

PLAN COMMISSION MINUTES

The City Plan Commission held a regular Zoning Hearing on April 9, 2020, by videoconference call as authorized by Texas Government Code Section 551.127. The public hearing started at 1:37 p.m. Presiding were, Tony Shidid, Chair and Jaynie Schultz, Vice-Chair. The following Commissioners were present during the hearing: Enrique MacGregor, Joanna Hampton, Ronald Stinson, LeDouglas Johnson, Deborah Carpenter, Timothy Jackson, Lori Blair, P. Michael Jung, Tipton Housewright, Kristine Schwope, Margot Murphy, Wayne Garcia and Brent Rubin. The following Commissioners was absent from this hearing as defined in the City Plan Commission rules: None. There were no vacancies.

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

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

PUBLIC HEARINGS:

Subdivision Docket

Planner: Mohammad Bordbar

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

Consent Items:

(1) **S190-111**

Motion: It was moved to **approve** an application to create three lots with area of 6,128 square feet each from a 0.422-acre (18,383 square feet) tract of land in City Block J/1486 on property located on Penelope Street, southwest of Gertrude Street, subject to compliance with the conditions listed in the docket.

Maker: Jackson
Second: Carpenter
Result: Carried: 15 to 0

For: 15 - MacGregor, Hampton, Stinson, Johnson, Shidid, Carpenter, Jackson, Blair, Jung, Housewright, Schultz, Schwope, Murphy, Garcia, Rubin

Against: 0
Absent: 0
Vacancy: 0

Speakers: None

(2) **S190-112**

Motion: It was moved to **approve** an application to replat a 1.839-acre tract of land containing a portion of Lot 2 in City Block C/7609 to create one 0.900-acre lot and one 0.939-acre on property located on Motor City Boulevard at Lancaster Road, northwest corner, subject to compliance with the conditions listed in the docket.

Maker: Jackson
Second: Carpenter
Result: Carried: 15 to 0

For: 15 - MacGregor, Hampton, Stinson, Johnson, Shidid, Carpenter, Jackson, Blair, Jung, Housewright, Schultz, Schwope, Murphy, Garcia, Rubin

Against: 0
Absent: 0
Vacancy: 0

Speakers: None

(3) **S190-113**

Motion: It was moved to **approve** an application to replat a 0.888-acre tract of land containing all of Lots 7 and 7A in City Block 8412, a portion of Lot 3 in City Block 8412, and a portion of City Block 8412 to create one lot on property located on Lyndon B. Johnson Freeway / interstate Highway No. 635 at Abrams Road, southwest corner, subject to compliance with the conditions listed in the docket.

Maker: Jackson
Second: Carpenter
Result: Carried: 15 to 0

For: 15 - MacGregor, Hampton, Stinson, Johnson, Shidid, Carpenter, Jackson, Blair, Jung, Housewright, Schultz, Schwope, Murphy, Garcia, Rubin

Against: 0
Absent: 0
Vacancy: 0

Speakers: None

(4) S190-114

Motion: It was moved to **approve** an application to replat a 151.279-acre tract of land containing all of Lot 1 in City Block A/7939, Lot 1A in City Block A/7930, and all of tract of land in City Blocks 6067, 6068, 6373, 6374, 7930, 7931, 7932, 7933, and 7939 to create one lot on property located on Empire Central Drive at Brookhollow Road, northwest corner, subject to compliance with the conditions listed in the docket.

Maker: Jackson
Second: Carpenter
Result: Carried: 15 to 0

For: 15 - MacGregor, Hampton, Stinson, Johnson, Shidid, Carpenter, Jackson, Blair, Jung, Housewright, Schultz, Schwope, Murphy, Garcia, Rubin

Against: 0
Absent: 0
Vacancy: 0

Speakers: None

(5) S190-116

Motion: It was moved to **approve** an application to replat a 0.236-acre tract of land containing part of Lot 3 in City Block 91/3074 to create one lot on property located on Eight Street, southwest of Denver Street, subject to compliance with the conditions listed in the docket.

Maker: Jackson
Second: Carpenter
Result: Carried: 15 to 0

For: 15 - MacGregor, Hampton, Stinson, Johnson, Shidid, Carpenter, Jackson, Blair, Jung, Housewright, Schultz, Schwope, Murphy, Garcia, Rubin

Against: 0
Absent: 0
Vacancy: 0

Speakers: None

(6) S190-117

Motion: It was moved to **approve** an application to replat a 0.263-acre tract of land containing all of Lot 9 and part of Lots 8 and 10 in City Block 6/926 to create one lot on property located on Richardson Street at Kelly Avenue, east corner, subject to compliance with the conditions listed in the docket.

Maker: Jackson
Second: Carpenter
Result: Carried: 15 to 0

For: 15 - MacGregor, Hampton, Stinson, Johnson,
Shidid, Carpenter, Jackson, Blair, Jung,
Housewright, Schultz, Schwope, Murphy,
Garcia, Rubin

Against: 0
Absent: 0
Vacancy: 0

Speakers: None

(7) S190-118

Motion: It was moved to **approve** an application to replat a 0.440-acre tract of land containing all of Lot 1 and part of Lot 2 in City Block 4/714 to create one lot on property located on Scurry Street at Burlew Street west corner, subject to compliance with the conditions listed in the docket.

Maker: Jackson
Second: Carpenter
Result: Carried: 15 to 0

For: 15 - MacGregor, Hampton, Stinson, Johnson,
Shidid, Carpenter, Jackson, Blair, Jung,
Housewright, Schultz, Schwope, Murphy,
Garcia, Rubin

Against: 0
Absent: 0
Vacancy: 0

Speakers: None

(8) S190-119

Motion: It was moved to **approve** an application to replat a 2.2945-acre tract of land containing all of Lots 3, 4, 7,8, and part of Lots 6 and 10 in City Block C/3369 and all of Lot 1A in City Block C/3369 to create one lot on property located on Beckley Avenue, south of Canty Street, subject to compliance with the conditions listed in the docket.

Maker: Jackson
Second: Carpenter
Result: Carried: 15 to 0

For: 15 - MacGregor, Hampton, Stinson, Johnson,
Shidid, Carpenter, Jackson, Blair, Jung,
Housewright, Schultz, Schwope, Murphy,
Garcia, Rubin

Against: 0
Absent: 0
Vacancy: 0

Speakers: None

Residential Replat:

(9) S190-115

Motion: It was moved to **approve** an application to replat a 0.232-acre tract of land containing all of Lot 1A in City Block A/995 to create one 3,591 square feet lot and one 6,532 square feet lot on property located on Turtle Creek Circle, southwest of Park Bridge Court, subject to compliance with the conditions listed in the docket.

Maker: Garcia
Second: Murphy
Result: Carried: 15 to 0

For: 15 - MacGregor, Hampton, Stinson, Johnson,
Shidid, Carpenter, Jackson, Blair, Jung,
Housewright, Schultz, Schwope, Murphy,
Garcia, Rubin

Against: 0
Absent: 0
Vacancy: 0

Notices: Area: 200 Mailed: 97
Replies: For: 3 Against: 0

Speakers: For: Michael Reynolds, 411 Broadway Ave., Dallas, TX, 75212
Jonathan Bailey, 1706 Turtle Creek Cir., Dallas, TX, 75219
Against: None

(10) **S190-120**

Motion: It was moved to **deny** an application to replat a 1.243-acre tract of land containing all of Lots 7 and 8 in City Block J/8343 to create on lot on property located on South Navy Avenue, north on Plata Way; due to non-compliance with Section 51A-8.503 of the Dallas Development Code.

Maker: Carpenter
Second: MacGregor
Result: Carried: 15 to 0

For: 15 - MacGregor, Hampton, Stinson, Johnson,
Shidid, Carpenter, Jackson, Blair, Jung,
Housewright, Schultz, Schwope, Murphy,
Garcia, Rubin

Against: 0
Absent: 0
Vacancy: 0

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

Speakers: For: Ramon Aranda, 2946 S. Sunbeck Cir., Farmers Branch, TX, 75234
Against: None

Other Matters

Minutes:

Motion: It was moved to **approve** the March 26, 2020, City Plan Commission meeting minutes.

Maker: Jung
Second: Murphy
Result: Carried: 15 to 0

For: 15 - MacGregor, Hampton, Stinson, Johnson,
Shidid, Carpenter, Jackson, Blair, Jung,
Housewright, Schultz, Schwope, Murphy,
Garcia, Rubin

Against: 0
Absent: 0
Vacancy: 0

Speakers: None

Adjournment

The April 9, 20120, City Plan Commission meeting **adjourn** at 2:18 p.m.

Tony Shidid, Chair