

PLAN COMMISSION MINUTES

The City Plan Commission held a regular Zoning Hearing on January 21, 2021, by videoconference call as authorized by Texas Government Code Section 551.127 with the briefing starting at 10:10 a.m., and the public hearing at 1:57 p.m. Presiding were, Tony Shidid, Chair and Margot Murphy, Vice-Chair. The following Commissioners were present during the hearing: Enrique MacGregor, Joanna Hampton, Ronald Stinson, LeDouglas Johnson, Deborah Carpenter, Timothy Jackson, Lorie Blair, P. Michael Jung, Jayne Suhler, Kristine Schwope, 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: Mohammad Bordbar

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

Consent Items:

(1) **S190-229R**

Motion: It was moved to **approve** an application to revise a previously approved plat (S190-229) to create 4 lots ranging in size from 1.148-acres to 8.770-acres from a 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: Carpenter
Second: Murphy
Result: Carried: 14 to 0

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

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

Speakers: None

(2) **S201-552**

Motion: It was moved to **approve** an application to replat a 0.597-acre tract of land containing part of Lot 2B in City Block G/7380 to create one lot on property located on Buckner Boulevard, north of Peavey Road, subject to compliance with the conditions listed in the docket.

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

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

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

Speakers: None

(3) **S201-553**

Motion: It was moved to **approve** an application to create a 6.908-acre lot from a tract of land in City Block 6149 on property located on Midway Road at Killion Drive, Southwest corner, subject to compliance with the conditions listed in the docket.

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

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

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

Speakers: None

(4) S201-554

Motion: It was moved to **approve** an application to replat a 22.774-acres tract of land containing part of Lot 1 in city block 8796 to create 3 lots ranging in size from 2.477-acres to 15.445-acrs on property located on Storey Lane, south of Stemmons Freeway/Interstate Highway No. 35E, subject to compliance with the conditions listed in the docket.

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

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

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

Speakers: None

(5) S201-556

Motion: It was moved to **approve** an application to create a 175 single family lot subdivision with lots ranging in size from 4,878-square feet to 11,950-square feet and 6 common areas from a 42.731-acre tract of land on property located in the Dallas Extra Territorial Jurisdiction (ETJ) on FM 548 at University Drive, northwest corner, subject to compliance with the conditions listed in the docket.

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

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

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

Speakers: None

(6) **S201-557**

Motion: It was moved to **approve** an application to create a 132 single family lot subdivision with lots ranging in size from 4,800-square feet to 12,368-square feet from a 21.94-acre tract of land on property located in the Dallas Extra Territorial Jurisdiction (ETJ) on Belman Lane, south of University Drive, subject to compliance with the conditions listed in the docket.

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

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

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

Speakers: None

(7) **S201-558**

Motion: It was moved to **approve** an application to create a 156 single family lot subdivision with lots ranging in size from 4,759-square feet to 10,831-square feet and 2 common areas from a 27.380-acre tract of land on property located in the Dallas Extra Territorial Jurisdiction (ETJ) on University Drive, north of FM 548, subject to compliance with the conditions listed in the docket.

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

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

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

Speakers: None

(8) **S201-559**

Motion: It was moved to **approve** an application to replat a 0.2465-acre tract of land containing part of Lots 31 and 32 in City Block C/653 to create one lot on property located on Prairie Avenue, northwest of Munger Avenue, subject to compliance with the conditions listed in the docket.

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

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

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

Speakers: None

Residential Replats:

(9) **S201-555**

Motion: It was moved to **approve** an application to replat a 1.906-acre tract of land containing all of Lot 8A in City Block C/8212 to create three lots ranging in size from 0.521-acre to 0.701-acre on property located on Abbey Woods Lane, west of Braewood Place, subject to compliance with the conditions listed in the docket.

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

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

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

Notices: Area: 200 Mailed: 18
Replies: For: 3 Against: 1

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

Miscellaneous Items:

M201-002

Planner: Abraham Martinez

Motion: It was moved to **approve** a minor amendment to the traffic management plan for Specific Use Permit No. 1929 for an open-enrollment charter school use on property zoned an NO(A) Neighborhood Office District and a CR Community Retail District with Deed Restrictions [Z890-143], on the northwest corner of Camp Wisdom Road and Westmoreland Road.

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

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

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

Speakers: For: Sean Boutwell, 406 Ramsgate Ct., Arlington, 76013
Hunter Lemley, 7557 Rambler Rd., Dallas, TX, 75231
Judy Carroll, 5565 Red Bird Center Dr., Dallas, TX, 75237
Karl Crawley, 2201 Main St., Dallas, TX, 75201
For (Did not speak): Kieshla Wylie, 6901 S. Westmoreland, Dallas, TX, 75237
Against: None

W201-001

Planner: Neva Dean

Motion: It was moved to **approve** a waiver of the two-year waiting period to submit a zoning application on property zoned Planned Development District No. 372, in an area generally bounded by McKinney Avenue to the east, Lemmon Avenue East to the north, Oak Grove Avenue to the west, and Lemmon Avenue to the south.

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

For: 11 - MacGregor, Stinson, Johnson, Shidid,
Carpenter, Jackson, Blair, Suhler, Schwope,
Murphy, Garcia

Against: 2 - Jung, Rubin
Absent: 0
Vacancy: 1 - District 10
Conflict: 1 - Hampton**

**out of the room, when vote taken

Notices: Area: 200 Mailed: 18
Replies: For: 3 Against: 1

Speakers: For: Suzan Kedron, 2323 Ross Ave., Dallas, TX, 75201
Walt Mountford, 5132 Horseshoe Trl., Dallas, TX, 75209
For (Did not speak): Michael Alost, 8115 Preston Rd., Dallas, TX, 75225
Against: None

Note: Chair Shidid announced a change to the order of the agenda to hear Zoning Cases - Consent agenda item #1. Z190-281(CT) next. The Commission heard Zoning Cases - Consent agenda items #1. Z190-281(CT) next.

Zoning Cases – Consent:

1. **Z190-281(CT)**

Planner: Carlos Talison

Note: The Commission considered this item individually.

Motion: It was moved to recommend **approval** of an amendment to Tract 1, subject to a development plan, a landscape plan, and staff's recommended conditions; as briefed, within Planned Development District No. 324, on the west corner of West Carroll Avenue and Bryan Street.

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

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

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

**out of the room, when vote taken

Notices: Area: 500 Mailed: 86
Replies: For: 2 Against: 0

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

Note: The Commission returned to the regular order of the agenda, upon the conclusion of Zoning Cases - Consent agenda item #1. Z190-281(CT). The Commission heard Zoning Cases - Consent agenda items #2., #3., #4., #5., #7., and #8. next.

2. Z190-344(CT)

Planner: Carlos Talison

Motion: It was moved to recommend **approval** of a Planned Development District for a public school other than open-enrollment charter school and R-7.5(A) Single Family District uses, subject to a development plan, a traffic management plan, and conditions on property zoned an R-7.5(A) Single Family District, on the southeast corner of Phinney Avenue and Kernack Street.

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

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

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

Notices: Area: 500 Mailed: 227
Replies: For: 4 Against: 4

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

3. Z201-103(CT)

Planner: Carlos Talison

Motion: It was moved to recommend **approval** of an MF-1(A) Multifamily Subdistrict on property zoned an NC Neighborhood Commercial Subdistrict within Planned Development District No. 595, the South Dallas/Fair Park Special Purpose District, on the west line of Elsie Faye Heggins Street, south of Lyons Street.

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

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

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

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

Speakers: For: None
FOR (Did not speak): Kashif Riaz, 4905 Mulholland Dr., Plano, TX, 75074
Against: None

4. Z190-369(CT)

Planner: Carlos Talison

Motion: It was moved to recommend **approval** of a CR Community Retail District on property zoned an LO-1 Limited Office District, on the southwest corner of West Illinois Avenue and South Franklin Street.

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

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

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

Notices: Area: 200 Mailed: 25
Replies: For: 2 Against: 0

Speakers: For: None
FOR (Did not speak): Rolando Leal, 1207 Eldorado Ave., Dallas, TX, 75208
Against: None

5. Z190-336(JK)

Planner: Janna Keller

Motion: 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 west line of Pemberton Hill Road and south of Lake June Road.

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

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

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

Notices: Area: 400 Mailed: 15
Replies: For: 0 Against: 0

Speakers: For: None
FOR (Did not speak): Evo Sadowsky, 9041 Flicker Ln., Dallas, TX, 75238
Against: None

6. Z190-353(LG)

Planner: La’Kisha Girder

Note: The Commission considered this item individually.

Motion: It was moved to recommend **denial** of a Planned Development District for MF-2(A) Multifamily District uses on property zoned a CR Community Retail District, on the west corner of Mountain Creek Parkway and Sorcery Road.

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

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

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

Notices: Area: 500 Mailed: 140
Replies: For: 1 Against: 11

Speakers: For: Tom Huth, 13455 Noel Rd., Dallas, TX, 75240
Maxwell Fisher, 2201 Main St., Dallas, TX, 75201
Kim Parker Schwimmer, 2626 Cole Ave., Dallas, TX, 75204
Keith Pomykal, 3001 Sales St., Dallas, TX, 75219
Fred Dlizarraga, 4926 Junius St., Dallas, TX, 75214
Scott Johnson, 2813 Meadowbrook Dr., Plano, TX, 75075
Edna Pemberton, 9438 Sophora Dr., Dallas, TX, 75249
Andre Butler, 2539 Friendway Ln., Dallas, TX, 75237
Ellen Taft, 7924 Glenway Dr., Dallas, TX, 75249
Joe Rust, 440 Gingerbread Ln., Waxahachie, TX, 75165
For (Did not speak): Jonathan Hake, 1720 W. Virginia St., McKinney, TX, 75069
Erik Earnshaw, 4595 Excel Pkwy., Addison, TX, 75001
Wade Roper, 13455 Noel Rd., Dallas, TX, 75240
Against: Robyn Robson, 6240 Parkstone Way, Dallas, TX, 75249
Darryl Baker, 6306 Elder Grove Dr., Dallas, TX, 75232
Susan Vlach, 7102 Chinaberry Rd., Dallas, TX, 75249
Steve Maddox, 7420 Sorcey Rd., Dallas, TX, 75249
Kim Perez, 5507 Paladium Dr., Dallas, TX, 75249

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 #9. Z190-262(LG) next.

7. Z190-363(LG)

Planner: La’Kisha Girder

Motion: It was moved to recommend **approval** of an MF-2(A) Multifamily District on property zoned an R-7.5(A) Single Family District on the southeast side of East Grand Service Road, east of Tenison Memorial Road.

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

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

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

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

Speakers: For: None
For (Did not speak): Rob Baldwin, 3904 Elm St., Dallas, TX, 75226
Against: None

8. Z190-368(LG)

Planner: La’Kisha Girder

Motion: It was moved to recommend **approval** of the renewal of Specific Use Permit No. 1981 for a bar, lounge or tavern and an inside commercial amusement limited to a dance hall for a four-year period, subject to conditions on property zoned Tract A within Planned Development District No. 269, the Deep Ellum/Near East Side District, on the north line of Main Street, between North Malcolm X Boulevard and North Walton Street.

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

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

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

Notices: Area: 200 Mailed: 20
Replies: For: 1 Against: 0

Speakers: For: None
For (Did not speak): Roger Albright, 1701 N. Collins Blvd., Richardson, TX, 75080
Against: None

Note: The Commission recessed for a short break at 2:42 p.m. and reconvened at 2:52 p.m., upon the conclusion of Zoning Cases - Consent agenda. The Commission returned and heard Zoning Cases - Consent agenda item #6. Z190-353(LG) next.

Zoning Cases – Under Advisement:

9. Z190-262(LG)

Planner: La’Kisha Girder

Motion: It was moved to recommend **approval** of an amendment to Planned Development District No. 369, subject to applicant’s conditions in an area generally south of South 2nd Avenue and east of the Southern Pacific Railroad right-of-way.

Maker: Jackson
Second: Rubin
Result: Carried: 12 to 2

For: 12 - MacGregor, Hampton, Stinson, Johnson,
Shidid, Jackson, Blair, Jung, Suhler, Schwope,
Garcia, Rubin

Against: 2 - Carpenter, Murphy
Absent: 0
Vacancy: 1 - District 10

Notices: Area: 500 Mailed: 24
Replies: For: 1 Against: 0

Speakers: For: Jonathan Vinson, 2323 Ross Ave., Dallas, TX, 75201
FOR (Did not speak): Jackie Tucker, Address not given
Against: None
Staff: David Nevarez, Traffic Engineer, Sustainable Development & Construction9.

10. **Z190-324(LG)**

Planner: La’Kisha Girder

Motion: It was moved to recommend **approval** of a Planned Development Subdistrict, subject to a revised development plan, revised landscape plan, and conditions on property zoned a GR General Retail Subdistrict within Planned Development District No. 193, the Oak Lawn Special Purpose District, on the south corner of Lemmon Avenue and Douglas Avenue.

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

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

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

Notices: Area: 500 Mailed: 317
Replies: For: 4 Against: 1

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

Note: The Commission recessed for a short break at 5:06 p.m. and reconvened at 5:18 p.m. The Commission returned to the regular order of the agenda and heard Zoning Cases - Under Advisement agenda item #11. Z190-158(PD) next.

11. Z190-158(PD)

Planner: Pamela Daniel

Motion: In considering an application for a Planned Development District for office and mixed uses on property zoned an IR Industrial Research District, on the northeast corner of Gulden Lane and Singleton Boulevard, it was moved to **hold** this case under advisement until April 22, 2021.

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

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

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

Notices: Area: 500 Mailed: 60
Replies: For: 1 Against: 0

Speakers: For: Tommy Mann, 2728 N. Harwood St., Dallas, TX, 75201
Clifford Loomis, 2610 Sumac Leaf Ct., Dallas, TX, 75212
FOR (Did not speak): Jim Reynolds, 331 Singleton Blvd., Dallas, TX, 75212
Laura Hoffmann, 2728 N. Harwood St., Dallas, TX, 75201
Zach Edwards, 5005 Greenville Ave., Dallas, TX, 75206
Richard Carrizales, 3137 Gulden Ln., Dallas, TX, 75212
Karimah Seals, 2546 El Camino Ln., Dallas, TX, 75212
Mark Laster, 2546 El Camino Ln., Dallas, TX, 75212
Heather Hanson, 2547 La Altura Ln., Dallas, TX, 75212
Lori Lesnansky, 2565 La Altura Ln., Dallas, TX, 75212
Clifford Wang, 2639 El Camino Ln., Dallas, TX, 75212
Julia La, 2639 El Camino Ln., Dallas, TX, 75212
Brandi Patterson, 2601 La Altura Ln., Dallas, TX, 75212
Marc Link, 2617 La Altura Ln., Dallas, TX, 75212
Ronnie Mestas, 3215 Rutz St., Dallas, TX, 75215
Mandy Watkins, 2412 Oak Manor, Arlington, TX, 76015
Frank De Leon, 3306 Herbert St., Dallas, TX, 75212
Lisa Garcia, 3315 Herbert St., Dallas, TX, 75212
Joe Chabolla Jr., 3315 Herbert St., Dallas, TX, 75212
Helen Foley, 3338 Herbert St., Dallas, TX, 75212
Enrique Chavez, 4515 Singleton Blvd., Dallas, TX, 75212

Vicki Solaja, 3105 Pastor St., Dallas, TX, 75212
Against: Wendi Macon, 3622 Ladd St., Dallas, TX, 75212
Marquez Johnson, 1212 Singleton Blvd., Dallas, TX, 75212
Raul Reyes, 3455 Borger St., Dallas, TX, 75212
James Armstrong, 1839 Leath St., Dallas, TX, 75212
Stephanie Champion, 1842 McBroom St., Dallas, TX, 75212
Sylvia Lagos, 131 N. Montclair Ave., Dallas, TX, 75208
Victoria Almazan, 3103 Gulden Ln., Dallas, TX, 75212
Earl Thomas, 1963 Life Ave., Dallas, TX, 75212
Against (Did not speak): Debbie Solis, 2322 Kensaw Dr., Dallas, TX, 75212
Susybelle Gosslee, 9511 Fair Crest Dr., Dallas, TX, 75236
Ruben Florido, 3311 Bataan St., Dallas, TX, 75212
Sarah Ortiz, 219 Larry Dr., Duncanville, TX, 75137
Alesia Ortiz, 219 Larry Dr., Duncanville, TX, 75137
David Villalobos, Address not given
Collin Yarbrough, 9114 Loma Vista Dr., Dallas, TX, 75243
Devron Armstrong, 320 Singleton Blvd., Dallas, TX, 75212
Henry Martinez Jr., 5227 Normas St., Dallas, TX, 75212
Cassandra Lizardi, 3338 Crossman Ave., Dallas, TX, 75212
Victoria Ferrell Ortiz, 1215 Hoke Smith Dr., Dallas, TX, 75225

12. Z190-188(PD)

Planner: Pamela Daniel

Motion: In considering an application for a Planned Development Subdistrict for LC Light Commercial Subdistrict uses and mixed uses on property zoned an LC Light Commercial Subdistrict, an O-2 Office Subdistrict, and a (P) Parking Subdistrict within Planned Development District No. 193, the Oak Lawn Special Purpose District and the termination of deed restrictions [Z834-349], on the northeast corner of McKinney Avenue and Boll Street, it was moved to **hold** this case under advisement until February 4, 2021.

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

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

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

Notices: Area: 500 Mailed: 174
Replies: For: 6 Against: 5

Speakers: None

13. **Z178-250(AM)**

Planner: Abraham Martinez

Motion: It was moved to recommend **approval** of an amendment to Planned Development District No. 539 to allow for CR Community Retail District uses and MU-1 Mixed Use District uses, subject to a revised development plan, a landscape plan, and staff's revised recommended conditions with the following changes: 1) In Section 51P-539.105, add multi-family uses, limited to 10 one-bedroom units as a main use permitted and prohibit group residential facility; 2) In Section 51P-539.107, numeral 2, for a bakery or confectionery shop use, minimum permitted floor area is 400 square feet and maximum permitted floor area is 625 square feet; 3) In Section 51P-539.107, numeral 4, maximum floor area for ground level multi-family uses is 1,034 square feet; 4) In Section 51P-539.107, add numeral 5, maximum permitted floor area for a bakery or confectionery shop, catering service, and specialty retail store uses combined is 4,000 square feet; and 5) Maintain Exhibit C Mixed Use Development Parking chart on the southeast corner of Graham Avenue and Philip Avenue with consideration given to a Specific Use Permit for group residential use in addition to the Planned Development District amendment.

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

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

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

Notices: Area: 500 Mailed: 93
Replies: For: 4 Against: 0

Speakers: For: Rob Baldwin, 3904 Elm St., Dallas, TX, 75226
Against: None
Staff: David Nevarez, Traffic Engineer, Sustainable Development & Construction

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

Planner: Jennifer Muñoz

Motion: It was moved to recommend **denial without prejudice** of an amendment to Planned Development District No. 889, on the southeast corner of North Central Expressway and Carroll Avenue.

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

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

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

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

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

15. **Z190-292(CT)**

Planner: Carlos Talison

Motion: In considering an application for a Specific Use Permit for a refuse transfer station on property zoned an IM Industrial Manufacturing District, on the south line of Singleton Boulevard, east of Shadrack Drive, it was moved to **hold** this case under advisement until March 25, 2021.

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

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

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

Notices: Area: 400 Mailed: 58
Replies: For: 1 Against: 1

Speakers: For: Andrew Ruegg, 2201 Main St., Dallas, TX, 75201
Against: None

16. **Z190-193(NN)**

Planner: Nabila Nur

Motion: It was moved to recommend **approval** of a CR Community Retail District, subject to deed restrictions volunteered by the applicant on property zoned an NS(A) Neighborhood Service District on the northeast corner of South Lancaster Road and Mojave Drive.

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

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

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

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

Speakers: For: Bruce Burns, 2030 Tawakoni Dr., Irving, TX, 75062
Raul Rios, 3514 S. Cockrell Hill Rd., Dallas, TX, 75236
Against: None

17. Z190-122(AU)

Planner: Andreea Udrea

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 an RR-D-1 Regional Retail District with a D-1 Liquor Control Overlay, on the south line of Great Trinity Forest Way (Loop 12), east of Oklaunion Drive.

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

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

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

Notices: Area: 300 Mailed: 23
Replies: For: 1 Against: 0

Speakers: For: Audrey Ewer, 1415 N. Loop West, Houston, TX, 77008
Ryan Hughes, 2225 E. Randol Mill Rd., Arlington, TX, 76011
Against: None

18. **Z190-230(AU)**

Planner: Andreea Udrea

Motion: It was moved to recommend **denial without prejudice** of 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.

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

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

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

Notices: Area: 300 Mailed: 24
Replies: For: 7 Against: 0

Speakers: For: James Harris, 1722 Routh St., Dallas, TX, 75201
Against: None

Zoning Cases – Individual:

19. **Z190-143(AU)**

Planner: Andreea Udrea

Motion: It was moved to recommend **denial without prejudice** of an MH(A) Manufactured Home District with deed restrictions volunteered by the applicant on property zoned an A(A) Agricultural District, on the northeast line of Lasater Road, southeast of Stacy Street with consideration being given to a Planned Development District for manufactured home uses.

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

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

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

Notices: Area: 500 Mailed: 770
Replies: For: 3 Against: 0

Speakers: For: Collette McNamee, 5947 Ross Ave., Dallas, TX, 75206
Against: Catrice Robison, 13321 Vita Ln., Dallas, TX, 75253
Kelly Dolin, 2529 Dell View Dr., Dallas, TX, 75253

20. **Z201-101(CT)**

Planner: Carlos Talison

Motion: It was moved to recommend **denial** of a Specific Use Permit for a late-hour establishment limited to a restaurant with drive-in or drive-through service on property zoned Planned Development District No. 842 with an MD-1 Modified Delta Overlay, on the southeast corner of Greenville Avenue and Prospect Avenue.

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

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

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

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

Speakers: For: Santos Martinez, 12 Tanager Terrace, Angel Fire, NM, 87710
Against: Rick Bentley, 5551 Vickery Blvd., Dallas, TX, 75206
Mike Northrup, 5703 Goliad Ave., Dallas, TX, 75206
Melissa Kingston, 5901 Palo Pinto Ave., Dallas, TX, 75206
Bruce Richardson, 5607 Richmond Ave., Dallas, TX, 75206
Staff: David Nevarez, Traffic Engineer, Sustainable Development & Construction

21. **Z201-106(LG)**

Planner: La’Kisha Girder

Motion I: It was moved to recommend **approval** of In considering an application for a Specific Use Permit for a commercial surface parking lot for a three-year period, subject to a site plan and conditions on property zoned Subdistrict F (WMU 12) within Planned Development District No. 468, the Oak Cliff Gateway Special Purpose District, on the northwest corner of East 11th Street and South Ewing Avenue.

Maker: MacGregor
Second: Garcia
Result: **Commissioner MacGregor withdrew the motion and Commissioner Garcia withdrew the second.**

Motion II: In considering an application for a Specific Use Permit for a commercial surface parking lot on property zoned Subdistrict F (WMU 12) within Planned Development District No. 468, the Oak Cliff Gateway Special Purpose District, on the northwest corner of East 11th Street and South Ewing Avenue, it was moved to **hold** his case under advisement until April 8, 2021.

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

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

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

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

Speakers: For: Blake Evans, 14241 Dallas Parkway, Dallas, TX, 75254
Against: None

Other Matters

FY2019-20 City Plan Commission Annual Report

Motion: It was moved to **approve** the FY2019-20 City Plan Commission Annual Report, as revised.

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

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

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

Speakers: None

Minutes:

Motion: It was moved to **approve** the January 7, 2021, City Plan Commission meeting minutes, as amended.

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

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

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

Speakers: None

Adjournment:

Motion: It was moved to **adjourn** the January 21, 2021, City Plan Commission meeting at 8:10 p.m.

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

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

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

Tony Shidid, Chair