

## PLAN COMMISSION MINUTES

The City Plan Commission held a regular Zoning Hearing on December 17, 2020, by videoconference call as authorized by Texas Government Code Section 551.127 with the briefing starting at 10:35 a.m., and the public hearing at 1:52 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, Deborah Carpenter, Timothy Jackson, Lorie Blair, P. Michael Jung, Christie Myers, Jayne Suhler, Kristine Schwope, Wayne Garcia, and Brent Rubin. The following Commissioner was absent from this hearing as defined in the City Plan Commission rules: LeDouglas Johnson. There were no vacancies.

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) **S201-534**

**Motion:** It was moved to **approve** an application to create 194 single family lots ranging in size from 4,600-square feet to 8,535-square feet and 2 common areas from a 30.906-acre tract of land on property located in the Dallas Extra Territorial Jurisdiction (ETJ) on Lake Ray Hubbard Drive, south of Travis Ranch Boulevard, subject to compliance with the conditions listed in the docket.

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

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

Against: 0  
Absent: 1 - Johnson  
Vacancy: 0

**Speakers:** None

(2) **S201-535**

**Motion:** It was moved to **approve** an application to replat a 35.907-acre tract of land containing all of Lots 1 through 10, and part of lots 18 through 22 ,in City Block 14/7195 and a tract of land in City Block 7194 to create 3 lots ranging in size from 2.216-acres to 16.016-acres on property located on Singleton Boulevard at Riser Street, southwest corner, subject to compliance with the conditions listed in the docket.

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

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

Against: 0  
Absent: 1 - Johnson  
Vacancy: 0

**Speakers:** None

(3) **S201-536**

**Motion:** It was moved to **approve** an application to replat a 29.71-acres tract of land containing all of Lot 1 in City Block 8787, and a tract of land in City Block 8787 to create one 7.045-acre lot, and one 22.665-acre lot on property located on South Belt Line Road, north of Log Cabin Road, subject to compliance with the conditions listed in the docket.

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

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

Against: 0  
Absent: 1 - Johnson  
Vacancy: 0

**Speakers:** None

(4) **S201-538**

**Motion:** It was moved to **approve** an application to replat a 0.689-acre tract of land containing all of Lots 13 through 16 in City Block 9/2295 to create one lot on property located on Sylvester Avenue, north of King Road, subject to compliance with the conditions listed in the docket.

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

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

Against: 0  
Absent: 1 - Johnson  
Vacancy: 0

**Speakers:** None

(5) **S201-539**

**Motion:** It was moved to **approve** an application to create a 11.076-acre lot from a tract of land in City Block E/7212 on property located on Cockrell Hill Road, north of Rock Curry Road, subject to compliance with the conditions listed in the docket.

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

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

Against: 0  
Absent: 1 - Johnson  
Vacancy: 0

**Speakers:** None

**(6) S201-541**

**Note: Staff corrected the directional location from “southwest corner” to “southeast corner”.**

**Motion:** It was moved to **approve** an application to create a 7.642-acre lot from a tract of land in City Block 5958 on property located on Phinney Avenue at Kernack Street, southeast corner, subject to compliance with the conditions listed in the docket.

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

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

Against: 0  
Absent: 1 - Johnson  
Vacancy: 0

**Speakers:** None

**(7) S201-542**

**Motion:** It was moved to **approve** an application to replat a 02.2054-acre tract of land containing all of Lots 1 through 11 and part of lots 12 through 22 in City Block 29/129 to create one 1.0381-acre lot, and one 1.1673-acre lot on property located on Young Street at Harwood Street, east corner, subject to compliance with the conditions listed in the docket.

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

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

Against: 0  
Absent: 1 - Johnson  
Vacancy: 0

**Speakers:** None

**(8) S201-543**

**Motion:** It was moved to **approve** an application to replat a 1.3189-acre tract of land containing all of Lots 5 through 9 in City Block 493 to create one lot on property located on Gaston Avenue at Oak Street, east corner, subject to compliance with the conditions listed in the docket.

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

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

Against: 0  
Absent: 1 - Johnson  
Vacancy: 0

**Speakers:** None

**(9) S201-544**

**Motion:** It was moved to **approve** an application to replat a 0.2984-acre tract of land containing all of Lots 13 and 14 in City Block A/653 to create one lot on property located on Prairie Avenue, southeast of Drees Street, subject to compliance with the conditions listed in the docket.

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

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

Against: 0  
Absent: 1 - Johnson  
Vacancy: 0

**Speakers:** None

Residential Replat:

(10) **S201-537**

**Motion:** It was moved to **approve** an application to replat a 0.508-acre tract of land containing all of Lots 2 and 3 in City Block 9/8209 to create one lot on property located on Club Hill Drive, east of Club Oaks Drive, subject to compliance with the conditions listed in the docket.

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

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

Against: 0  
Absent: 1 - Johnson  
Vacancy: 0

**Notices:** Area: 200 Mailed: 17  
**Replies:** For: 2 Against: 0

**Speakers:** None

Miscellaneous Items:

**D190-010**

Planner: Abraham Martinez

**Motion:** It was moved to **approve** a development plan and landscape plan within Subarea F of Planned Development Subdistrict No. 79, the Harwood Special Purpose District, in Planned Development District No. 193, the Oak Lawn Special Purpose District, on the northwest side of Hunt Street, between North Harwood Street and Harry Hines Boulevard.

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

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

Against: 0  
Absent: 1 - Johnson  
Vacancy: 0

**Speakers:** For: Richard Brown, 8 Castillo Trl., Wylie, TX, 75098  
For (Did not speak): Melody Paradise, 2501 N. Harwood St., Dallas, TX, 75201  
Trieu Hoang, 2501 N. Harwood St., Dallas, TX, 75201  
Jeff Smith, 2501 N. Harwood St., Dallas, TX, 75201  
Brian Satagaj, 3803 Parkwood Blvd., Frisco, TX, 75034  
Against: None

Zoning Cases – Consent:

1. **Z190-342(AU)**

Planner: Andreea Udrea

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

**Motion:** It was moved to recommend **approval** of the renewal of Specific Use Permit No. 2308 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 conditions on property zoned an RR-D-1 Regional Retail District with a D-1 Liquor Control Overlay, on the north side of West Camp Wisdom Road, east of Marvin D. Love Freeway (US 67).

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

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

Against: 0  
Absent: 1 - Johnson  
Vacancy: 0

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

**Speakers:** For: Kendra Larach, 3904 Elm St., Dallas, TX, 75226  
Against: None

**Note: The Commission heard Zoning agenda item #2. Z190-333(PD) next.**

2. Z190-333(PD)

Planner: Pamela Daniel

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

**Motion:** In considering an application to amend Planned Development District No. 896 for a public school other than an open-enrollment charter school on the northeast side of Monterrey Drive between Farola Drive and Itasca Drive, it was moved to **hold** this case under advisement until February 4, 2021.

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

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

Against: 0  
Absent: 1 - Johnson  
Vacancy: 0

**Notices:** Area: 500 Mailed: 198  
**Replies:** For: 0 Against: 2

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

**Note: The Commission heard Zoning agenda item #4. Z190-354(LG) next.**

3. Z190-347(LG)

Planner: La’Kisha Girder

**Motion:** It was moved to recommend **approval** of the renewal of Specific Use Permit No. 2355 for a late-hours establishment limited to an alcoholic beverage establishment for a bar, lounge or tavern use for a two-year period, subject to conditions on property zoned Planned Development District No. 842 for CR Community Retail District uses, on the west side of Greenville Avenue, southeast of Ross Avenue.

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

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



Against: 0  
Absent: 1 - Johnson  
Vacancy: 0

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

**Speakers:** None

**4. Z190-354(LG)**

Planner: La’Kisha Girder

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

**Motion:** It was moved to recommend **approval** of a Specific Use Permit for a manufacturing laboratory for a three-year period, subject to a site plan and conditions with the following additional SUP condition: - item 1, to include use is limited to mixing, assembling, and packaging pharmaceuticals (directing staff to confirm) with final language to be verified by Building Inspection on property zoned Tract A within Planned Development District No. 269, the Deep Ellum/Near East Side Special Purpose District, on the north side of Taylor Street, east of North Walton Street

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

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

Against: 0  
Absent: 1 - Johnson  
Vacancy: 0

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

**Speakers:** For: Alexander Oshmyansky, 320 S. Walton St., Dallas, TX, 75226  
Against: None  
Against (Did not speak): Mary Stone, 5726 Brookstown Dr., Dallas, TX, 75230

**Note: The Commission heard Zoning agenda item #6. Z190-355(CT) next.**

5. Z190-325(CT)

Planner: Carlos Talison

**Motion:** It was moved to recommend **approval** of the expansion of Planned Development District No. 761 (LI Subdistrict) on property zoned an A(A) Agricultural District, north of Witt Road, between Lancaster-Hutchins Road and Blanco Drive.

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

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

Against: 0  
Absent: 1 - Johnson  
Vacancy: 0

**Notices:** Area: 500 Mailed: 24  
**Replies:** For: 2 Against: 0

**Speakers:** None

**Note: The Commission heard Zoning – Consent agenda item #1. Z190-342(AU), upon the conclusion of the Zoning Consent agenda. The Commission heard Zoning agenda item #1. Z190-342(AU) next.**

6. Z190-355(CT)

Planner: Carlos Talison

**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 CS-D-1 Commercial Service District with a D-1 Liquor Control Overlay, on the northeast corner of Great Trinity Forest Way and Creek Cove Drive.

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

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

Against: 0  
Absent: 1 - Johnson  
Vacancy: 0

**Notices:** Area: 200 Mailed: 12  
**Replies:** For: 0 Against: 0

**Speakers:** None

**Note: The Commission recessed for a short break at 3:16 p.m. and reconvened at 3:30 p.m. 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 #7. Z190-237(CT) next.**

Zoning Cases – Under Advisement:

**7. Z190-237(CT)**

Planner: Carlos Talison

**Motion:** It was moved to recommend **approval** of the creation of a new subdistrict to allow for MF-2(A) Multifamily District uses, subject to staff's conditions with the following condition: for Section 105, item 1 – front yard setback per applicant request with the following addition – projections into the front yard setback limited to 2.5 feet within Subarea 9 within Planned Development District No. 298, on the north, west, and south corners of Burlew Street and Scurry Street.

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

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

Against: 0  
Absent: 1 - Johnson  
Vacancy: 0  
Conflict: 1 - Jung\*\*

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

**Notices:** Area: 500 Mailed: 85  
**Replies:** For: 0 Against: 2

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

8. Z190-322(CT)

Planner: Carlos Talison

**Motion:** In considering an application for an amendment to Tract 1 to allow for R-5(A) Single Family uses within Planned Development District No. 658, on the northeast corner of East Camp Wisdom Road and Firebird Drive, it was moved to **hold** this case under advisement until January 7, 2021.

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

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

Against: 0  
Absent: 1 - Johnson  
Vacancy: 0

**Notices:** Area: 500 Mailed: 119  
**Replies:** For: 0 Against: 17

**Speakers:** For: Shahdan Calcuttawalla, 7404 Brownley Pl., Plano, TX, 75025  
Earl Escobar, 2570 FM 407, Highland Village, TX, 75077  
Craig Edwards, 1111 W. Mockingbird Ln., Dallas, TX, 75247  
Against: Gail Terrell, 1445 Fireball Dr., Dallas, TX, 75241

9. Z190-158(PD)

Planner: Pamela Daniel

**Motion I:** It was moved to recommend **approval** of a Planned Development District for office and mixed uses, subject to a revised development plan, streetscape exhibit, and applicant's recommended conditions with the following changes: 1) to follow staff's recommendations for Sec. 51P-113 (b) (2) and (5) and 113 (e); 2) to amend Sec 51P-106 (e) to read "Shared improvements between Tract 1 and Tract 2. Driveways, paved areas, and fire lanes for uses on Tract 1 may be located on Tract 2"; and 3) to add Sec 51P-113 (d) (3) "Hardware must be properly maintained in a state of good repair and neat appearance" on property zoned an IR Industrial Research District, on the northeast corner of Gulden Lane and Singleton Boulevard.

Maker: Carpenter  
Second: Murphy  
Result: Failed: 6 to 8

For: 6 - Hampton, Carpenter, Myers, Suhler, Schwope,  
Murphy

Against: 8 - MacGregor, Stinson, Shidid, Jackson, Blair,  
Jung, Garcia, Rubin  
Absent: 1 - Johnson  
Vacancy: 0

**Motion II:** It was moved to recommend **approval** of a Planned Development District for office and mixed uses, subject to a revised development plan, a streetscape exhibit, and staff's recommended conditions with the following changes: 1) to amend Sec 51P-106 (e) to read "Shared improvements between Tract 1 and Tract 2. Driveways, paved areas, and fire lanes for uses on Tract 1 may be located on Tract 2"; and 2) to add Sec 51P-113 (d) (3) "Hardware must be properly maintained in a state of good repair and neat appearance" on property zoned an IR Industrial Research District, on the northeast corner of Gulden Lane and Singleton Boulevard.

Maker: Carpenter  
Second: Hampton  
Result: **Commissioner Carpenter withdrew the motion and Commissioner Hampton withdrew the second.**

**Motion III:** 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 January 21, 2021.

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

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

Against: 0  
Absent: 1 - Johnson  
Vacancy: 0

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

**Speakers:** For: Laura Hoffman, 2728 N. Harwood St., Dallas, TX, 75201  
Jim Reynolds, 331 Singleton Blvd., Dallas, TX, 75212  
Zach Edwards, 5005 Greenville Ave., Dallas, TX, 75206  
Tommy Mann, 2728 N. Harwood St., Dallas, TX, 75201  
Frank Deleon, 3306 Herbert St., Dallas, TX, 75212  
Mandy Watkins, 2412 Oak Manor, Arlington, TX, 76015  
FOR (Did not speak): Paul Chapel, 9604 Orchard Hill, Dallas, TX, 75243

Against: Brent Brown, 7135 Wildgrove Ave., Dallas, TX, 75214  
James Armstrong, 1839 Leath St., Dallas, TX, 75212  
Earl Thomas, 1963 Life Ave., Dallas, TX, 75212  
Lisa Neergaard, 1414 Belleview St., Dallas, TX, 75215

10. **Z190-177(PD)**

Planner: Pamela Daniel

**Motion:** In considering an application for a Planned Development District for MU-1 Mixed Use District uses to allow for a mixed-use project on property zoned an R-7.5(A) Single Family District, on the northwest corner of South Beckley Avenue and Iowa Avenue, it was moved to **hold** this case under advisement until January 7, 2021.

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

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

Against: 0  
Absent: 1 - Johnson  
Vacancy: 0

**Notices:** Area: 500 Mailed: 104  
**Replies:** For: 2 Against: 3

**Speakers:** For: Peter Cloe, 880 W. Kiest Blvd., Dallas, TX, 75224  
Nathaniel Barrett, 4526 Reiger Ave., Dallas, TX, 75246  
For (Did not speak): Monte Anderson, 2910 S. Beckley Ave., Dallas, TX, 75216  
Against: None

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

Planner: La’Kisha Girder

**Motion:** It was moved to recommend **approval** of an O-2 Office Subdistrict, subject to a development plan and conditions on property zoned an MF-2 Multiple-Family Subdistrict within Planned Development District No. 193, the Oak Lawn Special Purpose District, with deed restrictions volunteered by the applicant, on the northeast corner of Rawlins Street and north of Knight Street with consideration given to a Planned Development Subdistrict for MF-2 Multiple-Family Subdistrict uses and office and live/work uses.

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

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

Against: 0  
Absent: 1 - Johnson  
Vacancy: 0

**Notices:** Area: 500 Mailed: 249  
**Replies:** For: 3 Against: 0

**Speakers:** For: Audra Buckley, 1414 Bellevue St., Dallas, TX, 75215  
FOR (Did not speak): Ron Watterson, 3403 Knight St., Dallas, TX, 75219  
Against: None

12. Z190-315(LG)

Planner: La’Kisha Girder

**Motion:** In considering an application for an IM Industrial Manufacturing District with deed restrictions volunteered by the applicant on property zoned an IR Industrial Research District, on the north line of Empire Central, west of Harry Hines Boulevard, it was moved to **hold** this case under advisement indefinitely and to instruct staff to re-advertise for a planned development district after the applicable fees have been paid.

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

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

Against: 0  
Absent: 1 - Johnson  
Vacancy: 0

**Notices:** Area: 300 Mailed: 15  
**Replies:** For: 0 Against: 0

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

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

Planner: La’Kisha Girder

**Motion:** In considering an application for a Planned Development Subdistrict 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, it was moved to **hold** this case under advisement until January 21, 2021 with the applicant to return with a rendering plan.

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

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

Against: 0  
Absent: 1 - Johnson  
Vacancy: 0

**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 6:36 p.m. and reconvened at 6:46 p.m. The Commission returned to the regular order of the agenda and heard Zoning Cases – Under Advisement agenda item #14. Z190-334(JK) next.**

14. **Z190-334(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, north of Scyene Road, between North Prairie Creek Road and Kingsford Avenue.

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

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



Against: 0  
Absent: 1 - Johnson  
Vacancy: 0

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

**Speakers:** For: Audra Buckley, 1414 Belleview St., Dallas, TX, 75215  
Kelly Hampton, 1001 Pine Meadow Ct., Southlake, TX, 76092  
Larae Tucker, 402 Burl Moore Rd., Ennis, TX, 75119  
Against: None

Zoning Cases – Individual:

15. **Z190-321(PD)**

Planner: Pamela Daniel

**Motion:** It was moved to recommend **approval** of an amendment to Specific Use Permit No. 1543 for a public school other than an open-enrollment charter school use for a 30-year period, subject to a revised site plan, revised landscape plan, revised traffic management plan and conditions on property zoned an R-7.5(A) Single Family District, on the east corner of Ferguson Road and Plummer Drive.

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

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

Against: 0  
Absent: 1 - Johnson  
Vacancy: 0

**Notices:** Area: 400 Mailed: 158  
**Replies:** For: 6 Against: 2

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

16. **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 Heavy Commercial Subdistrict, an O-2 Office District, and a (P) Parking District 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 January 21, 2021.

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

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

Against: 0  
Absent: 1 - Johnson  
Vacancy: 0

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

**Speakers:** None

17. **Z190-122(AU)**

Planner: Andreea Udrea

**Motion:** In considering an application for 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 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, it was moved to **hold** this case under advisement until January 21, 2021.

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

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

Against: 0  
Absent: 1 - Johnson  
Vacancy: 0

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

**Speakers:** For: None  
For (Did not speak): Audrey Ewer, 1415 N. Loop W., Houston, TX, 77008  
Ryan Hughes, 2225 E. Randol Mills Rd., Arlington, TX, 76011  
Against: None

**18. Z190-352(CT)**

Planner: Carlos Talison

**Motion:** It was moved to recommend **approval** of a Planned Development District for MF-2(A) Multifamily District uses, subject to a revised development plan and staff recommended conditions on property zoned a CR Community Retail District, on the southwest side of Simpson Stuart Road and the west side of Bonnie View Road.

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

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

Against: 0  
Absent: 1 - Johnson  
Vacancy: 0

**Notices:** Area: 500 Mailed: 39  
**Replies:** For: 0 Against: 0

**Speakers:** For: Tom Huth, 13455 Noel Rd., Dallas, TX, 75240  
Maxwell Fisher, 2201 Main St., Dallas, TX, 75201  
Erik Earnshaw, 4595 Excel Pkwy., Addison, TX, 75001  
Kim Parker, 2626 Cole Ave., Dallas, TX, 75204  
Keith Pomykal, 2626 Cole Ave., Dallas, TX, 75204  
Scott Johnson, 2813 Meadowbrook Dr., Plano, TX, 75075  
Joan Maxwell, 13455 Noel Rd., Dallas, TX, 75240  
Wade Roper, 13455 Noel Rd., Dallas, TX, 75240  
Ellen Chung, 2016 Brandiles Dr., Lewisville, TX, 75056  
Tony Owens, 6152 Balcony Ln., Dallas, TX, 75241  
For (Did not speak): Jonathan Hake, 1720 W. Virginia St., McKinney, TX, 75069  
Lance Roquemore, 3715 Moonstone Dr., Dallas, TX, 75241  
Against: None  
Neutral: Monica Igo, 1999 E. Camp Wisdom Rd., Dallas, TX, 75241

19. **Z167-360(NW)**

Planner: Nathan Warren

**Motion:** It was moved to recommend **approval** of a City Plan Commission authorized hearing to determine proper zoning, subject to an amended tree list (as briefed) and the conditions on property zoned Planned Development District No. 145, Planned Development District No. 708, and CA-1(A) Central Area District with consideration being given to appropriate zoning for the area including use, development standards, and other appropriate regulations, on property generally bounded by North St. Paul Street on the west, Woodall Rodgers on the north, North Central Expressway on the east, and San Jacinto Street on the south.

Maker: Garcia  
Second: Schwope  
Result: Carried: 12 to 0

For: 12 - MacGregor, Hampton, Stinson, Shidid,  
Carpenter, Jackson, Blair, Myers, Suhler,  
Schwope, Murphy, Garcia

Against: 0  
Absent: 2 - Johnson, Jung  
Vacancy: 0  
Conflict: 1 - Rubin\*\*

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

**Notices:** Area: 500 Mailed: 417  
**Replies:** For: 5 Against: 0

**Speakers:** For: Luke Franz, 2323 Ross Ave., Dallas, TX, 75201  
Lily Weiss, 750 N. St. Paul St., Dallas, TX, 75201  
Jill Magnuson, 2001 Flora St., Dallas, TX, 75201  
Chris Heinbaugh, 700 N. Pearl St., Dallas, TX, 75201  
Dustin Bullard, 901 Main St., Dallas, TX, 75202  
Lucilo Peña, 1717 Arts Plaza, Dallas, TX, 75201  
Suzan Kedron, 2323 Ross Ave., Dallas, TX, 75201

FOR (Did not speak): Kim Noltemy, 2301 Flora St., Dallas, TX, 75201

Against: None

Staff: Donna Moorman, Chief Planner, Sustainable Development & Construction  
Phil Erwin, Chief Arborist, Building Inspection

**Dallas Arts District Connect Plan**

Planner: Luis Tamayo

**Motion:** It was moved to recommend **approval** of the adoption of The Dallas Arts District Connect Plan on property generally bounded by North St. Paul Street on the west, Woodall Rodgers on the north, North Central Expressway on the east, and San Jacinto Street on the south.

Maker: Garcia  
Second: Stinson  
Result: Carried: 12 to 0

For: 12 - MacGregor, Hampton, Stinson, Shidid,  
Carpenter, Jackson, Blair, Myers, Suhler,  
Schwope, Murphy, Garcia

Against: 0  
Absent: 2 - Johnson, Jung  
Vacancy: 0  
Conflict: 1 - Rubin\*\*

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

**Speakers:** None

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**Other Matters**

**Minutes:**

**Motion:** It was moved to **approve** the December 3, 2020, City Plan Commission meeting minutes, as revised.

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

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

Against: 0  
Absent: 2 - Johnson, Jung  
Vacancy: 0

**Speakers:** None

Adjournment:

The December 17, 2020, City Plan Commission meeting **adjourned** at 8:32 p.m.

Tony Shidid, Chair