

PLAN COMMISSION MINUTES

The City Plan Commission held a regular Zoning Hearing on October 1, 2020, by videoconference call as authorized by Texas Government Code Section 551.127 with the briefing starting at 10:42 a.m., and the public hearing at 1:37 p.m. Presiding were, Tony Shidid, Chair and Timothy Jackson, Acting Vice-Chair. The following Commissioners were present during the hearing: Enrique MacGregor, Ronald Stinson, LeDouglas Johnson, Deborah Carpenter, Lori Blair, P. Michael Jung, Christie Myers, 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: Joanna Hampton. There was one vacancy: District 11.

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: Sharmila Shrestha

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) **S190-223**

Motion: It was moved to **approve** an application to create 147 residential lots with 2 common areas ranging in size from 4,545 square feet to 12,779 square feet from a 29.864-acre tract of land on property located on Travis Ranch Boulevard at Lake Hubbard Drive, northeast corner, subject to compliance with the conditions listed in the docket and removal of Condition #32.

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

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

Against: 0
Absent: 1 - Hampton
Vacancy: 1 - District 11

Speakers: None

(2) **S190-224**

Motion: It was moved to **approve** an application to replat a 0.430-acre tract of land containing all of Lots 1 and 2 in City Block 6/3256 to create one 0.045-acre lot and one 0.385-acre lot on property located on Davis Street at Clinton Avenue, southeast corner, subject to compliance with the conditions listed in the docket.

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

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

Against: 0
Absent: 1 - Hampton
Vacancy: 1 - District 11

Speakers: For: None

For (Did not speak): Billy Duckworth, 2220 Gus Thomasson Rd., Mesquite, TX, 75150
Edwin Cabaniss, 1344 N. Windomere Ave., Dallas, TX, 75208
Will Pinkerton, 1344 N. Windomere Ave., Dallas, TX, 75208

Against: None

(3) **S190-225**

Motion: It was moved to **approve** an application to create one 0.608-acre lot from a tract of land in City Block 4723 on property located on Maple Avenue, south of Fielder Street, subject to compliance with the conditions listed in the docket.

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

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

Against: 0
Absent: 1 - Hampton
Vacancy: 1 - District 11

Speakers: None

(4) S190-226

Motion: It was moved to **approve** an application to replat a 0.918-acre tract of land containing all of Lots 1, 2, 3, 6, 7, 8, and part of Lots 4 and 5 in City Block 20/43 to create one lot on property bounded by Jackson Street, Austin Street, Wood Street, and Market Street, subject to compliance with the conditions listed in the docket and additional comments to Real Estate division as follows: 1) "Condition 27 Prior to submittal of the final plat, confirm the improvements such as trees, benches, and sanitation can on Wood Street and the sanitation can, bench, and lights on Market Street have been authorized by the City of Dallas and provide a copy of the authorization.", 2) Condition 28 Improvements in right-of-way such as trees, benches, sanitation can, lights, etc. may not be licensed. Contact Real Estate division to discuss.", and 3) "Condition 29 On the final plat, show abandonment on Austin Street as "Abandonment authorized by Ordinance No. _____, recorded as Instrument No._____. Utility easement retained."

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

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

Against: 0
Absent: 1 - Hampton
Vacancy: 1 - District 11

Speakers: None

(5) **S190-227**

Motion: It was moved to **approve** an application to replat a 1.217-acre tract of land containing all of Lots 1 through 7, and part of Lot 8 in City Block F/868 to create one lot on property located between Coombs Street and Logan Street, northeast of Harrison Avenue, subject to compliance with the conditions listed in the docket.

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

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

Against: 0
Absent: 1 - Hampton
Vacancy: 1 - District 11

Speakers: None

(6) **S190-228**

Motion: It was moved to **approve** an application to create an 8-lot shared access development with lots ranging in size from 1,515 square feet to 2,804 square feet from a 0.378-acre tract of land in City Block 5761 on property located at the terminus of Mail Avenue, north of Harry Hines Boulevard, subject to compliance with the conditions listed in the docket.

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

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

Against: 0
Absent: 1 - Hampton
Vacancy: 1 - District 11

Speakers: None

(7) **S190-229**

Motion: It was moved to **approve** an application to create one 1.152-acre lot and one 23.344-acre lot from a 24.496-acre tract of land in City Block 8463 on property located on Olympus Boulevard, west of Water Mill Road, subject to compliance with the conditions listed in the docket.

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

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

Against: 0
Absent: 1 - Hampton
Vacancy: 1 - District 11

Speakers: None

(8) **S190-230**

Motion: It was moved to **approve** an application to create one 28.83074-acre lot from a tract of land in City Block 7558 on property located on Beckleymeade Avenue, east of Hampton Road, subject to compliance with the conditions listed in the docket.

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

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

Against: 0
Absent: 1 - Hampton
Vacancy: 1 - District 11

Speakers: None

Residential Replat:

(9) **S190-221**

Motion: It was moved to **approve** an application to replat a 0.8427-acre tract of land containing part of Lot 22 in City Block 22/8617 to create two 0.4214-acre lots on property located on Linfield Road, northeast of Bonnie View Road, subject to compliance with the conditions listed in the docket.

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

For: 13 - MacGregor, Stinson, Johnson, Shidid,
Carpenter, Jackson, Blair, Jung, Myers,
Schwope, Murphy, Garcia, Rubin
Against: 0
Absent: 1 - Hampton
Vacancy: 1 - District 11

Notices: Area: 200 Mailed: 13
Replies: For: 1 Against: 0

Speakers: None

(10) **S190-231**

Motion: It was moved to **approve** an application to replat a 2.023-acre tract of land containing all of Lots 17A and 19A in City Block B/8212 to create 3 lots ranging in size from 22,088 square feet to 40,246 square feet and to approve 3 private street addresses on the three proposed lots on property located on Braewood Place (Private Street), east of Ash Bluff Lane (Private Street), subject to compliance with the conditions listed in the docket.

Maker: Rubin
Second: MacGregor
Result: Carried: 11 to 2

For: 11 - MacGregor, Stinson, Johnson, Shidid,
Jackson, Blair, Myers, Schwope, Murphy,
Garcia, Rubin
Against: 2 - Carpenter, Jung
Absent: 1 - Hampton
Vacancy: 1 - District 11

Notices: Area: 200 Mailed: 15
Replies: For: 2 Against: 7

Speakers: For: Janelle Friedman, 5301 Spring Valley Rd., Dallas, TX, 75254
Bob Thompson, 5509 Cedar Creek Ln., Dallas, TX, 75252
Art Anderson, 2728 N. Harwood St., Dallas, TX, 75201
Michael Dowdey, 5225 Village Creek Dr., Plano, TX, 75093
Melissa Miles, 3131 McKinney Ave., Dallas, TX, 75204
Larry Friedman, 25 Glen Abbey Dr., Dallas, TX, 75248
Against: None

Street Name Change:

(11) **NC190-001**

Motion: It was moved to recommend **approval** of street name change of Locust Avenue between Gladewater Road and Aztec Drive, to “Frank Henderson Jr. Drive”.

Maker: Johnson
Second: Blair
Result: Carried: 13 to 0

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

Against: 0
Absent: 1 - Hampton
Vacancy: 1 - District 11

Notices: Area: 1' Mailed: 49
Replies: For: 5 Against: 1

Speakers: For: None
For (Did not speak): Quincy Roberts, Address not given
Against: None

(12) **NC190-002**

Motion: It was moved to recommend **approval** of street name change of Dixie Garden Court at the terminus of Cliff Haven Drive, to “Achievers Court”.

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

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

Against: 0
Absent: 1 - Hampton
Vacancy: 1 - District 11

Notices: Area: 1' Mailed: 6
Replies: For: 0 Against: 0

Speakers: None

Miscellaneous Items:

D190-008

Planner: Abraham Martinez

Motion I: In considering an application for a development plan for a multifamily use on property zoned Subdistrict A and Subdistrict B within Planned Development District No. 758, on the north and south line of Whistle Stop Place, east of Wildcat Way, it was moved to **hold** this case under advisement until January 7, 2021.

Maker: Myers
Second: Blair
Result: **Commissioner Myers withdrew her motion and Commissioner Blair withdrew her second.**

Motion II: In considering an application for a development plan for a multifamily use on property zoned Subdistrict A and Subdistrict B within Planned Development District No. 758, on the north and south line of Whistle Stop Place, east of Wildcat Way, it was moved to **hold** this case under advisement until November 5, 2020.

Maker: Myers
Second: Blair
Result: **Commissioner Myers withdrew her motion and Commissioner Blair withdrew her second.**

Note: The Commission convened into Executive Session at 3:12 p.m., for the purpose of discussing D190-008 as authorized by Section 551.071 of the Texas Open Meetings Act. The Commission reconvened into open session at 3:54 p.m.

Motion III: In considering an application for a development plan for a multifamily use on property zoned Subdistrict A and Subdistrict B within Planned Development District No. 758, on the north and south line of Whistle Stop Place, east of Wildcat Way, it was moved to **hold** this case under advisement until October 15, 2020

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

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

Against: 0
Absent: 1 - Hampton
Vacancy: 1 - District 11

Speakers: For: Kiesha Kay, 2201 Main St., Dallas, TX, 75201
Dallas Cothrum, 2201 Main St., Dallas, TX, 75201
Against: None

M190-038

Planner: Abraham Martinez

Motion: It was moved to **approve** a minor amendment to an existing development plan and landscape plan for a public school other than open enrollment-charter school use on property zoned Planned Development District No. 705, on the northeast corner of North St. Augustine Drive and Calico Lane.

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

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

Against: 0
Absent: 1 - Hampton
Vacancy: 1 - District 11

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

M190-036

Planner: Hannah Carrasco

Motion: It was moved to **approve** a minor amendment to an existing landscaping plan on property zoned Planned Development District No. 467, on the northeast corner of Church Road and White Rock Trail.

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

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

Against: 0
Absent: 1 - Hampton
Vacancy: 1 - District 11

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

Miscellaneous Items – Under Advisement:

M190-034

Planner: Hannah Carrasco

Motion: In considering an application for a minor amendment to an existing development plan on property zoned Planned Development District No. 967, on the southeast corner of Welch Road and Harvest Hill Road, it was moved to **hold** this case under advisement until October 15, 2020.

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

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

Against: 0
Absent: 1 - Hampton
Vacancy: 1 - District 11

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

Zoning Cases – Consent:

1. **Z190-273(LG)**

Planner: La’Kisha Girder

Note: The Commission considered this item individually.

Motion: It was moved to recommend **denial without prejudice** of a CH Cluster Housing District on property zoned an MH(A) Mobile Home District, an A(A) Agricultural District, an LI Light Industrial District, and an R-5(A) Single Family District, west of Ingersoll Street, on the west side of Iroquois Drive, and north of Nomas Street.

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

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

Against: 0
Absent: 1 - Hampton
Vacancy: 1 - District 11

Notices: Area: 500 Mailed: 262
Replies: For: 2 Against: 3

Speakers: For: Joel Thomas, 8281 E. Gelding Dr., Scottsdale, AZ, 85260
Norman Henry, 1409 Heritage Hill Dr., DeSoto, TX, 75115
Enrique Chavez, 4615 Singleton Blvd., Dallas, TX, 75212
Jennifer Meyers, 208 N. Market St., Dallas, TX, 75202
For (Did not speak): Scott Scheirer, 101 Summit Ave., Fort Worth, TX, 76102
Against: Debbie Solis, 2322 Kenesaw Dr., Dallas, TX, 75212
Wendi Macon, 3622 Ladd St., Dallas, TX, 75212
Against (Did not speak): Carmen Gonzales, 3350 N. Winnetka Ave., Dallas, TX, 75212

Note: The Commission heard Zoning agenda item #4. Z190-303(CT) next.

2. **Z190-299(LG)**

Planner: La’Kisha Girder

Motion: It was moved to recommend **approval** of the renewal of Specific Use Permit No. 1767 for an alcoholic beverage establishment limited to a bar, lounge or tavern and an inside commercial amusement limited to a live music venue for a four-year period, subject to conditions on property zoned Tract A of Planned Development District No. 269, the Deep Ellum/Near East Side District, north of Commerce Street, east of South Good Latimer Expressway.

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

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

Against: 0
Absent: 1 - Hampton
Vacancy: 1 - District 11

Notices: Area: 200 Mailed: 7
Replies: For: 1 Against: 0

Speakers: None

3. Z190-300(LG)

Planner: La’Kisha Girder

Motion: It was moved to recommend **approval** of the renewal of Specific Use Permit No. 2282 for outside sales for a two-year period with eligibility for automatic renewals for additional five-year periods, subject to a site plan and conditions on property zoned a CS Commercial Service District with deed restrictions (Z167-362), on the west line of South Belt Line Road, northeast of Sarah Lane.

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

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

Against: 0
Absent: 1 - Hampton
Vacancy: 1 - District 11

Notices: Area: 300 Mailed: 25
Replies: For: 0 Against: 2

Speakers: For: None

For (Did not speak): Grace Chaves, 1609 Falmouth Dr., Plano, TX, 75025
Warren Ellis, P.O. Box 364, Frisco, TX, 75034

Against: None

4. **Z190-303(CT)**

Planner: Carlos Talison

Note: The Commission considered this item individually.

Motion: It was moved to recommend **approval** of the renewal of Specific Use Permit No. 2160 for the sale of alcoholic beverages in conjunction with a general merchandise or food store 3,500 square feet or less for a five-year period with eligibility for automatic renewals for additional five-year periods, subject to conditions on property zoned Subarea 7 within Planned Development District No. 366, the Buckner Boulevard Special Purpose District, on the northwest corner of South Buckner Boulevard and Scyene Road.

Maker: Shidid
Second: MacGregor
Result: Carried: 12 to 1

For: 12 - MacGregor, Johnson, Shidid, Carpenter,
Jackson, Blair, Jung, Myers, Schwope,
Murphy, Garcia, Rubin

Against: 1 - Stinson
Absent: 1 - Hampton
Vacancy: 1 - District 11

Notices: Area: 200 Mailed: 9
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 #5. Z190-247(AU) next.

5. **Z190-247(AU)**

Planner: Andreea Udrea

Note: The Commission considered this item individually.

Motion: In considering an application for a D-1 Liquor Control Overlay and a Specific Use Permit for the sale of alcoholic beverages in conjunction with a general merchandise or food store greater than 3,500 square feet on property zoned a CR Commercial Retail District with a D Liquor Control Overlay, Specific Use Permit No. 1718 for a tower/antenna for cellular communication, on the west line of Midway Road, north of West Northwest Highway, it was moved to **hold** this case under advisement until October 15, 2020.

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

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

Against: 0
Absent: 1 - Hampton
Vacancy: 1 - District 11

Notices: Area: 200 Mailed: 10
Replies: For: 0 Against: 0

Speakers: For: Kendra Larach, 3904 Elm St., Dallas, TX, 75226
For (Did not speak): Santos Martinez, 12 Tanager Terrace, Angel Fire, NM, 87710
Against: None

Note: The Commission returned to the regular order of the agenda and heard Zoning Cases - Under Advisement agenda items. The Commission heard Zoning Cases - Under Advisement agenda item #8. Z190-252(JT/PD) next.

6. Z190-268(PD)

Planner: Pamela Daniel

Motion: It was moved to recommend **approval** of a Specific Use Permit for a transit passenger station or transfer center for a permanent period, subject to a revised site plan, landscape plan and conditions (as briefed) on property zoned an R-16(A) Single Family District, along the DART Silver right-of-way line, east of Knoll Trail Drive.

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

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

Against: 0
Absent: 1 - Hampton
Vacancy: 1 - District 11

Notices: Area: 300 Mailed: 14
Replies: For: 2 Against: 0

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

7. **Z190-297(PD)**

Planner: Pamela Daniel

Motion: It was moved to recommend **approval** of an MU-1 Mixed Use District, subject to deed restrictions volunteered by the applicant on property zoned an IR Industrial Research District, on the west side of Dennis Road, between Northaven Road and Satsuma Drive.

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

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

Against: 0
Absent: 1 - Hampton
Vacancy: 1 - District 11

Notices: Area: 300 Mailed: 32
Replies: For: 2 Against: 1

Speakers: For: None
For (Did not speak): Kiesha Kay, 2201 Main St., Dallas, TX, 75201
Against: None

Note: The Commission heard Zoning – Consent agenda item #1. Z190-273(LG), upon the conclusion of the Consent agenda. The Commission heard Zoning – Consent agenda item #1. Z190-273(LG) next.

Zoning Cases – Under Advisement:

8. **Z190-252(JT/PD)**

Planner: Pamela Daniel

Motion: It was moved to recommend **approval** of the renewal of Specific Use Permit No. 2261 for a metal salvage facility use with consideration to amend the site plan for a five-year period, subject to a revised site plan and conditions on property zoned an IM Industrial Manufacturing District, on the east side of Luna Road, north of Ryan Road.

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

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

Against: 0
Absent: 1 - Hampton
Vacancy: 1 - District 11

Notices: Area: 400 Mailed: 14
Replies: For: 5 Against: 0

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

9. **Z190-145(JM)**

Planner: Jennifer Muñoz

Motion: In considering an application for an amendment to Planned Development District No. 889, on the southeast corner of North Central Expressway and Carroll Avenue, it was moved to **hold** this case under advisement until January 21, 2021.

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

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

Against: 0
Absent: 1 - Hampton
Vacancy: 1 - District 11

Notices: Area: 500 Mailed: 71
Replies: For: 3 Against: 0

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

10. **Z190-290(LG)**

Planner: La’Kisha Girder

Motion: In considering an application for an O-2 Office Subdistrict on property zoned an MF-2 Multiple-Family Subdistrict with deed restrictions volunteered by the applicant within Planned Development District No. 193, the Oak Lawn Special Purpose District, on the northeast corner of Rawlins Street and north of Knight Street, it was moved to **hold** this case under advisement until November 5, 2020.

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

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

Against: 0
Absent: 1 - Hampton
Vacancy: 1 - District 11

Notices: Area: 200 Mailed: 76
Replies: For: 2 Against: 1

Speakers: For: Adam Murphy, 3435 Dickinson Ave., Dallas, TX, 75219
FOR (Did not speak): Audra Buckley, 1414 Belleview St., Dallas, TX, 75215
Ron Watterson, 3403 Knight St., Dallas, TX, 75219
Against: None

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

Planner: Carlos Talison

Motion: In considering an application for a Planned Development District for MU-2 Mixed Use District uses on property zoned an IR Industrial Research District, on the east line of North Beckley Avenue, south of West Commerce Street, it was moved to **hold** this case under advisement until October 15, 2020.

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

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

Against: 0
Absent: 1 - Hampton
Vacancy: 1 - District 11

Notices: Area: 500 Mailed: 23
Replies: For: 7 Against: 1

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

12. **Z190-182(AU)**

Planner: Andreea Udrea

Motion: In considering an application for an MU-3 Mixed Use District on property zoned a GO(A) General Office District, on the northeast corner of North Central Expressway and Midtown Boulevard, it was moved to **hold** this case under advisement until November 5, 2020.

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

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

Against: 0
Absent: 1 - Hampton
Vacancy: 1 - District 11

Notices: Area: 400 Mailed: 106
Replies: For: 1 Against: 0

Speakers: None

Zoning Cases – Individual:

13. Z190-230(AU)

Planner: Andreea Udrea

Motion: In considering an application for a P(A) Parking District on property zoned an R-16(A) Single Family District and an MF-2(A) Multifamily District, on the east line of Inwood Road, north of Lovers Lane, it was moved to **hold** this case under advisement until November 5, 2020.

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

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

Against: 0
Absent: 1 - Hampton
Vacancy: 1 - District 11

Notices: Area: 300 Mailed: 24
Replies: For: 1 Against: 0

Speakers: For: None

For (Did not speak): Dallas Cothrum, 2201 Main St., Dallas, TX, 75201
Against: None

14. Z190-246(PD)

Planner: Pamela Daniel

Motion: It was moved to recommend **approval** of 1) an amendment to Planned Development No. 493, subject to a revised development plan to include and allow encroachment in the rear and side yard setbacks for the accessory structure; and **approval** of 2) an amendment to and renewal of Specific Use Permit No. 1976 for a child-care facility and private school uses for a five-year period with eligibility for automatic renewals for additional five-year periods, subject to a revised site plan, compliance with existing landscape plan and conditions noting the following: 1) the addition of landscaping strip along the west fence line as described on the original 2015 plan with shrubs, grasses or other appropriate landscaping; 2) the planting of shrubs in the parking lot area in the front as shown in the original 2015 plan that were not planted or were lost; and 3) the removal of the parallel parking stripes along the western fence line of the parking lot on property zoned Planned Development District No. 493, on the west side of Skillman Street, north of Woodcrest Lane.

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

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

Against: 0
Absent: 1 - Hampton
Vacancy: 1 - District 11

Notices: Area: 500 Mailed: 93
Replies: For: 3 Against: 2

Speakers: For: Rob Baldwin, 3904 Elm St., Dallas, TX, 75226
Against: None
Staff: Philip Erwin, Chief Arborist, Dallas Building Inspection

The Commission recessed for a short break at 5:57 p.m. The Commission reconvened at 6:08 p.m.

Landmark Commission Appeal:

CA190-351(MLP)

Planner: Melissa Parent

Evidentiary Motion: It was moved to **deny** acceptance of Appellant Representative Keith Light's additional evidence of vandalism removal with a finding that the evidence was available, however, not presented at the Landmark Commission hearing making it ineligible for City Plan Commission consideration.

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

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

Against: 0
Absent: 1 - Hampton
Vacancy: 1 - District 11

Motion: It was moved to **affirm (in whole)** the decision of the Landmark Commission to deny without prejudice a Certificate of Appropriateness (CA190-351(MLP)) for 1) Paint main structure. Brand: Behr. Body: N320-2 "Toasty Gray." Trim, columns: 75 "Polar Bear." Accent, shutters, doors: N460-7 "Space Black", 2) Install new storefront style entrance door on main structure, 3) Install new lighting fixtures on main structure and 4) Install new siding on rear accessory structure at 425 N. Rosemont Avenue because the Landmark Commission did not violate a statutory or ordinance provision, exceed its authority, or make a decision not reasonably supported by the evidence.

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

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

Against: 0
Absent: 1 - Hampton
Vacancy: 1 - District 11

Speakers:

Appellant Representative: Keith Light, Engineer
Lauryn Leahy, Address not given
City Plan Commission Attorney: Kanesia Williams, Assistant City Attorney
Landmark Commission Attorney: Kathleen Fones, Assistant City Attorney
Staff: Melissa Parent, Chief Planner, Historic Preservation
Murray Miller, Director, Office of Historic Preservation
Citizen Attendees: None

Other Matters

Consideration of Appointments to CPC Committees:
Urban Design Advisory Committee (UDAC)

Chair Shidid announced appointment of Commissioner Kristine Schwope as Chair of the Urban Design Advisory Committee (UDAC).

Minutes:

Motion: It was moved to **approve** the September 3, 2020, and September 17, 2020, City Plan Commission meetings' minutes.

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

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

Against: 0
Absent: 1 - Hampton
Vacancy: 1 - District 11

Speakers: None

Adjournment:

Motion: It was moved to **adjourn** the October 1, 2020, City Plan Commission meeting at 7:22 p.m.

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

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

Against: 0

Absent: 1 - Hampton

Vacancy: 1 - District 11

Tony Shidid, Chair