

## PLAN COMMISSION MINUTES

The City Plan Commission held a regular Zoning Hearing on February 6, 2020, with the briefing starting at 10:42 a.m., in Room 5ES and the public hearing at 1:41 p.m., in the City Council Chambers of City Hall. Presiding were, Tony Shidid, Chair and Jaynie Schultz, Vice-Chair. The following Commissioners were present during the hearing: Enrique MacGregor, Joanna Hampton, LeDouglas Johnson, Deborah Carpenter, Timothy Jackson, Lori Blair, P. Michael Jung, Tipton Housewright, Kristine Schwope, Margot Murphy, Wayne Garcia and Brent Rubin. The following Commissioners were absent from this hearing as defined in the City Plan Commission rules: None. There was one vacancy: District 3.

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

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

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

### **PUBLIC HEARINGS:**

#### Subdivision Docket

Planner: Mohammad Bordbar

Pursuant to Texas Local Government Code Section 212.009(e) these minutes and recording of the hearing certify the reasons for denial of any plat application.

#### Consent Items:

**Note: Staff read into the record the correct filing date to each Subdivision items.**

(1) **S178-149R**

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

**Motion:** It was moved to **approve** an application to revise a previously approved plat (S178-149) to create one 0.22-acre lot, and one 0.21-acre lot from a 0.43-acre tract of land containing part of Lots 7 and 8 in City Block A/653 on property located on Monarch Street at Prairie Avenue, east corner, subject to compliance with the conditions listed in the docket.

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

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

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

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

**Note: The Commission heard Subdivision agenda item #6. S190-077 next.**

**(2) S190-069**

**Motion:** It was moved to **approve** an application to replat a 0.500-acre tract of land contain all of Lots 1, 2, and 3 in City Block 1/4103 to create one lot on property located on Saner Avenue at Beckley Avenue, southeast corner, subject to compliance with the conditions listed in the docket.

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

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

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

**Speakers:** None

**(3) S190-073**

**Motion:** It was moved to **approve** an application to replat a 0.5158-acre tract of land containing all of Lots 7, 8, and 9 in City Block 1/7180 to create one lot on property located on Chalk Hill Road at Few Street, southwest corner, subject to compliance with the conditions listed in the docket.

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

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

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

**Speakers:** None

(4) **S190-074**

**Motion:** It was moved to **approve** an application to replat a 9.337-acre tract of land containing part of City Block D/7937 to create one 5.091-acre lot, and one 4.246-acre lot on property located on Prudential Drive at Oakbrook Boulevard, southwest corner, subject to compliance with the conditions listed in the docket.

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

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

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

**Speakers:** None

(5) **S190-075**

**Motion:** It was moved to **approve** an application to replat a 0.659-acre tract of land containing part of Lot 1 and all of Lots 2, 3, and 4 in City Block 13/028 to create one 28,700 square foot lot on property located on Herschel Avenue at Throckmorton Street, northeast corner, subject to compliance with the conditions listed in the docket.

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

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

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

**Speakers:** None

**(6) S190-077**

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

**Motion:** It was moved to **deny** an application to replat a 25.743-acre tract of land containing all of Lots 1 and 2 in City Block A/8594 to create one 18.722-acre lot and one 7.031-acre lot, with additional Condition #6 to read as: " On the final plat, the area of proposed Lot 1 must be 18.159-acres and area of proposed Lot 2 must be 7.562-acres." on property located on Camp Wisdom Road, east of Clark Road, due to non-compliance with zoning as already approved by Council.

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

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

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

**Speakers:** None

**Note: The Commission returned to the regular order of the agenda and heard Subdivision – Residential Replats agenda item #9. S190-070 next.**

**(7) S190-078**

**Motion:** It was moved to **approve** an application to replat a 0.837-acre tract of land containing all of Lots 1 and 2 in City Block E/907 3/4 to create seven lots ranging in size from 2501 square foot to 38,041square foot on property located on Beaumont Street, between Akard Street and Gould Street, subject to compliance with the conditions listed in the docket.

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

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

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

**Speakers:** None

**(8) S190-079**

**Motion:** It was moved to **approve** an application to create a 0.300-acre lot from a tract of land in City Block 4706 on property located on Cedar Hill Avenue, south of Evergreen Hills Road, subject to compliance with the conditions listed in the docket.

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

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

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

**Speakers:** None

**Note: The Commission heard Subdivision - Consent agenda item #1. S178-149R, upon the conclusion of the Subdivision - Consent agenda. Subdivision - Consent agenda item #1. S178-149R was heard next.**

Residential Replats:

(9) **S190-070**

**Motion:** It was moved to **approve** an application to replat a 0.620-acre tract of land containing part of Lot 12 in City Block 1/5492 into one 11,920 square foot Lot and one 15,030 square foot lot on property located on Preston Road at Meadow Road, northeast corner, subject to compliance with the conditions listed in the docket.

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

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

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

**Notices:** Area: 200 Mailed: 16  
**Replies:** For: 2 Against: 0

**Speakers:** None  
For (Did not speak): James Wood, Address not given  
Against: None

(10) **S190-071**

**Motion I:** It was moved to **deny** an application to replat a 0.678-acre tract of land containing Lots 3 and 4 in City Block 5/4918 to create one 11,937 square foot lot and one 17,592 square foot lot on property located on Robin Road at Waneta Drive, northwest corner, due to non-compliance with Section 51A-8.503 of the Dallas Development Code; specifically the proposed plat does not conform to the established lot pattern.

Maker: Hampton  
Second: Jung  
Result: Failed: 6 to 8

For: 6 - MacGregor, Hampton, Carpenter, Blair, Jung,  
Garcia

Against: 8 - Johnson, Shidid, Jackson, Housewright,  
Schultz, Schwope, Murphy, Rubin  
Absent: 0  
Vacancy: 1 - District 3

**Motion II:** It was moved to **approve** an application to replat a 0.678-acre tract of land containing Lots 3 and 4 in City Block 5/4918 to create one 11,937 square foot lot and one 17,592 square foot lot on property located on Robin Road at Waneta Drive, northwest corner, subject to compliance with the conditions listed in the docket.

Maker: Jung  
Second: Housewright  
Result: Carried: 12 to 2

For: 12 - MacGregor, Johnson, Shidid, Jackson, Blair,  
Jung, Housewright, Schultz, Schwope, Murphy,  
Garcia, Rubin

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

**Notices:** Area: 200 Mailed: 21  
**Replies:** For: 2 Against: 1

**Speakers:** None

Building Lines:

(11) **S190-072**

**Building Line Motion:** It was moved to **deny** an application to remove an existing 15-foot platted building line parallel to Cragmere Lane and to extend the existing 30-foot building line parallel to Ainsworth Drive to within 6 feet of the east line of Cragmere Lane, with a finding of fact that reduction of that removal and extension of the platted building line will be contrary to the public interest; adversely affect neighboring properties; and adversely affect the plan for the orderly development of the subdivision on property located on Ainsworth Drive at Cragmere Lane, northeast corner.

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

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

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

**Replat Motion:** It was moved to **deny** an application to replat a 0.278-acre tract of land containing all of Lot 1 in City Block C/6429 on property located on Ainsworth Drive at Cragmere Lane, northeast corner, due to non-compliance with Section 51A-8.503 of the Dallas Development Code .

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

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

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

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

**Speakers:** For: Dallas Cothrum, 2201 Main St., Dallas, TX, 75201  
Karl Crawley, 2201 Main St., Dallas, TX, 75201  
Against: None  
Staff: David Cossum, Sustainable Development & Construction

(12) **S190-076**

**Building Line Motion:** It was moved to **approve** an application to reduce a portion of an existing 45-foot platted building line to 35.52-feet north of the north line of Gateridge Drive with a finding of fact the reduction of the 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 on property located on Gateridge Drive at its intersection with Gateridge Drive, northeast corner.

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



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

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

**Replat Motion:** It was moved to **approve** an application to replat a 0.746-acre tract of land containing all of Lot 1A in City Block C/1812 on property located on Gateridge Drive at its intersection with Gateridge Drive, northeast corner, 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, Jackson, Blair, Jung, Housewright,  
Schultz, Schwope, Murphy, Garcia, Rubin

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

**Notices:** Area: 200 Mailed: 13  
**Replies:** For: 4 Against: 0

**Speakers:** For: Robert Reeves, 900 Jackson St., Dallas, TX, 75202  
Steven Holmes, 900 Jackson St., Dallas, TX, 75202  
For (Did not speak): Billy Duckworth, 2220 Gus Thomasson Rd., Mesquite, TX, 75150  
Against: None  
Staff: David Cossum, Sustainable Development & Construction

Miscellaneous Items:

**W190-003**

Planner: Jeremy Tennant

**Motion:** In considering an application for a waiver of the two-year waiting period to submit a zoning application for property zoned an R-10(A) Single Family District for a CS Commercial Service District with deed restrictions volunteered by the applicant and a Specific Use Permit for outside sales on the western line of South Belt Line Road, north of Sarah Lane, it was moved to **hold** his case under advisement until February 20, 2020, with instruction to staff to correct the details of the agenda item.

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

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

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

**Speakers:** None

**M190-008**

Planner: Abraham Martinez

**Motion:** In considering an application for a minor amendment to 1) an existing development plan for Planned Development District No. 1011 and 2) existing site plan for Specific Use Permit No. 2323 for an alcoholic beverage establishment limited to a microbrewery, micro-distillery, or winery use on property zoned Planned Development District No. 1011, on the northwest line of Garland Road, north of Beachview Street and North Buckner Boulevard, it was moved to **hold** this case under advisement until February 20, 2020.

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

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

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

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

Certificates of Appropriateness for Signs:

Downtown SPSP:

**Note: Certificates of Appropriateness for Sign items 1912160020 and 1912160021 were read into the record and heard together.**

**1912160020**

Planner: Oscar Aguilera

**Motion:** It was moved to **approve** a Certificate of Appropriateness by Paul Santoyo of Artografx, Inc., for a 26-square foot white LED illuminated landscape sign (northwest corner of Pearl Street).

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

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

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

**Speakers:** None

**1912160021**

Planner: Oscar Aguilera

**Motion:** It was moved to **approve** a Certificate of Appropriateness by Paul Santoyo of Artografx, Inc., for a 72-square foot white-LED illuminated multi-tenant monument sign (northwest corner of Pearl Street).

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

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

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

**Speakers:** None

Special Provision Sign District – Under Advisement:

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

**SPSD134-003**

Planner: Oscar Aguilera

**Motion:** It was moved to recommend **approval** of the amendments to the Deep Ellum/Near East Side Special Provision Sign District with the following changes: 1. Cultural event or activity signs are permitted in this district to promote cultural events or activities happening within the district and within one-half mile of the district, 2. Cultural event or activity signs are temporary signs that may only be displayed up to 45 days prior to the event or activity being promoted and must be removed no later than 45 days after the event or activity, 3. Add a purpose statement to district identification signs to read: Recognizing the historical, cultural, artistic, and architectural importance and significance of this district to the citizens of the City of Dallas, the provisions in this paragraph are specifically tailored to preserve and enhance the district, and to strengthen district identity, 4. Maximum number of district identification signs is nine, 5. Four of the district identification signs are limited to 1,000 square feet in effective area and must be located at any of the following locations: • Along Hall Street, between Crutcher Street and Elm Street. • Main Street & Deep Ellum Trailhead. • Exposition Avenue & 1st Avenue. • Malcolm X Boulevard & Hall Street. • Elm Street & Interstate-345. Four other district identification signs are limited to 250 square feet in effective area and must be located at any of the previously stated locations that do not have a district identification sign or at any of the following locations: • Canton Street & Henry Street. • Main Street & Malcolm X Boulevard. • Main Street & Good-Latimer Expressway. The final district identification sign is limited to 250 square feet in effective area and may be located at any location within the district that does not already have a district identification sign, and 6. For commercial parking lots, one sign is permitted for each street frontage. Commercial parking lot signs are limited to 20 square feet in effective area and 15 feet in height 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.

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

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

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

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

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

**Speakers:** For: Stephanie Keller, 2919 Commerce St., Dallas, TX, 75214  
Jonathan Hetzel, 2622 Commerce St., Dallas, TX, 75226  
Jim Rogers, 1622 Pearlstone St., Dallas, TX, 75226  
Against: None

**Note: Chair Shidid announced a change to the order of the agenda and the Commission heard Zoning Case - Under Advisement item #11. Z189-319(AU) next.**

Zoning Cases – Consent:

1. **Z189-226(SM)**

Planner: Sarah May

**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 use greater than 3,500 square feet for a two-year period, subject to a site plan and conditions on property zoned Subarea 1 within Planned Development District No. 366 with a D-1 Liquor Control Overlay, on the northwest corner of South Buckner Boulevard and Cordell Drive.

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

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

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

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

**Speakers:** For: Santos Martinez, 12 Tanager Terrace, Angel Fire, NM, 87710  
Against: None

**Note: The Commission heard Zoning agenda item #3. Z190-131(CT) next.**

2. **Z189-339(JM)**

Planner: Jennifer Muñoz

**Motion:** It was moved to recommend **approval** of an RR Regional Retail District, subject to deed restrictions volunteered by the applicant and retention of the D Liquor Control Overlay on property zoned an CR-D Commercial Retail District with a D Liquor Control Overlay, on the south side of Morrell Avenue, between East Waco Avenue and South Corinth Road.

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

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

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

**Notices:** Area: 200 Mailed: 24  
**Replies:** For: 0 Against: 1

**Speakers:** None

3. **Z190-131(CT)**

Planner: Carlos Talison

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

**Motion:** It was moved to recommend **approval** of an NS(A) Neighborhood Service District on property zoned an NO(A) Neighborhood Office District, on the southeast corner of West Kiest Boulevard and South Tyler Street.

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

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

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

**Notices:** Area: 200 Mailed: 26  
**Replies:** For: 0 Against: 0

**Speakers:** For: Nathaniel Barrett, 4526 Reiger Ave., Dallas, TX, 75246  
For (Did not speak): Peter Cide, 1826 Maryland Ave., Dallas, TX, 75216  
Against: None

**Note: The Commission heard Zoning agenda item #4. Z189-362(AM) next.**

4. Z189-362(AM)

Planner: Abraham Martinez

**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 for a two-year period, subject to a site plan and conditions on property zoned a CR-D-1 Community Retail District with a D-1 Liquor Control Overlay, on the northwest corner of Elam Road and Cheyenne Road.

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

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

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

**Notices:** Area: 200 Mailed: 18  
**Replies:** For: 0 Against: 0

**Speakers:** For: Santos Martinez, 12 Tanager Terrace, Angel Fire, NM, 87710  
Against: None

**Note: The Commission heard Zoning agenda item #5. Z189-368(JM) next.**

5. Z189-368(JM)

Planner: Jennifer Muñoz

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

**Motion:** In considering an application for 1) an MU-1 Mixed Use District; and 2) an amendment to existing deed restrictions [Z034-332], on property zoned a CR Community Retail District, on the southeast corner of C.F. Hawn Freeway and South Woody Road, it was moved to **hold** this case under advisement until March 26, 2020.

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

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

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

\*\*out of the room, when vote taken

**Notices:** Area: 500 Mailed: 139  
**Replies:** For: 1 Against: 6

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

**Note: The Commission heard Zoning agenda item #6. Z190-129(JM) next.**

6. Z190-129(JM)

Planner: Jennifer Muñoz

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

**Motion I:** It was moved to recommend **approval** of a CS Commercial Service District, subject to deed restrictions volunteered by the applicant on property zoned a CR Community Retail District, on the north side of West Kiest Boulevard, west of South Cockrell Hill Road.

Maker: Schultz  
Second: Housewright  
Result: Failed: 6 to 8



For: 6 - Jackson, Blair, Housewright, Schultz, Murphy, Garcia  
Against: 8 - MacGregor, Hampton, Johnson, Shidid, Carpenter, Jung, Schwope, Rubin  
Absent: 0  
Vacancy: 1 - District 3

**Motion II:** In considering an application for a CS Commercial Service District with deed restrictions volunteered by the applicant on property zoned a CR Community Retail District, on the north side of West Kiest Boulevard, west of South Cockrell Hill Road, it was moved to **hold** this case under advisement until February 20, 2020.

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

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

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

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

**Note: The Commission heard Zoning agenda item #8. Z190-134(PD) next.**

**7. Z189-329(PD)**

Planner: Pamela Daniel

**Motion:** In considering an application for a Specific Use Permit for an auto service center use on property zoned Subarea 2 within Planned Development District No. 366, the Buckner Boulevard Special Purpose District with a D-1 Liquor Control Overlay, on the southeast corner of Stonehurst Street and South Buckner Boulevard, it was moved to **hold** this case under advisement until March 5, 2020, and to instruct staff to re-advertise.

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

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

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

**Notices:** Area: 200 Mailed: 19  
**Replies:** For: 1 Against: 0

**Speakers:** None

**Note: The Commission heard Zoning - Consent agenda Item #1. Z189-226(SM), upon the conclusion of the Zoning - Consent agenda. Zoning - Consent agenda Item #1. Z189-226(SM) was heard next.**

8. **Z190-134(PD)**

Planner: Pamela Daniel

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

**Motion:** It was moved to recommend **approval** of a Specific Use Permit for a bail bonds office for a two-year period, subject to a site plan and conditions on property within the Mixmaster Riverfront Subarea of Planned Development District No. 784, the Trinity River Corridor Special Purpose District, on the east side of South Riverfront Boulevard, south of Reunion Boulevard.

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

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

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

**Notices:** Area: 200 Mailed: 10  
**Replies:** For: 2 Against: 0

**Speakers:** For: Santos Martinez, 12 Tanager Terrace, Angel Fire, NM, 87710  
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 #9. Z189-246(PD) was heard next.**

Zoning Cases – Under Advisement:

**9. Z189-246(PD)**

Planner: Pamela Daniel

**Motion:** It was moved to recommend 1) **denial** of a CR Community Retail District with deed restrictions volunteered by the applicant; 2) **denial** of the termination of Specific Use Permit No. 2235 for a motor vehicle fueling station use; and 3) **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 three-year period with eligibility of automatic renewals for additional five-year periods, subject to a site plan and conditions 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.

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

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

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

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

**Speakers:** For: Santos Martinez, 12 Tanager Terrace, Angel Fire, NM, 87710  
Against: None

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

Planner: Carolina Yumet

**Motion:** It was moved to recommend **approval** of a Specific Use Permit for an adult day care facility on a portion of the area of request for a five-year period, subject to a revised site plan and conditions (as briefed) on property zoned an R-7.5(A) Single Family District on the northwest side of Oxbow Lane, north of Foxboro Lane.

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

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

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

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

**Speakers:** For: Linne Shields, 3600 Windy Hill Rd., Celina, TX, 75009  
Against: None

**Note: The Commission heard Zoning agenda item #12. Z189-370(AU) next.**

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

Planner: Andreea Udrea

**Motion:** It was moved to recommend **denial** of 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.

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

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

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

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

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

**Note: The Commission returned to the regular order of the agenda and heard Zoning Cases – Consent agenda items next.**

**12. Z189-370(AU)**

Planner: Andreea Udrea

**Motion:** It was moved to recommend **approval** of 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.

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

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

Against: 0  
Absent: 1 - Murphy  
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  
James Sherman, 1943 & 1939 Canada Dr., Dallas, TX, 75212

Against: None

Zoning Cases – Individual:

13. **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 to be 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 March 26, 2020.

Maker: Hampton  
Second: Carpenter  
Result: Carried: 11 to 0

For: 11 - MacGregor, Hampton, Johnson, Shidid,  
Carpenter, Blair, Housewright, Schultz,  
Schwope, Garcia, Rubin

Against: 0  
Absent: 1 - Murphy  
Vacancy: 1 - District 3  
Conflict: 1 - Jung\*\*  
Abstain: 1 - Jackson\*\*\*

\*\*out of the room, when vote taken  
\*\*\*abstained due to absence from bus tour

**Notices:** Area: 200 Mailed: 741  
**Replies:** For: 12 Against: 35

**Speakers:** For: Buddy Keeley, 1500 E. Griffin St., Dallas, TX, 75215  
Brad Friedman, 1505 Seegar St., Dallas, TX, 75215  
Todd Howard, 1506 W. Griffin St., Dallas, TX, 75215  
Against: Eric Hall, 1419 E. Griffin St., Dallas, TX, 75215  
Tommy Mann, 500 Winstead Building, Dallas, TX, 75201  
Joe Blair, 1103 E. Spring Valley Rd., Richardson, TX, 75081  
William Dealcuaz, 6432 Connie Ln, Rockwall, TX, 75032

Christopher Weiss, 2400 S. Ervay St., Dallas, TX, 75215  
Wade Masterson, 5641 SMU Blvd., Dallas, TX, 75206  
Against (Did not speak): Jane Hardin, 1708 Gould St., Dallas, TX, 75213  
Russell Roden, 1001 Belleview St., Dallas, TX, 75215  
Richard Maxwell, 1419 E. Griffin St., Dallas, TX, 75215

Appeal of Apportionment Determination:

Planner: Lloyd Denman

**Motion:** It was moved to **dismiss** consideration of second appeal in response to the remand of the first appeal of the director's apportionment determination associated with 6022/6028 Lewis Street new building development project to replace approximately 92 feet of a ninety-six year old 6" diameter clay pipe with new 8" diameter PVC pipe that will serve the water needs of the building site.

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

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

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

**Speakers:** Appellant: Peyman Hori, 2215 Cedar Springs Rd., Dallas, TX, 75201  
Appellant's Witness (Did not speak): Johnny Sudbury, 1023 Bird's Fort Trl., Arlington, TX, 76005  
City's Attorney: Sonia Syed, Assistant City Attorney, City of Dallas

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Other Matters

Minutes:

**Motion:** It was moved to **approve** the January 23, 2020, City Plan Commission meeting minutes.

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

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

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

**Speakers:** None

Adjournment

**Motion:** It was moved to **adjourn** the February 6, 2020, City Plan Commission meeting at 4:40 p.m.

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

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

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

**Speakers:** None

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Tony Shidid, Chair