

PLAN COMMISSION MINUTES

The City Plan Commission held a regular Zoning Hearing on March 5, 2020, with the briefing starting at 10:44 a.m., in Room 5ES and the public hearing at 1:32 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, 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 were absent from this hearing as defined in the City Plan Commission rules: None. There were no vacancies.

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) **S190-092**

An application to replat a 96.8-acre tract of land containing all of Lots 1 and 5R in City Block A/8300 to create one lot on property located on Telephone Road at Van Horn Drive, west corner.

This case was withdrawn by the applicant.

(2) **S190-094**

Motion: It was moved to **approve** an application to create three lots ranging in size from 1.9431-acres to 5.8742-acres from a 14.0044-acre tract of land in City Block 6512 on property located on Walnut Hill Lane at North Stemmons Freeway / Interstate Highway No. 35E, northwest corner, subject to compliance with the conditions listed in the docket.

Maker: Carpenter
Second: Housewright
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) **S190-095**

Motion: It was moved to **approve** an application to replat an 8.6928-acre tract of land containing part of City Blocks 1/945-1/2, 2/945-1/2, 945-1/2, C/940, and part of Lot 2 in City Block 1/998 to create one 3.3721-acre lot and one 5.3208-acre lot on property located on Maple Avenue at Wolf Street, southwest corner, subject to compliance with the conditions listed in the docket.

Maker: Carpenter
Second: Housewright
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) **S190-096**

Motion: It was moved to **approve** an application to replat a 0.928-acre tract of land containing all of Lots 6 through 10 in City Block 2/6124 to create one 0.347-acre lot, and one 0.510-acre lot on property located on Dixon Avenue, north of Barber Avenue, subject to compliance with the conditions listed in the docket.

Maker: Carpenter
Second: Housewright
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) **S190-097**

Motion: It was moved to **approve** an application to replat a 9.680-acre tract of land containing all of Lots 1D in City Block 5716, 2C in City Block 1/4798, and lots 5 through 7 in City Block 2/4626 to create one lot on property located at terminus of Nash Street, northwest of Inwood Road, subject to compliance with the conditions listed in the docket.

Maker: Carpenter
Second: Housewright
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) **S190-099**

Motion: It was moved to **approve** an application to create one 0.8637-acre lot and one 1.4405-acre lot from a 2.304-acre tract of land in City Block 8821 on property located on South Beltline Drive at Garden Grove Road west corner, subject to compliance with the conditions listed in the docket with Condition #11 changed to read as follows: "The number of lots permitted by this plat is two."

Maker: Carpenter
Second: Housewright
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:

(7) **S190-093**

Motion: It was moved to **approve** an application to replat a 2.27-acre tract of land containing all of Lots 11C and 11D, and to abandon a 15-foot alley, in City Block 6961 into one 22,071 square foot lot and one 76,998 square foot lot on property located on Los Angeles Boulevard, south of Kiest Boulevard, subject to compliance with the conditions listed in the docket.

Maker: Stinson
Second: Schultz
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: 14
Replies: For: 0 Against: 0

Speakers: None

(8) **S190-098**

An application to replat a 4.931-acre tract of land containing part of Lots 1 through 7 and all of Lots 8 through 14 in City Block B/7091, all of Lots 1 through 7 in City Block C/7091, part of Lots 1, 2, 21, 22, and all of Lots 23, 24, and 45, through 48 in City Block 7093 and to abandon portion of 50-foot Toronto Street to create one lot on property located on Singleton Boulevard at Herbert Street, northwest corner.

Notices: Area: 200 Mailed: 35
Replies: For: 1 Against: 0

This case was withdrawn by the applicant.

Building Line Reduction/Removal:

(9) **S190-100**

Building Line Motion: It was moved to **approve** an application to remove an existing 40-foot platted building line along the east line of the north portion of Martha Lane and to reduce a portion of the existing 40-foot platted building line to 37.80 feet along the north line of Martha Lane and to extend the building line to a point 35 feet from the east line of Martha Lane, with a finding of fact that reduction of that portion 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 provided the building line match the site plan approved by the Board of Adjustment on property located at 3815 Martha Lane at its intersection with Martha Lane, northeast corner.

Maker: Murphy
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

Replat Motion: It was moved to **approve** an application to replat a 0.356-acre tract of land containing all of Lot 10 in City Block B/6420 on property located at 3815 Martha Lane at its intersection with Martha Lane, northeast corner, subject to compliance with the conditions listed in the docket, as amended at the podium.

Maker: Murphy
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: 4 Against: 0

Speakers: For: Dallas Cothrum, 2201 Main St., Dallas, TX, 75201
Karl Crawley, 2201 Main St., Dallas, TX, 75201
Against: None
Staff: David Cossum, Sustainable Development & Construction Dept.

(10) **S190-101**

Building Line Motion: It was moved to **approve** an application to reduce a portion of an existing 30-foot platted building to five feet parallel to the south line of Lorwood Drive, with a finding of fact that reduction of that portion 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 at 9216 Lynbrook Drive.

Maker: Housewright
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

Replat Motion: It was moved to **approve** an application to replat a 0.289-acre tract of land containing all of Lot 26 in City Block H/7317 on property located at 9216 Lynbrook Drive, subject to compliance with the conditions listed in the docket.

Maker: Housewright
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

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

Speakers: For: Mike Short, 8030 Eagle Trl., Dallas, TX, 75238
For (Did not speak): Bill Dockworth, 2220 Gus Thomasson Rd., Mesquite, TX, 75150
Against: None

Certificates of Appropriateness for Signs:

West End Historic Sign District:

19121990029

Planner: Oscar Aguilera

Motion: It was moved to **approve** a Certificate of Appropriateness by Myra Brown of High Value Signs for a 30 sq. ft. flat attached sign on a Type A façade at 407 N. Lamar (east elevation).

Maker: Garcia
Second: Schultz
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

Downtown Retail A Subdistrict:

2001210001

Planner: Oscar Aguilera

Motion: It was moved to **approve** a Certificate of Appropriateness by Taylor Tompkins of Willow Creek Signs for a 225 sq. ft. mid-level flat attached sign at 211 S. Akard Street (west elevation).

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

For: 14 - MacGregor, Hampton, Stinson, Johnson,
Shidid, Carpenter, Jackson, Blair,
Housewright, Schultz, Schwope, Murphy,
Garcia, Rubin

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

**out of the room, when vote taken

Speakers: For: Taylor Tompkins, 1308 Briar Dr., Bedford, TX, 76022
FOR (Did not speak): Diego Vivar, 1212 Jackson St., Dallas, TX, 75202
Against: None

2001210002

Planner: Oscar Aguilera

Motion: It was moved to **approve** a Certificate of Appropriateness by Taylor Tompkins of Willow Creek Signs for a 225-sq. ft. mid-level flat attached sign at 301 S. Akard Street (west elevation).

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

For: 14 - MacGregor, Hampton, Stinson, Johnson,
Shidid, Carpenter, Jackson, Blair, Housewright,
Schultz, Schwope, Murphy, Garcia, Rubin

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

**out of the room, when vote taken

Speakers: For: Taylor Tompkins, 1308 Briar Dr., Bedford, TX, 76022
For (Did not speak): Diego Vivar, 1212 Jackson St., Dallas, TX, 75202
Against: None

Zoning Cases – Under Advisement:

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

Planner: Abraham Martinez

Motion: In considering an application to amend Planned Development District No. 539 for CR Community Retail District uses and group residential use to allow for MU-1 Mixed Use District uses and group residential use on the east corner of Graham Avenue and Philip Avenue with consideration given to a Specific Use Permit for group residential use in addition to the Planned Development District amendment, it was moved to **hold** this case under advisement until March 26, 2020.

Maker: Hampton
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

Notices: Area: 500 Mailed: 91
Replies: For: 19 Against: 9
Speakers: For: None

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

2. Z189-329(PD)

Planner: Pamela Daniel

Motion: In considering an application for a Specific Use Permit for an auto service center use on property zoned Subarea 2 within Planned Development District No. 366, the Buckner Boulevard Special Purpose District with a D-1 Liquor Control Overlay, on the east side South Buckner Boulevard, south of Stonehurst Street, it was moved to **hold** this case under advisement until March 6, 2020.

Maker: Shidid
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: 19
Replies: For: 2 Against: 0

Speakers: For: None
FOR (Did not speak): Santos Martinez, 12 Tanager Terrace, Angel Fire, NM, 87710
Against: None

3. Z190-147(AU)

Planner: Andreea Udrea

Motion: Motion: It was moved to recommend **approval** of the renewal of Specific Use Permit No. 2290 for a community service center for a five-year period, subject to conditions on property zoned an R-7.5(A) Single Family District, on the southeast corner of Oates Drive and Marimont Lane.

Maker: Jackson
Second: Housewright
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: 17
Replies: For: 0 Against: 1

Speakers: For: Peter Kavanaugh, 1620 Handley Dr., Dallas, TX, 75208
Against: None

Zoning Cases – Individual:

Z190-126(AU)

Planner: Andreea Udrea

Motion: It was moved to recommend **approval** of the renewal of and an amendment to Specific Use Permit No. 2191 for the sale of alcoholic beverages in conjunction with a general merchandise or food store greater than 3,500 square feet for a two-year period, subject to a revised site plan and conditions on property zoned an MU-1-D-1 Mixed Use District with a D-1 Liquor Control Overlay, and deed restrictions [Z156-163], on the northeast corner of Lake June Road and Guard Drive.

Maker: Shidid
Second: Blair
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: 300 Mailed: 52
Replies: For: 1 Against: 3

Speakers: For: Roger Albright, 1701 N. Collins Blvd., Richardson, TX, 75080
Against: None

5. **Z190-146(JM)**

Planner: Jennifer Muñoz

Motion: In considering an application for a Specific Use Permit for a tower/antenna for cellular communication on property zoned a D(A) Duplex Subdistrict within Planned Development District No. 595, the South Dallas/Fair Park Special Purpose District, on the southeast line of South Fitzhugh Avenue, northeast of Lagow Street, it was moved to **hold** this case under advisement until March 26, 2020.

Maker: Jackson
Second: Schultz
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: 500 Mailed: 66
Replies: For: 4 Against: 0

Speakers: For: None

For (Did not speak): Peter Kavanaugh, 1620 Handley Dr., Dallas, TX, 75208
John Biggins, 4251 Carl St., Dallas, TX, 75210

Against: None

6. **Z190-115(PD)**

Planner: Pamela Daniel

Motion: It was moved to recommend 1) **approval** of the creation of a new subarea within Planned Development District No. 5; 2) **approval** of a Specific Use Permit for an Industrial (outside) not potentially incompatible use limited to a concrete batch plant for a four-year period with eligibility for one automatic renewal for an addition four-year period, subject to a revised site plan and conditions (as briefed), with the following modifications: (1) add Planned Development condition establishing Subarea 1 as shown on an exhibit containing metes and bounds as shown in application, (2) add a condition incorporating the definitions of concrete batch plant, asphalt batch plant, and industrial (outside) not potentially incompatible use from Chapter 51A, (3) Specific Use Permit duration of four years, with eligibility for one four-year automatic renewal, (4) add condition limiting stockpile height to 20', (5) add condition requiring all ingress/egress drives and travel paths throughout the site to be paved per City paving/drainage engineering requirements, (6) add condition requiring the operator to provide the City with an annual air emission

compliance report, and (7) condition approval on submission of revised site plan: a) reference Planned Development District No. 5, instead of Planned Development District No. 298, b) show location of fence: i) parallel to entirety of Northwest Highway frontage, allowing openings at the curb cut for gating and entry; and ii) along the eastern property line from the front fence to the southern end of the parking lot; and c) delineating each manufacturing use and 3) **approval** of a Specific Use Permit for an Industrial (outside) potentially incompatible use limited to an asphalt batch plant for a four-year period with eligibility for one automatic renewal for an additional four-year period, subject to a revised site plan and conditions (as briefed), with the following modifications: (1) add Planned Development condition establishing Subarea 1 as shown on an exhibit containing metes and bounds as shown in application, (2) add a condition incorporating the definitions of concrete batch plant, asphalt batch plant, and industrial (outside) not potentially incompatible use from Chapter 51A, (3) Specific Use Permit duration of four years, with eligibility for one four-year automatic renewal, (4) add condition limiting stockpile height to 20', (5) add condition requiring all ingress/egress drives and travel paths throughout the site to be paved per City paving/drainage engineering requirements, (6) add condition requiring the operator to provide the City with an annual air emission compliance report, and (7) condition approval on submission of revised site plan: reference Planned Development District No. 5, instead of Planned Development District No. 298, show location of fence parallel to entirety of Northwest Highway frontage, allowing openings at the curb cut for gating and entry; and along the eastern property line from the front fence to the southern end of the parking lot; and delineating each manufacturing use on property zoned Planned Development District No. 5, on the south line of East Northwest Highway, east of Garland Road.

Maker: Jung
Second: Carpenter
Result: Carried: 13 to 1

For: 13 - MacGregor, Hampton, Stinson, Johnson,
Shidid, Carpenter, Jackson, Blair, Jung,
Housewright, Schwoppe, Murphy, Garcia

Against: 1 - Schultz
Absent: 0
Vacancy: 0
Conflict: 1 - Rubin**

**out of the room, when vote taken

Notices: Area: 500 Mailed: 22
Replies: For: 0 Against: 1

Speakers: For: Dallas Cothrum, 2201 Main St., Dallas, TX, 75201
Melissa Fitts, 4 Shooting Club, Boerne, TX, 78006
Against: None

7. Z190-159(PD)

Planner: Pamela Daniel

Motion: It was moved to recommend **approval** of a Specific Use Permit for commercial motor vehicle parking for a three-year period, subject to a site plan, landscape plan, and conditions (as briefed) with the following additional conditions: 1) ingress and egress of commercial motor vehicles is prohibited during the hours of 10:00 p.m. to 7:00 a.m. and 2) surface paving must be concrete or asphalt on property zoned an IR Industrial Research District, on the southwest corner of Dairy Milk Lane and Zodiac Lane.

Maker: Carpenter
Second: Housewright
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: 300 Mailed: 10
Replies: For: 1 Against: 1

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

8. Z190-117(PD)

Planner: Pamela Daniel

Motion: In considering an application for a new tract within Tract I of Planned Development District No. 278, on the south corner of Stemmons Freeway and Commonwealth Service Road, it was moved to **hold** this case under advisement until March 26, 2020.

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

For: 14 - MacGregor, Hampton, Stinson, Johnson,
Shidid, Carpenter, Jackson, Blair, Housewright,
Schultz, Schwope, Murphy, Garcia*, Rubin

Against: 0
Absent: 0
Vacancy: Jung**

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

Notices: Area: 500 Mailed: 24
Replies: For: 0 Against: 0

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

9. Z190-151(CT)

Planner: Carlos Talison

Motion: It was moved to recommend **approval** of a Planned Development District for R-7.5(A) Single Family District uses, subject to a development plan, landscape plan, sign provisions and conditions on property zoned an NS(A) Neighborhood Service District within H/72 Historic District No. 72, the Peak's Suburban Addition Historic District, on the northeast line of North Prairie Avenue, between Worth Street and Tremont Street.

Maker: Hampton
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

Notices: Area: 200 Mailed: 25
Replies: For: 3 Against: 0

Speakers: For: Richard Sullivan, 750 Ft. Worth Ave., Dallas, TX, 75208
Rodman Ricketts, 4508 Rieger Ave., Dallas, TX, 75246
Edward Anderson, 4726 Victor St., Dallas, TX, 75246
Paul Sanders, 617 N. Carroll Ave., Dallas, TX, 75246
Sharon Buskirk, 4807 Tremont St., Dallas, TX, 75246
Against: None

Development Code Amendments:

DCA190-001

Planner: Nathan Warren

Motion: It was moved to recommended **approval** of amending Chapters 51 and 51A of the Dallas Development Code by deleting certain prohibitions, limitations, or requirements of building materials in accordance with state law; and Chapter 51A, Section 51A-4.703, of the Dallas Development Code “Board of Adjustment Hearing Procedures.”.

Maker: Murphy
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

Speakers: None

DCA190-003

Planner: Donna Moorman

Motion: It was moved to recommended **approval** of the Zoning Ordinance Advisory Commission recommendations amending Sections 51-4.201, 51A-4.209, and 51A-13.403 of the Dallas Development Code to allow a parking reduction to provide adequate area for the placement of recycling containers.

Maker: MacGregor
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

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. 842 with Specific Use Permit (SUP) No. 2346, for a Late-hours establishment limited to a restaurant with drive-in or drive-through service on Lot 4A Block B/1988 located at the southwest corner of Greenville Avenue and Alta Avenue (1827 Greenville Avenue), and containing approximately 30,024 square feet with consideration to be given to evaluating whether the Specific Use Permit is compatible with adjacent property and consistent with the character of the neighborhood. **This is a hearing to consider the request to authorize the hearing and not the rezoning of property at this time.**

Maker: Garcia
Second: Jung
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: For: Bruce Richardson, 5607 Richmond Ave., Dallas, TX, 75206
Rick Bentley, 5551 Vickey Blvd., Dallas, TX, 75206
Against: None

Planner: Donna Moorman

Motion: It was moved to **authorize** a public hearing to consider amending Chapter 51A of the Dallas Development Code with consideration to be given to amending 51A-4.702(a)(8)(A) Residential Proximity Slope. **This is a hearing to consider the request to authorize the hearing and not the amendments to the Dallas Development Code at this time.**

Maker: Jung
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: For: Bruce Richardson, 5607 Richmond Ave., Dallas, TX, 75206
Against: None

Other Matters

Minutes:

Motion: It was moved to **approve** the February 20, 2020 City Plan Commission meeting minutes, subject to corrections.

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

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

Speakers: None

Adjournment

Motion: It was moved to **adjourn** the March 5, 2020, City Plan Commission meeting at 4:17 p.m.

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

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

Speakers: None

Tony Shidid, Chair