

PLAN COMMISSION MINUTES

The City Plan Commission held a regular Zoning Hearing on February 4, 2021, 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 1:40 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: Sharmila Shrestha

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

Consent Items:

(1) **S201-560**

Motion: It was moved to **approve** an application to create one 6.703-acre lot from a tract of land on property bounded by Llewellyn Avenue, Page Avenue, Adams Avenue, and Pembroke Avenue, subject to compliance with the conditions listed in the docket.

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

Speakers: For: None
FOR (Did not speak): Caleb Jones, 6017 Main St., Frisco, TX, 75034
Dean Cardwell, 6017 Main St., Frisco, TX, 75034
Aaron Andree, 6017 Main St., Frisco, TX, 75034
Against: None

(2) **S201-561**

Motion: It was moved to **approve** an application to replat a 0.1303-acre tract of land containing part of Lot 5 in City Block 72/3053 to create one lot on property located on Marsalis Avenue, south of Sixth Street, subject to compliance with the conditions listed in the docket.

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

Speakers: None

(3) **S201-563**

Motion: It was moved to **approve** an application to create one 2,074-square foot lot and one 4,025-square foot lot from a 0.140-tract of land in City Block B/1403 on property located on Congo Street at Carroll Avenue, east corner, subject to compliance with the conditions listed in the docket as amended with the following correction: Per Paving and Drainage division, remove Condition #16 that states "On the final plat, dedicate 25 feet of right-of-way (via fee simple or street easement) from the established centerline of Congo Street. Section 51A-8.611(e); 51A-8.602(c); 51A-8.604(c)"

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

Speakers: None

Residential Replats:

(4) **S201-562**

Note: The Council District on agenda and staff report was corrected from District 1 to District 7.

Motion: It was moved to **approve** an application to replat a 1.36-acre tract of land containing part of Lots 1 and 2 and all of Lot 2A in City Block 6784 to create one lot on property located on Scyene Road at Prairie Creek Road, northeast corner, subject to compliance with the conditions listed in the docket.

Maker: Jackson
Second: Schwope
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: 0 Against: 0

Speakers: For: Larae Tucker, 402 Burl Moore Rd., Ennis, TX, 75119
Against: None

Thoroughfare Plan Amendment:

Chenault Street from Buckner Boulevard to City Limits; Unnamed NE1 from Chenault Street to IH-30

Planner: Kimberly Smith

Motion: It was moved to recommend **approval** of the deletion of Chenault Street from Buckner Boulevard to City of Dallas City Limits; and **approval** of the deletion of Unnamed NE1 from Chenault Street to IH-30 from the City of Dallas Thoroughfare Plan Amendment.

Maker: Jackson
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: Rob Baldwin, 3904 Elm St., Dallas, TX, 75226
Wes Hoblit, 2201 Main St., Dallas, TX, 75201
Dallas Cothrum, 2201 Main St., Dallas, TX, 75201
Eddie King, Address not given
Staff: David Nevarez, Traffic Engineer, Sustainable Development & Construction
Against: None

Zoning Cases – Consent:

1. Z201-112(CT)

Planner: Carlos Talison

Motion: It was moved to recommend **approval** of the renewal of Specific Use Permit No. 2317 for a multifamily use for a five-year period, subject to conditions on property zoned Planned Development District No. 407, on the south line of West Kiest Boulevard, and the east side of Boulder Drive.

Maker: Stinson
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: 300 Mailed: 38
Replies: For: 0 Against: 1

Speakers: For: Sean Wahrumund, 4511 Ridge Rd., Dallas, TX, 75229
Against: None

2. **Z201-116(AU)**

Planner: Audreea Udrea

Motion: It was moved to recommend **approval** of the renewal of Specific Use Permit No. 2088 for a vehicle display, sales, and service use for a three-year period, subject to conditions on property zoned Subdistrict 2 within Planned Development District No. 535, the C.F. Hawn Special Purpose District No. 3 with a D-1 Liquor Control Overlay, on the southeast corner of C.F. Hawn Freeway and Cade Road.

Maker: Stinson
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: 200 Mailed: 13
Replies: For: 0 Against: 0

Speakers: None

Zoning Cases – Under Advisement:

3. **Z190-328(LG)**

Planner: La’Kisha Girder

Motion: It was moved to recommend 1) **approval** of a new tract within Planned Development District No. 9, subject to a revised development plan and staff’s recommended revised conditions, as briefed; to include the following 1) Section 9.106 item c revised to read: “If any legacy building is used for an establishment for religious, charitable, or philanthropic nature, then a minimum of 21 spaces is required.” and 2) add definition of any Legacy Building to mean: Buildings 1, 2, and 4 as labeled on the development plan and was built prior to 1950, date to be confirmed with building inspection records, 2) **approval** of a D-1 Liquor Control Overlay; and 3) **approval** of a Specific Use Permit for a two-year period, subject to a site plan and staff’s recommended conditions on property zoned Planned District No. 9 with a D Liquor Control Overlay, on the southwest line of Routh Street, between Mahon Street and Howell Street.

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: 63
Replies: For: 3 Against: 6

Speakers: For: Rob Baldwin, 3904 Elm St., Dallas, TX, 75226
FOR (Did not speak): David Griffin, 811 Kessler Woods Trl., Dallas, TX, 75208
Seemee Ali, 2719 Routh St., Dallas, TX, 75201
Robert Meckfessel, 1427 Haines Ave., Dallas, TX, 75208
Against: None
Staff: David Nevarez, Traffic Engineer, Sustainable Development & Construction

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

Planner: Pamela Daniel

Motion: It was moved to recommend **approval** of a Planned Development District for MU-1 Mixed Use District uses to allow a mixed-use project, subject to a revised development plan, dated 2/2/2021; and conditions to include the following: limit height to 26 feet for any structures within 80 feet of the northern property line and limit height to 36 feet for all remaining structures on property zoned an R-7.5(A) Single Family District, on the northwest corner of South Beckley Avenue and Iowa Avenue.

Maker: Johnson
Second: Jung
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: 104
Replies: For: 2 Against: 3

Speakers: For: Peter Cioe, 1826 Maryland Ave., Dallas, TX, 75216
Nathaniel Barrett, 4526 Reiger Ave., Dallas, TX, 75246
Alicia Quintans, 227 N. Shore Dr., Dallas, TX, 75216
Monte Anderson, 2910 S. Beckley Ave., 75208
Against: None

5. **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 March 4, 2021.

Maker: Garcia
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: 174
Replies: For: 6 Against: 9

Speakers: For: None
Against: Doug Nichols, 2603 Fairmount St., Dallas, TX, 75201
Ed Nemec, 2404 State St., Dallas, TX, 75201
Paula Nemec, 2404 State St., Dallas, TX, 75201
Roy Gum, 2625 Thomas Ave., Dallas, TX, 75204
Terri Gum, 2625 Thomas Ave., Dallas, TX, 75204
John Armstrong, 2607 State St., Dallas, TX, 75204
Lori Palmer, 10255 County Road 356, Terrell, TX, 75161
Sara Hewitt, 2612 Thomas Ave., Dallas, TX, 75204
Judy Hearst, 2512 Thomas Ave., Dallas, TX, 75201
Dennis Chambers, 2848 Woodside St., Dallas, TX, 75204

6. Z190-333(PD)

Planner: Pamela Daniel

Motion: It was moved to recommend **approval** of an amendment to Planned Development District No. 896 for a public school other than an open-enrollment charter school, subject to a revised development plan, a revised landscape plan, a revised traffic management plan, and conditions on the northeast side of Monterrey Drive between Farola Drive and Itasca Drive.

Maker: Jung
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: 198
Replies: For: 3 Against: 4

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

Note: The Commission recessed for a short break at 3:32 p.m. and reconvened at 3:48 p.m., upon the conclusion of Zoning Cases - Under Advisement agenda items. The Commission returned to the regular order of the agenda and heard Zoning Cases - Individual agenda item #7. Z201-119(JM) next.

Zoning Cases – Individual:

7. Z201-119(JM)

Planner: Jennifer Muñoz

Motion: In considering an application for a Planned Development District for a public school other than open-enrollment charter school and R-7.5(A) Single Family District uses on property zoned an R-7.5(A) Single Family District, in an area bounded by Taft Street, North Montclair Avenue, Ranier Street, and Mary Cliff Road, it was moved to **hold** this case under advisement until February 18, 2021.

Maker: MacGregor
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: 162
Replies: For: 3 Against: 4

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

8. Z201-121(JM)

Planner: Jennifer Muñoz

Motion: In considering an application for an MF-1(A) Multifamily Subdistrict on property zoned an R-5(A) Single Family Subdistrict within Planned Development District No. 595, the South Dallas/Fair Park Special Purpose District, on the southwest corner of Copeland Street and Gay Street, it was moved to **hold** this case under advisement until February 18, 2021.

Maker: Jackson
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: 43
Replies: For: 2 Against: 0

Speakers: For: Anish Thakrar, 3208 Cole Ave., Dallas, TX, 75240
Against: None

9. Z190-359(NN)

Planner: Nabila Nur

Motion: It was moved to recommend **approval** of a Planned Development Subdistrict for MF-2 Multiple-Family Subdistrict uses, subject to a revised development plan and staff's recommended conditions with the following changes: 1) follow applicant's request for **SEC. S-____.108. YARD, LOT, AND SPACE REGULATIONS.** (e) Front yard setbacks as noted on the development plan; 2) follow applicant's new request for **SEC. S-____.108. YARD, LOT, AND SPACE REGULATIONS.** (f) Mixed Income development bonuses. to increase the mixed-income housing from five percent to eight percent of the units available to households between 81 to 100 percent of the area median family income (AMFI); and 3) follow applicant's request for **SEC. S-____.114. MIXED-INCOME HOUSING.** (c) specialty units on property zoned an MF-2 Multiple-Family Subdistrict within Planned Development District No. 193, the Oak Lawn Special Purpose District, on the southwest corner of Carlisle Street and North Hall Street.

Maker: Garcia
Second: MacGregor
Result: Carried: 11 to 3

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

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

Notices: Area: 500 Mailed: 871
Replies: For: 167 Against: 652

Speakers: For: Margette Hepfner, 2000 McKinney Ave., Dallas, TX, 75201
Jeff Courtwright, 2000 McKinney Ave., Dallas, TX, 75201
Suzan Kedron, 2323 Ross Ave., Dallas, TX, 75201
Jon Beasley, 3215 Carlisle St., Dallas, TX, 75204
Francisco Medrano, 3203 Carlisle St., Dallas, TX, 75204
For: (Did not speak): Luke Franz, 2323 Ross Ave., Dallas, TX, 75201
Against: James Genova, 3401 Lee Pkwy., Dallas, TX, 75219
Brenda Kronenberg, 3321 Cole Ave., Dallas, TX, 75204
Adam Murphy, 3435 Dickason Ave., Dallas, TX, 75219
David Hairston, 3203 Carlisle St., Dallas, TX, 75204
Bob Griffo, 3834 Bowser Ave., Dallas, TX, 75219
Amanda Popken, 2519 Catherine St., Dallas, TX, 75211
Richard Brown, 8 Castillo Trl., Wylie, TX 75098
Kathleen Kilanowski, 3333 Lee Pkwy., Dallas, TX, 75219
Anthony Page, 3210 Carlisle St., Dallas, TX, 75204
Against (Did not speak): Anne Fishback, 3210 Carlisle St., Dallas, TX, 75204
John Luna, 3230 Cole Ave., Dallas, TX, 75204
Sue Krider, 3401 Lee Pkwy., Dallas, TX, 75219
Dee Genova, 3401 Lee Pkwy., Dallas, TX, 75219
Lance Horton, 3210 Carlisle St., Dallas, TX, 75204
John McKay, 5639 Willis Ave., Dallas, TX, 75206
Al Chapman, 3235 Cole Ave., Dallas, TX, 75204
Staff: Pam Thompson, Housing Policy Task Force Administrator, Housing and
Neighborhood Revitalization Department

10. **Z190-362(JK)**

Planner: Janna Keller

Motion: It was moved to recommend **approval** of new subdistricts within Planned Development District No. 619, subject to staff's recommended conditions and to integrate National Historic Registry conditions, as appropriate; on the southwest corner of Commerce Street and South Ervay Street.

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

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

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

**out of the room, when vote taken

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

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

11. **Z201-114(JK)**

Planner: Janna Keller

Motion: It was moved to recommend **approval** of an amendment to Specific Use Permit No. 1274 for a child-care facility for a five-year period with eligibility for automatic renewals for additional five-year periods, subject to a revised site plan and conditions on property zoned an R-7.5(A) Single Family District, on the southeast corner of East Mockingbird Lane and Norris Street.

Maker: Garcia
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: 300 Mailed: 50
Replies: For: 1 Against: 0

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

12. **Z201-105(CT)**

Planner: Carlos Talison

Motion: In considering an application for a Planned Development District for MU-2 Mixed Use District uses on property zoned an IR Industrial Research District and an IM Industrial Manufacturing District, on the south side of Singleton Boulevard and east side of Vilbig Road, it was moved to **hold** this case under advisement until February 18, 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: 500 Mailed: 311
Replies: For: 104 Against: 13

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

13. **Z190-370(ND)**

Planner: Neva Dean

Motion: It was moved to recommend **approval** of a Specific Use Permit for an attached non-premise district activity videoboard sign for a six-year period, subject to conditions on property zoned Planned Development District No. 619, on the northwest side of Elm Street, east of Akard Street.

Maker: Garcia
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: 200 Mailed: 82
Replies: For: 1 Against: 0

Speakers: For: Suzan Kedron, 2323 Ross Ave., Dallas, TX, 75201
Erin Watkins, 1528 Slocum St., Dallas, TX, 75207
Against: None

Other Matters

Minutes:

Motion: It was moved to **approve** the January 21, 2021, City Plan Commission meeting minutes, as revised.

Maker: Jung
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

Speakers: None

Adjournment:

Motion: It was moved to **adjourn** the January 21, 2021, City Plan Commission meeting at 7:18 p.m.

Maker: Jackson
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

Tony Shidid, Chair