

PLAN COMMISSION MINUTES

The City Plan Commission held a regular Zoning Hearing on August 20, 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 1:50 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, 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 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) **S190-191**

Motion: It was moved to **approve** an application to create two 10,260 square feet lots from a 0.589-acre tract of land and to dedicate 30-foot of right-of-way in City Block 6880 on property located on Ripple Road at Barre Street, southeast corner, subject to compliance with the conditions listed in the docket.

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

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

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

Speakers: None

(2) **S190-192**

Motion: It was moved to **approve** an application to create a 0.378-acre lot from a tract of land in City Block 5761 on property located at the terminus of Mail Avenue, Southwest of Rural Avenue, subject to compliance with the conditions listed in the docket.

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

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

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

Speakers: None

(3) **S190-193**

Motion: It was moved to **approve** an application to create a 7.684-acre lot from a tract of land in City Block 5411 on property located on Lovers Lane at Skillman, northeast corner, subject to compliance with the conditions listed in the docket.

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

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

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

Speakers: None

(4) S190-194

Motion: It was moved to **approve** an application to create 70 single family lots ranging in size from 5,345 square feet to 11,150 square feet and 3 common areas from a 33.181-acre tract of land on property located on Ranch Road, south of University Drive, subject to compliance with the conditions listed in the docket.

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

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

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

Speakers: None

(5) S190-197

Motion: It was moved to **approve** an application to replat a 0.993-acre tract of land containing all of Lots 5, 6, and portion of Lot 4 in City Block G/8728; a portion of Lots 34 and 35 in City Block F/8728, and an abandoned portion of Villa Road to create one lot on property located on Mapleshade Lane, south of President George Bush Turnpike, State Highway 190, subject to compliance with the conditions listed in the docket.

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

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

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

Speakers: None

(6) S190-199

Note: The Commission considered this item individually.

Motion: It was moved to **deny** an application to create two 26,346 square foot lots from a 1.282-acre tract of land in City Block 6416 on property located on Marsh Lane, north of Walnut Hill Lane, due to non-compliance with Section 51A-8.503 of the Dallas Development Code; specifically the proposed plat does not conform to the established lot pattern.

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

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

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

Speakers: None

Note: The Commission returned to the regular order of the agenda and heard Subdivision – Residential Replat agenda item #9. S190-195 next.

(7) S190-200

Motion: It was moved to **approve** an application to replat a 7.9923-acre tract of land containing all of Lots 2A, 2B, 4A, 5A, 5B, 5C, and 5D in City Block E/2367 to create 7 lots ranging in size from 9,551 square feet to 95,652 square feet and one common area on property located on Mockingbird Lane, south of Maple Avenue, subject to compliance with the conditions listed in the docket.

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

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

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

Speakers: None

(8) S190-201

Motion: It was moved to **approve** an application to create one 25.459-acre lot from a tract of land in City Block 6780 on property located on Prairie Creek Road, south of Forney Road, subject to compliance with the conditions listed in the docket.

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

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

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

Speakers: None

Note: The Commission heard Subdivision - Consent agenda item #6. S190-199, upon the conclusion of the Subdivision - Consent agenda. Subdivision - Consent agenda item #6. S190-199 was heard next.

Residential Replat:

(9) S190-195

An application to create a 39-lot Shared Access Development with lots ranging in size from 2,000 square feet to 2,828 square feet and one common area from a 4.639-acre tract of land in City Block 19/8335 on property located at the terminus of Hale Street, east of Dwight Avenue.

This case was withdrawn by the applicant.

(10) **S190-196**

Motion: It was moved to **approve** an application to replat a 1.488-acre tract of land containing all of Lot 2 in City Block D/8823 and part of City Block D/8823 into one 19,437 square foot lot and one 45,397 square foot lot on property located on S. Belt Line Road, east of Seagoville Road, subject to compliance with the conditions listed in the docket.

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

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

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

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

Speakers: For: Arlyn Samuelson, 2740 Dallas Pkwy., Plano, TX, 75093
Against: None

Miscellaneous Items:

M190-034

Planner: Hannah Carrasco

Motion: In considering an application for a minor amendment to an existing development plan on property zoned Planned Development District No. 967, Southeast corner of Welch and Harvest Hill Road, it was moved to **hold** this case under advisement until September 17, 2020.

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

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

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

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

Miscellaneous Items – Under Advisement:

D190-003

Planner: Abraham Martinez

Motion: It was moved to **approve** a development plan and landscape plan for a retirement housing community use on a portion of property zoned Zone A within Planned Development District No. 695, on the southeast corner of Frankford Road and Coit Road.

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

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

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

Speakers: For: None
FOR (Did not speak): Maxwell Fisher, 2201 Main St., Dallas, TX, 75201
Against: None

Certificates of Appropriateness for Signs:

Downtown Perimeter SPSD:

Note: Certificates of Appropriateness for Sign items 2004100001, 2004100002, 2004100003, 2004100004 and 2004150004 were read into the record and heard together.

2004100001

Planner: Jennifer Muñoz

Motion: It was moved to **approve** a Certificate of Appropriateness by Bobby Nichols of Chandler Signs for a 143-square-foot LED illuminated attached sign at 2727 Live Oak Street (southeast elevation).

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

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

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

Speakers: For: Desiree Ruiz, 11300 Expo Blvd., San Antonio, TX, 78230
Stan Macrum, 14201 Sovereign Rd., Ft. Worth, TX, 76155
Against: None

2004100002

Planner: Jennifer Muñoz

Motion: It was moved to **approve** a Certificate of Appropriateness by Bobby Nichols of Chandler Signs for a 123-square-foot LED illuminated attached sign at 2727 Live Oak Street (southwest elevation).

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

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

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

Speakers: For: Desiree Ruiz, 11300 Expo Blvd., San Antonio, TX, 78230
Stan Macrum, 14201 Sovereign Rd., Ft. Worth, TX, 76155
Against: None

2004100003

Planner: Jennifer Muñoz

Motion: It was moved to **approve** a Certificate of Appropriateness by Bobby Nichols of Chandler Signs for a 169-square-foot LED illuminated attached sign at 2727 Live Oak Street (southeast elevation).

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

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

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

Speakers: For: Desiree Ruiz, 11300 Expo Blvd., San Antonio, TX, 78230
Stan Macrum, 14201 Sovereign Rd., Ft. Worth, TX, 76155
Against: None

2004100004

Planner: Jennifer Muñoz

Motion: It was moved to **approve** a Certificate of Appropriateness by Bobby Nichols of Chandler Signs for a 93-square-foot LED illuminated attached sign at 2727 Live Oak Street (southeast elevation).

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

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

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

Speakers: For: Desiree Ruiz, 11300 Expo Blvd., San Antonio, TX, 78230
Stan Macrum, 14201 Sovereign Rd., Ft. Worth, TX, 76155
Against: None

2004150004

Planner: Jennifer Muñoz

Motion: It was moved to **approve** a Certificate of Appropriateness by Bobby Nichols of Chandler Signs for a 123-square-foot LED illuminated attached sign at 2727 Live Oak Street (southeast elevation).

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

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

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

Speakers: For: Desiree Ruiz, 11300 Expo Blvd., San Antonio, TX, 78230
Stan Macrum, 14201 Sovereign Rd., Ft. Worth, TX, 76155
Against: None

Zoning Cases – Consent:

1. **Z190-216(CT)**

Planner: Carlos Talison

Note: The Commission considered this item individually.

Motion: It was moved to recommend **approval** of a Planned Development District for MU-2 Mixed Use District uses, subject to development plan and conditions with the following additional conditions: 1) under SEC. 51P- .108. YARD, LOT, AND SPACE REGULATIONS. (d) Density. Include all other allowed residential uses per MU-2 Mixed Use District dwelling units density apply and 2) amend development plan to reflect 88 required parking spaces for retirement housing on property zoned an IR Industrial Research District, on the northwest line of Sadler Circle, northwest of Inwood Road.

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

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

Against: 0
Absent: 0
Vacancy: 1 - District 10
Conflict: 1 - MacGregor**

**out of the room, when vote taken

Notices: Area: 500 Mailed: 69
Replies: For: 1 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 agenda items. The Commission heard Zoning Cases - Under Advisement agenda item #5. Z167-311(VP) next.

2. **Z190-266(LG)**

Planner: La’Kisha Girder

Motion: It was moved to recommend **approval** of the renewal of Specific Use Permit No. 1691 for a bar, lounge, or tavern use for a three-year period, subject to conditions on property zoned Tract A within Planned Development District No. 269, the Deep Ellum/Near East Side Special Purpose District, on the south line of Exposition Avenue, east of Ash Lane.

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

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

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

Notices: Area: 200 Mailed: 13
Replies: For: 0 Against: 0

Speakers: None

3. **Z190-267(LG)**

Planner: La’Kisha Girder

Motion: It was moved to recommend **approval** of the renewal of Specific Use Permit No. 1982 for a bar, lounge, or tavern and an inside commercial amusement for a dance hall use for a three-year period, subject to conditions on property zoned Tract A within Planned Development District No. 269, the Deep Ellum/Near East Side Special Purpose District, on the southwest corner of Elm Street and North Crowds Street.

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

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

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

Notices: Area: 200 Mailed: 11
Replies: For: 2 Against: 0

Speakers: None

4. **Z190-275(LG)**

Planner: La’Kisha Girder

Motion: It was moved to recommend **approval** of an LI Light Industrial District, subject to deed restrictions volunteered by the applicant on property zoned an A(A) Agricultural District, south of Cedardale Road and east of North Dallas Avenue.

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

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

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

Notices: Area: 300 Mailed: 21
Replies: For: 3 Against: 0

Speakers: For: None

For (Did not speak): Bill Dahlstrom, 2323 Ross Ave., Dallas, TX, 75201
Myron Dornic, 2323 Ross Ave., Dallas, TX, 75201

Against: None

Note: The Commission heard Zoning – Consent agenda item #1. Z189-216(CT), upon the conclusion of the Consent agenda. The Commission heard Zoning – Consent agenda item #1. Z189-216(CT) next.

Zoning Cases – Under Advisement:

5. **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 September 3, 2020.

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

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

Against: 0
Absent: 0
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: Bill Dahlstrom, 2323 Ross Ave., Dallas, TX, 75201
Against: Christopher Weiss, 2400 S. Ervay St., Dallas, TX, 75215
Tommy Mann, 500 Winstead Building, Dallas, TX, 75201
Joe Blair, 2215 S. Good Latimer Expy., TX, 75226

Note: The Commission continued with the regular order of the agenda and heard Zoning Case - Under Advisement agenda items #6. Z190-252(PD) next.

6. Z190-252(JT/PD)

Planner: Pamela Daniel

Motion: In considering an application for the renewal of Specific Use Permit No. 2261 for a metal salvage facility use with consideration to amend the site plan 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 September 17, 2020.

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

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

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

Notices: Area: 400 Mailed: 14
Replies: For: 2 Against: 0

Speakers: None

7. Z190-217(PD)

Planner: Pamela Daniel

Motion: It was moved to recommend **denial** of a Specific Use Permit for a vehicle, display, sales, and service use on property zoned Subarea 1 within Planned Development District No. 366, the Buckner Boulevard Special Purpose District, with a D-1 Liquor Control Overlay, on the west side of South Buckner Boulevard, between Military Parkway and Carr Street.

Maker: Jackson
Second: Stinson
Result: Carried: 14 to 0

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

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

Notices: Area: 200 Mailed: 11
Replies: For: 0 Against: 1

Speakers: For: Wesley Hoblit, 2201 Main St., Dallas, TX, 75201
Against: None

8. **Z190-190(CT)**

Planner: Carlos Talison

Motion: In considering an application for a CR Community Retail District with deed restrictions volunteered by the applicant on property zoned an R-7.5(A) Single Family District, on the northwest line of Forney Road, northeast of Lawnview Avenue, it was moved to **hold** this case under advisement until September 3, 2020.

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

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

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

Notices: Area: 200 Mailed: 14
Replies: For: 1 Against: 3

Speakers: None

9. **Z190-226(CT)**

Planner: Carlos Talison

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 September 17, 2020.

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

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

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

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

Speakers: None

10. **Z190-255(CT)**

Planner: Carlos Talison

Motion: In considering an application for a Planned Development Subdistrict for O-2 Office Subdistrict uses on property zoned an O-2 Office Subdistrict uses within Planned Development District No. 193, the Oak Lawn Special Purpose District, on the west corner of Wycliff Avenue and Hartford Street, it was moved to **hold** this case under advisement until September 3, 2020.

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

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

Against: 0
Absent: 0
Vacancy: 1 - District 10
Conflict: 1 - Johnson**

**out of the room, when vote taken

Notices: Area: 500 Mailed: 195
Replies: For: 2 Against: 1

Speakers: None

11. **Z190-238(AU)**

Planner: Andreea Udrea

Motion: In considering an application for a new tract for mixed uses on property zoned Tract III and Tract IV within Planned Development District No. 314, Preston Center Special Purpose District, on the southwest corner of Luther Lane and Westchester Drive, it was moved to **hold** this case under advisement until September 3, 2020.

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

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

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

Notices: Area: 500 Mailed: 61
Replies: For: 41 Against: 1

Speakers: For: Bill Dahlstrom, 2323 Ross Ave., Dallas, TX, 75201
Evan Beattie, 2808 Fairmount St., Dallas, TX, 75201
Howard Parker, 8523 Thackery St., Dallas, TX, 75225
Zachary Lamp, 5426 McCommas Blvd., Dallas, TX, 75206
Bill Hanks, 5833 Sky Park Dr., Plano, TX, 75093
Leland Burk, 8215 Westchester Dr., Dallas, TX, 75225
For (Did not speak): Steve Stoner, 7557 Rambler Rd., Dallas, TX, 75231
Andy Harcar, 2001 Irving Blvd., Dallas, TX, 75207
Randy Koch, 7557 Rambler Rd., Dallas, TX, 75231
Against: None
Staff: Pam Thompson, Housing Policy Task Force Administrator,
Housing and Neighborhood Revitalization Department

Note: The Commission recessed for a break at 5:22 p.m. The Commission reconvened at 5:31 p.m. and continued with the regular order of the agenda. The Commission heard Zoning Cases – Individual agenda item #12, Z190-259(AU) next.

Zoning Cases – Individual:

12. Z190-259(AU)

Planner: Andreea Udrea

Motion I: It was moved to recommend **approval** of a Planned Development Subdistrict for multifamily uses, subject to a development plan, a landscape plan, and applicant's recommended conditions (as briefed) with an added condition when calculating mixed income housing requirement any fractional units must be rounded up to the next whole number on property zoned an LC Light Commercial Subdistrict within Planned Development District No. 193, Oak Lawn Special Purpose District, on the southwest line of Maple Avenue, between Cedar Springs Road and Randall Street.

Maker: Garcia
Second: MacGregor
Result: Failed: 5 to 9

For: 5 - MacGregor, Hampton, Jackson, Jung, Garcia
Against: 9 - Stinson, Johnson, Shidid, Carpenter, Blair,
Schultz, Schwope, Murphy, Rubin
Absent: 0
Vacancy: 1 - District 10

Motion II: In considering an application for a Planned Development Subdistrict for multifamily uses on property zoned an LC Light Commercial Subdistrict within Planned Development District No. 193, Oak Lawn Special Purpose District, on the southwest line of Maple Avenue, between Cedar Springs Road and Randall Street, it moved to **hold** this case under advisement until September 3, 2020.

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

For: 14 - MacGregor, Hampton, Stinson, Johnson,
Shidid, Carpenter, Jackson, Blair, Jung,
Schultz, Schwope, Murphy, Garcia, Rubin
Against: 0
Absent: 0
Vacancy: 1 - District 10

Notices: Area: 500 Mailed: 233
Replies: For: 64 Against: 1

Speakers: For: Suzan Kedron, 2323 Ross Ave., Dallas, TX, 75201
Joseph Pitchford, 200 Crescent Ct., Dallas, TX, 75201
Evan Beattie, 2808 Fairmount St., Dallas, TX, 75201
For (Did not speak): Scott Rodgers, 200 Crescent Ct., Dallas, TX, 75201
Steve Stoner, 7557 Rambler Rd., Dallas, TX, 75231
Anna Eliese Scott, 2808 Fairmount St., Dallas, TX, 75201
Brad Smith, 2808 Fairmount St., Dallas, TX, 75201
Against: None
Staff: David Nevarez, Traffic Engineer, Sustainable Development & Construction

13. Z190-232(CT)

Planner: Carlos Talison

Motion: In considering an application for an amendment to Specific Use Permit No. 1365 for a private school and child-care facility use on property zoned an R-1/2ac(A) Single Family District, on the southeast corner of Hillcrest Road and Alpha Road, it was moved to **hold** this case under advisement until September 3, 2020.

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

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

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

Notices: Area: 400 Mailed: 55
Replies: For: 4 Against: 8

Speakers: For: Rob Baldwin, 3904 Elm St., Dallas, TX, 75226
FOR (Did not speak): Britton Church, 3970 Cobblestone Cr., Dallas, TX, 75229
Rachel Kral, 13269 Meadowside Dr., Dallas, TX, 75240
Against: None
Against (Did not speak): Christy Gaumer, 13683 Peyton Dr., Dallas, TX, 75204

14. **Z190-263(CT)**

Planner: Carlos Talison

Motion: It was moved to recommend **approval** of Planned Development District for R-5(A) Single Family District uses and a public school other than an open-enrollment charter school, subject to a development plan, traffic management plan, and staff recommend conditions (as briefed) on property zoned an R-5(A) Single Family Subdistrict within Planned Development District No. 595, the South Dallas/Fair Park Special Purpose District, with an H/62 Historic Overlay for James Madison High School, on the south corner of Martin Luther King Jr. Boulevard and Meadow Street.

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

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

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

Notices: Area: 500 Mailed: 135
Replies: For: 0 Against: 0

Speakers: For: None

For (Did not speak): Rob Baldwin, 3904 Elm St., Dallas, TX, 75226
Christy Lambeth, 8637 County Road 148., Kaufman, TX, 75142

Against: None

Staff: Philip Erwin, Chief Arborist, Building Inspection

Other Matters

Minutes:

Motion: It was moved to **approve** the August 6, 2020, City Plan Commission meeting minutes, as revised.

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

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

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

Speakers: None

Adjournment:

The August 20, 2020, City Plan Commission meeting **adjourned** at 7:02 p.m.


Tony Shidid, Chair