, Schultz, Schwope, Murphy, Ridley, Rubin

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

Notices: Area: 200 Mailed: 33
Replies: For: 0 Against: 0

Speakers: For: None

For (Did not speak): Rafael Peña-Costa, 3704 Atlanta St., Dallas, TX, 75215
Fernando Muñoz, 3704 Atlanta St., Dallas, TX, 75215

Against: None

5. **Z189-351(JM)**

Planner: Jennifer Muñoz

Note: The Commission considered this item individually.

Motion: It was moved to recommend **approval** of a Specific Use Permit for an alcoholic beverage establishment limited to a microbrewery, distillery, or winery use for a two-year period, subject to a site plan and conditions on property zoned Subdistrict A within Planned Development District No. 619, with Historic Overlay No. 121, the Dallas Power and Light Building, on the southeast corner of Commerce Street and Browder Street.

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

For: 13 - MacGregor, Hampton, Johnson, Shidid, Carpenter, Brinson*, Blair, Housewright, Schultz, Schwope, Murphy, Ridley, Rubin

Against: 0
Absent: 0
Vacancy: 1 - District 3
Conflict: 1 - Jung**

*out of the room, shown voting in favor
**out of the room, when vote taken

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

Speakers: None

Note: The Commission heard Zoning agenda item #7. Z189-333(PD) next.

6. Z189-287(PD)

Planner: Pamela Daniel

Motion: In considering an application for an amendment to and the renewal of Specific Use Permit No. 2108 for an alcoholic beverage establishment limited to a bar, lounge or tavern use on property zoned an LC Light Commercial Subdistrict within Planned Development District No. 193, the Oak Lawn Special Purpose District with a D-1 Liquor Control Overlay on the south corner of McKinnon Street and Ivan Street, it was moved to **hold** this case under advisement until December 12, 2019 and instruct staff to re-advertise.

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

For: 14 - MacGregor, Hampton, Johnson, Shidid,
Carpenter, Brinson, Blair, Jung, Housewright,
Schultz, Schwope, Murphy, Ridley, Rubin

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

Notices: Area: 200 Mailed: 148
Replies: For: 0 Against: 0

Speakers: None

Note: The Commission heard Zoning – Consent item #1. Z189-221(CT), upon the conclusion of the Consent agenda. The Commission heard Zoning – Consent item #1. Z189-221(CT) next.

7. Z189-333(PD)

Planner: Pamela Daniel

Note: The Commission considered this item individually.

Motion: It was moved to recommend **approval** of the renewal of Specific Use Permit No. 2272 for a late-hours establishment limited to a restaurant without drive-in or drive-through service use for a two-year period, subject to revised conditions with a modification to Condition #6, OUTDOOR SPEAKERS to read as follows: "Use of loudspeakers or any amplified sound outdoors is prohibited between the hours of 12:00 a.m. and 2:00 a.m." on property zoned Planned Development District No. 842 for CR Community Retail District uses with an MD-1 Modified Delta Overlay on the east line of Greenville Avenue, between Prospect Avenue and Oram Street.

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

For: 14 - MacGregor, Hampton, Johnson, Shidid, Carpenter, Brinson, Blair, Jung, Housewright, Schultz, Schwope, Murphy, Ridley, Rubin

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

Notices: Area: 200 Mailed: 23
Replies: For: 4 Against: 0

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

Note: The Commission continued with the regular order of the agenda and heard Zoning Cases - Under Advisement agenda item #8. Z189-190(PD) next.

Zoning Cases – Under Advisement:

8. Z189-190(PD)

Planner: Pamela Daniel

Motion: It was moved to recommend **approval** of a Specific Use Permit for a late-hours establishment limited to an alcoholic beverage establishment operated as a bar, lounge or tavern use for a one-year period, subject to a site plan and revised conditions with a change to Condition #3, TIME LIMIT, to reflect a one-year period; without auto renewals on property zoned Planned Development District No. 842 for CR Community Retail District uses, on the west side of Greenville Avenue, southeast of Ross Avenue.

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

For: 14 - MacGregor, Hampton, Johnson, Shidid,
Carpenter, Brinson, Blair, Jung, Housewright*,
Schultz, Schwope, Murphy*, Ridley, Rubin

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

*out of the room, shown voting in favor

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

Speakers: For: Audra Buckley, 1414 Belleview St., Dallas, TX, 75215
Against: None

9. Z189-263(PD)

Planner: Pamela Daniel

Motion: In considering an application for an amendment to and renewal of Specific Use Permit No. 2078 for an industrial (outside) potentially incompatible use limited to concrete and asphalt crushing plant on property zoned an IM Industrial Manufacturing District on the east line of Luna Road, north of Ryan Road, it was moved to **hold** this case under advisement until December 12, 2019.

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

For: 14 - MacGregor, Hampton, Johnson, Shidid,
Carpenter, Brinson, Blair, Jung, Housewright,
Schultz, Schwope, Murphy*, Ridley, Rubin

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

*out of the room, shown voting in favor

Notices: Area: 500 Mailed: 11
Replies: For: 1 Against: 0

Speakers: For: None

For (Did not speak): Santos Martinez, 12 Tangier Terrace, Angel Fire, NM, 87710

Against: None

10. **Z178-250(AM)**

Planner: Abraham Martinez

Motion: In considering an application for an amendment to Planned Development District No. 539 for CR Community Retail District uses and Group Residential facility use on the east corner of Graham Avenue and Philip Avenue, it was moved to **hold** this case under advisement indefinitely and to instruct staff to re-advertise for a Specific Use Permit.

Maker: Hampton

Second: Housewright

Result: Carried: 14 to 0

For: 14 - MacGregor, Hampton, Johnson, Shidid, Carpenter, Brinson, Blair, Jung, Housewright, Schultz, Schwope, Murphy, Ridley, Rubin

Against: 0

Absent: 0

Vacancy: 1 - District 3

Notices: Area: 500

Mailed: 91

Replies: For: 4

Against: 2

Speakers: For: Rob Baldwin, 3904 Elm St., Dallas, TX, 75226

Against: None

11. **Z189-330(SM)**

Planner: Sarah May

Motion: It was moved to recommend **approval** of a Planned Development District for R-7.5(A) Single Family District uses and electrical substation use, subject to a development plan, landscape plan, and conditions on property zoned an R-7.5(A) Single Family District, on the west line of Southeast 14th Street, south of Skyline Road.

Maker: Schultz

Second: Murphy

Result: Carried: 14 to 0

For: 14 - MacGregor, Hampton, Johnson, Shidid, Carpenter, Brinson, Blair, Jung, Housewright, Schultz, Schwope, Murphy, Ridley, Rubin

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

Notices: Area: 500 Mailed: 53
Replies: For: 0 Against: 1

Speakers: For: None
For (Did not speak): Seth Sampson, 115 W. 2nd St., Ft. Worth, TX, 76049
Thomas Fletcher, 6160 Warren Parkway, Frisco, TX, 75034
Against: None

12. **Z189-238(CY)**

Planner: Carolina Yumet

Motion: It was moved to recommend **approval** of a TH-2(A) Townhouse District, subject to amended deed restrictions volunteered by the applicant to include the following: 1) maximum of 10 units; 2) orientation of build near Falls Drive must face Falls Drive; require carports; and 3) maximum structure height of 30 feet on property zoned an R-7.5(A) Single Family District, on the south side of Falls Drive and the north side of Wright Street, east of South Franklin Street.

Maker: MacGregor
Second: Housewright
Result: Carried: 14 to 0

For: 14 - MacGregor, Hampton, Johnson, Shidid,
Carpenter, Brinson, Blair, Jung, Housewright,
Schultz, Schwope, Murphy, Ridley, Rubin

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

Notices: Area: 300 Mailed: 46
Replies: For: 1 Against: 17

Speakers: For: Rob Baldwin, 3904 Elm St., Dallas, TX, 75226
Against: Almo Galindo, 2503 Searcy Dr., Dallas, TX, 75211
Addy Pino, 1902 S. Franklin St., Dallas, TX, 75211
Irene Delgado, 2434 Searcy Dr., Dallas, TX, 75211
Against (Did not speak): Daniel Laureano, 2504 Poinsettia Dr., Dallas, TX, 75211

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 December 12, 2019.

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

For: 14 - MacGregor, Hampton, Johnson, Shidid,
Carpenter, Brinson, Blair, Jung, Housewright,
Schultz, Schwope, Murphy, Ridley, Rubin*

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

*out of the room, shown voting in favor

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

Speakers: None

14. **Z189-292(CY)**

Planner: Carolina Yumet

Motion: It was moved to recommend **denial** of an amendment to the Existing Land Use Map to allow a duplex use on property zoned Tract III within Planned Development District No. 67, on the east side of Tyree Street, north of Savage Street.

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

For: 14 - MacGregor, Hampton, Johnson, Shidid,
Carpenter, Brinson, Blair, Jung, Housewright,
Schultz, Schwope, Murphy, Ridley, Rubin

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

Notices: Area: 200 Mailed: 28
Replies: For: 3 Against: 1

Speakers: For: Parvez Malik, 320 Decker Dr., Las Colinas, TX, 75062
Against: Jonathan Maples, 6525 Oriole Dr., Dallas, TX, 75209
Against (Did not speak): Pattie Walker, 4619 W. University Blvd., Dallas, TX, 75209
Zac Thompson, 4715 University Blvd., Dallas, TX, 75209

15. **Z189-304(CY)**

Planner: Carolina Yumet

Motion: In considering an application for a Planned Development District for IR Industrial Research District uses and general merchandise or food store greater than 3,500 square feet use on property zoned an IR Industrial Research District on the west corner of Mockingbird Lane and Maple Avenue, it was moved to **hold** this case under advisement until December 12, 2019.

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

For: 14 - MacGregor*, Hampton, Johnson, Shidid,
Carpenter, Brinson, Blair, Jung*, Housewright*,
Schultz, Schwope, Murphy, Ridley*, Rubin

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

*out of the room, shown voting in favor

Notices: Area: 500 Mailed: 21
Replies: For: 3 Against: 0

Speakers: None

16. **Z178-358(JM/AU)**

Planner: Andreea Udrea

Motion: It was moved to recommend **approval** of 1) a Planned Development District for mixed uses; and, 2) the termination of Specific Use Permit No. 1172 for a private school and child-care facility, subject to a conceptual plan, development plans, height and setbacks diagram, mixed use development parking chart with **applicant's recommended conditions** including two modifications to applicants recommended conditions: 1) With regard to Section 118(d) Restaurant Uses, strike subsection 118(d)(4). Insert language in section 118(a) to clarify that as long as the mother's day out program exists, there can be no schools at the same location, and 2) the following conditions

should be added: (i) Amendments to the development plan are permitted but in no event shall any extra height be awarded through the minor amendment process, even at the discretion of the director or CPC; (ii) The minimum front, rear or side setback on North Frederick Square Alley is 10 feet; (iii) No overhang or aboveground structure other than the paving may be placed in the required front, side or rear yard adjacent to the Frederick Square Alley; (iv) With regard to density: (1) In subdistricts II and III combined, the number of multifamily dwelling units may not exceed 365, (2) In subdistrict II, the number of multifamily dwelling units may not exceed 235, and (3) There is no density limit for retirement housing, or convalescent and nursing homes, hospice care, and related institutions uses, except as otherwise set forth in the PD; (v) With regard to floor area: (1) Within subdistrict II maximum floor area for all uses combined is 455,000 square feet, and (2) Within subdistrict III: (i) Maximum floor area for Multifamily uses is 140,000 square feet. However, this limitation does not apply to retirement housing or convalescent and nursing homes, hospice care and related institution uses; (ii) Maximum floor area for retirement housing or convalescent and nursing homes, hospice care and related institution uses is 160,000 square feet; (iii) Maximum floor area for lodging uses is 150,000 square feet plus an additional 10,000 square feet for lodging uses that do not have a meeting room exceeding 1,900 square feet; and (iv) In any event, the maximum allowed floor area in subdistricts II and III is 586,157 square feet; (iv) With regard to the Alley: (1) In subdistrict II: (i) Off-street loading spaces may be accessed from the Frederick Square North alley as shown on the development plan; (ii) One valet drop-off access point is permitted on the Frederick Square North alley provided that it is limited to 11 a.m. – 2 p.m. and after 6 p.m., Monday- Friday and is unlimited for Saturdays, Sundays and national holidays; and (iii) All parking spaces located in subdistrict II must have two ingress/egress points to the Frederick Square North alley and must also have equivalent access for both ingress and egress to the internal drive located on the south side of Subdistrict II, (2) In subdistrict III – the only future access to Frederick Square North alley from Subdistrict III shall be loading and is limited to one loading point, (3) The Director shall have discretion to alter ingress/egress point to avoid a conflict with neighbors on the north side of Frederick Square North alley, (4) The Frederick Square North alley shall be improved to include a minimum paving width of 20 feet between Lomo Alto Drive and Douglas Avenue; (v) With regard to Mechanical Equipment: In subdistrict II, all rooftop mechanical equipment must be screened with a vertical screen; and (vi) With regard to infrastructure improvements, specifically in Section 119, the building official shall not issue a final certificate of occupancy for new construction unless there is an executed developer agreement or contract for striping of the intersection of Douglas Avenue and Sherry Lane as determined by the director on property zoned Planned Development District No. 314, an MF-1(A) Multifamily District, and an R-7.5(A) Single Family District with Specific Use Permit No. 1172, on the north side of Colgate Avenue, between Lomo Alto Drive and Douglas Avenue.

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

For: 14 - MacGregor, Hampton, Johnson, Shidid,
Carpenter, Brinson, Blair, Jung, Housewright,
Schultz, Schwope, Murphy, Ridley, Rubin

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

Notices: Area: 500 Mailed: 179
Replies: For: 31 Against: 42

Speakers: For: Christopher Girata, 5509 W. University Blvd., Dallas, TX, 75209
Owen McCrory, 9510 Rockbrook Dr., Dallas, TX, 75220
Steve Stoner, 7557 Rambler Rd., Dallas, TX, 75231
Suzan Kedron, 2323 Ross Ave., Dallas, TX, 75201
Steve Neuhoff, 4237 Greenbrier Dr., Dallas, TX, 75225
Richard Wells, 4301 Colgate Ave., Dallas, TX, 75225

For (Did not speak): Jennifer Pascal, 6723 Ellsworth Ave., Dallas, TX, 75214
Warren Houser, 3915 Cobblestone Dr., Dallas, TX, 75229
Matthew Waller, 5828 Colhurst St., Dallas, TX, 75230
Bonner Allen, 5847 Palo Pinto Ave., Dallas, TX, 75206
James Lipscomb, 5908 Waggoner Dr., Dallas, TX, 75230

Against: Misty Ventura, 9406 Biscayne Blvd., Dallas, TX, 75218
Alan Stewart, 4233 Colgate Ave., Dallas, TX, 75225
Amy Carey, 4237 Colgate Ave., Dallas, TX, 75225
Jacob Carey, 4237 Colgate Ave., Dallas, TX, 75225
Ravi Natarajan, 4413 Colgate Ave., Dallas, TX, 75225
Marny Blake, 4225 Colgate Ave., Dallas, TX, 75225
Brian Blake, 4225 Colgate Ave., Dallas, TX, 75225
Kathy Stewart, 4233 Colgate Ave., Dallas, TX, 75225

Staff: David Nevarez, Traffic Engineer, Sustainable Development & Construction

17. Z189-323(AU)

Planner: Andreea Udrea

Motion: It was moved to recommend **approval** of an MU-2 Mixed Use District on property zoned Planned Development District No. 85, on the northeast corner of Greenville Avenue and Pineland Drive, south of Walnut Hill Lane.

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

For: 14 - MacGregor, Hampton, Johnson, Shidid,
Carpenter, Brinson, Blair, Jung, Housewright,
Schultz, Schwope*, Murphy, Ridley, Rubin

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

*out of the room, shown voting in favor

Notices: Area: 400 Mailed: 253
Replies: For: 12 Against: 0

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

Note: Chair Shidid change the regular order of the agenda and the Commission heard Authorization of a Hearing item next.

Development Code Amendment:

DCA189-004

Planner: Vasavi Pilla

Motion: It was moved to recommend **approval** of amending Chapter 51A of the Dallas Development Code, Section 51A-4.701 to amend regulations pertaining to the timeline for mailing property owner notifications prior to the City Council public hearing; the deadline for filing a written protest prior to the City Council public hearing; and increasing the area of notification for authorized hearings.

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

For: 14 - MacGregor, Hampton, Johnson, Shidid,
Carpenter, Brinson, Blair, Jung, Housewright,
Schultz, Schwope, Murphy, Ridley, Rubin

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

Speakers: None

DCA190-003

Planner: Andrew Ruegg

Motion: In considering amending Section 51A-4.209(b)(5), "Multifamily Use," of Chapter 51A of the Dallas City Code to allow a parking reduction to provide adequate area for the placement of recycling containers, it was moved to **hold** this case unde advisement until November 21, 2019.

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

For: 14 - MacGregor, Hampton, Johnson, Shidid,
Carpenter, Brinson, Blair, Jung, Housewright,
Schultz, Schwope, Murphy, Ridley, Rubin

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

Speakers: None

Note: The Commission heard Consideration of Appointments to CPC Committees next.

Authorization of a Hearing:

Planner: Donna Moorman

Motion: It was moved to **authorize** a public hearing to determine the proper zoning on property zoned Planned Development District No. 621, Old Trinity and Design District Special Purpose District, in an area generally bound by Sylvan Avenue/Wycliff Avenue, the meanders of the old channel of the Trinity River, Interstate 35, Continental Avenue, and the Trinity River Floodway, except for subdistricts 1E and 1J of Planned Development District No. 621, with consideration being given to creating new sub-uses under the Commercial amusement (inside) use, requiring a specific use permit for a Commercial amusement (inside) use, and establishing parking regulations for the sub-uses such as number of required parking spaces, distance for remote parking, parking reductions, and shared parking. **This is a hearing to consider the request to authorize the hearing and not the rezoning of property at this time.**

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

For: 14 - MacGregor, Hampton, Johnson, Shidid,
Carpenter, Brinson, Blair, Jung, Housewright,
Schultz, Schwope, Murphy, Ridley, Rubin

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

Speakers: For: Ed Oakley, Address not given
Against: None

Note: The Commission returned to the regular order of the agenda and heard Development Code Amendment agenda items next. The Commission heard DCA189-004 next.

Appeal of Apportionment Determination:

Planner: Lloyd Denman

Motion: It was moved to **dismiss** the appeal to the director's apportionment determination associated with 6017 Hudson Street new building development project to replace approximately 300 feet of a ninety-six year old 6" diameter clay pipe with new 8" diameter PVC pipe that will serve the sanitary sewer needs of the building site.

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

For: 14 - MacGregor, Hampton, Johnson, Shidid,
Carpenter, Brinson, Blair, Jung, Housewright,
Schultz, Schwope, Murphy, Ridley, Rubin

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

Speakers: Appellant: Peyman Hori, 2215 Cedar Springs Rd., Dallas, TX, 75201
City's Attorney: Chris Gunter, Assistant City Attorney, City of Dallas
City's Attorney (Did not speak): Sonia Syed, Assistant City Attorney, City of Dallas

Note: The Commission returned to the regular order of the agenda and heard Subdivision - Consent agenda items next.

Other Matters

Consideration of amendments to City Plan Commission Rules of Procedure regarding citizen speakers - Section 5(h).

Assistant City Attorney: Bert Vandenberg

Motion: It was moved to **adopt** amendments to the City Plan Commission Rules of Procedure regarding citizen speakers - Section 5(h), as recommended by the City Plan Commission Rules Committee.

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

For: 14 - MacGregor, Hampton, Johnson, Shidid, Carpenter, Brinson, Blair, Jung, Housewright, Schultz, Schwope, Murphy, Ridley, Rubin

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

Speakers: None

Note: The Commission returned to the regular order of the agenda and heard miscellaneous agenda items. The Commission heard Miscellaneous item M189-034 next.

Consideration of Appointments to CPC Committees:
URBAN DESIGN ADVISORY COMMITTEE (UDAC)

Noel J. Aveton, ASLA - *Landscape Architect*

Rob Baldwin - *Downtown Representative*

Speakers: None

Minutes:

Motion: It was moved to **approve** the October 17, 2019, City Plan Commission meeting minutes, subject to corrections.

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

For: 14 - MacGregor, Hampton, Johnson, Shidid,
Carpenter, Brinson, Blair, Jung, Housewright,
Schultz, Schwope, Murphy, Ridley, Rubin

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

Speakers: None

Adjournment

Motion: It was moved to **adjourn** the November 7, 2019, City Plan Commission meeting at 6:18 p.m.

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

For: 14 - MacGregor, Hampton, Johnson, Shidid,
Carpenter, Brinson, Blair, Jung, Housewright,
Schultz, Schwope, Murphy, Ridley, Rubin

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

Tony Shidid, Chair