

June 6, 2019 – CITY PLAN COMMISSION MINUTES

Z167-396(AR)

Planner: Andrew Ruegg

Motion: It was moved to recommend **approval** of amendments to Planned Development District No. 15, subject to staff's recommended conditions with the following changes: 1) incorporate the point system handed out during today's meeting; 2) if an underground or aboveground parking structure is constructed along Northwest Highway or Northwest Parkway it must provide vehicular access from the parking structure to Northwest Parkway or Northwest Highway; and (3) include the following **Friendly Amendment:** adding a condition that provides that a building on a building site abutting and within 240 feet of Northwest Highway does not need to comply with residential proximity slope if: (i) the building has a floor plate of 15,000 square feet or less; (ii) the building site provides a minimum of 12.5 percent contiguous usable open space located adjacent to: (a) any interior north/south property line within Tract B; (b) any interior east/west property line; or (c) the terminus of an interior east/west property line; (iii) all required parking is located in an underground parking structure; (iv) the building does not exceed 310 feet in height; and (v) up to 125 units per acre is permissible provided that mixed income housing is afforded at 5 percent at 51-60 percent AMFI and 5 percent to 61-80 percent AMFI on property generally bounded by Pickwick Lane on the west, the alley north of Northwest Highway on the north, Baltimore Drive on the east, and Northwest Highway on the south.

Maker: Murphy
Second: Housewright
Result: Carried: 11 to 1

For: 11 - MacGregor, Schulte, Criss, Johnson, Shidid, Carpenter, Lewis, Housewright, Schultz, Murphy, Tarpley

Against: 1 - Jung
Absent: 1 - Ridley
Vacancy: 1 - District 12
Abstain: 1 - Brinson***

***abstained due to absence from bus tour

Notices: Area: 200 Mailed: 854
Replies: For: 128 Against: 515

Note: During the Speaker's period Commissioner Murphy moved to grant 1 additional minute of speaking time to both the proponents and opponents.

Commissioner Schultz seconded the motion. The Commission voted unanimously in favor of the motion. Commissioner Brinson abstained from voting.

Speakers:

- For: Mitchell Prasas, 6333 Diamond Head Cir., Dallas, TX, 7522
- Tommy Mann, 500 Winstead Building, Dallas, TX, 75201
- Jonathan Vinson, 2323 Ross Ave., Dallas, TX, 75201
- Ray Tse, 3090 Olive St., Dallas, TX, 75219
- Steve Stoner, 7557 Rambler Rd., Dallas, TX, 75231
- For (Did not speak): Ken Newberry, 6306 Diamond Head Cir., Dallas, TX, 75225
- Against: Stephen Dawson, 8440 Tulane St., Dallas, TX, 75225
- Susan Cox, 6715 Desco Dr., Dallas, TX, 75225
- William Kritzer, 6211 W. Northwest Hwy., Dallas, TX, 75225
- Fred Hartnett, 6055 Woodland Dr., Dallas, TX, 75225
- Laura Petrash, 6211 W. Northwest Hwy., Dallas, TX, 75225
- Against (Did not speak): Larry Amerman, 6211 W. Northwest Hwy., Dallas, TX, 75225
- Staff: David Nevarez, Traffic Engineer, Sustainable Development & Construction