

## PLAN COMMISSION MINUTES

The City Plan Commission held a regular Zoning Hearing on January 23, 2020, with the briefing starting at 10:49 a.m., in Room 5ES and the public hearing at 1:48 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, Margaret Brinson, P. Michael Jung, Tipton Housewright, Kristine Schwope, Margot Murphy, Wayne Garcia and Brent Rubin. The following Commissioner was absent from this hearing as defined in the City Plan Commission rules: Lori Blair. 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) **S189-093R**

**Motion:** It was moved to **approve** an application to revise a previously approved plat (S189-093) to create a 0.1132-acre lot from a tract of land in City Block D/448 on property located on McKee Street at Browder Street, west corner, subject to compliance with the conditions listed in the docket.

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

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

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

**Speakers:** None

(2) **S190-065**

**Motion:** It was moved to **approve** an application to create a 0.3274-acre lot from a tract of land in City Block 285 on property located on Good Latimer Expressway, between Floyd Street and Gaston Avenue, subject to compliance with the conditions listed in the docket.

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

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

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

**Speakers:** None

(3) **S190-066**

**Motion:** It was moved to **approve** an application to replat a 0.190-acre tract of land containing part of Lots 2 and 3 in City Block E/2011 on property located on Kirby Avenue, southeast of Capital Avenue, subject to compliance with the conditions listed in the docket.

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

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

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

**Speakers:** For: None

For (Did not speak): James Buchanan, 2323 Kirby St., Dallas, TX, 75204  
Billy Duckworth, 2220 Gus Thomasson Rd., Mesquite, TX, 75150

Against: None

(4) **S190-067**

**Motion:** It was moved to **approve** an application to replat a 0.808-acre tract of land containing part of Lot 11A in City Block 14/8570 to create one 0.607-acre lot, and one 0.201-acre lot on property located on Iberia Avenue, south of Burgess Boulevard, subject to compliance with the conditions listed in the docket.

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

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

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

**Speakers:** For: None

For (Did not speak): Scottie Smith, 4770Iberia Ave., Dallas, TX, 75204

Against: None

(5) **S190-068**

**Motion:** It was moved to **approve** an application to create a 170 Residential Lots and 4 common areas as a Community Unit Development with lots ranging in size from 6,000 square feet to 14,926 square feet from a 43.082-acre tract of land in City Block 8838 on property located on Lasater Drive, north of Wynngate Drive, subject to compliance with the conditions listed in the docket with Condition #11 to read as follow: "The number of lots permitted by this plat is 170 lots and 7 common areas.".

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

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

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

**Speakers:** None

Miscellaneous Items – Under Advisement:

**M190-005**

Planner: Abraham Martinez

**Motion:** It was moved to **approve** a minor amendment to a development plan for a local utilities use on property zoned Planned Development District No. 977, on the south line of Walnut Hill Lane, east of Mixon Drive.

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

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

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

**Speakers:** None

Special Provision Sign District – Under Advisement:

**Deep Ellum/Near East Side SPSD:**

**SPSD134-003**

Planner: Oscar Aguilera

**Motion:** In considering a City Council authorized hearing to determine appropriate sign regulations with consideration given to amending the Deep Ellum/Near East Side Sign District, on property zoned Planned Development District No. 269 in an area generally bounded by the DART Rail Line (formerly the T. & P. Railroad) right-of-way on the north, Parry Avenue on the east, R.L. Thornton Freeway on the south, and North Central Expressway on the west, it was moved to **hold** this case under advisement until February 6, 2020.

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

For: 12 - MacGregor, Hampton, Johnson, Shidid,  
Carpenter, Brinson, Jung, Housewright,  
Schultz, Schwope, Murphy, Rubin

Against: 0  
Absent: 1 - Blair  
Vacancy: 1 - District 3  
Abstain: 1 - Garcia\*\*\*

\*\*\*abstained due to absence from bus tour

**Notices:** Area: 200 Mailed: 379  
**Replies:** For: 0 Against: 0

**Speakers:** None

Zoning Cases – Consent:

1. **Z190-128(AU)**

Planner: Andreea Udrea

**Note: The Commission considered this item individually.**

**Motion:** It was moved to recommend **approval** of an amendment to Planned Development District No. 514, subject to a traffic management plan and conditions on the northeast corner of Arapaho Road and Hillcrest Road, and the northwest corner of Hillcrest Road and the terminus of La Bolsa Drive.

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

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

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

**Notices:** Area: 500 Mailed: 215  
**Replies:** For: 9 Against: 1

**Speakers:** For: Jonathan Vinson, 2323 Ross Ave., Dallas, TX, 75201  
For (Did not speak): Scot Johnson, 13455 Noel Rd., Dallas, TX, 75240  
Shubham Pandey, 4532 Livingston Ave., Dallas, TX, 75205  
Jennifer Cayce, 1800 Savage Dr., Plano, TX, 75023  
Against: None

**Note: The Commission heard Zoning agenda item #6. Z190-119(PD) next.**

**2. Z190-125(JM)**

Planner: Jennifer Muñoz

**Motion:** It was moved to recommend **approval** of the renewal of Specific Use Permit No. 2327 for a late-hours establishment limited to a restaurant without drive-in or drive-through service for a two-year period, subject to conditions on property zoned Planned Development District No. 842 with an MD-1 Modified Delta Overlay District with Specific Use Permit No. 2272 for a late-hours establishment limited to a restaurant without drive-in or drive-through service, on the east side of Greenville Avenue, south of Prospect Avenue.

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

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

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

**Notices:** Area: 200 Mailed: 23  
**Replies:** For: 5 Against: 0

**Speakers:** None

**3. Z190-127(JM)**

Planner: Jennifer Muñoz

**Motion:** It was moved to recommend **approval** of a Specific Use Permit for a Handicapped Group Dwelling Unit for a two-year period with eligibility for automatic renewals for additional five-year periods, subject to a revised site plan and conditions on property zoned an R-7.5(A) Single Family District, on the east side of South Lancaster Road, north of East Camp Wisdom Road.

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

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

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

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

**Speakers:** For: None

For (Did not speak): Don Moore, 6330 S. Lancaster Rd., Dallas, TX, 75241  
Toni Martin, 6330 S. Lancaster Rd., Dallas, TX, 75241

Against: None

4. **Z189-283(PD)**

Planner: Pamela Daniel

**Motion:** It was moved to recommend **approval** of an R-7.5(A) Single Family District on property zoned an A(A) Agricultural District on the northwest corner of Tempest Drive, north of Prater Road.

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

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

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

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

**Speakers:** None

5. **Z189-350(PD)**

Planner: Pamela Daniel

**Motion:** It was moved to recommend **approval** incorporating the property in the IR District into and expanding Planned Development District No. 891, subject to a revised Area Regulating Plan and conditions on property zoned an IR Industrial Research District and Planned Development District No. 891 in an area generally bound by Topeka Avenue, and Parvia Avenue on the west, Singleton Boulevard on the north, both sides of Amonette Street on the east, and Union Pacific Railroad on the south and Bedford Avenue.

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

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

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

**Notices:** Area: 500 Mailed: 158  
**Replies:** For: 6 Against: 0

**Speakers:** For: None  
Against: None  
Against (Did not speak): Paula Luna, 3015 Parvia Ave., Dallas, TX, 75212  
Cirilo Luna, 3015 Parvia Ave., Dallas, TX, 75212

**Note: The Commission heard Zoning - Consent agenda Item #1. Z190-128(AU), upon the conclusion of the Consent agenda. Zoning - Consent agenda Item #1. Z190-128(AU) was heard next.**

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

Planner: Pamela Daniel

**Note: The Commission considered this item individually.**

**Motion:** In considering an application to amend Planned Development District No. 234, on the southeast corner of Corral Drive and Cockrell Hill Road, it was moved to **hold** this case under advisement until February 20, 2020.

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



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

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

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

**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 #7. Z189-228(PD) was heard next.**

Zoning Cases – Under Advisement:

**7. Z189-228(PD)**

Planner: Pamela Daniel

***De minimus Significant Change Motion:*** In considering the requirement in Section 5(m)(1)(B) of the CPC Rules of Procedure, the finding is it does not apply because the impact of the applicant's proposed change in the Commission's judgment is *de minimus* in nature.

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

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

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

**Motion:** It was moved to recommend **approval** of a Planned Development District for TH-2(A) Townhouse District uses, subject to a conceptual plan and revised conditions to include the following: 1) increase off-street guest parking requirement to .30; 2) require a minimum of 20 percent open area including the floodplain overlay area; and 3) provide a pedestrian trail within the open space along the western portion of the property, as shown on the conceptual plan, with at least two pedestrian amenities on property zoned an IM Industrial Manufacturing District, north of Hale Street, east of North Dwight Avenue.

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

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

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

**Notices:** Area: 300 Mailed: 36  
**Replies:** For: 2 Against: 2

**Speakers:** For: Rob Baldwin, 3907 Elm St., Dallas, TX, 75226  
For (Did not speak): John Harrison, 935 Beachside Dr., Chandler, TX, 75758  
Against: None

**8. Z189-256(PD)**

Planner: Pamela Daniel

**Motion:** It was moved to recommend **approval** of a Planned Development District for R-7.5(A) Single Family District uses and a public school other than an open-enrollment charter school use, subject to a development plan, traffic management plan, and conditions on property zoned an R-7.5(A) Single Family District, on the west side of Prichard Lane, between Umphress Road and Stonehurst Street.

Maker: Shidid  
Second: Jung  
Result: Carried: 13 to 0

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

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

**Notices:** Area: 500 Mailed: 151  
**Replies:** For: 4 Against: 2

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

9. Z189-314(PD)

Planner: Pamela Daniel

**Motion:** It was moved to recommend **approval** of a Specific Use Permit for a child-care facility and a private school use for a five-year period, subject to a revised site plan, traffic management plan, and staff's revised recommended conditions (as briefed) with the following changes: 1) maximum 23 classrooms for grades pre-kindergarten to twelfth grade and 2) Hours of Operations - 8:00 a.m. to 5:45 p.m., Monday through Friday on property zoned an R-7.5(A) Single Family District on the south line of West 10<sup>th</sup> Street, between South Brighton Avenue and South Waverly Drive.

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

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

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

**Notices:** Area: 300 Mailed: 83  
**Replies:** For: 7 Against: 0

**Speakers:** For: Rob Baldwin, 3907 Elm St., Dallas, TX, 75226  
Against: None

10. Z189-153(SM)

Planner: Sarah May

**Motion:** It was moved to recommend **approval** of a Planned Development District for MF-2(A) Multifamily District and additional nonresidential uses, subject to a conceptual plan and conditions (as briefed) with the insertion of an additional provision in Section 109 as follows: "and if a minimum of 2.5 percent of the dwelling units are available to households earning at or below 100 percent AMFI" on property zoned an MF-2(A) Multifamily District, on the west line of Manderville Lane, south of Meadow Road.

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

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

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

**Notices:** Area: 500 Mailed: 94  
**Replies:** For: 2 Against: 4

**Speakers:** For: Brad Williams, 2728 Harwood St., Dallas, TX, 75201  
For (Did not speak): Scot Johnson, 13455 Noel Rd., Dallas, TX, 75240  
Against: None

11. **Z189-360(SM)**

Planner: Sarah May

**Motion:** It was moved to recommend **approval** of an MF-2(A) Multifamily District, subject to deed restrictions volunteered by the applicant with an additional provision inserted in the No build zone to prohibit structure elements greater than 5 feet within 50 feet of the property line on property zoned Planned Development District No. 970 for MF-2(A) Multifamily District uses on the northwest line of Capitol Avenue, southwest of North Henderson Avenue.

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

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

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

**Notices:** Area: 200 Mailed: 52  
**Replies:** For: 0 Against: 0

**Speakers:** For: Rob Baldwin, 3907 Elm St., Dallas, TX, 75226  
Fonya Mondell, 1918 Moser Ave., Dallas, TX, 75206  
Against: None

12. **Z189-273(CT)**

Planner: Carlos Talison

**Motion:** It was moved to recommend **denial** of an NO(A) Neighborhood Office District on property zoned an R-7.5(A) Single Family District on the east corner of North Buckner Boulevard and Athlone Drive.

Maker: Jung  
Second: Housewright  
Result: Carried: 13 to 0

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

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

**Notices:** Area: 200 Mailed: 11  
**Replies:** For: 1 Against: 5

**Speakers:** For: Kevin Ford, 1539 Bella Vista Dr., Dallas, TX, 75218  
Against: Patricia Gaffney, 1026 Tranquilla Dr., Dallas, TX, 75218  
Kirk Dooley, 1154 Tranquilla Dr., Dallas, TX, 75218  
Kathy Galloway, 9518 Galway Dr., Dallas, TX, 75218  
Laura Mercer, 9618 Athlone Dr., Dallas, TX, 75218  
Miroslan Anic, 1099 Waterford Dr., Dallas, TX, 75218  
Tom Watt, 9622 Kilarney Dr., Dallas, TX, 75218  
Ellen Locy, 1074 N. Buckner Blvd., Dallas, TX, 75218  
Jess Galloway, 9518 Galway Dr., Dallas, TX, 75218  
Carolyn Farmer, 9510 Galway Dr., Dallas, TX, 75218  
Justin Long, 9715 Galway Dr., Dallas, TX, 75218  
Krista de la Harpe, 1189 Tranquilla Dr., Dallas, TX, 75218  
Against (Did not speak): Charlotte Dooley, 1154 Tranquilla Dr., Dallas, TX, 75218  
Ann Sury, 9814 Galway Dr., Dallas, TX, 75218  
Jenny Capritta, 658 Harter Rd., Dallas, TX, 75218

**13. Z189-267(CY)**

Planner: Carolina Yumet

**Motion:** In considering an application for a Specific Use Permit for an adult day care facility on property zoned an R-7.5(A) Single Family District on the northwest side of Oxbow Lane, north of Foxboro Lane, it was moved to **hold** this case under advisement until February 6, 2020.

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

For: 13 - MacGregor, Hampton\*, Johnson, Shidid,  
Carpenter, Brinson, Jung\*, Housewright,  
Schultz, Schwope, Murphy, Garcia, Rubin

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

\*out of the room, shown voting in favor

**Notices:** Area: 300 Mailed: 68  
**Replies:** For: 1 Against: 24

**Speakers:** None

Zoning Cases – Individual:

14. **Z189-325(AU)**

Planner: Andreea Udrea

**Motion:** It was moved to recommend **approval** of a Planned Development District for MF-1(A) Multifamily District uses, a child-care facility and community service center uses, subject to a revised conceptual plan and staff's recommended revised conditions with the following modifications: 1) Section 51P\_\_.108 (b), to read as follows: "For a community service center use, off-street parking must be provided at a ratio of one parking space for each 450 square feet of floor area. Parking may be provided in the required setback, along Harris Court, in accordance with Sec. 43.62 of the Dallas City Code, or at remote locations within the district."; and 2) Section 51P\_\_.108(d), follow the applicant's request with the following change: Subsection (1) to read as follows: "Except as provided in this subparagraph, any on-street parking spaces that abut the building site may be counted as a reduction in the off-street parking requirement of the use adjacent to the on-street parking space. Indented parking must be provided in accordance with Section 43.62 of the Dallas City Code and standard city specifications." on property zoned a D(A) Duplex District, on the south corner of Harris Court and Schull Street and on both sides of the terminus of Fleetwood Street.

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

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

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

**Notices:** Area: 500 Mailed: 110  
**Replies:** For: 1 Against: 0

**Speakers:** For: Rob Baldwin, 3907 Elm St., Dallas, TX, 75226  
Forest Branah, 1506 Griffin St., Dallas, TX, 75215  
Todd Howard, 9623 Athlone Dr., Dallas, TX, 75218  
For (Did not speak): Joseph Cahoon, 6308 Purcell Ct., Dallas, TX, 75209  
Madison Morine, 7425 La Vista Dr., Dallas, TX, 75204  
Dalvertis Hinton, 1554 Harris Ct., Dallas, TX, 75223  
Amy Ortega, 1549 Harris Ct., Dallas, TX, 75223  
Cuney Hayes, 1545 Caldwell Ave., Dallas, TX, 75223  
John Wells, 1544 Caldwell Ave., Dallas, TX, 75223  
Against: None

15. Z190-114(PD)

Planner: Pamela Daniel

**Motion:** It was moved to recommend **approval** of a Planned Development Subdistrict for HC Heavy Commercial Subdistrict uses, subject to a revised development plan, a revised landscape plan and staff's recommended revised conditions on with the following modifications: 1) SEC. S-\_\_\_.103. DEFINITIONS AND INTERPRETATIONS. (c) LANDSCAPE BALCONY follow staff's recommendation for the definition of Landscape balcony; 2) SEC. S-\_\_\_.108., YARD, LOT, AND SPACE REGULATIONS. (b) Special project. (2) Height. follow applicant's request; 3) SEC. S-\_\_\_.108., YARD, LOT, AND SPACE REGULATIONS. (b) Special project. (3) Maximum Dwelling Unit and Hotel Room Density. follow applicant's request; 4) SEC. S-\_\_\_.108., YARD, LOT, AND SPACE REGULATIONS. (b) Special project. (4) Floor Area Ratio. follow applicant's request; and 5) SEC. S-\_\_\_.112., LANDSCAPING. (b) Special project. (2) Landscape balcony. follow staff's recommendation with a modification to last sentence of the first paragraph to read as follows: "The landscape plan shall include the typical balcony design that includes the following elements:" on property zoned an HC Heavy Commercial Subdistrict within Planned Development District No. 193, the Oak Lawn Special Purpose District, in an area generally bounded by North Akard Street, McKinney Avenue and North St. Paul Street.

**Note: Staff informed the Commission all provisions regarding transparency would be removed from the conditions.**

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

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

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

**Notices:** Area: 500 Mailed: 95  
**Replies:** For: 72 Against: 0

**Speakers:** For: Ari Rastegar, 1899 McKinney Ave., Dallas, TX, 75201  
Evan Beatie, 2323 N. Akard St., Dallas, TX, 75201  
Tommy Mann, 500 Winstead Building, Dallas, TX, 75201  
James Reeder, 1925 Cedar Springs Rd., Dallas, TX, 75201  
Brenda Kronenberg, 3500 Maple Ave., Dallas, TX, 75219  
Michael Malone, 1999 McKinney Ave., Dallas, TX, 75201  
Kevin Hoffman, 2124 N. Garrett Ave., Dallas, TX, 75206  
Yohan Bobcombe, 1111 Dragon St., Dallas, TX, 75207  
David Keller, 625 N. Michigan Ave., Chicago, IL, 60611  
Brad Smith, 2808 Fairmount St., Dallas, TX, 75201  
Against: Jorge Baldor, 1999 McKinney Ave., Dallas, TX, 75201

16. **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 February 20, 2020.

Maker: Schultz  
Second: Murphy  
Result: Carried: 10 to 0

For: 10 - MacGregor, Johnson, Shidid, Brinson, Jung,  
Schultz, Schwope, Murphy, Garcia, Rubin

Against: 0  
Absent: 1 - Blair  
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:** None



Development Code Amendment:

**DCA190-005**

David Cossum

**Motion:** It was moved to recommended **approval** of amending Section 51A-4.702 and 51A-10.125; adding a new Division 51A-9.600, "Street Section Designs for Thoroughfares"; providing factors for the director to consider when making a determination on what street sections, landscaping, and pedestrian and vehicle designs control when there is a conflict between zoning requirements in the right-of-way and street designs for constructing a thoroughfare in conformance with the City of Dallas Thoroughfare Plan.

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

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

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

**Speakers:** None

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Other Matters

Minutes:

**Motion:** It was moved to **approve** the January 9, 2020, City Plan Commission meeting minutes, subject to corrections.

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

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

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

**Speakers:** None

Adjournment

**Motion:** It was moved to **adjourn** the January 23, 2020, City Plan Commission meeting at 4:51 p.m.

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

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

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

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Tony Shidid, Chair