

PLAN COMMISSION MINUTES

The City Plan Commission held a regular Zoning Hearing on March 25, 2021, by videoconference call as authorized by Texas Government Code Section 551.127 with the briefing starting at 9:36 a.m., and the public hearing at 1:55 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.

Note: The Commission was briefed on Zoning Cases – Consent Item #7. Z201-170(LG) at the beginning of the Public Hearing. The Commission continued with the regular order of the agenda and heard Subdivision Docket; Consent Items next.

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) **S201-590**

Motion: It was moved to **approve** an application to replat a 3.423-acre tract of land containing all of Lot 9 and part of Lot 8 in City Block 18/6959 to create one lot on property located on Ledbetter Drive/State Highway Loop No. 12 at Altoona Drive, northeast corner, subject to compliance with the conditions listed in the docket.

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: None

(2) **S201-592**

Motion: It was moved to **approve** an application to create a 155 single family lot subdivision with lots ranging in size from 5,950-square feet to 10,938-square feet and 7 common areas from a 39.555-acre tract of land on property located in the Dallas Extra Territorial Jurisdiction (ETJ) on Ranch Road, south of University Drive, subject to compliance with the conditions listed in the docket.

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: None

(3) **S201-593**

Motion: It was moved to **approve** an application to replat a 0.829-acre tract of land containing all of Lots 1 through 4 in City Block 6/707 to create one lot on property located on Garrett Avenue at Bryan Street, west corner, subject to compliance with the conditions listed in the docket.

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: None

(4) **S201-596**

Motion: It was moved to **approve** an application to replat a 0.666-acre tract of land containing all of Lots 19 and 20 in City Block B/7590 to create one lot on property located on Bluecrest Drive at Danieldale Road, northeast corner, subject to compliance with the conditions listed in the docket.

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: None

(5) **S201-597**

Motion: It was moved to **approve** an application to create a 14.724-acre lot from a tract of land in City Blocks 8689 and 8690 on property located on South Central Expressway (State Highway No. 310), south of Young Blood Road, subject to compliance with the conditions listed in the docket.

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: None

(6) S201-599

Motion: It was moved to **approve** an application to create a 3.862-acre lot from a tract of land in City Block 7862 on property located on Dowdey Ferry Road, north of Fireside Drive, subject to compliance with the conditions listed in the docket.

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: None

(7) S201-600

Motion: It was moved to **approve** an application to replat a 3.6995-acre tract of land containing part of Lot 4 and all of Lot 5 in City Block 2/3406 to create one lot on property bounded by Dallas-Fort Worth Turnpike Interstate Highway 30, Donoskey Drive, Della Street, and Beckley Avenue, subject to compliance with the conditions listed in the docket.

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: None

(8) **S201-601**

Motion: It was moved to **approve** an application to replat a 6.393-acre tract of land containing all of Lots 6A and 7A to create one lot on property located on Manderville Lane, north of Blair Road, subject to compliance with the conditions listed in the docket.

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: None

(9) **S201-602**

Motion: It was moved to **approve** an application to replat a 2.0238-acre tract of land containing all of Lot 1 in City Block 3404 and all of City Block 3404 to create one lot on property located on Beckley Avenue, south of Commerce Street, subject to compliance with the conditions listed in the docket.

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: None

Miscellaneous Item:

M201-013

Planner: Hannah Carrasco

Motion: It was moved to **approve** a minor amendment to an existing development plan, subject to a revised development plan on property zoned Subdistrict C within Planned Development District No. 933 for MU-2 Mixed Use District uses and certain other permitted uses, generally south of Singleton Boulevard, east of Borger Street.

Maker: Carpenter
Second: Suhler
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

D201-002

Planner: Hannah Carrasco

Motion: It was moved to **approve** a development plan for a multifamily use on property zoned Subarea C within Planned Development District No. 933, south side of Singleton Boulevard, east of Borger Street.

Maker: Carpenter
Second: Suhler
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

Miscellaneous Item – Under Advisement:

M201-005

Planner: Hannah Carrasco

Motion: In considering an application for a minor amendment to an existing development plan and landscape plan on property zoned Planned Development District No. 623 for a private school use in an area generally on the southeast corner of Royal Lane and Webb Chapel Road, it was moved to **hold** this case under advisement until April 8, 2021.

Maker: Murphy
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

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

Zoning Cases – Consent:

1. **Z201-115(AU)**

Planner: Andreea Udrea

Note: The Commission considered this item individually.

Motion: It was moved to recommend **denial without prejudice** of an WR-5 Walkable Urban Residential District within Article XIII, on property zoned an IM Industrial Manufacturing District, on the northeast corner of Hansboro Avenue and South Westmoreland Road.

Maker: Stinson
Second: Johnson
Result: Carried: 9 to 4

For: 9 - Hampton, Stinson, Johnson, Jackson, Blair, Jung, Suhler, Schwope, Garcia

Against: 4 - MacGregor, Shidid, Carpenter, Murphy,
Absent: 0
Vacancy: 1 - District 10
Conflict: 1 - Rubin**

**out of the room, when vote taken

Notices: Area: 400 Mailed: 27
Replies: For: 2 Against: 0

Speakers: For: Rob Baldwin, 3904 Elm St., Dallas, TX, 75226
Chris Applequist, 17440 Dallas Parkway, Dallas, TX, 75287
Against: None

Note: The Commission heard Zoning Cases - Consent agenda item #2. Z201-149(JK) next.

2. **Z201-149(JK)**

Planner: Janna Keller

Note: The Commission considered this item individually.

Motion: It was moved to recommend 1) **approval** of an LI Light Industrial District, subject to deed restrictions volunteered by the applicant with the following allowable uses to remain: Office, Office Show Room/Warehouse, Freight Terminal, Mini-Warehouse, Warehouse, Vehicle Engine Repair or Maintenance, and Commercial Vehicle Parking; and 2) **approval** of a Specific Use Permit for a Commercial Motor Vehicle Parking use for a three-year period, subject to a site plan and conditions on property zoned an A(A) Agricultural District, on the southeast side of Telephone Road, east of Dallas Avenue.

Maker: Blair
Second: Hampton
Result: Carried: 13 to 1

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

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

Notices: Area: 400 Mailed: 11
Replies: For: 0 Against: 0

Speakers: For: Richard Hope, 6403 Lake Bluff DR., Dallas, TX, 75249
Bob Ingram, 14643 Dallas Parkway, Dallas, TX, 75254
Shaun Leone, 5121A Oates Rd., Houston, TX, 77013
Against: None

Note: The Commission heard Zoning Cases - Consent agenda item #3. Z201-154(LG) next.

3. Z201-154(LG)

Planner: La’Kisha Girder

Note: The Commission considered this item individually.

Motion: In considering an application for the renewal of Specific Use Permit No. 1903 for a late-hours establishment limited to a restaurant without drive-in or drive-through service on property zoned Planned Development District No. 842 with MD-1 Modified Delta Overlay District, on the north side of Alta Avenue, west of Greenville Avenue, it was moved to **hold** this case under advisement until April 8, 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: 200 Mailed: 19
Replies: For: 0 Against: 1

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

Note: The Commission recessed for a short break at 3:46 p.m. and reconvened at 4:00 p.m. The Commission continued with the regular order of the agenda and heard Zoning Cases – Consent agenda item #5. Z201-157(RM) next.

4. Z201-156(CT)

Planner: Carlos Talison

Motion: It was moved to recommend 1) **approval** of a Planned Development District for a private school use and R-7.5(A) Single Family District uses, subject to a development plan, a traffic management plan, and conditions with removal of SEC. 51P-xxx.109.(b), as briefed; and 2) **approval** of the termination of Specific Use Permit No. 2114 for a private school use on property zoned an R-7.5(A) Single Family District, on the northeast corner of East Lovers Lane and Skillman 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: 500 Mailed: 188
Replies: For: 10 Against: 0

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

5. Z201-157(RM)

Planner: Ryan Mulkey

Note: The Commission considered this item individually.

Motion: It was moved to recommend **denial** of 1) an amendment to Planned Development District No. 778; and 2) a Specific Use Permit for the placement of fill material on property zoned Planned Development District No. 778, on the northwest side of Simpson Stuart Road, east of Julius Schepps Freeway.

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: 39
Replies: For: 1 Against: 2

Speakers: For: Bill Penz, 6307 Pintail Ln., Frisco, TX, 75034
Clayton Stolle, 7557 Rambler Rd., Dallas, TX, 75231
Matt Drake, 7557 Rambler Rd., Dallas, TX, 75231

Against: Jennifer Rangel, 3301 Elm St., Dallas, TX, 75226
Jonathan Soukup, 9205 S. Central Expy., Dallas, TX, 75241
Jerry Soukup, 9205 S. Central Expy., Dallas, TX, 75241
Kathryn Bazan, 10456 Vinemont St., Dallas, TX, 75218
Evelyn Mayo, 1030 Cedar Hill Ave., Dallas, TX, 75208
Marsha Jackson, 4920 Choate Rd., Dallas, TX, 75241
Sanjuana Rojas, 8973 Bird Ln., Dallas, TX, 75241
Genaro Viniegra Jr., 9343 Bermuda Rd., Dallas, TX, 75241

Staff: David Nevarez, Traffic Engineer, Sustainable Development & Construction
Lori Trulson, Sr. Environment Coordinator, Office of Environmental Quality

Note: The Commission heard Zoning Cases - Consent agenda item #6. Z201-158(RM) next.

6. Z201-158(ND)

Planner: Ryan Mulkey

Note: The Commission considered this item individually.

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, at the southeast corner of East R.L. Thornton Freeway and North Jim Miller Road, it was moved to **hold** this case under advisement until April 8, 2021.

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: 8
Replies: For: 0 Against: 0

Speakers: For: None
FOR (Did not speak): Chris Valentine, 8111 LBJ Fwy., Dallas, TX, 75251
Against: None

Note: 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 #8. Z190-348(LG) next.

7. **Z201-170(LG)**

Planner: La’Kisha Girder

Motion: It was moved to recommend **approval** of an amendment to and an expansion of Planned Development District No. 566, subject to a revised development plan and conditions on property zoned an R-1/2ac(A) Single Family District and Planned Development District No. 566, on the northwest corner of Nile Drive and Rich Acres Drive.

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

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

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

Notices: Area: 500 Mailed: 36
Replies: For: 3 Against: 1

Speakers: For: None
For (Did not speak): Brent Burmaster, 13116 Nile Dr., Dallas, TX, 75253
Against: None

Note: The Commission heard Zoning – Consent agenda item #1. Z201-115(AU), upon the conclusion of the Zoning Consent agenda. The Commission heard Zoning agenda item #1. Z201-115(AU) next.

Zoning Cases – Individual:

8. **Z190-348(LG)**

Planner: La’Kisha Girder

Motion: In considering an application for a Planned Development District for MU-3 Mixed Use District uses and warehouse and outside storage uses on property zoned an MU-3 Mixed Use District, on the south side of West Mockingbird Lane, east of Elmbrook Drive, it was moved to **hold** this case under advisement until April 22, 2021.

Maker: Hampton
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: 39
Replies: For: 0 Against: 1

Speakers: For: None

FOR (Did not speak): Tommy Mann, 2728 N. Harwood St., Dallas, TX, 75201
Brad Williams, 2728 N. Harwood St., Dallas, TX, 75201

Against: None

9. Z201-142(PD)

Planner: Janna Keller

Motion: In considering an application for an amendment to Planned Development District No. 553 to create two subareas on property zoned Planned Development District No. 553 at the southeast corner of Preston Road and Orchid Lane, it was moved to **hold** this case under advisement until April 8, 2021.

Maker: Murphy
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: 205
Replies: For: 6 Against: 2

Speakers: For: None

FOR (Did not speak): Suzan Kedron, 2323 Ross Ave., Dallas, TX, 75201

Against: None

Note: The Commission recessed for a short break at 5:15 p.m. and reconvened at 5:30 p.m. The Commission continued with the regular order of the agenda and heard Zoning Cases – Individual agenda item #10. Z201-130(LG) next.

10. **Z201-130(LG)**

Planner: La’Kisha Girder

Motion: It was moved to recommend **denial** of a Planned Development District for an open-enrollment charter school use and R-7.5(A) Single Family District uses on property zoned an R-7.5(A) Single Family District, on the north side of R.L. Thornton Freeway (Interstate Highway 30), east of North Buckner Boulevard.

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

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

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

Notices: Area: 500 Mailed: 100
Replies: For: 2 Against: 0

Speakers: For: Rob Baldwin, 3904 Elm St., Dallas, TX, 75226
Brain Nelson, 350 N. St. Paul St., Dallas, TX, 75201
Anna Meza, 6911 Lacywood Ln., Dallas, TX, 75227
Vikki Martin, 8230 Claremont Dr., Dallas, TX, 75228
Edison Senat, 2700 Crystal Falls Dr., Mesquite, TX, 75181
Deborah Bigham, 6822 Mimosa Ln., Dallas, TX, 75230
Eddie King, 9611 E. R.L. Thornton Fwy., Dallas, TX, 75228
Wes Hoblit, 2201 Main St., Dallas, TX, 75201
For (Did not speak): Elizabeth Crowe, Athens, TX, 75751
Crystal Ward, 5555 Amesbury Dr., Dallas, TX, 75206
Dallas Cothrum, 2201 Main St., Dallas, TX, 75201
Against: Ruth Torres, Dallas, TX, 75222
Lori Kirkpatrick, 6705 Braeburn Dr., Dallas, TX, 75214
Lynn Davenport, 9627 Windy Hill Rd., Dallas, TX, 75238
Against (Did not speak): Diane Tasian, 3831 Turtle Creek Blvd., Dallas, TX, 75219
Staff: David Nevarez, Traffic Engineer, Sustainable Development & Construction

11. **Z201-159(RM)**

Planner: Ryan Mulkey

Motion: In considering an application for 1) a Planned Development District for MU-1 Mixed Use District uses; and 2) the termination of Specific Use Permit No. 1057 for an establishment for the care of alcoholic, narcotic, and psychiatric patients on property zoned an MF-2(A) Multifamily District, on the west side of North Westmoreland Road, south of Canyon Bluff Boulevard, it was moved to **hold** this case under advisement until April 22, 2021.

Maker: Stinson
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: 500 Mailed: 22
Replies: For: 0 Against: 1

Speakers: For: Rob Baldwin, 3904 Elm St., Dallas, TX, 75226
FOR (Did not speak): Forrest Branam, 1506 Griffin St., West, Dallas, TX, 75215
Todd Howard, 9623 Athlone Dr., Dallas, TX, 75218
Against: None

Zoning Cases – Under Advisement:

12. **Z190-279(CT)**

Planner: Carlos Talison

Motion: In considering an application for a Planned Development District for TH-3(A) Townhouse District Uses on property zoned an IR Industrial Research District and an TH-3(A) Townhouse District, south of Muncie Avenue, between Conklin Street and Borger Street, it was move to **hold** this case under advisement until April 8, 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: 144
Replies: For: 5 Against: 1

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

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

Planner: Carlos Talison

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

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

14. **Z190-296(ND)**

Planner: Neva Dean

Motion: It was moved to recommend **approval** of a Specific Use Permit for a motor vehicle fueling station use for a five-year period with eligibility for automatic renewals for additional five-year periods, subject to a site plan and conditions on property zoned an NS(A) Neighborhood Services District on the southeast corner of Cedar Crest Boulevard and East Kiest Boulevard.

Maker: Johnson
Second: Suhler
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: 12
Replies: For: 0 Against: 0

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

15. **Z201-118(JK)**

Planner: Janna Keller

Motion: It was moved to recommend **approval** of an amendment to Planned Development District No. 994 for R-7.5(A) Single Family District uses and a public school other than an open-enrollment charter school, subject to applicant's revised development plan, applicant's revised landscape plan, applicant's proposed traffic management plan, and revised conditions in an area bound by Paducah Avenue to the north, Lancaster Road to the east, Ann Arbor Avenue to the south, and Denley Drive to the west.

Maker: Johnson
Second: Stinson
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: 134
Replies: For: 4 Against: 0

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

16. **Z201-137(LG)**

Planner: La’Kisha Girder

Motion: In considering an application for a D(A) Duplex 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, north of Silkwood Street, between Jarvis Street and Woodville Street, it was moved to **hold** this case under advisement until April 8, 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: 41
Replies: For: 0 Against: 0

Speakers: For: None
For (Did not speak): Cassandra Harried, 7006 Covington Dr., Silcam Springs, AR, 72761
Against: None

17. **Z201-141(RM)**

Planner: Ryan Mulkey

Motion: In considering an application for a Specific Use Permit for a commercial amusement (inside) use on property zoned an MU-3 Mixed Use District, on the east side of Greenville Avenue, south of Phoenix Drive, it was moved to **hold** this case under advisement until April 8, 2021.

Maker: Murphy
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: 50
Replies: For: 0 Against: 0

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

18. Z201-153(RM)

Planner: Ryan Mulkey

In considering an application for the renewal of Specific Use Permit No. 2276 for vehicle display, sales, and service on property zoned Planned Development District No. 535, the C.F. Hawn Special Purpose District No. 3, with a D-1 Liquor Control Overlay, at the southwest corner of Ellenwood Drive and C.F. Hawn Freeway, it was moved to **hold** this case under advisement until April 22, 2021.

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: 300 Mailed: 13
Replies: For: 1 Against: 0

Speakers: For: None
For (Did not speak): Rosie Garcia, 1111 Ellenwood St., Dallas, TX, 75217
Salvador Jimenez, 1111 Ellenwood St., Dallas, TX, 75217
Against: None

19. Z178-307(MK)

Planner: Mike King

Motion: It was moved to recommend **approval** of a Planned Development District, subject to conditions with an amendment to replace SEC. 51P-10XX.109. OFF-STREET PARKING AND LOADING. (a) text with "There is no off-street parking requirement." on property zoned R-5(A) Single Family District and TH-1(A) Townhouse District on property generally east of Denley Drive, south the Trinity River Greenbelt, west of Corinth Street, north of Canyon Street, north of Hutchins Avenue, and along both sides of Canyon Street.

Maker: Johnson
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: 328
Replies: For: 5 Against: 4

Speakers: None

Other Matters

Minutes:

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

Maker: Jung
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

Speakers: None

Adjournment:

Motion: It was moved to **adjourn** the March 25, 2021, City Plan Commission meeting at 7:53 p.m.

Maker: MacGregor
Second: Stinson
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