

PLAN COMMISSION MINUTES

The City Plan Commission held a regular Zoning Hearing on February 20, 2020, with the briefing starting at 10:10 a.m., in Room 5ES and the public hearing at 1:38 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, 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 was one vacancy: District 3.

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) **S190-080**

Motion: It was moved to **approve** an application to replat a 1.588-acre tract of land containing all of Lot 4A in City Block A/7370 to create one 0.951-acre lot and one 0.637-acre lot on property located on Dilido Road, north of R.L. Thornton Freeway, subject to compliance with the conditions listed in the docket.

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

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

Against: 0
Absent: 0
Vacancy: 1 - District 3

Speakers: None

(2) **S190-081**

Motion: It was moved to **approve** an application to create one 2.310-acre lot from a tract of land in City Block 5777 on property located on Overlake Drive, North of Story Road, subject to compliance with the conditions listed in the docket.

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

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

Against: 0
Absent: 0
Vacancy: 1 - District 3

Speakers: None

(3) **S190-082**

Motion: It was moved to **approve** an application to replat a 12.043-acre tract of land containing all of Lot 6A in City Block 4/7460 and part of City Block 4/7460 to create one lot on property located on Churchill way, east of Preston Road, subject to compliance with the conditions listed in the docket.

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

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

Against: 0
Absent: 0
Vacancy: 1 - District 3

Speakers: None

(4) S190-083

Motion: It was moved to **approve** an application to create one 1.110-acre lot and one 0.413-acre lot from a 1.850-acre tract of land in City Block 8763 on property located on Interstate Highway No. 20 at Haymarket Road, northwest corner, subject to compliance with the conditions listed in the docket.

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

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

Against: 0
Absent: 0
Vacancy: 1 - District 3

Speakers: None

(5) S190-084

Motion: It was moved to **approve** an application to create three lots ranging in size from 0.809-acre to 1.133-acre from a 3.08-acre tract of land in City Block 8822 on property located on Seagoville Road, North of Belt line Road, subject to compliance with the conditions listed in the docket.

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

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

Against: 0
Absent: 0
Vacancy: 1 - District 3

Speakers: None

(6) **S190-085**

Motion: It was moved to **approve** an application to create one 0.4320-acre lot from a tract of land in City Block B/8647 on property located on Whispering Oaks Drive, west of Mona Lane, subject to compliance with the conditions listed in the docket.

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

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

Against: 0
Absent: 0
Vacancy: 1 - District 3

Speakers: None

(7) **S190-086**

Motion: It was moved to **approve** an application to create 258 Residential Lots ranging in size from 5,000 square feet to 11,554 square feet and 4 common areas from a 67.296-acre tract of land in City Block 8260 on property located on JJ Lemmon Road south of Simpson Stuart Road, subject to compliance with the conditions listed in the docket.

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

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

Against: 0
Absent: 0
Vacancy: 1 - District 3

Speakers: None

(8) **S190-087**

Motion: It was moved to **approve** an application to create a 1.893-acre Lot from a tract of land in City Block 466 on property located on Cesar Chavez Boulevard at Corinth Street, North corner, subject to compliance with the conditions listed in the docket.

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

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

Against: 0
Absent: 0
Vacancy: 1 - District 3

Speakers: None

(9) **S190-089**

Motion: It was moved to **approve** an application to create a 14.580-acre lot from a tract of land in City Block 8290 on property located on L.B.J. Freeway/Interstate Highway No. 20 at the terminus of Cedardale Drive, subject to compliance with the conditions listed in the docket.

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

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

Against: 0
Absent: 0
Vacancy: 1 - District 3

Speakers: None

(10) **S190-090**

Note: Staff corrected the number of common areas to 9.

Motion: It was moved to **approve** an application to create 457 residential lots and 6 common areas from an 88.345-acre tract of land on property located on University Drive, south of Ranch Road, subject to compliance with the conditions listed in the docket.

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

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

Against: 0
Absent: 0
Vacancy: 1 - District 3

Speakers: None

(11) **S190-091**

Motion: It was moved to **approve** an application to replat a 0.408-acre tract of land containing all of Lots 38 and 39 in City Block D/653 to create a 12-lot Shared Access Development with lots ranging in size from 1,388 square feet to 1,542 square feet on property located on Prairie Avenue, north of Monarch Street, subject to compliance with the conditions listed in the docket.

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

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

Against: 0
Absent: 0
Vacancy: 1 - District 3

Speakers: None

Miscellaneous Items:

M190-004

Planner: Abraham Martinez

Motion: It was moved to **approve** a minor amendment to the existing development plan on property zoned Subarea B and Subarea C (Tract 1) of Planned Development District No. 456, south of Village Forest Drive and Landa Lane.

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

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

Against: 0
Absent: 0
Vacancy: 1 - District 3

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

M190-010

Planner: Abraham Martinez

Motion: In considering an application for a minor amendment to an existing development plan on property zoned Subarea 1C of Planned Development District No. 298, the Bryan Area Special Purpose District, in an area bound by Ross Avenue, North Washington Avenue, San Jacinto Street, and Villars Street, it was moved to **hold** this case under advisement until March 26, 2020.

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

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

Against: 0
Absent: 0
Vacancy: 1 - District 3

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

D189-019

Planner: Carlos Talison

Motion: It was moved to **approve** a development plan on a portion of property zoned subdistrict B within the North Zone of Planned Development District No. 521, on the south line of South Merrifield Road, southeast of Mountain Creek Parkway.

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

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

Against: 0
Absent: 0
Vacancy: 1 - District 3

Speakers: None

Miscellaneous Items – Under Advisement:

W190-003

Planner: Jeremy Tennant

Motion: It was moved to **dismiss as moot** the application for a waiver of the two-year waiting period to submit a zoning application for property zoned a CS Commercial Service District with deed restrictions volunteered by the applicant and a Specific Use Permit for outside sales on the western line of South Belt Line Road, north of Sarah Lane.

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

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

Against: 0
Absent: 0
Vacancy: 1 - District 3

Speakers: None

M190-008

Planner: Abraham Martinez

Motion: It was moved to **approve** a minor amendment to 1) an existing development plan for Planned Development District No. 1011 and 2) existing site plan for Specific Use Permit No. 2323 for an alcoholic beverage establishment limited to a microbrewery, micro-distillery, or winery use, subject to the site plan and development plan dated February 12, 2020 (as briefed) on property zoned Planned Development District No. 1011, along the north line of Garland Road, north of Beachview Street and Garland Road.

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

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

Against: 0
Absent: 0
Vacancy: 1 - District 3

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

Zoning Cases – Consent:

1. **Z189-328(AM)**

Planner: Abraham Martinez

Note: The Commission considered this item individually.

Motion: It was moved to recommend **approval** of the renewal of Specific Use Permit No. 2144 for an alcoholic beverage establishment limited to a bar, lounge, or tavern use for a two-year period, subject to conditions with a modification to add an additional security provision that during the hours of operation a minimum of one security officer must be stationed at the property on property zoned Tract A within Planned Development District No. 269, the Deep Ellum/Near East Side District, generally on the north side of Main Street at the terminus of Pryor Street.

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

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

Against: 0
Absent: 0
Vacancy: 1 - District 3

Notices: Area: 200 Mailed: 19
Replies: For: 3 Against: 0

Speakers: For: Pamela Craig, 1202 Misty Meadow Dr., Midlothian, TX, 76065
Against: None

Note: The Commission heard Zoning agenda item #2. Z190-141(JM) next.

2. Z190-141(JM)

Planner: Jennifer Muñoz

Note: The Commission considered this item individually.

Motion: It was moved to recommend **approval** of a Planned Development District for R-7.5(A) Single Family District uses, public school other than an open-enrollment charter school, office, and warehouse uses, subject to a revised development plan and conditions (as briefed) to include the revision to add the word "District" after every associated public school use in the conditions on property zoned an R-7.5(A) Single Family District, on the northeast corner of County View Road and Field View Lane.

Maker: Schultz
Second: Housewright
Result: Carried: 10 to 4

For: 10 - Hampton, Johnson, Shidid, Carpenter,
Jackson, Jung, Housewright, Schultz,
Schwope, Garcia

Against: 4 - MacGregor, Blair, Murphy, Rubin
Absent: 0
Vacancy: 1 - District 3

Notices: Area: 500 Mailed: 163
Replies: For: 5 Against: 0

Speakers: For: Karl Crawley, 2201 Main St., TX, 75201
Against: None

Note: The Commission heard Zoning agenda item #4. Z190-147(AU) next.

3. **Z190-130(AU)**

Planner: Andreea Udrea

Motion: It was moved to recommend **approval** of an IR Industrial Research District on property zoned an R-7.5(A) Single Family District, on the southeast corner of Newkirk Street and Cindy Lane.

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

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

Against: 0
Absent: 0
Vacancy: 1 - District 3

Notices: Area: 200 Mailed: 12
Replies: For: 1 Against: 0

Speakers: For: None
FOR (Did not speak): Scott Smith, 11442 Newkirk St., Dallas, TX, 75229
Against: None

4. **Z190-147(AU)**

Planner: Andreea Udrea

Note: The Commission considered this item individually.

Motion: In considering an application for the renewal of Specific Use Permit No. 2290 for a community service center on property zoned an R-7.5(A) Single Family District, on the southeast corner of Oates Drive and Marimont Lane, it was moved to **hold** this case under advisement until March 5, 2020.

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

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

Against: 0
Absent: 0
Vacancy: 1 - District 3

Notices: Area: 200 Mailed: 17
Replies: For: 0 Against: 1

Speakers: None

Note: The Commission returned to the regular order of the agenda and heard Zoning Cases - Under Advisement agenda items. Zoning Case - Under Advisement item #6. Z178-250(AM) was heard next.

5. Z190-150(AU)

Planner: Andreea Udrea

Motion: It was moved to recommend **approval** of the renewal of Specific Use Permit No. 2284 for a tattoo studio for a five-year period, subject to conditions on property zoned Subdistrict 1A within Planned Development District No. 621, the Old Trinity and Design District Special Purpose District, on the southeast line of Parkhouse Street, west of North Riverfront Boulevard.

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

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

Against: 0
Absent: 0
Vacancy: 1 - District 3

Notices: Area: 200 Mailed: 7
Replies: For: 0 Against: 0

Speakers: For: None

FOR (Did not speak): Jason Call, 114 Parkhouse St., Dallas, TX, 75207

Against: None

Note: The Commission heard Zoning - Consent agenda Item #1. Z189-328(AM), upon the conclusion of the Zoning - Consent agenda. Zoning - Consent agenda Item #1. Z189-328(AM) was heard next.

Zoning Cases – Under Advisement:

6. **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 for 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 5, 2020.

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

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

Against: 0
Absent: 0
Vacancy: 1 - District 3

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
Krishikesh Shinde, 1106 Graham Ave., Dallas, TX, 75223
Against: None

7. **Z189-278(AM)**

Planner: Abraham Martinez

Motion: It was moved to recommend **approval** of the renewal of Specific Use Permit No. 2029 for a commercial amusement (inside) limited to a dance hall use, and an amendment to allow for an alcoholic beverage establishment limited to a bar, lounge, or tavern as an additional use for a three-year period, subject to conditions on property zoned Planned Development District No. 619 with Historic Overlay No. 48 (Tract A), the Harwood Historic District and Specific Use Permit No. 2029, on the southwest corner of Pacific Avenue and North Harwood Street.

Maker: Garcia
Second: Schwope
Result: Carried: 13 to 1

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

Against: 1 - Housewright

Absent: 0

Vacancy: 1 - District 3

Notices: Area: 200 Mailed: 8

Replies: For: 0 Against: 0

Speakers: For: Chris Valentine, 8111 LBJ Freeway, Dallas, TX, 75251
Tailim Song, 8111 LBJ Freeway, Dallas, TX, 75251
Larry Friedman, 5301 Spring Valley Rd., Dallas, TX, 75248
Mike Casas, 5433 Monticello Ave., Dallas, TX, 75206
For (Did not speak): Lucio Cano, 4116 Glenhaven Blvd., Dallas, TX, 75211
Against: None

8. Z189-277(CY)

Planner: Carolina Yumet

Motion: In considering an application for 1) an MF-2(A) Multifamily District with deed restrictions volunteered by the applicant, and 2) the termination of existing deed restrictions [Z889-187, Tract 2] on property zoned an NS(A) Neighborhood Service District with existing deed restrictions on the north side of West Camp Wisdom Road, east of Clark Road, it was moved to **hold** this case under advisement until April 9, 2020.

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

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

Against: 0

Absent: 0

Vacancy: 1 - District 3

*out of the room, shown voting in favor

Notices: Area: 300 Mailed: 39

Replies: For: 3 Against: 20

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

9. **Z190-116(PD)**

Planner: Pamela Daniel

Motion: In considering an application for a Planned Development District for MU-3 Mixed Use District uses on property zoned an IM Industrial Manufacturing District and an IR Industrial Research District on the southeast corner of West Commerce Street and Neal Street, it was moved to **hold** this case under advisement until March 26, 2020.

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

For: 11 - MacGregor, Johnson, Shidid, Jackson, Blair,
Jung, Schultz, Schwope, Murphy, Garcia,
Rubin

Against: 0
Absent: 0
Vacancy: 1 - District 3
Conflict: 3 - Hampton**, Carpenter**, Housewright**

**out of the room, when vote taken

Notices: Area: 500 Mailed: 71
Replies: For: 3 Against: 4

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

10. **Z190-119(PD)**

Planner: Pamela Daniel

Motion: It was moved to recommend **approval** of an amendment to Planned Development District No. 234, subject to revised conditions (as briefed) on the southeast corner of Corral Drive and Cockrell Hill Road.

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

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

Against: 0
Absent: 0
Vacancy: 1 - District 3

*out of the room, shown voting in favor

Notices: Area: 500 Mailed: 31
Replies: For: 1 Against: 0

Speakers: None

11. Z189-318(CY/AU)

Planner: Andreea Udrea

Motion: In considering an application for a Planned Development District for R-7.5(A) Single Family District uses and manufactured home park, manufactured home subdivision or campground use (limited to a campground use), on property zoned an R-7.5(A) Single Family District, on the north side of the Interstate Highway 20 service road, south of Rylie Road, and west of Haymarket Road, it was moved to **hold** this case under advisement until March 26, 2020.

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

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

Against: 0
Absent: 0
Vacancy: 1 - District 3

*out of the room, shown voting in favor

Notices: Area: 500 Mailed: 137
Replies: For: 0 Against: 7

Speakers: For: None
Against: Shirley Gardner, 1417 Prater Rd., Dallas, TX, 75217
Thomas Gardner, 1417 Prater Rd., Dallas, TX, 75217
Ana Ponciano, 1314 Prater Rd., Dallas, TX, 75217
Felisa Rodriguez, 10232 Rylie Rd., Dallas, TX, 75217
Rosa Andrade, 1425 Prater Rd., Dallas, TX, 75217
Erik Ramirez, 1427 Prater St., Dallas, TX, 75217
Abdiel Ponciano, 1314 Prater Rd., Dallas, TX, 75217
Against (Did not speak): Guillermina Garcia, 1401 Prater Rd., Dallas, TX, 75217

12. Z190-129(JM)

Planner: Jennifer Muñoz

Motion: It was moved to recommend **approval** of a CS Commercial Service District, subject to deed restrictions volunteered by the applicant to include the following: 1) limit truck traffic from 9:00 a.m. to 4:00 p.m., and 2) require off-street loading spaces be the minimum size with large size loading zones prohibited on property zoned a CR Community Retail District, on the north side of West Kiest Boulevard, west of South Cockrell Hill Road.

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

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

Against: 0
Absent: 0
Vacancy: 1 - District 3

*out of the room, shown voting in favor

Notices: Area: 200 Mailed: 26
Replies: For: 1 Against: 1

Speakers: For: Audra Buckley, 1414 Belleview St., Dallas, TX, 75215
Against: None

Zoning Cases – Individual:

Note: Zoning Cases – Individual agenda items #13. Z190-148(JM) and #14. Z190-149(JM) read into the record and heard together.

13. Z190-148(JM)

Planner: Jennifer Muñoz

Motion I: In considering an application for a TH-1(A) Townhouse District with deed restrictions volunteered by the applicant on property zoned an R-5(A) Single Family District, on the east side of North Denley Drive, south of Mary Hall Street, it was moved to **hold** this case under advisement until March 26, 2020.

Maker: Johnson
Second: MacGregor
Result: Failed: 7 to 7

For: 7 - MacGregor, Johnson, Shidid, Carpenter,
Jackson, Blair, Housewright

Against: 7 - Hampton, Jung, Schultz, Schwope, Murphy,
Garcia, Rubin

Absent: 0

Vacancy: 1 - District 3

Motion II: It was moved to recommend **denial without prejudice** of a TH-1(A) Townhouse District with deed restrictions volunteered by the applicant on property zoned an R-5(A) Single Family District, on the east side of North Denley Drive, south of Mary Hall Street.

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

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

Against: 0

Absent: 0

Vacancy: 1 - District 3

Notices: Area: 200 Mailed: 23
Replies: For: 0 Against: 0

Speakers: For: Rob Baldwin, 3904 Elm St., Dallas, TX, 75226
Bradyn Boone, 3025 Allister St., Dallas, TX, 75229
Against: None
Staff: David Noguera, Director, Housing and Neighborhood Revitalization Department
Peer Chacko, Director, Planning and Urban Design Department

14. **Z190-149(JM)**

Planner: Jennifer Muñoz

Motion I: In considering an application for a TH-1(A) Townhouse District with deed restrictions volunteered by the applicant on property zoned an R-5(A) Single Family District, on the east side of North Denley Drive, south of Mary Hall Street, it was moved to **hold** this case under advisement until March 26, 2020.

Maker: Johnson
Second: MacGregor
Result: Failed: 7 to 7

For: 7 - MacGregor, Johnson, Shidid, Carpenter,
Jackson, Blair, Housewright
Against: 7 - Hampton, Jung, Schultz, Schwope, Murphy,
Garcia, Rubin
Absent: 0
Vacancy: 1 - District 3

Motion II: It was moved to recommend **denial without prejudice** of a TH-1(A) Townhouse District with deed restrictions volunteered by the applicant on property zoned an R-5(A) Single Family District, on the east side of North Denley Drive, south of Mary Hall Street.

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

For: 14 - MacGregor, Hampton, Johnson, Shidid,
Carpenter, Jackson, Blair, Jung, Housewright,
Schultz, Schwope, Murphy, Garcia, Rubin
Against: 0
Absent: 0
Vacancy: 1 - District 3

Notices: Area: 200 Mailed: 27
Replies: For: 0 Against: 0

Speakers: For: Rob Baldwin, 3904 Elm St., Dallas, TX, 75226
Bradyn Boone, 3025 Allister St., Dallas, TX, 75229
Against: None
Staff: David Noguera, Director, Housing and Neighborhood Revitalization Department
Peer Chacko, Director, Planning and Urban Design Department

15. **Z190-143(AU)**

Planner: Andreea Udrea

Motion: In considering an application for an MH(A) Manufactured Home District on property zoned an A(A) Agricultural District, on the northeast line of Lasater Road, southeast of Stacy Street, it was moved to **hold** this case under advisement until March 26, 2020.

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

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

Against: 0
Absent: 0
Vacancy: 1 - District 3

Notices: Area: 500 Mailed: 746
Replies: For: 1 Against: 1

Speakers: For: Doug Whitby, 3705 Lakeview Pkwy., Rowlett, TX, 75088
Jorge Ramirez, 14407 Lasater Rd., Dallas, TX, 75253
For (Did not speak): Anthony Bond, 4109 W. Northgate Dr., Irving, TX, 75038
Against: None

Other Matters

Minutes:

Motion: It was moved to **approve** the revised minutes of the February 6, 2020, City Plan Commission meeting, subject to an additional modification to Page 17, Z189-329, correcting the maker of the motion to Shidid.

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

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

Against: 0
Absent: 0
Vacancy: 1 - District 3

Speakers: None

Adjournment

Motion: It was moved to **adjourn** the February 20, 2020, City Plan Commission meeting at 5:05 p.m.

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

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

Against: 0
Absent: 0
Vacancy: 1 - District 3

Tony Shidid, Chair