

PLAN COMMISSION MINUTES

The City Plan Commission held a regular Zoning Hearing on July 23, 2020, by videoconference call as authorized by Texas Government Code Section 551.127 with the briefing starting at 10:36 a.m., and the public hearing at 1:36 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, Kristine Schwope, Wayne Garcia and Brent Rubin. The following Commissioner was absent from this hearing as defined in the City Plan Commission rules: Margot Murphy. There was one vacancy: District 10.

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.

Consent Items:

(1) **S190-169**

Motion: It was moved to **approve** an application to replat a 0.505-acre tract of land containing all of Lots 6, 7, and 8 in City Block 4/1327 to create one lot on property located on Regan Road at Dickason Avenue, South corner, subject to compliance with the conditions listed in the docket.

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

For: 13 - MacGregor, Hampton, Stinson, Johnson,
Shidid, Carpenter, Jackson, Blair, Jung,
Schultz, Schwope, Garcia, Rubin

Against: 0
Absent: 1 - Murphy
Vacancy: 1 - District 10

Speakers: None

(2) S190-170

Motion: It was moved to **approve** an application to replat a 0.409-acre tract of land containing all of Lots 8 and 9 in City Block 3/649 to create one lot on property located on Ross Avenue at Peak Street, west corner, subject to compliance with the conditions listed in the docket.

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

For: 13 - MacGregor, Hampton, Stinson, Johnson,
Shidid, Carpenter, Jackson, Blair, Jung,
Schultz, Schwope, Garcia, Rubin

Against: 0
Absent: 1 - Murphy
Vacancy: 1 - District 10

Speakers: None

(3) S190-171

Motion: It was moved to **approve** an application to replat a 2.474-acre tract of land containing part of Lots 1 and 5 through 7 and all of Lots 2 through 4 in City Block 5/858 to create one lot on property bounded by Dawson Avenue, Jeffries Street, Hickory Street, and Malcolm X Boulevard, subject to compliance with the conditions listed in the docket.

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

For: 13 - MacGregor, Hampton, Stinson, Johnson,
Shidid, Carpenter, Jackson, Blair, Jung,
Schultz, Schwope, Garcia, Rubin

Against: 0
Absent: 1 - Murphy
Vacancy: 1 - District 10

Speakers: None

(4) **S190-175**

Motion: It was moved to **approve** an application to replat a 0.379-acre tract of land containing all of Lots 13 and 14 in City Block B/2002 to move the existing common lot line and create one 0.175-acre lot and one 0.204-acre on property located on Manett Street at Kirby Street, northwest corner, subject to compliance with the conditions listed in the docket.

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

For: 13 - MacGregor, Hampton, Stinson, Johnson,
Shidid, Carpenter, Jackson, Blair, Jung,
Schultz, Schwope, Garcia, Rubin

Against: 0
Absent: 1 - Murphy
Vacancy: 1 - District 10

Speakers: None

(5) **S190-176**

Motion: It was moved to **approve** an application to replat a 1.38-acre tract of land containing portion of Lots 3 and 4 in City Block 18/3979 to create one lot on property located on Fort Worth Avenue at Winnetka Avenue, southwest corner, subject to compliance with the conditions listed in the docket.

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

For: 13 - MacGregor, Hampton, Stinson, Johnson,
Shidid, Carpenter, Jackson, Blair, Jung,
Schultz, Schwope, Garcia, Rubin

Against: 0
Absent: 1 - Murphy
Vacancy: 1 - District 10

Speakers: None

(6) **S190-177**

Motion: It was moved to **approve** an application to replat a 0.9179-acre tract of land containing all of Lot 1B in City Block 524 to create one lot on property located on Woodall Rodgers Freeway at Harwood Street, west corner, subject to compliance with the conditions listed in the docket.

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

For: 13 - MacGregor, Hampton, Stinson, Johnson,
Shidid, Carpenter, Jackson, Blair, Jung,
Schultz, Schwope, Garcia, Rubin

Against: 0
Absent: 1 - Murphy
Vacancy: 1 - District 10

Speakers: None

(7) **S190-179**

Motion: It was moved to **approve** an application to replat a 53.28-acre tract of land containing all of Lot 2R in City Block B/8310 and part of City Block 8307 and 8310 to create one lot on property located on Cedardale Road, west of Cleveland Road, subject to compliance with the conditions listed in the docket.

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

For: 13 - MacGregor, Hampton, Stinson, Johnson,
Shidid, Carpenter, Jackson, Blair, Jung,
Schultz, Schwope, Garcia, Rubin

Against: 0
Absent: 1 - Murphy
Vacancy: 1 - District 10

Speakers: None

Residential Replat:

(8) **S190-172**

Motion: It was moved to **approve** an application to replat a 0.517-acre tract of land containing all of Lots 4A and 5A in City Block 1/5764 to create three 7500 square foot lot on property located on Roanoke Avenue, southwest of Huron Street, subject to compliance with the conditions listed in the docket.

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

For: 13 - MacGregor, Hampton, Stinson, Johnson, Shidid, Carpenter, Jackson, Blair, Jung, Schultz, Schwope, Garcia, Rubin

Against: 0
Absent: 1 - Murphy
Vacancy: 1 - District 10

Notices: Area: 200 Mailed: 22
Replies: For: 0 Against: 0

Speakers: None

(9) **S190-173**

Motion: It was moved to **deny** an application to create a 33-lot Shared Access Development with lots ranging in size from 1,446 square feet to 4,179 square feet from a 1.453-acre tract of land containing all of Lots 4 through 7 and part of Lots 11 through 16 in City Block B/3431 on property located on Crawford Street, north of Neely Street, due to non-compliance with Section 51A-8.503 of the Dallas Development Code.

Maker: MacGregor
Second: Schwope
Result: Carried: 11 to 2

For: 11 - MacGregor, Hampton, Stinson, Johnson, Carpenter, Blair, Jung, Schultz, Schwope, Garcia, Rubin

Against: 2 - Shidid, Jackson
Absent: 1 - Murphy
Vacancy: 1 - District 10

Notices: Area: 200 Mailed: 58
Replies: For: 2 Against: 0

Speakers: For: Bruce Reid, 1603 Orrington Ave., Evanston, IL, 60201
Rob Gilbert, 1603 Orrington Ave., Evanston, IL, 60201
Angela Hunt, 500 N. Akard St., Dallas, TX, 75201
Lindsay Kramer, 500 N. Akard St., Dallas, TX, 75201
Against: Jennifer Thornton, 431 E. 6th St., Dallas, TX, 75203
Matt Hendricks, 731 N. Crawford St., Dallas, TX, 75203
Fred Pena, 410 E. 5th St., Dallas, TX, 75203

(10) **S190-174**

Motion: It was moved to **approve** an application to replat a 5.641-acre tract of land containing all of Lots 1 through 23 in City Block D/5914, all of Lots 1 through 26 in City Block E/5914 and 17 common areas and abandoned portion of Fiji Street, Tonga Street, and Sphinx Street (Ordinance 31400) to create a 49 lots subdivision with lots ranging in size from 2,112 square feet to 2,698 square feet with 17 common areas and to create 3 private streets and two alleys on property located on Fran Way at Compton Street, northwest corner, subject to compliance with the conditions listed in the docket.

Maker: Johnson
Second: Blair
Result: Carried: 13 to 0

For: 13 - MacGregor, Hampton, Stinson, Johnson,
Shidid, Carpenter, Jackson, Blair, Jung,
Schultz, Schwope, Garcia, Rubin

Against: 0
Absent: 1 - Murphy
Vacancy: 1 - District 10

Notices: Area: 200 Mailed: 86
Replies: For: 4 Against: 0

Speakers: None

(11) **S190-180**

Motion: It was moved to **approve** an application to replat a 0.9170-acre (39,944 sq. ft.) tract of land containing all of Lot 11 and part of Lots 12 and 13 in City Block 2/7138 to create one lot on property located on Pointer Street south, of Canada Drive, subject to compliance with the conditions listed in the docket.

Maker: Carpenter
Second: Blair
Result: Carried: 12 to 1

For: 12 - MacGregor, Hampton, Stinson, Johnson,
Shidid, Carpenter, Jackson, Blair, Jung,
Schwope, Garcia, Rubin

Against: 1 - Schultz
Absent: 1 - Murphy
Vacancy: 1 - District 10

Notices: Area: 200 Mailed: 22
Replies: For: 0 Against: 2

Speakers: For: Kendall Macon, 3622 Ladd St., Dallas, TX, 75212
Against: None

Miscellaneous Items:

W190-010

Planner: Neva Dean

Motion: It was moved to **approve** a waiver of the two-year waiting period to submit a zoning application to create a new subdistrict within Planned Development District No. 619 on property zoned Planned Development District No. 619 with Specific Use Permits No. 2008 and 2009 on property zoned Planned Development District No. 619, on the southeast corner of Commerce Street and Lane Street in an area bounded by Commerce Street, South Ervay Street and Jackson Streets.

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

For: 13 - MacGregor, Hampton, Stinson, Johnson,
Shidid, Carpenter, Jackson, Blair, Jung,
Schultz, Schwope, Garcia, Rubin

Against: 0
Absent: 1 - Murphy
Vacancy: 1 - District 10

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

M190-024

Planner: Abraham Martinez

Motion: It was moved to **approve** a minor amendment to an existing development plan for a community service center use on property zoned Planned Development District No. 393, on the southwest corner of Stults Road and Greenville Avenue.

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

For: 13 - MacGregor, Hampton, Stinson, Johnson, Shidid, Carpenter, Jackson, Blair, Jung, Schultz, Schwope, Garcia, Rubin

Against: 0
Absent: 1 - Murphy
Vacancy: 1 - District 10

Speakers: None

Zoning Cases – Consent:

1. **Z190-183(PD)**

Planner: Pamela Daniel

Note: The Commission considered this item individually.

Motion I: It was moved to recommend 1) **approval** of an IR Industrial Research District; and 2) **approval** of a Specific Use Permit for a commercial motor vehicle parking use with an expiration date of (August 23, 2027), subject to a site plan, landscape plan, and conditions on property zoned an MF-2(A) Multifamily District, on the south line of West Ledbetter Drive, east of the intersection of West Ledbetter Drive and Whispering Cedar Drive.

Maker: Stinson
Second: None
Result: **Failed for lack of a second.**

Motion II: It was moved to recommend 1) **approval** of an IR Industrial Research District; and 2) **approval** of a Specific Use Permit for a commercial motor vehicle parking use with an expiration date of (August 23, 2027), with eligibility for automatic renewals for additional two-year periods, subject to a site plan, landscape plan, and conditions on property zoned an MF-2(A) Multifamily District, on the south line of West Ledbetter Drive, east of the intersection of West Ledbetter Drive and Whispering Cedar Drive.

Maker: Stinson
Second: None
Result: **Failed for lack of a second.**

Motion III: It was moved to recommend 1) **denial without prejudice** of an IR Industrial Research District; and 2) **denial without prejudice** of a Specific Use Permit for a commercial motor vehicle parking use on property zoned an MF-2(A) Multifamily District, on the south line of West Ledbetter Drive, east of the intersection of West Ledbetter Drive and Whispering Cedar Drive.

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

For: 13 - MacGregor, Hampton, Stinson, Johnson, Shidid, Carpenter, Jackson, Blair, Jung, Schultz, Schwope, Garcia, Rubin

Against: 0
Absent: 1 - Murphy
Vacancy: 1 - District 10

Notices: Area: 300 Mailed: 7
Replies: For: 2 Against: 1

Speakers: For: None
Against: Luis Diaz, 5812 Whispering Cedar Dr., Dallas, TX, 75236

Note: The Commission heard Zoning agenda item #4. Z190-226(CT) next.

2. Z190-241(PD)

Planner: Pamela Daniel

Motion: It was moved to recommend **approval** of a Specific Use Permit for a handicapped group dwelling unit use for a two-year period with eligibility for automatic renewals for additional five-year periods, subject to site plan and conditions on property zoned an R-7.5(A) Single Family District, on the south line of Plaza Boulevard, between South Lancaster Road and Santa Rosa Drive.

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

For: 13 - MacGregor, Hampton, Stinson, Johnson, Shidid, Carpenter, Jackson, Blair, Jung, Schultz, Schwope, Garcia, Rubin

Against: 0
Absent: 1 - Murphy
Vacancy: 1 - District 10

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

Speakers: For: None
For (Did not speak): Estephanie Chukwukelu, 2548 Plaza Blvd., Dallas, TX, 75241
Against: None

3. Z190-243(PD)

Planner: Pamela Daniel

Motion: It was moved to recommend **approval** of a Specific Use Permit for a hotel 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 a CA-1(A) Central Area District 1, on the north line of Commerce Street, between South Pearl Expressway and South Cesar Chavez Boulevard.

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

For: 13 - MacGregor, Hampton, Stinson, Johnson,
Shidid, Carpenter, Jackson, Blair, Jung,
Schultz, Schwope, Garcia, Rubin

Against: 0
Absent: 1 - Murphy
Vacancy: 1 - District 10

Notices: Area: 200 Mailed: 16
Replies: For: 2 Against: 0

Speakers: For: None
For (Did not speak): Karl Crawley, 2201 Main St., Dallas, TX, 75201
Against: None

4. Z190-226(CT)

Planner: Carlos Talison

Note: The Commission considered this item individually.

Motion: In considering an application for a Planned Development District for MU-2 Mixed Use District uses on property zoned an IR Industrial Research District, on the east line of North Beckley Avenue, south of West Commerce Street, it was moved to **hold** this case under advisement until August 20, 2020.

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

For: 13 - MacGregor, Hampton, Stinson, Johnson,
Shidid, Carpenter, Jackson, Blair, Jung,
Schultz, Schwope, Garcia, Rubin

Against: 0
Absent: 1 - Murphy
Vacancy: 1 - District 10

Notices: Area: 500 Mailed: 23
Replies: For: 4 Against: 1

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

Note: The Commission heard Zoning agenda item #6. Z190-252(JT) next.

5. Z190-251(JT)

Planner: Jeremy Tennant

Motion: It was moved to recommend **approval** of the renewal of Specific Use Permit No. 2206 for a liquor store for a three-year period with eligibility for automatic renewals for additional three-year periods, subject to conditions on property zoned Subdistrict 1 within Planned Development District No. 298, the Bryan Area Special Purpose District, on the southeast line of Ross Avenue, northeast of North Hall Street.

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

For: 13 - MacGregor, Hampton, Stinson, Johnson,
Shidid, Carpenter, Jackson, Blair, Jung,
Schultz, Schwope, Garcia, Rubin

Against: 0
Absent: 1 - Murphy
Vacancy: 1 - District 10

Notices: Area: 200 Mailed: 31
Replies: For: 5 Against: 1

Speakers: For: None
For (Did not speak): Santos Martinez, 12 Tanager Terrace, Angel Fire, NM, 87710
Julie Buckner, 3314 Ross Ave., Dallas, TX, 75204
Against: None

Note: The Commission heard Zoning – Consent Item #1. Z190-183(PD), upon the conclusion of the Consent agenda. The Commission heard Zoning – Consent Item #1. Z190-183(PD) next.

6. Z190-252(JT)

Planner: Jeremy Tennant

Note: The Commission considered this item individually.

Motion: In considering an application for the renewal of Specific Use Permit No. 2261 for a metal salvage facility on property zoned an IM Industrial Manufacturing District, on the east of Luna Road, north of Ryan Road, it was moved to **hold** this case under advisement until August 20, 2020 and to instruct staff to re-advertise.

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

For: 13 - MacGregor, Hampton, Stinson, Johnson, Shidid, Carpenter, Jackson, Blair, Jung, Schultz, Schwope, Garcia, Rubin

Against: 0
Absent: 1 - Murphy
Vacancy: 1 - District 10

Notices: Area: 400 Mailed: 14
Replies: For: 4 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 items. The Commission heard Zoning Cases – Under Advisement Item #7. Z167-311(VP) next.

Zoning Cases – Under Advisement:

7. Z167-311(VP)

Planner: Vasavi Pilla

Motion: In considering a City Plan Commission authorized hearing to determine proper zoning on property zoned Planned Development District No. 317, the Cedars Area Special Purpose District, CA-1(A) Central Area District, and Planned Development District No. 715 with consideration given to expanding Planned Development District No. 317 on property zoned CA-1(A) Central Area District and Planned Development District No. 715 and amending zoning regulations including use, development standards, and other appropriate regulations of Planned Development District No. 317, in an area generally bound by Interstate Highway 45, the DART Rail right-of-way, the Union Pacific Railroad right-of-way, the northwestern side of Interstate Highway 30 from Union Pacific Railroad to Griffin Street, Canton Street between Griffin Street and Ervay Street, Ervay Street, the northern border of the Interstate Highway 30 right-of-way between Ervay Street and St. Paul Street, and Interstate Highway 30, it was moved to **hold** this case under advisement until August 20, 2020.

Maker: Hampton
Second: Rubin
Result: Carried: 12 to 0

For: 12 - MacGregor, Hampton, Stinson, Johnson, Shidid, Carpenter, Jackson, Blair, Schultz, Schwope, Garcia, Rubin

Against: 0
Absent: 1 - Murphy
Vacancy: 1 - District 10
Conflict: 1 - Jung**

**out of the room, when vote taken

Notices: Area: 200 Mailed: 741
Replies: For: 15 Against: 42

Speakers: For: Benton Payne, 5738 Vanderbilt Ave., Dallas, TX, 75206
Bill Dahlstrom, 2323 Ross Ave., Dallas, TX, 75201
Against: Eric Hall, 1419 Griffin Street E. Dallas, TX 75215
Christopher Weiss, 2400 S. Ervay St., Dallas, TX, 75215

8. Z190-220(PD)

Planner: Pamela Daniel

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 less than 3,500 square feet for a two-year period, subject to a site plan and conditions on property zoned a CR-D-1 Community Retail District with a D-1 Liquor Control Overlay, on the west corner of Seagoville Road and South Belt Line Road.

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

For: 12 - MacGregor, Hampton, Stinson, Johnson,
Shidid, Carpenter, Blair, Jung, Schultz,
Schwope, Garcia, Rubin

Against: 0
Absent: 2 - Jackson, Murphy
Vacancy: 1 - District 10

Notices: Area: 200 Mailed: 10
Replies: For: 3 Against: 2

Speakers: For: Santos Martinez, 12 Tanager Terrace, Angel Fire, NM, 87710
Kendra Larach, 3904 Elm St., Dallas, TX, 75226
Against: None

9. Z190-221(AU)

Planner: Andreea Udrea

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 for a two-year period, subject to a site plan and conditions on property zoned a CR-D-1 Commercial Retail District with a D-1 Liquor Control Overlay, on the north corner of South Belt Line and Seagoville Road.

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

For: 12 - MacGregor, Hampton, Stinson, Johnson,
Shidid, Carpenter, Blair, Jung, Schultz,
Schwope, Garcia, Rubin

Against: 0
Absent: 2 - Jackson, Murphy
Vacancy: 1 - District 10

Notices: Area: 200 Mailed: 12
Replies: For: 4 Against: 2

Speakers: For: Santos Martinez, 12 Tanager Terrace, Angel Fire, NM, 87710
For (Did not speak): Kendra Larach, 3904 Elm St., Dallas, TX, 75226
Against: None

10. **Z190-234(CT)**

Planner: Carlos Talison

Motion: It was moved to recommend **approval** of a Specific Use Permit for a food or beverage store use for a five-year period with eligibility for automatic renewals for additional five-year periods, subject to site plan and conditions with a modification to the Hours of Operation to 7:00 a.m. to 10:00 p.m., on property zoned FWMU-3 Form Walkable Mixed-Use Subdistrict, within Planned Development District No. 595, the South Dallas/Fair Park Special Purpose District, with an SH Shop Front Overlay, on the western corner of South Ervay Street and South Boulevard.

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

For: 12 - MacGregor, Hampton, Stinson, Johnson,
Shidid, Carpenter, Blair, Jung, Schultz,
Schwope, Garcia, Rubin

Against: 0
Absent: 2 - Jackson, Murphy
Vacancy: 1 - District 10

Notices: Area: 200 Mailed: 16
Replies: For: 6 Against: 0

Speakers: For: Benton Payne, 5738 Vanderbilt Ave., Dallas, TX, 75206
Jacob Price, 6021 Mercedes Ave., Dallas, TX, 75206
Kennedy Bower, 3700 McKinney Ave., Dallas, TX, 75204
Beth Groen, 2525 McKinnon St., Dallas, TX, 75201
Matt Ballard, 15505 Earlpport Cir., Dallas, TX, 75248
Chris Simmons, 1819 Martin Luther King Jr. Blvd., TX, 75215
Will Winkelmann, 8814 Sanshire Ave., Dallas, TX, 75231
For (Did not speak): Donald Wesson, 3111 Welborn St., Dallas, TX, 75219
Mike Galindo, 3736 Glencoe St., Dallas, TX, 75206
Against: None

Zoning Cases – Individual:

11. **Z190-201(CT)**

Planner: Carlos Talison

Motion: In considering an application for a Planned Development District for MU-1 Mixed Use District uses on property zoned an R-7.5(A) Single Family District with Specific Use Permit No. 184 for a private country club, on the northwest corner of South Lancaster Road and Crouch Road, it was moved to **hold** this case under advisement until September 3, 2020.

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

For: 12 - MacGregor, Hampton, Stinson, Johnson, Shidid, Carpenter, Blair, Jung, Schultz, Schwope, Garcia, Rubin

Against: 0
Absent: 2 - Jackson, Murphy
Vacancy: 1 - District 10

Notices: Area: 500 Mailed: 52
Replies: For: 0 Against: 1

Speakers: For: Rob Baldwin, 3904 Elm St., Dallas, TX, 75226
Jake Brown, 6300 LaCalma Dr., Austin, TX, 78752
Against: None

12. **Z190-231(CT)**

Planner: Carlos Talison

Motion I: It was moved to recommend **approval** of a Planned Development District for MF-2(A) Multifamily District uses, subject to revised development plan and revised conditions to include the following: 1) a minimum of two play areas with benches; 2) require security lighting on each open space area to be shown on the development plan; 3) minimum of three trash receptacles; 4) a minimum of two pavilions in the open space areas to be shown on the development plan; 5) 6 ft unobstructed sidewalks; and 6) under **SEC. 51P-____-108. YARD, LOT, AND SPACE REGULATIONS.** (b) Height. follow applicant's recommended maximum height of 45 ft provision on the property zoned an NO(A) Neighborhood Office District and an RR Regional Retail District, on the north line of Ridge Center Drive, west of Cedar Ridge Drive.

Maker: Stinson
Second: Blair
Result: Failed: 5 to 6

For: 5 - Hampton, Stinson, Johnson, Blair, Jung,
Against: 6 - MacGregor, Shidid, Carpenter, Schultz,
Schwope, Garcia
Absent: 3 - Jackson, Murphy, Rubin
Vacancy: 1 - District 10

Motion II: It was moved to recommend **approval** of a Planned Development District for MF-2(A) Multifamily District uses, subject to revised development plan and revised conditions to include the following: 1) a minimum of two play areas with benches; 2) require security lighting on each open space area to be shown on the development plan; 3) minimum of three trash receptacles; 4) a minimum of two pavilions in the open space areas to be shown on the development plan; 5) 6 ft unobstructed sidewalks; and 6) under **SEC. 51P-____-108. YARD, LOT, AND SPACE REGULATIONS.** (b) Height. follow staff's recommended maximum 36 ft height provision on the property zoned an NO(A) Neighborhood Office District and an RR Regional Retail District, on the north line of Ridge Center Drive, west of Cedar Ridge Drive.

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

For: 11 - MacGregor, Hampton, Stinson, Johnson,
Shidid, Carpenter, Blair, Jung, Schultz,
Schwope, Garcia
Against: 0
Absent: 3 - Jackson, Murphy, Rubin
Vacancy: 1 - District 10

Notices: Area: 500 Mailed: 15
Replies: For: 1 Against: 0

Speakers: For: David Martin, 2728 N. Harwood St., Dallas, TX, 75201
Joe Fraccaro, 13455 Noel Rd., Dallas, TX, 75240
Christian DeLuca, 13455 Noel Rd., Dallas, TX, 75240
Rusty Ross, 600 E. Las Colinas Blvd., Irving, TX, 75039
For (Did not speak): Miller Sylvan, 600 E. Las Colinas Blvd., Irving, TX, 75039
Against: None

13. Z190-242(CT)

Planner: Carlos Talison

Motion: It was moved to recommend **approval** of an amendment to Planned Development District No. 143 for a private school, subject to a revised development plan, revised landscape plan, revised traffic management plan and conditions with the following additions: 1) **SEC 51P-143.117. ATHLETIC FIELDS.** (b)(9) to read as follows: "When athletic fields are used for athletic events the school shall provide off-duty police officers to direct vehicular and pedestrian traffic away from single family residential areas for the duration of the athletic event and for 60 minutes before and after such event." and 2) **SEC 51P-143.117. ATHLETIC FIELDS.** (b)(5)(A) to read as follows: "Spillover light from any field lighting onto to neighboring lots may not exceed 0.1 foot-candle over ambient light conditions measured along the residential property line five feet above the ground surface." on the northwest corner of Lyndon B. Johnson Freeway and Valley View Lane.

Maker: Schultz
Second: Jung
Result: Carried: 11 to 0

For: 11 - MacGregor, Hampton, Stinson, Johnson, Shidid, Carpenter, Blair, Jung, Schultz, Schwope, Garcia

Against: 0
Absent: 3 - Jackson, Murphy, Rubin
Vacancy: 1 - District 10

Notices: Area: 500 Mailed: 57
Replies: For: 2 Against: 0

Speakers: For: Brad Williams, 2728 N. Harwood St., Dallas, TX, 75201
Travis Jones, 13811 Peyton Dr., Dallas, TX, 75240
FOR (Did not speak): Nathan Golik, 7300 Valley View Ln., Dallas, TX, 75240
Bodie Spangler, 7300 Valley View Ln., Dallas, TX, 75240
J.J. Barto, 7300 Valley View Ln., Dallas, TX, 75240
Against: None

14. Z190-248(CT)

Planner: Carlos Talison

Motion: It was moved to recommend **approval** of an amendment to Planned Development District No. 484 for a public school use, subject to a revised development plan, revised landscape plan, revised traffic management plan, and conditions on the southeast corner of Bruton Road and St. Augustin Drive.

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

For: 11 - MacGregor, Hampton, Stinson, Johnson,
Shidid, Carpenter, Blair, Jung, Schultz,
Schwope, Garcia

Against: 0
Absent: 3 - Jackson, Murphy, Rubin
Vacancy: 1 - District 10

Notices: Area: 500 Mailed: 50
Replies: For: 1 Against: 0

Speakers: For: Karl Crawley, 2201 Main St., Dallas, TX, 75201
Against: None
Staff: David Nevarez, Traffic Engineer, Sustainable Development & Construction

Other Matters

Minutes:

Motion: It was moved to **approve** the July 9, 2020, City Plan Commission meeting minutes, as corrected.

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

For: 11 - MacGregor, Hampton, Stinson, Johnson,
Shidid, Carpenter, Blair, Jung, Schultz,
Schwope, Garcia

Against: 0
Absent: 3 - Jackson, Murphy, Rubin
Vacancy: 1 - District 10

Speakers: None

Adjournment

Motion: It was moved to **adjourn** the July 23, 2020, City Plan Commission meeting at 7:01 p.m.

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

For: 11 - MacGregor, Hampton, Stinson, Johnson,
Shidid, Carpenter, Blair, Jung, Schultz,
Schwope, Garcia

Against: 0
Absent: 3 - Jackson, Murphy, Rubin
Vacancy: 1 - District 10

Tony Shidid, Chair