

PLAN COMMISSION MINUTES

The City Plan Commission held a regular Zoning Hearing on January 9, 2020, with the briefing starting at 9:43 a.m., in Room 5ES and the public hearing at 1:57 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, 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) **S190-052**

Motion: It was moved to **approve** an application to replat a 0.337-acre tract of land containing a part of Lot 11, and all of Lot 12 in City Block 3/2234 to create one lot on property located on La Vista Drive at Alderson Street, northwest corner, subject to compliance with the conditions listed in the docket.

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

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

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

Speakers: None

(2) **S190-055**

Motion: It was moved to **approve** an application to create one 5,542-square foot lot and one 6,155-square foot lot from a 0.305-acre tract of land in City Block 7637 on property located on Fellows Lane at Hull Avenue, west corner, subject to compliance with the conditions listed in the docket.

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

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

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

Speakers: None

(3) **S190-056**

Motion: It was moved to **approve** an application to replat a 0.329-acre tract of land containing all of Lots 18 and 19 in City Block 11/7130 to create one lot on property located on Hampton Road at Leath Street, northeast corner, subject to compliance with the conditions listed in the docket.

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

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

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

Speakers: For: None

For (Did not speak): Anand Gupta, 3900 N. Hampton Rd., Dallas, TX, 75212

Against: None

(4) **S190-057**

An application to create one 0.96-acre lot from a tract of land containing all of Lot 18 in City Block 1/7232 and part of City Block 7232 on property located on Singleton Boulevard, west of Combsville Avenue.

This case was withdrawn by the applicant.

(5) **S190-058**

Motion: It was moved to **approve** an application to create a 14-lot Shared Access Development with lots ranging in size from 1,510 square feet to 3,523 square feet and one common area from a 0.7499-acre tract of land in City Block 4690 on property located on Anniels Drive at Colorado Boulevard, south corner, subject to compliance with the conditions listed in the docket.

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

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

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

Speakers: None

(6) **S190-061**

Note: The Commission considered this item individually.

Motion: It was moved to **approve** an application to replat a 0.3995-acre tract of land containing all of Lots 13, 14, and 15 in City Block 31/3151 to create one lot on property located on Melba Street, west of Zang Boulevard, southwest corner, subject to compliance with the conditions listed in the docket.

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

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

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

Speakers: For: None
For (Did not speak): Katy Slade, 2621 State St., Dallas, TX, 75204
Against: None

Note: The Commission returned to the regular order of the agenda and heard Subdivision - Residential Replat agenda items. Subdivision - Residential Replat Item #9. S190-053 was heard next.

(7) S190-062

Motion: It was moved to **approve** an application to create a 13-lot Shared Access Development with lots ranging in size from 1,242 square feet to 3,836 square feet from a 0.603-acre tract of land in City Block 4548 on property located on Davis Street at Tennant Street, southwest corner, southwest corner, subject to compliance with the conditions listed in the docket.

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

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

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

Speakers: None

(8) **S190-063**

Motion: It was moved to **approve** an application to create one 11.394-acre lot from a tract of land containing all of Lots 1 and 2 in City Block 8366 on property located at 2010 California Crossing Road, east of Wildwood Drive, southwest corner, subject to compliance with the conditions listed in the docket.

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

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

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

Speakers: For: None
For (Did not speak): Kevin Yard, 1901 Central Dr., Bedford, TX, 76021
Against: None

Note: The Commission heard Subdivision - Consent Item #6. S190-061, upon the conclusion of the Subdivision - Consent agenda.

Residential Replats:

(9) **S190-053**

Motion: It was moved to **approve** an application to replat a 1.433-acre tract of land containing all of Lot 1 in City Block H/6961 to create one 0.814-acre lot and one 0.619-acre lot on property located between Los Angeles Boulevard and Lampasas Avenue, north of Blue Ridge Boulevard, southwest corner, subject to compliance with the conditions listed in the docket.

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

For: 14 - MacGregor, Hampton, Johnson, Shidid,
Carpenter, Brinson, 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: None
Against: None
Against (Did not speak): David Garcia, 3406 Los Angeles Blvd., Dallas, TX, 75233

(10) **S190-054**

Motion: It was moved to **deny** an application to replat a 0.129-acre tract of land containing part of Lots 23 and 24 in City Block J/7122 to create one lot on property located on Vilbig Road, south of Pueblo Road, southwest corner; due to non-compliance with Section 51A-8.503 of the Dallas Development Code.

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

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

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

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

Speakers: None

(11) **S190-059**

Motion: It was moved to **approve** an application to replat a 0.465-acre tract of land containing all of Lot 2 in City Block 3/8260 and part of City Block 8260 to create one lot on property located on Robertson Drive at Sunrise Hill Lane, southwest corner, subject to compliance with the conditions listed in the docket.

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

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

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

Notices: Area: 200 Mailed: 15
Replies: For: 0 Against: 0

Speakers: None

(12) **S190-064**

Motion: It was moved to **approve** an application to replat a 1.432-acre tract of land containing all of Lot 2 in City Block H/6961 to create one 0.514-acre lot and one 0.918-acre lot on property located between Los Angeles Boulevard and Lampasas Avenue, north of Blue Ridge Boulevard, subject to compliance with the conditions listed in the docket.

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

For: 14 - MacGregor, Hampton, Johnson, Shidid,
Carpenter, Brinson, 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: 23
Replies: For: 0 Against: 0

Speakers: None

Miscellaneous Items:

M190-005

Planner: Abraham Martinez

Motion: In considering an application for 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, it was moved to **hold** this case under advisement until January 23, 2020.

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

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

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

Speakers: None

Certificates of Appropriateness for Signs:

Downtown Perimeter SPSD:

1910150019

Planner: Oscar Aguilera

Motion: It was moved to **approve** a Certificate of Appropriateness by Bobby Nichols of Chandler Signs for a 230-square foot flat attached sign at 2550 Pacific Avenue (north elevation).

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

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

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

Speakers: For: None

For (Did not speak): Richard Brown, 10105 Panther Ridge Trl., Dallas, TX, 75243

Against: None

Downtown Retail A Subdistrict SPSD:

Note: Certificates of Appropriateness for Sign items 1910160016 and 1910160017 were read into the record and heard together.

1910160016

Planner: Oscar Aguilera

Motion: It was moved to **approve** a Certificate of Appropriateness by Bobby Nichols of Chandler Signs for a 567-square foot upper level flat attached signs at 1601 Elm Street (north elevation).

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

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

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

Speakers: For: None

For (Did not speak): Richard Brown, 10105 Panther Ridge Trl., Dallas, TX, 75243

Against: None

1910160017

Planner: Oscar Aguilera

Motion: It was moved to **approve** a Certificate of Appropriateness by Bobby Nichols of Chandler Signs for a 567-square foot upper level flat attached signs at 1601 Elm Street (south elevation).

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

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

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

Speakers: For: None
For (Did not speak): Richard Brown, 10105 Panther Ridge Trl., Dallas, TX, 75243
Against: None

Deep Ellum/Near East Side SPSPD:

1910160004

Planner: Oscar Aguilera

Motion: It was moved to **approve** a Certificate of Appropriateness by Marie Byrum of Byrum Sign & Lighting Inc. for a 53.35-square foot projecting attached sign at 2900 Canton Street (north elevation).

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

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

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

Speakers: None

1911150030

Planner: Oscar Aguilera

Motion: It was moved to **approve** a Certificate of Appropriateness by Doug Galloway of Cooper General Contractors for a 120-square foot flat attached painted premise sign at 3025 Main Street (south elevation).

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

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

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

Speakers: For: None
For (Did not speak): Amber Garcia, 3025 Main St., Dallas, TX, 75214
Against: None

Special Provision Sign District:

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 January 23, 2020.

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

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

Against: 0
Absent: 0
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. Z189-256(PD)

Planner: Pamela Daniel

Note: The Commission considered this item individually.

Motion: In considering an application for 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 on property zoned an R-7.5(A) Single Family District, on the west side of Prichard Lane, between Umphress Road and Stonehurst Street, it was moved to **hold** this case under advisement until January 23, 2020.

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

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

Against: 0
Absent: 0
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

Against (Did not speak): Victor Chavez, 7823 Umphress Rd., Dallas, TX, 75217
Cecilia Ponciano, 7829 Umphress Rd., Dallas, TX, 75217
Andrea Ramon, 7726 Aurora Ave., Dallas, TX, 75217

Note: The Commission heard Zoning agenda item #3. Z189-320(PD) next.

2. Z189-314(PD)

Planner: Pamela Daniel

Motion: In considering an application for a Specific Use Permit for a private school use on property zoned an R-7.5(A) Single Family District on the south line of West 10th Street, between South Brighton Avenue and South Waverly Drive, it was moved to **hold** this case under advisement until January 23, 2020 and to instruct staff to re-advertise for a child-care facility.

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

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

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

Notices: Area: 300 Mailed: 83
Replies: For: 5 Against: 0

Speakers: None

3. Z189-320(PD)

Planner: Pamela Daniel

Note: The Commission considered this item individually.

Motion: It was moved to recommend **approval** of an amendment to Planned Development District No. 824 for R-7.5(A) Single Family District uses and a public school other than an open-enrollment charter school use, subject to a revised development plan, traffic management plan and conditions on property zoned Planned Development District No. 824, on the northwest corner of Lingo Lane and Millmar Drive.

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

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

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

Notices: Area: 500 Mailed: 234
Replies: For: 23 Against: 6

Speakers: For: Karl Crawley, 2201 Main St., Dallas, TX, 75201
Against: Nathan Yockey, 2125 Highwood Dr., Dallas, TX, 75228
Against (Did not speak): Rachel Yockey, 2125 Highwood Dr., Dallas, TX, 75228

Note: The Commission heard Zoning agenda item #5. Z189-273(CT) next.

4. Z189-299(LC)

Planner: Liz Casso

Motion: It was moved to recommend **approval** of an amendment to Historic Overlay No. 31, Old Parkland Hospital, and to Planned Development District No. 262 by amending Section 51P-262.112 "Preservation Criteria", subject to revised preservation criteria, revised development plan and exhibits (as briefed) on property zoned Tract 3 within Planned Development District No. 262, on the east side of Dallas North Tollway, north of Oak Lawn Avenue, and west of Maple Avenue.

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

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

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

Notices: Area: 500 Mailed: 59
Replies: For: 1 Against: 0

Speakers: None

5. Z189-273(CT)

Planner: Carlos Talison

Note: The Commission considered this item individually.

Motion: In considering an application for 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, it was moved to **hold** this case under advisement until January 23, 2020.

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

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

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

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

Speakers: For: None
Against: Patricia Gaffney, 1026 Tranquilla Dr., Dallas, TX, 75218
Krista de la Harpe, 1189 Tranquilla Dr., Dallas, TX, 75218
Ellen Locy, 1074 N. Buckner Blvd., Dallas, TX, 75218

Note: The Commission heard Zoning agenda item #8. Z190-106(CT) next.

6. Z189-363(CT)

Planner: Carlos Talison

Motion: It was moved to recommend **approval** of an R-1/2ac(A) Single Family District on property zoned an R-10(A) Single Family District with existing deed restrictions [Z878-225], at the terminus of Pauma Valley Circle, east of Woods Edge Drive.

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

For: 14 - MacGregor, Hampton, Johnson, Shidid,
Carpenter, Brinson, 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): Sue Holland, 17415 Pauma Valley Cir., Dallas, TX, 75287
Lee Kirner, 1999 Bryan St., Dallas, TX, 75201
Against: None

7. Z189-369(CT)

Planner: Carlos Talison

Motion: It was moved to recommend **approval** of the renewal of Specific Use Permit No. 2119 for an alcoholic beverage establishment limited to a bar, lounge, or tavern for a three-year period, subject to conditions (as briefed) on property zoned Planned Development District No. 808, on the south corner of Gaston Avenue and Tucker Street.

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

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

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

Notices: Area: 200 Mailed: 70
Replies: For: 2 Against: 0

Speakers: None

8. **Z190-106(CT)**

Planner: Carlos Talison

Note: The Commission considered this item individually.

Motion: It was moved to recommend **approval** of a Specific Use Permit for a commercial amusement (inside) use for a two-year period, subject to a site plan and conditions on property zoned Subdistrict 3 (Tract 2), Midtown Green Walkable Urban Mixed Use District (WMU-20) within Planned Development District No. 887, the Valley View-Galleria Area Special Purpose District, on the southwest corner of Montfort Drive and James Temple Drive.

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

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

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

Notices: Area: 300 Mailed: 6
Replies: For: 0 Against: 0

Speakers: For: Suzan Kedron, 2323 Ross Ave., Dallas, TX, 75201
Against: None

Note: The Commission heard Zoning agenda item #9. Z190-110(CT) next.

9. Z190-110(CT)

Planner: Carlos Talison

Note: The Commission considered this item individually.

Motion: It was moved to recommend **approval** of a Specific Use Permit for a handicapped group dwelling unit use for a two-year period with eligibility for automatic renewals for additional five-year periods, subject to site plan and conditions on property zoned an R-7.5(A) Single Family District at the terminus of Maceo Circle Drive, south of Magna Vista Drive and west of Scenic Circle.

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

For: 14 - MacGregor, Hampton, Johnson, Shidid,
Carpenter, Brinson, 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: 1

Speakers: For: None
Against: Ramon Alvarez, 2716 Maceo Cir., Dallas, TX, 75216
Adriana Mariscal, 2720 Maceo Cir., Dallas, TX, 75216
Susana Parra De Alvarez, 2716 Maceo Cir., Dallas, TX, 75216

Note: The Commission heard Zoning agenda item #12. Z189-354(SM) next.

10. Z190-112(CT)

Planner: Carlos Talison

Motion: It was moved to recommend **approval** of the renewal of Specific Use Permit No. 2269 for the sale of alcoholic beverages in conjunction with a general merchandise or food store 3,500 square feet or less use for a two-year period with eligibility for automatic renewals for additional five-year periods, subject to conditions on property zoned an LI-D-1 Light Industrial District with D-1 Liquor Control Overlay, on the northeast corner of South Buckner Boulevard and Forney Road.

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

For: 14 - MacGregor, Hampton, Johnson, Shidid,
Carpenter, Brinson, 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: None

11. Z190-120(CT)

Planner: Carlos Talison

Motion: It was moved to recommend **approval** of a Specific Use Permit for an alcoholic beverage establishment use limited to a microbrewery, microdistillery, or winery for a two-year period, subject to site plan and revised conditions (as briefed) on property zoned Subarea 4 (North Tract) within Planned Development District No. 316, the Jefferson Area Special Purpose District, on the south line of Sunset Avenue, between South Bishop Avenue and South Madison Avenue.

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

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

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

Notices: Area: 200 Mailed: 8
Replies: For: 0 Against: 0

Speakers: For: None
For (Did not speak): Dilek Caner, 310 Sunset Ave., Dallas, TX, 75208
Against: None

12. Z189-354(SM)

Planner: Sarah May

Note: The Commission considered this item individually.

Motion: It was moved to recommend **approval** of a Planned Development Subdistrict for MF-2 Multifamily Subdistrict uses and a public school use, subject to a development plan, traffic management plan, and conditions; and **approval** of the repeal of Specific Use Permit No. 893 for a public school use on property zoned MF-2 Multifamily Subdistrict within Planned Development District No. 193, the Oak Lawn Special Purpose District with Historic Overlay No. 111, North Dallas High School, on the north corner of McKinney Avenue and North Haskell Avenue.

Friendly Amendment: Commissioner Jung offered a friendly amendment to change SEC. 51P--____.112. TRAFFIC MANAGEMENT PLAN. (c) Traffic study. (1) to read as follows: "The Property owner or operator shall prepare a traffic study evaluating the sufficiency of the traffic management plan. The initial traffic study must be submitted to the director by March 1, 2022. After the initial traffic study, the Property owner or operator shall submit updates of the traffic study to the director by March 1 of each year until two years after the two-way conversion of McKinney Avenue and Cole Avenue is complete, after such time submit updates to the director by March 1 of each even-numbered year." Commissioner Garcia, the maker of the motion, along with Commissioner MacGregor, the seconder of the motion, accepted the friendly amendment.

Maker: Garcia
Second: MacGregor
Result: Carried: 11 to 3

For: 11 - MacGregor, Johnson, Shidid, Carpenter,
Brinson, Blair, Jung, Schultz, Schwope, Garcia,
Rubin

Against: 3 - Hampton, Housewright, Murphy
Absent: 0
Vacancy: 1 - District 3

Notices: Area: 500 Mailed: 357
Replies: For: 7 Against: 1

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

Note: The Commission heard Zoning agenda item #13. Z190-104(JM) next.

13. Z190-104(JM)

Planner: Jennifer Muñoz

Note: The Commission considered this item individually.

Motion: It was moved to recommend 1) **approval** of a P(A) Parking District on the MF-2(A) District lots, subject to a site plan and deed restrictions volunteered by the applicant with additional language to Item 1 regarding the gate and the limiting of ingress and egress on Munger Avenue; and 2) **approval** of the termination of Specific Use Permit No. 600 for an institutional use; and 3) **approval** of the termination of Specific Use Permit No. 1568 for an open-enrollment charter school use on property zoned an MF-2(A) Multifamily District and Subarea 4 within Planned Development District No. 298, the Bryan Area Special Purpose District, on the northwest line of Ross Avenue and southeast line of Munger Avenue, between North Prairie Avenue and Annex Avenue.

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

For: 14 - MacGregor, Hampton, Johnson, Shidid, Carpenter, Brinson, 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: 50
Replies: For: 0 Against: 0

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

Note: The Commission heard Zoning agenda item #17. Z189-367(AU) next.

14. Z189-268(AU)

Planner: Andreea Udrea

Motion: It was moved to recommend **approval** of the renewal of and an amendment to Specific Use Permit No. 1817 for an open-enrollment charter school use for a five-year period with eligibility for automatic renewals for additional five-year periods, subject to a site plan, traffic management plan and conditions on property zoned an R-7.5(A) Single Family District, on the north side of Bruton Road, east of North Masters Drive.

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

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

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

Notices: Area: 400 Mailed: 63
Replies: For: 1 Against: 2

Speakers: None

15. Z189-343(AU)

Planner: Andreea Udrea

Motion: It was moved to recommend **approval** of the renewal of Specific Use Permit No. 1653 for a potentially incompatible industrial (outside) use limited to wood or lumber processing for a five-year period, subject to conditions on property zoned an IM Industrial Manufacturing District with existing deed restrictions [Z056-308], on the north side of Manana Drive, east of Spangler Road.

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

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

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

Notices: Area: 400 Mailed: 6
Replies: For: 0 Against: 0

Speakers: For: None

FOR (Did not speak): Steven Free, 2101 Manana Rd., Irving, TX, 75220
Tami Free, 2101 Manana Rd., Irving, TX, 75220

Against: None

16. **Z189-347(AU)**

Planner: Andreea Udrea

Motion: It was moved to recommend **approval** of an amendment to Planned Development District No. 444, subject to a development plan and conditions on the south line of California Crossing Road, east of Wildwood Drive.

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

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

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

Notices: Area: 500 Mailed: 14
Replies: For: 2 Against: 0

Speakers: For: None
For (Did not speak): Kevin Yard, 1901 Central Dr., Bedford, TX, 76021
Against: None

Note: The Commission heard Zoning - Consent agenda Item #1. Z189-256(PD), upon the conclusion of the Consent agenda. Zoning - Consent agenda Item #1. Z189-256(PD) was heard next.

17. **Z189-367(AU)**

Planner: Andreea Udrea

Note: The Commission considered this item individually.

Motion: It was moved to recommend **approval** of a Specific Use Permit for the sale of alcoholic beverages in conjunction with a general merchandise or food store 3,500 square feet or less use for a one-year period, subject to a site plan and conditions on property zoned an CR-D-1 Community Retail District with a D-1 Liquor Control Overlay, on the southwest corner of Lake June Road and Holcomb Road.

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

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

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

Notices: Area: 200 Mailed: 25
Replies: For: 1 Against: 0

Speakers: For: Parvez Malik, 320 Decker Dr., Las Colinas, TX, 75062
Against: None

Note: The Commission heard Zoning agenda item #18. Z189-370(AU) next.

18. Z189-370(AU)

Planner: Andreea Udrea

Note: The Commission considered this item individually.

Motion: In considering an application for an R-5(A) Single Family District on property zoned a CR Community Retail District, on the north line of Canada Drive, northwest of the terminus of Finis Street, it was moved to **hold** this case under advisement until February 6, 2020.

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

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

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

Notices: Area: 200 Mailed: 21
Replies: For: 0 Against: 1

Speakers: For: None
For (Did not speak): Dan Provost, 3824 Royal Ln., Dallas, TX, 75229
Francisco Ortiz, 3824 Royal Ln., Dallas, TX, 75229
Against: None
Against (Did not speak): Josue Correa, 2612 Leath Ct., Dallas, TX, 75212

Note: The Commission heard Zoning agenda item #19. Z189-278(AM) next.

19. Z189-278(AM)

Planner: Abraham Martinez

Note: The Commission considered this item individually.

Motion: In considering an application for the renewal of and an amendment to Specific Use Permit No. 2029 for a commercial amusement (inside) limited to a dance hall use 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, it was moved to **hold** this case under advisement until February 20, 2020 and to instruct staff to re-advertise for an alcoholic beverage establishment limited to a bar, lounge or tavern use.

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

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

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

Notices: Area: 200 Mailed: 8
Replies: For: 0 Against: 0

Speakers: For: Melissa Kingston, Address not given
For (Did not speak): Mike Casas, 1930 Pacific Ave., Dallas, TX, 75201
Against: None

Note: The Commission continued with the regular order of the agenda and heard Zoning Cases - Under Advisement agenda items. Zoning Case - Under Advisement Item #20. Z178-250(AM) was heard next.

Zoning Cases – Under Advisement:

20. 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 on the east corner of Graham Avenue and Philip Avenue, it was moved to **hold** this case under advisement until February 20, 2020.

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

For: 14 - MacGregor, Hampton, Johnson, Shidid,
Carpenter, Brinson, 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: Rob Baldwin, 3904 Elm St., Dallas, TX, 75226
FOR (Did not speak): Shekhar Nikam, 5431 Philip Ave., Dallas, TX, 75223
Hrishikesh Shinde, 1106 Graham Ave., Dallas, TX, 75223
Against: None

21. Z189-153(SM)

Planner: Sarah May

Motion: In considering an application for an MU-2 Mixed Use District with deed restrictions volunteered by the applicant with consideration given to a Planned Development District for MF-2(A) Multifamily District and additional nonresidential uses on property zoned an MF-2(A) Multifamily District on the west line of Manderville Lane, south of Meadow Road, it was moved to **hold** this case under advisement until January 23, 2020.

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

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

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

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

Speakers: None

22. Z189-282(PD)

Planner: Pamela Daniel

Motion: It was moved to recommend **approval** of a Specific Use Permit for a child-care facility use for a five-year period with eligibility for automatic renewals for additional five-year periods, subject to a revised site plan and conditions (as briefed) on property zoned an R-10(A) Single Family District, on the west side of Webb Chapel Road, north of the terminus of Townsend Drive.

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

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

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

Notices: Area: 200 Mailed: 13
Replies: For: 2 Against: 1

Speakers: None

23. **Z189-287(PD)**

Planner: Pamela Daniel

Motion: It was moved to recommend **approval** of an amendment to and the renewal of Specific Use Permit No. 2108 for the sale of alcoholic beverages in conjunction with a restaurant without drive-through service use for a five-year period with eligibility of automatic renewals for additional five-year periods, subject to a site plan and conditions on property zoned an LC-D1 Light Commercial Subdistrict within Planned Development District No. 193, the Oak Lawn Special Purpose District with a D-1 Liquor Control Overlay, on the south corner of McKinnon Street and Ivan Street.

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

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

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

Notices: Area: 200 Mailed: 148
Replies: For: 4 Against: 0

Speakers: None

24. **Z189-319(AU)**

Planner: Andreea Udrea

Motion: In considering an application for a new subarea on property zoned Tract III within Planned Development District No. 314, the Preston Center Special Purpose District, bounded by Berkshire Lane, Westchester Drive, Luther Lane and Douglas Avenue, it was moved to **hold** this case under advisement until February 6, 2020.

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

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

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

Notices: Area: 500 Mailed: 62
Replies: For: 5 Against: 0

Speakers: None

Zoning Cases – Individual:

25. 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, located 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 February 20, 2020.

Maker: Blair
Second: Hampton
Result: Carried: 9 to 5

For: 9 - Hampton, Johnson, Shidid, Blair, Jung,
Housewright, Schultz, Schwope, Rubin
Against: 5 - MacGregor, Carpenter, Brinson, Murphy,
Garcia
Absent: 0
Vacancy: 1 - District 3

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

Speakers: For: Craig Turner, 310 E. I-30, Garland, TX, 75043
Julie Webster, 310 E. I-30, Garland, TX, 75043
Catrice Robison, 13321 Vida Ln., Dallas, TX, 75253
Gail Terrell, 1445 Firebird Dr., Dallas, TX, 75241
For (Did not speak): Ana Tovar, 1314 Tempest Dr., Dallas, TX, 75217
Against: Matt Houston, 1504 Boca Chica Dr., Dallas, TX, 75232
Shirley Gardner, 1417 Prater St., Dallas, TX, 75217
Mike Espinoza, 1313 Prater St., Dallas, TX, 75217
Jorge Ibarra, 1318 Prater St., Dallas, TX, 75217
Rusbelt Rodriguez, 1412 Prater Rd., Dallas, TX, 75217
Mike Ruibal, 1651 Haymarket, Dallas, TX, 75253
Against (Did not speak): Ana Ponciano, 1314 Prater St., Dallas, TX, 75217
Abdrel Ponciano, 1314 Prater St., Dallas, TX, 75217
Eloisa Espinoza, 1336 Prater St., Dallas, TX, 75217

Bernardo Espinoza, 1336 Prater St., Dallas, TX, 75217
Rosa Andrade, 1425 Prater St., Dallas, TX, 75217
Jessica Andrade, 1425 Prater St., Dallas, TX, 75217
Sergio Bueno, 1306 Prater Rd., Dallas, TX, 75217
Angel Carreon, 1317 Tempest Dr., Dallas, TX, 75217
Guillermina Garcia, 1401 Prater St., Dallas, TX, 75217

Note: The Commission recessed for a short break at 5:47 p.m. The Commission reconvened at 6:05 p.m. and continued with the regular order of the agenda. The Commission heard Zoning Case - Individual agenda Item #26. Z190-109(AU) next.

26. Z190-109(AU)

Planner: Andreea Udrea

Motion: It was moved to recommend **approval** of an amendment to Tract 2, subject to conditions within Planned Development District No. 610, on the northeast corner of Greenville Avenue and Milton Street.

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

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

Against: 0
Absent: 0
Vacancy: 1 - District 3
Conflict: 1 - Jung**

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

Notices: Area: 500 Mailed: 164
Replies: For: 0 Against: 0

Speakers: For: Rob Baldwin, 3904 Elm St., Dallas, TX, 75226
Leland Burk, 8215 Westchester Dr., Dallas, TX, 75225
Against: None

27. Z189-371(JM)

Planner: Jennifer Muñoz

Motion: It was moved to recommend **denial without prejudice** of amending and expanding Specific Use Permit No. 1450 for an open-enrollment charter school on property zoned an R-7.5(A) Single Family District, on the southwest corner of West Illinois Avenue and Chalmers Street.

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

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

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

Notices: Area: 400 Mailed: 133
Replies: For: 0 Against: 1

Speakers: For: Mark Daniel, 1207 Hampshire Ln., Richardson, TX, 75080
Johnny Pecina, 616 W. Daniieldale Rd., Desoto, TX, 75115
Beth Ostrowski, 5539 Knob Rd., Nashville, TN, 37209
Juan Velazquez, 905 Prairie Creek Dr., Dallas, TX, 75115

Against: None

Staff: David Nevarez, Traffic Engineer, Sustainable Development & Construction

28. Z189-246(PD)

Planner: Pamela Daniel

Motion: In considering an application for 1) a CR Community Retail District with deed restrictions volunteered by the applicant; 2) the termination of Specific Use Permit No. 2235 for a motor vehicle fueling station use; and 3) a Specific Use Permit for the sale of alcoholic beverages in conjunction with a general merchandise or food store 3,500 square feet or less use on property zoned an NS(A)-D-1 Neighborhood Service District with a D-1 Liquor Control Overlay and Specific Use Permit No. 2235 for a motor vehicle fueling station use, on the west corner of South Buckner Boulevard and St. Francis Avenue, it was moved to **hold** this case under advisement until February 6, 2020.

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

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

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

Notices: Area: 400 Mailed: 45
Replies: For: 0 Against: 4

Speakers: None

29. Z189-254(PD)

Planner: Pamela Daniel

Motion: It was moved to recommend **denial** of an MF-2(A) Multifamily Subdistrict on property zoned an R-5(A) Single Family Subdistrict within Planned Development District No. 595, the South Dallas/Fair Park Special Purpose District, on the west corner of Copeland Street and Gay Street.

Maker: Brinson
Second: Carpenter
Result: Carried: 12 to 2

For: 12 - MacGregor, Johnson, Shidid, Carpenter,
Brinson, Blair, Jung, Housewright, Schwope,
Murphy, Garcia, Rubin

Against: 2 - Hampton, Schultz
Absent: 0
Vacancy: 1 - District 3

Notices: Area: 200 Mailed: 42
Replies: For: 1 Against: 0

Speakers: For: Anish Thakrar, 4311 Cole Ave., Dallas, TX, 75210
Against: None
Staff: Monica Hardman, Director, Office of Homeless Solutions

Development Code Amendment:

DCA189-005

Planner: Nathan Warren

Motion: It was moved to recommended **approval** of amending Sections 51-4.217 and 51A-4.217 of the Dallas Development Code to allow temporary inclement weather shelters as a specific accessory use.

Maker: Murphy
Second: MacGregor
Result: Carried: 9 to 5

For: 9 - MacGregor, Johnson, Shidid, Housewright,
Schultz, Schwope, Murphy, Garcia, Rubin

Against: 5 - Hampton, Carpenter, Brinson, Blair, Jung
Absent: 0
Vacancy: 1 - District 3

Speakers: For: David Woody, 1818 Corsicana St., Dallas, TX, 75201
Brenda Snitzer, 1835 Young St., Dallas, TX, 75201
Against: None
Against (Did not speak): Michael Przekwas, 1602 Beaumont St., Dallas, TX, 75215

Other Matters

Minutes:

Motion: It was moved to **approve** the December 12, 2019, City Plan Commission meeting minutes, subject to corrections.

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

For: 14 - MacGregor, Hampton, Johnson, Shidid,
Carpenter, Brinson, 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 January 9, 2020, City Plan Commission meeting at 8:46 p.m.

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

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

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

Speakers: None

Tony Shidid, Chair