

PLAN COMMISSION MINUTES

The City Plan Commission held a regular Zoning Hearing on September 3, 2020, by videoconference call as authorized by Texas Government Code Section 551.127 with the briefing starting at 10:59 a.m., and the public hearing at 1:49 p.m. Presiding were, Tony Shidid, Chair and Jaynie Schultz, Vice-Chair. The following Commissioners were present during the hearing: Enrique MacGregor, Joanna Hampton, Ronald Stinson, LeDouglas Johnson, Deborah Carpenter, Timothy Jackson, Lori Blair, P. Michael Jung, Kristine Schwope, Margot Murphy, Wayne Garcia and Brent Rubin. The following Commissioners were absent from this hearing as defined in the City Plan Commission rules: None. There was one vacancy: District 10.

The City Plan Commission was briefed by staff on each item on the agenda and a question and answer period followed each briefing.

A variety of dockets, requests and briefings were presented to the Commission during the open public hearing. The applicants or their representatives presented their arguments, citizen comments were heard, and using the information and staff recommendations in the hearing dockets, the Commission took the following actions.

NOTE: For more detailed information on discussion on any issue heard during this briefing and public hearing, refer to the tape recording retained on file in the Department of Sustainable Development and Construction. Briefing and public hearing recordings are retained on file for 90 days after approval of CPC minutes.

PUBLIC HEARINGS:

Subdivision Docket

Planner: 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) **S190-203**

Motion: It was moved to **approve** an application to create one 0.443-acre lot and one 0.744-acre lot from a tract of land in City Block 7807 on property located on St. Augustine Road, south of Fireside Drive, subject to compliance with the conditions listed in the docket.

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

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

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

Speakers: None

(2) **S190-204**

Motion: It was moved to **approve** an application to create one 22.012-acre lot from a tract of land in City Block 6091 on property located at the terminus of Tips Boulevard, east of Southern Oaks Boulevard, subject to compliance with the conditions listed in the docket.

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

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

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

Speakers: For: None
Against: None
Staff: David Cossum, Sustainable Development & Construction Dept.

(3) **S190-205**

Motion: It was moved to **approve** an application to create 184 residential lots from a 27.444-acre tract of land on property located in the City of Dallas E.T.J in Kaufman County, Texas, west of Lake Ray Hubbard Drive, subject to compliance with the conditions listed in the docket.

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

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

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

Speakers: None

(4) S190-206

Motion: It was moved to **approve** an application to create 151 residential lots and 3 common areas from a 24.357-acre tract of land on property located in the City of Dallas E.T.J in Kaufman County, Texas, on Lake Ray Hubbard Drive, subject to compliance with the conditions listed in the docket.

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

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

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

Speakers: None

(5) S190-208

Motion: It was moved to **approve** an application to replat a 0.639-acre tract of land containing all of Lots 15 through 18 in City Block 2/8570 and a portion of abandoned Burgess Boulevard to create one 0.223-acre lot and one 0.416-acre lot on the property located on Memphis Street, at the terminus of Burgess Boulevard, subject to compliance with the conditions listed in the docket.

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

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

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

Speakers: None

(6) **S190-209**

Motion: It was moved to **approve** an application to replat a 1.042-acre tract of land containing part of Lots 1 through 3, all of Lot 6, and part of Lots 8 through 10 in City Block A/709 to create one lot on property located on Virginia Avenue, south of Fitzhugh Avenue, subject to compliance with the conditions listed in the docket.

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

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

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

Speakers: For: None
Against: None
Staff: David Cossum, Sustainable Development & Construction Dept.

Building Line Removal:

(7) **S190-207**

Building Line Motion: It was moved to **approve** to remove an existing platted 25-foot building line on part of Lot 8 along the northside of Santa Fe Trail; and to remove an existing platted 30-foot building line on Lot 23 and Lot 24 along the northside of Santa Fe Trail with the finding of fact that reduction of that portion of the platted building line will not require a minimum front, side, or rear yard setback line less than required by the zoning regulation; be contrary to the public interest; adversely affect neighboring properties; or adversely affect the plan for the orderly development of the subdivision along the northside of Santa Fe Trail on property located on Fulton Street, at the terminus of Alton Street, subject to compliance with the conditions listed in the docket, as amended.

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

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

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

Replat Motion: It was moved to **approve** an application to replat a 4.418-acre tract of land containing part of Lots 8, 23, and 24 in City Block 1674, part of City Block 1674, and a portion of abandoned East Side Avenue to create one lot; on property located on Fulton Street, at the terminus of Alton Street, subject to compliance with the conditions listed in the docket, as amended.

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

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

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

Speakers: For: Ron Salamie, 6175 Main St., Frisco, TX, 75034
Nicole Gann, 516 Savannah Rd., Ovilla, TX, 75154
Against: None
Staff: David Cossum, Sustainable Development & Construction Dept.

Residential Replat:

(8) **S190-202**

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).

This case was withdrawn by the applicant.

Miscellaneous Items:

M190-032

Planner: Hannah Carrasco

Motion: It was moved to **approve** a minor amendment to an existing development plan on property zoned Planned Development District No. 667, on the northwest corner of South Franklin Street and terminus of Bridal Wreath Lane.

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

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

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

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

Zoning Cases – Consent:

1. Z190-182(AU)

Planner: Andreea Udrea

Note: The Commission considered this item individually.

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 October 1, 2020.

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

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

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

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

Speakers: None

2. **Z190-278(CT)**

Planner: Carlos Talison

Note: The Commission considered this item individually.

Motion: In considering an application for an MU-2 Mixed Use District on property zoned an IM Industrial Manufacturing District, on the south corner of South Malcolm X Boulevard and Louise Avenue, it was moved to **hold** this case under advisement until September 17, 2020.

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

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

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

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

Speakers: None

Zoning Cases – Under Advisement:

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

Planner: Carlos Talison

Motion I: It was moved to recommend **approval** of a CR Community Retail District, subject to deed restrictions volunteered by the applicant on property zoned an R-7.5(A) Single Family District, on the northwest line of Forney Road, northeast of Lawnview Avenue.

Maker: Jackson
Second: Garcia
Result: Failed: 3 to 11

For: 3 - Johnson, Jackson, Garcia

Against: 11 - MacGregor, Hampton, Stinson, Shidid,
Carpenter, Blair, Jung, Schultz, Schwope,
Murphy, Rubin
Absent: 0
Vacancy: 1 - District 10

Motion II: It was moved to recommend **denial without prejudice** of a CR Community Retail District with deed restrictions volunteered by the applicant on property zoned an R-7.5(A) Single Family District, on the northwest line of Forney Road, northeast of Lawnview Avenue.

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

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

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

Notices: Area: 200 Mailed: 14
Replies: For: 1 Against: 4

Speakers: For: Monica Hernandez, 1919 McKinney Ave., Dallas, TX, 75201
Against: None

4. Z190-201(CT)

Planner: Carlos Talison

Motion: It was moved to recommend **denial without prejudice** of a Planned Development District for MU-1 Mixed Use District uses on property zoned an R-7.5(A) Single Family District with Specific Use Permit No. 184 for a private country club, on the northwest corner of South Lancaster Road and Crouch Road.

Maker: Blair
Second: Stinson
Result: Carried: 12 to 2

For: 12 - Hampton, Stinson, Johnson, Shidid, Carpenter,
Blair, Jung, Schultz, Schwope, Murphy, Garcia,
Rubin

Against: 2 - MacGregor, Jackson
Absent: 0
Vacancy: 1 - District 10

Notices: Area: 500 Mailed: 52
Replies: For: 1 Against: 1

Speakers: For: Rob Baldwin, 3904 Elm St., Dallas, TX, 75226
Jake Brown, 6300 LaCalma Dr., Austin, TX, 78752
Against: Michael Smotherman, 1523 Emma Dr., Dallas, TX, 75241
Gregory Franklin, 6620 Cantata Ct., Dallas, TX, 75241
Misty Davis, 6707 Old Ox Rd., Dallas, TX, 75241
Janice Carter, 1546 Cover Dr., Dallas, TX, 75241
Amelia Wheeler, 1517 Duet Dr., Dallas, TX, 75241
Against (Did not speak): Monique Gossett, 1614 Gillarel Springs Ln., Dallas, TX, 75241
Shareefah Mason, 1428 Hidden Valley Dr., Dallas, TX, 75241
Staff: Kyle Hines, Interim Assistant Director, Housing and Neighborhood
Revitalization Department

5. Z190-232(CT)

Planner: Carlos Talison

Note: The Commission recessed for a break at 5:49 p.m. and reconvened at 6:05 p.m.

Motion: It was moved to recommend **approval** of an amendment to Specific Use Permit No. 1365 for a private school and child-care facility use for a five-year period, subject to a revised traffic management plan and staff recommended conditions with the following changes: 1) Item 5. CLASSROOMS: to read as follows: "The private school is limited to no more than 22 classrooms."; 2) Item 11. TRAFFIC MANAGEMENT PLAN: (c) Traffic study. (1) to read as follows: "The Property owner or operator shall prepare a traffic study evaluating the efficiency of the traffic management plan. The updated traffic study must be submitted to the director and property owners within 400 feet of the area of request, Valley View Homeowners Association and Alpha Road Area Neighborhood Association by November 1, 2022. After the initial traffic study, the Property owner or operator shall submit annual updates of the traffic study to the director and property owners within 400 feet of the area of request, Valley View Homeowners Association and Alpha Road Area Neighborhood Association by November 1st of each even-numbered year. The Property owner or operator shall send update submissions to the Valley View Homeowners Association to the address P.O. Box 800214, Dallas, Texas, 75380 and Alpha Road Area Neighborhood Association to address 6927 Alpha Road, Dallas, Texas, 75240.", and 3) Item 14. NO PARKING ON ALPHA ROAD: to read as follows: "No parking within 400 feet of the Property on public streets. No student, school, or staff parking is allowed within 400 feet of Property on public streets." on property zoned an R-1/2ac(A) Single Family District, on the southeast corner of Hillcrest Road and Alpha Road.

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

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

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

Notices: Area: 400 Mailed: 55
Replies: For: 6 Against: 24

Speakers: For: Rob Baldwin, 3904 Elm St., Dallas, TX, 75226
Britton Church, 3970 Cobblestone Cr., Dallas, TX, 75229
Rachel Kral, 13269 Meadowside Dr., Dallas, TX, 75240
Travis Jones, 13811 Peyton DR., Dallas, TX, 75240
FOR (Did not speak): Ruth Davis, 6807 Leameadow Dr., Dallas, TX, 75248
Jon Jordan, 3150 Catamore Ln., Dallas, TX, 75229
Against: Howard Spector, 7037 Elmridge Dr., Dallas, TX, 75240
Bill Naifeh, 6927 Alpha Rd., Dallas, TX, 75240
Linda Correll, 6927 Alpha Rd., Dallas, TX, 75240
Chris Keniston, 6910 Elmridge Dr., Dallas, TX, 75204
Christy Gaumer, 13683 Peyton Dr., Dallas, TX, 75204
Craig Gaumer, 13683 Peyton Dr., Dallas, TX, 75204
Walter Holloway, 13412 Peyton Dr., Dallas, TX, 75204
Against (Did not speak): Chandra Vivek, 6931 Alpha Rd., Dallas, TX, 75240
Celest Schnitzer, 13312 Peyton Dr., Dallas, TX, 75240
Bruce Meltzer, 13345 Peyton Dr., Dallas, TX, 75240
Richa Pande, 6931 Alpha Rd., Dallas, TX, 75240
Staff: David Nevarez, Traffic Engineer, Sustainable Development & Construction

6. Z190-255(CT)

Planner: Carlos Talison

Motion: It was moved to recommend **approval** of a Planned Development Subdistrict for O-2 Office Subdistrict uses, subject to a development plan, landscape plan and conditions on property zoned an O-2 Office Subdistrict uses within Planned Development District No. 193, the Oak Lawn Special Purpose District, on the west corner of Wycliff Avenue and Hartford Street.

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

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

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

**out of the room, when vote taken

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

Speakers: For: Tommy Mann, 500 Winstead Building, Dallas, TX, 75201
Michael Zizik, 1800 Valley View Ln., Farmers Branch, TX, 75234
Against: None

7. Z167-311(VP)

Planner: Vasavi Pilla

Motion: In considering a City Plan Commission authorized hearing to determine proper zoning on property zoned Planned Development District No. 317, the Cedars Area Special Purpose District, CA-1(A) Central Area District, and Planned Development District No. 715 with consideration given to expanding Planned Development District No. 317 on property zoned CA-1(A) Central Area District and Planned Development District No. 715 and amending zoning regulations including use, development standards, and other appropriate regulations of Planned Development District No. 317, in an area generally bound by Interstate Highway 45, the DART Rail right-of-way, the Union Pacific Railroad right-of-way, the northwestern side of Interstate Highway 30 from Union Pacific Railroad to Griffin Street, Canton Street between Griffin Street and Ervay Street, Ervay Street, the northern border of the Interstate Highway 30 right-of-way between Ervay Street and St. Paul Street, and Interstate Highway 30, it was moved to **hold** this case under advisement until October 15, 2020, and direct staff to review the conditions as read into the record (distributed 9/3/2020), post to the authorized hearing webpage for the Cedars, and take any other appropriate action.

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

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

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

**out of the room, when vote taken

Notices: Area: 200 Mailed: 741
Replies: For: 15 Against: 42

Speakers: For: Tod Howard, 1506 Griffin St. West, Dallas, TX, 75215
Against: Eric Hall, 1419 Griffin St. East, Dallas, TX, 75215
Eric Anderson, 7329 Lakehurst Dr., Dallas, TX, 75230
Christopher Weiss, 2400 S. Ervay St., Dallas, TX, 75215
Benton Payne, 2030 Main St., Dallas, TX, 75201
William Baker, 1922 S. Akard St., Dallas, TX, 75215
Tommy Mann, 500 Winstead Building, Dallas, TX, 75201
Joe Blair, 1103 Spring Valley Road, Richardson, TX, 75081

8. Z190-238(AU)

Planner: Andreea Udrea

Motion I: It was moved to recommend **approval** of a new tract for mixed uses, subject to a development plan, landscape plan and conditions with the following changes: 1) With regard to Height for Subarea A as set forth on page 8-21: In Section 51P-314.111 (b) (3) (A) follow the Applicant's request; 2) With regard to maximum and bonus height for Subarea B as set forth on page 8-22: In Section 51P-314.111 (b) (3) (B) follow the Applicant's request with the following changes to income bands: 1.465% of total number of units are available to households earning between 61-80% of area median family income; and 2.035% of total number of units are available to households earning between 81-100% of area median family income; 3) With regard to the Residential Proximity Slope on page 8-22: In Section 51P-314.111 (b) (4) follow the Applicant's request; 4) With regard to lot coverage for Subarea A as described on page 8-23: In Sections 51P-314.111 (b) (5) (B) and 51P-314.111 (b) (5) (C) follow the Applicant's request with the following changes to the income bands: 1.465% of the total number of units are available to households earning between 61-80% of area median family income; and 2.035% of total number of units are available to households earning between 81-100% of area median family income; 5) With regard to the maximum number of dwelling and the development bonus for mixed income housing units in Subarea B as set forth on page 8-24: In Section 51P-314.111 (b) (6) (B), follow the Applicant's request; 6) With regard to the table detailing bonuses for awarding height and number of units as described 8-24: In Section 51P-314.111 (b) (7), do not follow Staff's recommendation; 7) With regard to the Parkway landscape permit on page 8-30: In the Section 51P-314.113 in subsection (f) Private license granted and (g) Parkway landscape permit, follow staff recommendation; 8) With regard to the maximum percentage of total units that may be specialty

units on page 8-31 in Section 51P-314.114 (e) the number of specialty units should be 15%; and 9) Add a provision that states that a hotel use in Subarea A cannot occupy more than 65% of the total floor area in Subarea A, on property zoned Tract III and Tract IV within Planned Development District No. 314, Preston Center Special Purpose District, on the southwest corner of Luther Lane and Westchester Drive.

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

For: 7 - MacGregor, Johnson, Jung, Schwope, Murphy,
Garcia, Rubin

Against: 7 - Hampton, Stinson, Shidid, Carpenter, Jackson,
Blair, Schultz,

Absent: 0

Vacancy: 1 - District 10

Motion II: It was moved to recommend **approval** of a new tract for mixed uses, subject to a development plan, landscape plan and conditions with the following changes: 1) With regard to Height for Subarea A as set forth on page 8-21: In Section 51P-314.111 (b) (3) (A) follow the Applicant's request; 2) With regard to maximum and bonus height for Subarea B as set forth on page 8-22: In Section 51P-314.111 (b) (3) (B) follow the Applicant's request with the following changes to income bands: 2.5% of total number of units are available to households earning between 61-80% of area median family income; and 2.5% of total number of units are available to households earning between 81-100% of area median family income; 3) With regard to the Residential Proximity Slope on page 8-22: In Section 51P-314.111 (b) (4) follow the Applicant's request; 4) With regard to lot coverage for Subarea A as described on page 8-23: In Sections 51P-314.111 (b) (5) (B) and 51P-314.111 (b) (5) (C) follow the Applicant's request with the following changes to the income bands: 2.5% of the total number of units are available to households earning between 61-80% of area median family income; and 2.5% of total number of units are available to households earning between 81-100% of area median family income; 5) With regard to the maximum number of dwelling and the development bonus for mixed income housing units in Subarea B as set forth on page 8-24: In Section 51P-314.111 (b) (6) (B), follow the Applicant's request; 6) With regard to the table detailing bonuses for awarding height and number of units as described 8-24: In Section 51P-314.111 (b) (7), do not follow Staff's recommendation; 7) With regard to the Parkway landscape permit on page 8-30: In the Section 51P-314.113 in subsection (f) Private license granted and (g) Parkway landscape permit, follow staff recommendation; 8) With regard to the maximum percentage of total units that may be specialty units on page 8-31 in Section 51P-314.114 (e) the number of specialty units should be 15%; and 9) Add a provision that states that a hotel use in Subarea A cannot occupy more

than 65% of the total floor area in Subarea A, on property zoned Tract III and Tract IV within Planned Development District No. 314, Preston Center Special Purpose District, on the southwest corner of Luther Lane and Westchester Drive.

Maker: Murphy
Second: MacGregor
Result: Carried: 12 to 0

For: 12 - MacGregor, Hampton, Johnson, Shidid,
Carpenter, Blair, Jung, Schultz, Schwope,
Murphy, Garcia, Rubin

Against: 2 - Stinson, Jackson
Absent: 0
Vacancy: 1 - District 10

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

Speakers: For: Bill Dahlstrom, 2323 Ross Ave., Dallas, TX, 75201
Leland Burk, 8215 Westchester Dr., Dallas, TX, 75225
Bill Hanks, 5833 Sky Park Dr., Plano, TX, 75093
Evan Beattie, 2808 Fairmount St., Dallas, TX, 75201
For (Did not speak): Andy Harcar, 2001 Irving Blvd., Dallas, TX, 75207
Randy Koch, 7557 Rambler Rd., Dallas, TX, 75231
Zachary Lamp, 5426 McCommas Blvd., Dallas, TX, 75206
Steve Stoner, 7557 Rambler Rd., Dallas, TX, 75231

Against: None

Staff: Pam Thompson, Housing Policy Task Force Administrator, Housing and
Neighborhood Revitalization Department

9. Z190-259(AU)

Planner: Andreea Udrea

Motion: It was moved to recommend **approval** of a Planned Development Subdistrict for multifamily uses, subject to a development plan, landscape plan, and applicant's recommended conditions (as briefed) with following changes: 1) when calculating Mixed-income requirement any fractional unit must be round up to the next whole number; 2) decrease the specialty units reserves from 20% to 15% and 3) increase Mixed-income housing to 3% on property zoned an LC Light Commercial Subdistrict within Planned Development District No. 193, Oak Lawn Special Purpose District, on the southwest line of Maple Avenue, between Cedar Springs Road and Randall Street.

Maker: Garcia
Second: MacGregor
Result: Carried: 8 to 6

For: 8 - MacGregor, Johnson, Jackson, Blair, Jung,
Schultz, Schwope, Garcia

Against: 6 - Hampton, Stinson, Shidid, Carpenter, Murphy,
Rubin

Absent: 0

Vacancy: 1 - District 10

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

Speakers: For: Joseph Pitchford, 200 Crescent Ct., Dallas, TX, 75201
Suzan Kedron, 2323 Ross Ave., Dallas, TX, 75201
FOR (Did not speak): Jamie Taylor, 200 Crescent Ct., Dallas, TX, 75201
Scott Rodgers, 200 Crescent Ct., Dallas, TX, 75201
Evan Beattie, 2808 Fairmount St., Dallas, TX, 75201

Against: None

Staff: Pam Thompson, Housing Policy Task Force Administrator, Housing and
Neighborhood Revitalization Department

Zoning Cases – Individual:

10. **Z190-277(HC/AU)**

Planner: Andreea Udrea

Motion: It was moved to recommend **denial** of an MF-2(A) Multifamily District on property zoned a TH-3(A) Townhouse District, on the south line of Bayonne Street, east of Conklin Street.

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

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

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

Notices: Area: 200 Mailed: 41
Replies: For: 1 Against: 1

Speakers: None

Other Matters:

Consideration of amendments to City Plan Commission Rules of Procedure regarding Standing Committees – Sections 13(a) and 13(f).

Director of Urban Design: Peer Chacko
Chief Planner: Luis Tamayo

Motion: In considering amendments to the City Plan Commission Rules of Procedure regarding Standing Committees – Sections 13(a) and 13(f), it was moved to **hold** this matter under advisement until September 17, 2020.

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

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

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

Speakers: None

Minutes:

Motion: It was moved to **approve** the August 20, 2020, City Plan Commission meeting minutes, as circulated.

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

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

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

Speakers: None

Adjournment:

Motion: It was moved to **adjourn** the September 3, 2020, City Plan Commission meeting at 9:52 p.m.

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

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

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

Tony Shidid, Chair