

CORRECTED PLAN COMMISSION MINUTES

The City Plan Commission held a regular Zoning Hearing on November 18, 2021, with the briefing starting at 10:10 a.m., and the public hearing at 1:48 p.m., in the Council Chambers and by videoconference as authorized by Texas Government Code Section 551.127. Presiding were, Tony Shidid, Chair and Brent Rubin Vice-Chair. The following Commissioners were present during the hearing: Joanna Hampton, Jasmond Anderson, Deborah Carpenter, Timothy Jackson, Lorie Blair, P. Michael Jung, Jayne Suhler, Aaliyah Haqq, Claire Stanard, and Melissa Kingston. The following Commissioners were absent from this hearing as defined in the City Plan Commission rules: None. There were three vacancies – District 1, District 3 and 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) **S212-014**

Motion: It was moved to **approve** an application to replat a 0.539-acre tract of land containing all of Lots 1 and 14 and part of Lot 2 in City Block D/5060 to create one lot on property located on Lovers Lane, northeast of Lemmon Avenue, subject to compliance with the conditions listed in the docket.

Maker: Stanard
Second: Hampton
Result: Carried: 12 to 0

For: 12 - Hampton, Anderson, Shidid, Carpenter,
Jackson, Blair, Jung, Suhler, Haqq, Stanard,
Kingston, Rubin

Against: 0
Absent: 0
Vacancy: 3 - District 1, District 3, District 10

Speakers: For: None

For (Did not speak): Lynn Kadleck, 2901 Dallas Parkway, Plano, TX, 75093

Against: None

(2) **S212-015**

Motion: It was moved to **approve** an application to create a 36.8012-acre lot from a tract of land in City Block A/7929 on property located at the terminus of Conveyor Lane, west of Inwood Road, subject to compliance with the conditions listed in the docket.

Maker: Stanard
Second: Hampton
Result: Carried: 12 to 0

For: 12 - Hampton, Anderson, Shidid, Carpenter,
Jackson, Blair, Jung, Suhler, Haqq, Stanard,
Kingston, Rubin

Against: 0
Absent: 0
Vacancy: 3 - District 1, District 3, District 10

Speakers: None

(3) **S212-016**

Motion: It was moved to **approve** an application to create a 4.009-acre lot from a tract of land in City Block A/7936 on property located on Empire Central at Prudential Drive, southeast corner, subject to compliance with the conditions listed in the docket.

Maker: Stanard
Second: Hampton
Result: Carried: 12 to 0

For: 12 - Hampton, Anderson, Shidid, Carpenter,
Jackson, Blair, Jung, Suhler, Haqq, Stanard,
Kingston, Rubin

Against: 0
Absent: 0
Vacancy: 3 - District 1, District 3, District 10

Speakers: None

(4) **S212-018**

Motion: It was moved to **approve** an application to create a 2.765-acre lot from a tract of land in City Block 2570 on property located on Hawes Avenue, southwest of Denton Drive, subject to compliance with the conditions listed in the docket.

Maker: Stanard
Second: Hampton
Result: Carried: 12 to 0

For: 12 - Hampton, Anderson, Shidid, Carpenter,
Jackson, Blair, Jung, Suhler, Haqq, Stanard,
Kingston, Rubin

Against: 0
Absent: 0
Vacancy: 3 - District 1, District 3, District 10

Speakers: None

(5) **S212-021**

Motion: It was moved to **approve** an application to replat a 0.725-acre tract of land containing all of Lots 19 and 20 and part of Lot 18 in City Block 35/3155 to create one lot on property located on Ninth Street at Llewellyn Avenue, southeast corner, subject to compliance with the conditions listed in the docket.

Maker: Stanard
Second: Hampton
Result: Carried: 12 to 0

For: 12 - Hampton, Anderson, Shidid, Carpenter,
Jackson, Blair, Jung, Suhler, Haqq, Stanard,
Kingston, Rubin

Against: 0
Absent: 0
Vacancy: 3 - District 1, District 3, District 10

Speakers: None

(6) **S212-022**

Motion: It was moved to **approve** an application to replat a 2.0963-acre tract of land containing part of Lot 1 in City Block A/8462 to create one lot and to dedicated Huntington Drive and Airline Drive on property located east of Belt Line Road, north of Olympus Boulevard, subject to compliance with the conditions listed in the docket.

Maker: Stanard
Second: Hampton
Result: Carried: 12 to 0

For: 12 - Hampton, Anderson, Shidid, Carpenter,
Jackson, Blair, Jung, Suhler, Haqq, Stanard,
Kingston, Rubin

Against: 0
Absent: 0
Vacancy: 3 - District 1, District 3, District 10

Speakers: None

(7) **S212-023**

Motion: It was moved to **approve** an application to replat a 0.3612-acre tract of land containing all of Lots 5 and 6 in City Block 7/854 and to create one lot on property located on Grand Avenue at Merlin Street, north corner, subject to compliance with the conditions listed in the docket.

Maker: Stanard
Second: Hampton
Result: Carried: 12 to 0

For: 12 - Hampton, Anderson, Shidid, Carpenter,
Jackson, Blair, Jung, Suhler, Haqq, Stanard,
Kingston, Rubin

Against: 0
Absent: 0
Vacancy: 3 - District 1, District 3, District 10

Speakers: None

(8) **S212-024**

Motion: It was moved to **approve** an application to replat a 0.5170-acre tract of land containing all of Lots 1 and 2 and a portion of Lot 3 in City Block 12/854 to create one lot on property located on Grand Avenue at Malcolm X Boulevard, north corner, subject to compliance with the conditions listed in the docket.

Maker: Stanard
Second: Hampton
Result: Carried: 12 to 0

For: 12 - Hampton, Anderson, Shidid, Carpenter,
Jackson, Blair, Jung, Suhler, Haqq, Stanard,
Kingston, Rubin

Against: 0
Absent: 0
Vacancy: 3 - District 1, District 3, District 10

Speakers: None

Residential Replat:

(9) **S212-019**

Motion: It was moved to **approve** an application to replat a 0.812-acre tract of land containing all of Lot 11 in City Block 11/3602 to create 4 lots ranging in size from 7,596 square foot to 12,083 square foot lot on property located on Seevers Avenue, south of Georgia Avenue, subject to compliance with the conditions listed in the docket.

Maker: Anderson
Second: Hampton
Result: Carried: 12 to 0

For: 12 - Hampton, Anderson, Shidid, Carpenter,
Jackson, Blair, Jung, Suhler, Haqq, Stanard,
Kingston, Rubin

Against: 0
Absent: 0
Vacancy: 3 - District 1, District 3, District 10

Notices: Area: 200 Mailed: 30
Replies: For: 0 Against: 0

Speakers: None

(10) **S212-020**

Motion: It was moved to **approve** an application to replat a 0.506-acre tract of land containing all of Lot 2 in City Block 3/6335 to create one 10,778 square foot lot and one 11,246 square foot lot on property located on Torren Street, east of Holcomb Drive, subject to compliance with the conditions listed in the docket.

Maker: Shidid
Second: Jackson
Result: Carried: 12 to 0

For: 12 - Hampton, Anderson, Shidid, Carpenter,
Jackson, Blair, Jung, Suhler, Haqq, Stanard,
Kingston, Rubin

Against: 0
Absent: 0
Vacancy: 3 - District 1, District 3, District 10

Notices: Area: 200 Mailed: 23
Replies: For: 0 Against: 0

Speakers: None

(11) **S056-363ER**

Motion: It was moved to **approve** an application to revise a previously approved plat to replat a 24.650-acre tract of land to create one 10.887-acre (474,237 square foot) lot and one 13.763-acre (599,527 square foot) common area on property located at the terminus of Cabo San Lucas Drive, west of St. Augustine Road, subject to compliance with the conditions listed in the docket.

Maker: Blair
Second: Suhler
Result: Carried: 12 to 0

For: 12 - Hampton, Anderson, Shidid, Carpenter,
Jackson, Blair, Jung, Suhler, Haqq, Stanard,
Kingston, Rubin

Against: 0
Absent: 0
Vacancy: 3 - District 1, District 3, District 10

Notices: Area: 200 Mailed: 45
Replies: For: 4 Against: 0

Speakers: For: Rob Baldwin, 3904 Elm St., Dallas, TX, 75226
Jeff Bosse, 422 W. 12th St., Dallas, TX, 75208
Against: None

Residential Replat and Building Line Removal:

(12) **S212-025**

Building Line Motion: It was moved to **approve** an application to remove a 35-foot platted building line along Forest Lane and to remove a 20-foot platted building line along Quincy Lane and Nuestra Drive with the finding of fact that removal of that portion of the platted building lines 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 Forest Lane between Quincy Lane and Nuestra Drive.

Maker: Stanard
Second: Rubin
Result: Carried: 12 to 0

For: 12 - Hampton, Anderson, Shidid, Carpenter,
Jackson, Blair, Jung, Suhler, Haqq, Stanard,
Kingston, Rubin

Against: 0
Absent: 0
Vacancy: 3 - District 1, District 3, District 10

Replat Motion: It was moved to **approve** an application to replat a 3.460-acre tract of land containing all of Lot 7A in City Block 6/6380 to create a 26-lot shared access development ranging in size from 3,924 square feet to 5,438 square feet and 4 common areas on property located on Forest Lane between Quincy Lane and Nuestra Drive, subject to compliance with the conditions listed in the docket with the following modifications: 1) Condition #20 should read as follows: "A shared access area may serve no more than 26 dwelling units per shared access point. Maximum number of permitted shared access point is 3."; 2) Delete Condition #26 and #30; and 3) Condition #28 should read as follows: "No vehicular access is permitted to adjacent property outside the platted property from the shared access area except to a public or City Council approved Private Street and alley."

Maker: Stanard
Second: Rubin
Result: Carried: 11 to 1

For: 11 - Hampton, Anderson, Shidid, Carpenter,
Jackson, Blair, Suhler, Haqq, Stanard,
Kingston, Rubin

Against: 1 - Jung

Absent: 0

Vacancy: 3 - District 1, District 3, District 10

Notices: Area: 200 Mailed: 23

Replies: For: 1 Against: 6

Speakers: For: Lynn Kadleck, 2901 Dallas Parkway, Plano, TX, 75093
Tommy Mann, 500 Winstead Building, Dallas, TX, 75201
Against: Richard Brown, 11931 Quincy Ln., Dallas, TX, 75230
Kathy Coffman, 10805 Larkglen Cir., Dallas, TX, 75230
Greg Curry, 5615 Brookstown Dr., Dallas, TX, 75230
Joseph Cranshaw, 11809 Quincy Ln., Dallas, TX, 75230

Miscellaneous Items:

M201-047

Planner: Hannah Carrasco

Motion: In considering an application for a minor amendment to an existing development plan on property zoned Subdistrict 134 within Planned Development District No. 193, generally on the north line of Hershel Avenue, east of Throckmorton Street and west of Oak Lawn Avenue, it was moved to **hold** this case under advisement until December 2, 2021.

Maker: Kingston

Second: Rubin

Result: Carried: 12 to 0

For: 12 - Hampton, Anderson, Shidid, Carpenter,
Jackson, Blair, Jung, Suhler, Haqq*, Stanard,
Kingston, Rubin

Against: 0

Absent: 0

Vacancy: 3 - District 1, District 3, District 10

*out of the room, shown voting in favor

Speakers: For: None

FOR (Did not speak): Robert Reeves, 3807 Vinecrest Dr., Dallas, TX, 75229

Against: None

Against (Did not speak): Cynthia Heed, 6730 Belford Dr., Dallas, TX, 75214

M201-055

Planner: Hannah Carrasco

Motion: It was moved to **approve** a minor to an existing site plan for Specific Use Permit No. 2368 on property zoned R-7.5(A) Single Family District, generally at the southeast corner of South Brighton Avenue and West 10th Street.

Maker: Carpenter
Second: Hampton
Result: Carried: 12 to 0

For: 12 - Hampton, Anderson, Shidid, Carpenter,
Jackson, Blair, Jung, Suhler, Haqq, Stanard,
Kingston, Rubin

Against: 0
Absent: 0
Vacancy: 3 - District 1, District 3, District 10

Speakers: For: Rob Baldwin, 3904 Elm St., Dallas, TX, 75226
For (Did not speak): Andrew Dang, 4514 Travis St., Dallas, TX, 75205
Against: None

D201-013

Planner: Hannah Carrasco

Motion: It was moved to **approve** a development plan for a warehouse distribution development; as briefed, on property zoned Planned Development District No. 980, on the south line of Cedardale Road west of Cleveland Road.

Maker: Blair
Second: Suhler
Result: Carried: 12 to 0

For: 12 - Hampton, Anderson, Shidid, Carpenter,
Jackson, Blair, Jung, Suhler, Haqq, Stanard,
Kingston, Rubin

Against: 0
Absent: 0
Vacancy: 3 - District 1, District 3, District 10

Speakers: For: Jake Marks, 2100 McKinney Ave., Dallas, TX, 75201
Against: None

Miscellaneous Items – Under Advisement:

M201-028

Planner: Hannah Carrasco

Motion: It was moved to **approve** a minor amendment to an existing development plan; as briefed, on property zoned Planned Development District No. 667, south of Gibbs Williams Road, between Deerfield Lane and South Franklin Street.

Maker: Blair
Second: Suhler
Result: Carried: 12 to 0

For: 12 - Hampton, Anderson*, Shidid, Carpenter,
Jackson, Blair, Jung, Suhler, Haqq, Stanard,
Kingston, Rubin

Against: 0
Absent: 0
Vacancy: 3 - District 1, District 3, District 10

*out of the room, shown voting in favor

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

D201-012

Planner: Hannah Carrasco

Motion: It was moved to **approve** a development plan and a landscape plan for a mixed-use development that includes multifamily, retail/personal service, and commercial amusement (outside) uses on property zoned Planned Development District No. 1049, on the south side of Singleton Boulevard and east side of Vilbig Road.

Maker: Carpenter
Second: Rubin
Result: Carried: 11 to 1

For: 11 - Hampton, Anderson, Shidid, Carpenter,
Jackson, Blair, Jung, Suhler, Haqq, Kingston,
Rubin

Against: 1 - Stanard
Absent: 0
Vacancy: 3 - District 1, District 3, District 10

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

Zoning Cases - Individual:

1. **Z201-165(RM)**

Planner: Ryan Mulkey

Motion: It was moved to recommend **approval** of a new subdistrict, subject to a revised development plan and a combination of staff's recommended conditions and applicant's conditions as follows: 1) Follow staff's recommended conditions in Section 109(k) with the following change: Section 887.109(k)(2)(D)(ii) be amended to read, "At least once every 125 feet of frontage, the parking structure facade contains a point of articulation with minimum dimensions of 24 feet wide and 12 feet deep and containing pedestrian seating or a bicycle rack."; 2) Follow applicant's requested conditions on Landscaping in Section 111 with the following change: In Section 887.111(d) strike ONLY the following words "in suitable containers (as determined by the chief arborist)"; and 3) Follow applicant's requested conditions on Street Standards in Section 115 with the following changes to Sec. 887.115(a)(7): The minimum dimension of the planting zone is reduced to 5 feet, and the following sentence is added, "An additional minimum 2.5-foot-wide planting zone must be located between the sidewalk and the building." on property zoned Subdistrict 7 within Planned Development District No. 887, the Valley View-Galleria Area Special Purpose District, at the southwest corner of Alpha Road and Noel Road.

Maker: Suhler
Second: Blair
Result: Carried: 11 to 0

For: 11 - Anderson, Shidid, Carpenter, Jackson, Blair,
Jung, Suhler, Haqq, Stanard, Kingston, Rubin

Against: 0
Absent: 0
Vacancy: 3 - District 1, District 3, District 10
Conflict: 1 - Hampton**

**out of the room, when vote taken

Notices: Area: 500 Mailed: 22
Replies: For: 1 Against: 0

Speakers: For: Tommy Mann, 500 Winstead Building, Dallas, TX, 75201
Tipton Housewright, 1845 Woodall Rodgers Fwy., Dallas, TX, 75201
Scot Johnson, 13455 Noel Rd., Dallas, TX, 75240
Bradley Moss, 13455 Noel Rd., Dallas, TX, 75240
Against: None

2. **Z201-332(KC)**

Planner: Karina Castillo

Motion: In considering an application for 1) a new subdistrict; and 2) a Specific Use Permit for Commercial Amusement (inside) use on property zoned Subdistrict 1A within Planned Development District No. 621, the Old Trinity and Design District, at the southwest corner of North Riverfront Boulevard and Cole Street, it was moved to **hold** this case under advisement until December 16, 2021.

Maker: Carpenter
Second: Rubin
Result: Carried: 12 to 0

For: 12 - Hampton, Anderson, Shidid, Carpenter,
Jackson, Blair, Jung, Suhler, Haqq, Stanard,
Kingston, Rubin

Against: 0
Absent: 0
Vacancy: 3 - District 1, District 3, District 10

Notices: Area: 500 Mailed: 125
Replies: For: 0 Against: 6

Speakers: For: Jonathan Vinson, 2323 Ross Ave., Dallas, TX, 75201
For (Did not speak): Zach Shor, 922 N. Riverfront Blvd., Dallas, TX, 75207
Against: Ralph Bradley, 159 Leslie St., Dallas, TX, 75207
Staff: David Nevarez, Sr. Traffic Engineer, Development Services

Note: The Commission recessed for a short break at 3:30 p.m. and reconvened at 3:41 p.m. The Commission continued with the regular order of the agenda and heard Zoning Case – Individual agenda item #3. Z201-344(KC) next.

3. **Z201-344(KC)**

Planner: Karina Castillo

Motion: It was moved to recommend 1) **denial** of a CS Commercial Service District with deed restrictions volunteered by the applicant; and 2) **denial** of a Specific Use Permit for a commercial motor vehicle parking use on property zoned A(A) Agricultural District, south of Telephone Road and west of Travis Trail.

Maker: Blair
Second: Jung
Result: Carried: 12 to 0

For: 12 - Hampton, Anderson, Shidid, Carpenter,
Jackson, Blair, Jung, Suhler, Haqq, Stanard,
Kingston, Rubin

Against: 0

Absent: 0

Vacancy: 3 - District 1, District 3, District 10

Notices: Area: 300 Mailed: 7

Replies: For: 1 Against: 2

Speakers: For: Elsie Thurman, 9406 Biscayne Blvd., Dallas, TX, 75218

For (Did not speak): Jamesha Jones, 9927 Travis Trl., Dallas, TX, 75241

Against: H. E. Davis, 4101 W. Green Oaks Blvd., Arlington, TX, 76016

Staff: David Nevarez, Sr. Traffic Engineer, Development Services

4. Z201-345(KC)

Planner: Karina Castillo

Motion I: It was moved to recommend 1) **denial without prejudice** of a CS Commercial Service District with deed restrictions volunteered by the applicant; and 2) **denial without prejudice** of a Specific Use Permit for commercial motor vehicle parking use on property zoned A(A) Agricultural District, south of Telephone Road and west of Bonnie View Road.

Maker: Blair
Second: Carpenter
Result: Failed: 5 to 7

For: 5 - Anderson, Carpenter, Blair, Jung, Haqq

Against: 7 - Hampton, Shidid, Jackson, Suhler, Stanard,
Kingston, Rubin

Absent: 0

Vacancy: 3 - District 1, District 3, District 10

Motion II: It was moved to recommend 1) **approval** of a CS Commercial Service District, subject to the deed restrictions volunteered by the applicant; and 2) **approval** of a Specific Use Permit for commercial motor vehicle parking use for a two-year period, subject to a site plan and staff's recommended conditions on property zoned A(A) Agricultural District, south of Telephone Road and west of Bonnie View Road.

Maker: Blair
Second: Suhler
Result: Carried: 11 to 1

For: 11 - Hampton, Anderson, Shidid, Jackson, Blair,
Jung, Suhler, Haqq, Stanard, Kingston, Rubin

Against: 1 - Carpenter

Absent: 0

Vacancy: 3 - District 1, District 3, District 10

Notices: Area: 400 Mailed: 18

Replies: For: 2 Against: 0

Speakers: For: Elsie Thurman, 9406 Biscayne Blvd., Dallas, TX, 75218
Weldu Ghebre, 4050 Telephone Rd., Dallas, TX, 75241
Joseph Anthony, 1316 Maple Ridge Dr., Mesquite, TX, 75149
Against: None

5. **Z201-286(CT)**

Planner: Carlos Talison

Motion: It was moved to recommend **denial without prejudice** of a R-5(A) Single Family District uses on property zoned a CS Commercial Service District, on the northwest line of Luzon Street, east of Carbondale Street.

Maker: Jackson

Second: Blair

Result: Carried: 7 to 5

For: 7 - Anderson, Jackson, Blair, Jung, Haqq,
Stanard, Kingston

Against: 5 - Hampton, Shidid, Carpenter, Suhler, Rubin

Absent: 0

Vacancy: 3 - District 1, District 3, District 10

Notices: Area: 200 Mailed: 29

Replies: For: 1 Against: 0

Speakers: None

6. **Z201-293(CT)**

Planner: Carlos Talison

Motion: It was moved to recommend **denial** of the termination of deed restrictions (Z789-149); and recommend **approval** of an amendment to deed restrictions (Z789-149) to remove the 100-foot setback and change to a 15-foot setback on the northern perimeter of the Lincoln Center Property on property zoned an MU-3 Mixed Use District at the southeast corner of Lyndon B. Johnson Freeway and Dallas North Tollway.

Maker: Stanard
Second: Rubin
Result: Carried: 11 to 0

For: 11 - Anderson, Shidid, Carpenter, Jackson, Blair,
Jung, Suhler, Haqq, Stanard, Kingston, Rubin

Against: 0
Absent: 0
Vacancy: 3 - District 1, District 3, District 10
Conflict: 1 - Hampton

**out of the room, when vote taken

Notices: Area: 500 Mailed: 78
Replies: For: 0 Against: 1

Speakers: For: Angel Hunt, 500 N. Akard St., Dallas, TX, 75201
Harvey Koo, 560 Mission St., San Francisco, CA, 94105
Against: Christy Frazer, 12440 Montego Plaza, Dallas, TX, 75230
Mary Fent, 4606 Gulfstream Dr., Dallas, TX, 75244

Note: The Commission recessed for a short break at 5:16 p.m. and reconvened at 5:35 p.m. The Commission continued with the regular order of the agenda and heard Zoning Case – Individual agenda item #7. Z201-355(CT) next.

7. Z201-355(CT)

Planner: Carlos Talison

Motion: It was moved to recommend **approval** a Specific Use Permit for an open-enrollment charter school for a five-year period, subject to a site plan, a revised traffic management plan, and staff's recommended conditions; as briefed, with the following changes: 1) the traffic management plan include a provision that provides for a minimum of one security officer must be employed and stationed at the access drive to direct traffic during the hours of operation and until the Property has been vacated."; 2) C)(i) in Condition #5, add to the traffic management plan, that the property owner shall submit an annual update of the traffic study every year; and 3) add to the traffic management plan the inclusion of movable barricades between the two traffic streams be provided on property zoned Planned Development District No. 1068, on the north line of East R.L. Thornton Freeway, east of North Buckner Boulevard.

Maker: Jackson
Second: Hampton
Result: Carried: 10 to 2

For: 10 - Hampton, Anderson, Shidid, Carpenter,
Jackson, Blair, Jung, Suhler, Haqq, Kingston

Against: 2 - Standard, Rubin
Absent: 0
Vacancy: 3 - District 1, District 3, District 10

Notices: Area: 400 Mailed: 67
Replies: For: 0 Against: 1

Speakers: For: Rob Baldwin, 3904 Elm St., Dallas, TX, 75226
Yasmin Bhatia, 4230 Beechwood Ln., Dallas, TX, 75220
Eric Goodloe, 3807 Cypress Point Cove, Round Rock, TX, 78664
Korey Mark, 5739 Logancraft Dr., Dallas, TX, 75227
For (Did not speak): Brian Nelson, 350 N. St. Paul St., Dallas, TX, 75201
Nathan Hudson, 2326 Burning Light Dr., Dallas, TX, 75228
Against: None
Against (Did not speak): George Rangel, 2732 Beechmont Pl., Dallas, TX, 75208
Tony Chenevert, 900 Knollwood Dr., DeSoto, TX, 75115
Grace Akbar, 720 Foxboro Ln., Dallas, TX, 75241
Staff: David Nevarez, Sr. Traffic Engineer, Development Services

8. Z201-318(MP)

Planner: Michael Pepe

Motion: It was moved to recommend **denial** of a MF-1(A) Multifamily District on property zoned NO(A) Neighborhood Office District, on the east line of Marvin D Love Freeway, north of West Camp Wisdom Road.

Maker: Blair
Second: Suhler
Result: Carried: 12 to 0

For: 12 - Hampton, Anderson, Shidid, Carpenter,
Jackson, Blair, Jung, Suhler, Haqq, Stanard,
Kingston, Rubin

Against: 0
Absent: 0
Vacancy: 3 - District 1, District 3, District 10

Notices: Area: 300 Mailed: 32
Replies: For: 0 Against: 5

Speakers: For: None
For (Did not speak): James McGee, 1402 Corinth, Dallas, TX, 75215
Against: Arthur Rogers, 1108 Eshington Pl., DeSoto, TX, 75115
Against (Did not speak): Calvin MacAllister, 2159 Elder Oaks Pl., Dallas, TX, 75232
Armelia MacAllister, 2159 Elder Oaks Pl., Dallas, TX, 75232
Waylan Wallace, 2151 Elder Oaks Pl., Dallas, TX, 75232

9. **Z201-323(MP)**

Planner: Michael Pepe

Motion: In considering an application for a Planned Development District for MU-2 Mixed Use District regulations and uses including multifamily and retail and personal service, on property zoned IR Industrial/Research District, on the west line of Borger Street, south of Singleton Boulevard it was moved to **hold** this case under advisement until December 16, 2021.

Maker: Carpenter
Second: Rubin
Result: Carried: 12 to 0

For: 12 - Hampton, Anderson, Shidid, Carpenter,
Jackson, Blair, Jung, Suhler, Haqq, Stanard,
Kingston, Rubin

Against: 0
Absent: 0
Vacancy: 3 - District 1, District 3, District 10

Notices: Area: 500 Mailed: 139
Replies: For: 2 Against: 0

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

10. **Z201-346(MP)**

Planner: Michael Pepe

Motion: It was moved to recommend **denial** of a MU-1 Mixed Use District on property zoned R-16(A) Residential District, on the northwest corner of Lyndon B Jonson Freeway and Copenhill Road.

Maker: Suhler
Second: Blair
Result: Carried: 12 to 0

For: 12 - Hampton, Anderson, Shidid, Carpenter,
Jackson, Blair, Jung, Suhler, Haqq, Stanard,
Kingston, Rubin

Against: 0
Absent: 0
Vacancy: 3 - District 1, District 3, District 10

Notices: Area: 200 Mailed: 11
Replies: For: 0 Against: 2

Speakers: For: None

FOR (Did not speak): Jessica Hernandez, 6131 LBJ Fwy., Dallas, TX, 75240

Against: Randy Cater, 13115 Copenhill Rd., Dallas, TX, 75240
Thomas Granese, 13033 Copenhill Rd., Dallas, TX, 75240

11. Z201-348(MP)

Planner: Michael Pepe

Motion: In considering an application for an amendment to Tract 1A within Planned Development District No. 240, at the northeast corner of South Hampton Road and Beckleymeade Avenue, it was moved to **hold** this case under advisement until December 16, 2021.

Maker: Blair
Second: Rubin
Result: Carried: 11 to 0

For: 11 - Hampton, Anderson*, Shidid, Jackson, Blair,
Jung, Suhler, Haqq, Stanard, Kingston, Rubin

Against: 0
Absent: 1 - Carpenter
Vacancy: 3 - District 1, District 3, District 10

*out of the room, shown voting in favor

Notices: Area: 500 Mailed: 12
Replies: For: 2 Against: 0

Speakers: For: Dallas Cothrum, 2201 Main St., Dallas, TX, 75201

FOR (Did not speak): Karl Crawley, 2201 Main St., Dallas, TX, 75201

Danielle Matthews, 2201 Main St., Dallas, TX, 75201

Al Sorrels, 131 E. Exchange Ave., Fort Worth, TX, 76164

Against: None

12. Z201-352(MP)

Planner: Michael Pepe

Motion: In considering an application for a Specific Use Permit for an alcoholic beverage establishment limited to a bar, lounge or tavern on property zoned Subdistrict 3B within Planned Development District No. 830, the Bishop Arts Mixed Use District at the southeast corner of North Madison Avenue and West 9th Street, it was moved to **hold** this case under advisement until December 2, 2021.

Maker: Hampton
Second: Rubin
Result: Carried: 10 to 0

For: 10 - Hampton, Anderson, Shidid, Jackson, Blair,
Suhler, Haqq, Stanard, Kingston, Rubin

Against: 0
Absent: 1 - Carpenter
Vacancy: 3 - District 1, District 3, District 10
Conflict: 1 - Jung**

**out of the room, when vote taken

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

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

Note: The Commission recessed for a short break at 7:02 p.m. and reconvened at 7:18 p.m. The Commission continued with the regular order of the agenda and heard Zoning Case – Under Advisement agenda item #13. Z201-319(MP) next.

Zoning Cases - Under Advisement:

13. **Z201-319(MP)**

Planner: Michael Pepe

Motion: It was moved to recommend **approval** of an amendment to Tract IV , subject to a revised development/landscape plan and conditions with the following changes: 1) improve large package delivery options on the exterior of the building; and 2) ensure safe passage to both transit stations in the area within Planned Development District No. 812, on the east line of Fran Way, between East 11th Street and Avenue B.

Maker: Anderson
Second: Jackson
Result: Carried: 11 to 0

For: 11 - Hampton, Anderson, Shidid, Jackson, Blair,
Jung, Suhler, Haqq*, Stanard, Kingston, Rubin

Against: 0
Absent: 1 - Carpenter
Vacancy: 3 - District 1, District 3, District 10

*out of the room, shown voting in favor

Notices: Area: 500 Mailed: 134
Replies: For: 17 Against: 2

Speakers: For: Luke Franz, 2323 Ross Ave., Dallas, TX, 75201
Tekevwe Okobiah, 1536 Sphinx St., Dallas, TX, 75203
For (Did not speak): Suzan Kedron, 2323 Ross Ave., Dallas, TX, 75201
Against: None
Staff: David Nevarez, Sr. Traffic Engineer, Development Services

14. **Z201-315(KC)**

Planner: Karina Castillo

Motion: It was moved to recommend 1) **approval** of a D-1 Liquor Control Overlay District; 2) **approval** of deed restrictions volunteered by the applicant; and 3) **approval** of a Specific Use Permit for the sale of alcoholic beverages in conjunction with a restaurant without drive-in or drive-through service or a retail food store for a three-year period, subject to a site plan and staff recommended conditions on property zoned LC Commercial Subdistrict within Planned Development District No. 193, the Oak Lawn Special Purpose District with D Liquor Control Overlay, at the intersection of McKinney Avenue and Harvard Avenue (north of Monticello Ave, west of North Central Expressway).

Maker: Kingston
Second: Suhler
Result: Carried: 11 to 0

For: 11 - Hampton, Anderson, Shidid, Jackson, Blair,
Jung, Suhler, Haqq, Stanard, Kingston, Rubin

Against: 0
Absent: 1 - Carpenter
Vacancy: 3 - District 1, District 3, District 10

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

Speakers: For: Tommy Mann, 500 Winstead Building, Dallas, TX, 75201
Benda Kronenberg, 3500 Maple Ave., Dallas, TX, 75219
For (Did not speak): Stephen Meek, 2300 N. Field St., Dallas, TX, 75201
Against: None
Staff: David Nevarez, Sr. Traffic Engineer, Development Services

15. Z190-341(RM)

Planner: Ryan Mulkey

Motion: In considering an application for an amendment to and an expansion of Planned Development District No. 400 with consideration for a Specific Use Permit for an open space use on property zoned Planned Development District No. 400 and R-16(A) Single Family District, on the southwest and northwest corners of Merrell Road and Midway Road, it was moved to **hold** this case under advisement until December 2, 2021.

Maker: Stanard
Second: Rubin
Result: Carried: 11 to 0

For: 11 - Hampton, Anderson, Shidid, Jackson, Blair,
Jung, Suhler, Haqq, Stanard, Kingston, Rubin

Against: 0
Absent: 1 - Carpenter
Vacancy: 3 - District 1, District 3, District 10

Notices: Area: 500 Mailed: 228
Replies: For: 62 Against: 28

Speakers: For: Steve Stoner, 7557 Rambler Rd., Dallas, TX, 75231
Andrew Ruegg, 2201 Main St., Dallas, TX, 75201
Bryan Stuart, 4100 Merrell Rd., Dallas, TX, 75229
Ruth Burke, 3241 Camelot Dr., Dallas, TX, 75229
Jody Trumble., 4100 Merrell Rd., Dallas, TX, 75229
Choon Cha, 10404 Eastlawn Dr., Dallas, TX, 75229
Margie Nussbaumer, 10405 Somerton Dr., Dallas, Texas, 75229
Michael Munir, 10235 Gooding Dr., Dallas, TX, 75229
John Whitham, 4107 S. Better Dr., Dallas, TX, 75229
Chris Elliston, 4412 Middleton Rd., Dallas, TX, 75229
For (Did not speak): Karl Crawley, 2201 Main St., Dallas, TX, 75201
Robert Buchholz, 4100 Merrell Rd., Dallas, TX, 75229
Dallas Cothrum, 2201 Main St., Dallas, TX, 75201
Nate Parrott, 3501 Olympus Blvd., Dallas, TX, 75019
Jay Michael, 4100 Merrell Rd., Dallas, TX, 75229
Therese Khoury, 10452 Rosser Cr., Rd., Dallas, TX, 75229
Jan Timmons, 10424 Eastlawn Dr., Dallas, TX, 75229
Against (Did not speak): David Smith, 4115 S. Better Dr., Dallas, TX, 75229
Junita Morrow, 4115 S. Better Dr., Dallas, TX, 75229

16. **Z201-238(RM)**

Planner: Ryan Mulkey

Motion: It was moved to recommend **approval** of an amendment to and an expansion of Specific Use Permit No. 1450 for an open-enrollment charter school and a proposed child-care facility, subject to a revised site/landscape plan, a revised traffic management plan, and revised conditions to include an amended to the expiration date of the specific use permit for a three-year period with no automatic renewals on property zoned an R-7.5(A) Single Family District at the southwest corner of West Illinois Avenue and Chalmers Street.

Maker: Blair
Second: Rubin
Result: Carried: 11 to 0

For: 11 - Hampton, Anderson, Shidid, Jackson, Blair,
Jung, Suhler, Haqq, Stanard, Kingston, Rubin

Against: 0
Absent: 1 - Carpenter
Vacancy: 3 - District 1, District 3, District 10

Notices: Area: 400 Mailed: 131
Replies: For: 0 Against: 3

Speakers: For: Dania Gomez, 2602 W. Illinois Ave., Dallas, TX, 75233
Michael Marcyniak, 1207 Hampshire Ln., Richardson, TX, 75080
Ernie Amaton, 135 W. Wintergreen Rd., Desoto, TX, 75115
Against: None

17. **Z201-260(RM)**

Planner: Ryan Mulkey

Motion: In considering an application for a Planned Development District for MU-1 Mixed Use District uses on property zoned an MU-1 Mixed Use District on the west line of North Beckley Avenue, between West 8th Street and Melba Street, it was moved to **hold** this case under advisement until December 16, 2021.

Maker: Suhler
Second: Blair
Result: Carried: 10 to 0

For: 10 - Hampton, Anderson, Shidid, Jackson, Blair,
Suhler, Haqq, Stanard, Kingston, Rubin

Against: 0
Absent: 1 - Carpenter
Vacancy: 3 - District 1, District 3, District 10
Conflict: 1 - Jung**

**out of the room, when vote taken

Notices: Area: 500 Mailed: 52
Replies: For: 1 Against: 0

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

18. **Z201-270(LG)**

Planner: La’Kisha Girder

Motion: In considering an application for a CR Community Retail District with consideration for NS(A) Neighborhood Service District on property zoned R-7.5(A) Single Family District, on the south line of Lake June Road, between Houghton Road and Whitley Drive, it was moved to **hold** this case under advisement until December 16, 2021.

Maker: Shidid
Second: Jackson
Result: Carried: 11 to 0

For: 11 - Hampton, Anderson, Shidid, Jackson, Blair,
Jung, Suhler, Haqq, Stanard, Kingston, Rubin

Against: 0
Absent: 1 - Carpenter
Vacancy: 3 - District 1, District 3, District 10

Notices: Area: 300 Mailed: 29
Replies: For: 1 Against: 2

Speakers: None

19. **Z201-284(LG)**

Planner: La’Kisha Girder

Motion: In considering an application for a CS Commercial Service District on property zoned NO(A) Neighborhood Office District with D-1 Liquor Control Overlay with consideration for a Specific Use Permit for a restaurant without drive-in or drive-through service on the south line of Bruton Road, east of Pleasant Drive, it was moved to **hold** this case under advisement until December 16, 2021.

Maker: Shidid
Second: Jackson
Result: Carried: 11 to 0

For: 11 - Hampton, Anderson, Shidid, Jackson, Blair,
Jung, Suhler, Haqq, Stanard, Kingston, Rubin
Against: 0
Absent: 1 - Carpenter
Vacancy: 3 - District 1, District 3, District 10

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

Speakers: None

20. **Z201-110(AU)**

Planner: Andreea Udrea

Motion: In considering an application for an amendment to Tract 13(A) for Multi-Family MF-2(A) Tract within Planned Development District No. 508, on the north line of Singleton Boulevard, east of North Westmoreland Road, it was moved to **hold** this case under advisement until December 16, 2021.

Maker: Suhler
Second: Shidid
Result: Carried: 11 to 0

For: 11 - Hampton, Anderson, Shidid, Jackson, Blair,
Jung, Suhler, Haqq, Stanard, Kingston, Rubin
Against: 0
Absent: 1 - Carpenter
Vacancy: 3 - District 1, District 3, District 10

Notices: Area: 500 Mailed: 27
Replies: For: 0 Against: 0

Speakers: None

Other Matters

Consideration of Appointments to CPC Committees:

Chair Shidid announced appointments to City Plan Commission Committees.

Zoning Ordinance Advisory Committee (ZOAC):

Lorie Blair – Vice-chair

Comprehensive Land Use Plan Committee (CLUP):

Brent Rubin - Chair
Deborah Carpenter - Vice-chair
Jasmond Anderson
Maria Gomez
Maggie Parker
Jorge Baldor
Matt Houston
Linda McMahon
Robert Kent
Kourtney Garrett
Roy Lopez
Krista Nightengale
Jennifer Rangel
Jerry Hawkins
Lynette Aguilar

Minutes:

Motion: It was moved to **approve** the November 4, 2021, City Plan Commission meeting minutes, as submitted.

Maker: Jung
Second: Rubin
Result: Carried: 11 to 0

For: 11 - Hampton, Anderson, Shidid, Jackson, Blair,
Jung, Suhler, Haqq, Stanard, Kingston, Rubin

Against: 0
Absent: 1 - Carpenter
Vacancy: 3 - District 1, District 3, District 10

Speakers: None

Adjournment:

Motion: It was moved to **adjourn** the November 18, 2021, City Plan Commission meeting at 9:09 p.m.

Maker: Jackson
Second: Blair
Result: Carried: 11 to 0

For: 11 - Hampton, Anderson, Shidid, Jackson, Blair,
Jung, Suhler, Haqq, Stanard, Kingston, Rubin

Against: 0
Absent: 1 - Carpenter
Vacancy: 3 - District 1, District 3, District 10

Tony Shidid, Chair