

PLAN COMMISSION MINUTES

The City Plan Commission held a regular Zoning Hearing on March 4, 2021, by videoconference call as authorized by Texas Government Code Section 551.127 with the briefing starting at 9:04 a.m., and the public hearing at 1:51 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:

Note: The Commission was briefed on Zoning Cases – Consent Item #13. Z201-152(PD) at the beginning of the Public Hearing. The Commission continued with the regular order of the agenda and heard Subdivision Docket; Consent Items next.

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) **S201-577**

Motion: It was moved to **approve** an application to create one 0.517-acre lot from a part of City Block 214 on property located on Munger Avenue at Laws Street, southwest of Griffin Street, subject to compliance with the conditions listed in the docket.

Maker: Garcia
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: None
For (Did not speak): Ryan Behring, 1044 Burlington Blvd., Dallas, TX, 75208
Billy Duckworth, 2220 Gus Thomasson Rd., Mesquite, TX, 75150
Against: None

(2) **S201-578**

Motion: It was moved to **approve** an application to create a 225-lot single family subdivision with 10 common areas from a 46.225-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: Garcia
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

(3) **S201-579**

Motion: It was moved to **approve** an application to create a 95-lot single family subdivision with 3 common areas from a 28.104-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: Garcia
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

(4) S201-580

Motion: It was moved to **approve** an application to replat a 1.1709-acre tract of land containing all of Lots K through S in City Block 1/5907 to create one lot on property located on Cedar Crest Boulevard, north of Morrell Avenue, subject to compliance with the conditions listed in the docket.

Maker: Garcia
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

(5) S201-582

Motion: It was moved to **approve** an application to create one 16.3383-acre lot and one 12.4920-acre lot from a 28.8304-acre tract of land in City Block 7558 on property located on Beckleymeade Avenue, west of Penn Farm Road, subject to compliance with the conditions listed in the docket.

Maker: Garcia
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

(6) **S201-583**

Motion: It was moved to **approve** an application to create one 0.322-acre lot and one 0.520-acre lot from a 0.842-acre tract of land in City Block 6168 on property located on Fort Worth Avenue at Jacqueline Drive, west corner, subject to compliance with the conditions listed in the docket.

Maker: Garcia
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: None

FOR (Did not speak): Danielle Kaufman, 603 S. Main St., Grapevine, TX, 76051
Anna Blackwell, 301 Commerce St., Fort Worth, TX, 76102

Against: None

(7) **S201-584**

Motion: It was moved to **approve** an application to replat a 3.041-acre tract of land containing all of Lots 5 through 9 in City Block 132/3127 to create one lot on property located on Twelfth Street, between Beckley Avenue and Cumberland Street, subject to compliance with the conditions listed in the docket.

Maker: Garcia
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: None

FOR (Did not speak): Zachary Grimes, 1720 W. Virginia St., McKinney, TX, 75069

Against: None

(8) S201-585

Motion: It was moved to **approve** an application to create one 9.624-acre lot from a tract of land in City Block 8818 on property located on South Beltline Road, northeast of Seagoville Road, subject to compliance with the conditions listed in the docket.

Maker: Garcia
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: None

FOR (Did not speak): Ron Baldwin, 3904 Elm St., Dallas, TX, 75226

Against: None

(9) S201-586

Motion: It was moved to **approve** an application to replat a 1.25-acre tract of land containing all of Lots 4, 5A, and 5B in City Block B/4972 to create one lot on property located on Lovers Lane at Bluffview Boulevard, northeast corner, subject to compliance with the conditions listed in the docket.

Maker: Garcia
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

(10) **S201-587**

Note: Staff corrected lot area from 0.190-acre to 0.910-acre.

Motion: It was moved to **approve** an application to create one 0.910-acre lot from a tract of land in City Block 7789 on property located on Esterine Road, north of US Highway No. 175, subject to compliance with the conditions listed in the docket.

Maker: Garcia
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: None

FOR (Did not speak): Jason Pyka, 12225 Greenville Ave., Dallas, TX, 75243
Against: None

(11) **S201-589**

Motion: It was moved to **approve** an application to create a 16-lot single family subdivision with lots ranging in size from 7,781 square feet to 9,867 square feet and to dedicate a right-of-way from a 3.142-acre tract of land in City Block 8483 on property located on Brierwood Lane at Acadia Drive, northeast corner, subject to compliance with the conditions listed in the docket.

Maker: Garcia
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

Miscellaneous Item:

M201-005

Planner: Hannah Carrasco

Motion: In considering an application for a minor amendment to an existing development 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 March 25, 2021.

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

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

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

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

M201-010

Planner: Abraham Martinez

Motion: It was moved to **approve** a minor amendment for exception and variation to design guidelines on property zoned LI Logistics Industrial Use in Planned Development District No. 761, the Dallas Logistics Port Special Purpose District, on the south line of Logistics Drive, west of Blanco Drive.

Maker: Blair
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: Lauren Montgomery, 6009 W. Parker Rd., Plano, TX, 75093
Against: None

Zoning Cases – Consent:

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

Planner: Carlos Talison

Note: The Commission considered this item individually.

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 March 25, 2021.

Maker: Carpenter
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: 144
Replies: For: 4 Against: 1

Speakers: For: Rob Baldwin, 3904 Elm St., Dallas, TX, 75226
FOR (Did not speak): Tatiana Farrow, 2407 N. Winnetka Ave., Dallas, TX, 75212
Against: None

Note: The Commission heard Zoning agenda item #3. Z201-123(CT) next.

2. **Z190-345(CT)**

Planner: Carlos Talison

Motion: It was moved to recommend **approval** of an amendment to Planned Development District No. 642 for R-7.5(A) Single Family District uses and a public school other than an open-enrollment charter school, subject to a development plan, a traffic management plan and conditions on the southwest corner of Lawnview Avenue and Hollis Avenue.

Maker: Jackson
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: 101
Replies: For: 1 Against: 2

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

3. **Z201-123(CT)**

Planner: Carlos Talison

Note: The Commission considered this item individually.

Motion: It was moved to recommend **denial without prejudice** of a Planned Development District for R-5(A) Single Family District use on property zoned an R-7.5(A) Single Family District, south of Rylie Road, west of Haymarket Road, North of Lyndon B. Johnson Freeway, and east of Prater Road.

Maker: Blair
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: 145
Replies: For: 0 Against: 6

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

Note: The Commission heard Zoning agenda item #5. Z190-296(ND) next.

4. Z201-129(CT)

Planner: Carlos Talison

Motion: It was moved to recommend **approval** of a TH-1(A) Townhouse District on property zoned an R-7.5(A) Single Family District, on the east line of South Marsalis Avenue, north of Ann Arbor Avenue.

Maker: Jackson
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: 52
Replies: For: 4 Against: 1

Speakers: For: None
FOR (Did not speak): Patricia Hawkins, 1653 Bonnie View Rd., Dallas, TX, 75203
Against: None

5. Z190-296(ND)

Planner: Neva Dean

Note: The Commission considered this item individually.

Motion: In considering an application for a Specific Use Permit for a motor vehicle fueling station use on property zoned an NS(A) Neighborhood Services District on the southeast corner of Cedar Crest Boulevard and East Kiest Boulevard, it was moved to **hold** this case under advisement until March 25, 2021.

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

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

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

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

Speakers: For: None
For (Did not speak): Audra Buckley, 1414 Belleview St., Dallas, TX, 75215
Against: None

Note: The Commission heard Zoning agenda item #8. Z201-141(RM) next.

6. Z201-107(LG)

Planner: La’Kisha Girder

Motion: It was moved to recommend **approval** of an LI Light Industrial District on property zoned an A(A) Agricultural District, at the north side of Telephone Road, west of Bonnie View Road.

Maker: Jackson
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: 400 Mailed: 12
Replies: For: 0 Against: 0

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

7. **Z201-136(LG)**

Planner: La’Kisha Girder

Motion: It was moved to recommend **approval** of an R-5(A) Single Family District on property zoned a CR Community Retail District, on the north line of Canada Drive, between Darien Street and Finis Street.

Maker: Jackson
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: 21
Replies: For: 0 Against: 0

Speakers: For: None
For (Did not speak): Kelly Nyfeler, 5950 Sherry Ln., Dallas, TX, 75225
Against: None

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

Planner: Ryan Mulkey

Note: The Commission considered this item individually.

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 March 25, 2021.

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

Speakers: For: Latrice Andrews, 1701 N. Collins Blvd., Richardson, TX, 75080
Against: None

Note: The Commission heard Zoning agenda item #9. Z201-153(RM) next.

9. Z201-153(RM)

Planner: Ryan Mulkey

Note: The Commission considered this item individually.

Motion: 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 March 25, 2021.

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

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

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

Notices: Area: 300 Mailed: 13
Replies: For: 0 Against: 0

Speakers: For: None
FOR (Did not speak): Rosalinda Garcia, 1111 Ellenwood St., Dallas, TX, 75217
Luisa Jimenez, 1111 Ellenwood St., Dallas, TX, 75217
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 #14. Z190-188(PD) next.

10. **Z190-284(PD)**

Planner: Pamela Daniel

Motion: It was moved to recommend **approval** of the renewal of Specific Use Permit No. 2087 for a recycling buy-back center for the collection of household metals and recyclable materials for a two-year period, subject to a revised site plan and revised conditions on property zoned an IM Industrial Manufacturing District, generally on the northwest side of Hickory Street, northeast of South Malcolm X Boulevard.

Maker: Jackson
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: 22
Replies: For: 0 Against: 0

Speakers: For: None
For (Did not speak): Randal Omohundro, 4219 Gladewater Rd., Dallas, TX. 75216
Against: None

11. **Z190-365(PD)**

Planner: Pamela Daniel

Motion: It was moved to recommend **approval** of an amendment to and an expansion of Planned Development District No. 490 for a private school, subject to a revised development plan, revised landscape plan, a revised traffic management plan and conditions on property zoned Planned Development District No. 490 and an R-7.5(A) Single Family District, on the southeast corner of Ferguson Road and Peavy Road.

Maker: Jackson
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: 242
Replies: For: 6 Against: 1

Speakers: For: None

FOR (Did not speak): Chris Rebeck, 9750 Ferguson Rd., Dallas, TX, 75228
Bill Dahlstrom, 2323 Ross Ave., Dallas, TX, 75201
Scot Johnson, 13455 Noel Rd., Dallas, TX, 75240
Briar Glenn, 5646 Milton St., Dallas, TX, 75206

Against: None

12. **Z201-151(PD)**

Planner: Pamela Daniel

Motion: It was moved to recommend **approval** of the renewal of Specific Use Permit No. 1871 for the sale of alcoholic beverages in conjunction with a general merchandise or food store 3,500 square feet or less for a five-year period with eligibility for automatic renewals for additional five-year periods, subject to conditions on property zoned a CR-D-1 Community Retail District with a D-1 Liquor Control Overlay, on the northeast corner of Lake June Road and Holcomb Road.

Maker: Jackson
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: 200 Mailed: 16
Replies: For: 1 Against: 0

Speakers: For: None

FOR (Did not speak): Parvez Malik, 320 Decker Dr., Las Colinas, TX, 75062
Against: None

13. **Z201-152(PD)**

Planner: Pamela Daniel

Motion: It was moved to recommend **approval** of a Specific Use Permit for a bank or savings and loan office with a drive-in window use for a ten-year period with eligibility for automatic renewal for additional ten-year periods; subject to a site plan and conditions on property zoned a GR General Retail Subdistrict within Planned Development District No. 193, the Oak Lawn Special Purpose District, on the east corner of Lemmon Avenue and Inwood Road.

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

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

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

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

Speakers: For: None
For (Did not speak): Robert Reeves, 3807 Vinecrest Dr., Dallas, TX, 75229
Against: None

Note: The Commission heard Zoning – Consent agenda item #1. Z190-279(CT), upon the conclusion of the Zoning Consent agenda. The Commission heard Zoning agenda item #1. Z190-279(CT) next.

Zoning Cases – Under Advisement:

14. Z190-188(PD)

Planner: Pamela Daniel

Motion: It was moved to recommend **approval** of a Planned Development Subdistrict for LC Light Commercial Subdistrict uses and mixed uses, subject to a development plan, a height exhibit, a landscape plan, and applicant's recommended conditions with the following changes: 1) **SEC. S-___.114. MIXED INCOME HOUSING.** (d) add an additional 2 percent of rental units that must be made available for lease at an affordable rent (total MIH of 3.5 percent) with an income band of 81 percent to 100 percent AMFI, as amended; 2) **SEC. S-___.115. ADDITIONAL PROVISIONS** (d) (3) to read as follows: "Private outdoor amenity space for office uses may only be used for programmed events between the hours of 9:00 a.m. and 9:00 p.m." 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 **approval** of the termination of deed restrictions [Z834-349], on the northeast corner of McKinney Avenue and Boll Street.

Maker: Garcia
Second: MacGregor
Result: Carried: 12 to 2

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

Against: 2 - Murphy, Rubin

Absent: 0

Vacancy: 1 - District 10

Notices: Area: 500 Mailed: 175
Replies: For: 77 Against: 3

Speakers: For: Laura Hoffman, 2728 N. Harwood St., Dallas, TX, 75201
Jason Crist, 350 N. St. Paul St., Dallas, TX, 75201
Tommy Mann, 500 Winstead Building, Dallas, TX, 75201
Jamil Alam, 500 W. 5th St., Austin, TX, 78701
Anthony Page, 3210 Carlisle St., Dallas, TX, 75204
Dahlia Woods, 2700 Hibernia St., Dallas, TX, 75204
Whitney Bledsoe, 2510 Boll St., Dallas, TX, 75204
Allie Mysliwy, 2706 Hibernia St., Dallas, TX, 75204
Richard Marshall, 2508 Boll St., Dallas, TX, 75204
For (Did not speak): Seth Stevens, 12377 Merit Dr., Dallas, TX, 75251
Kelem Butts, 3030 McKinney Ave., Dallas, TX, 75204
Against: Lori Palmer, 10255 County Road 356, Terrell, TX, 75161
Anthony Luu, 2818 State St., Dallas, TX, 75204
Phong Tran, 2476 Worthington St., Dallas, TX, 75204
Ed Nemece, 2504 State St., Dallas, TX, 75201
Paula Nemece, 2504 State St., Dallas, TX, 75201
Judy Hearst, 2512 Thomas Ave., Dallas, TX, 75201
Sara Hewitt, 2612 Thomas Ave., Dallas, TX, 75204
Against (Did not speak): Bill Weinberg, 2349 Allen St., Dallas, TX, 75204
Roy Gum, 2625 Thomas Ave., Dallas, TX, 75204
Terri Gum, 2625 Thomas Ave., Dallas, TX, 75204

Note: The Commission recessed for a short break at 4:48 p.m. and reconvened at 5:02 p.m. The Commission continued with the regular order of the agenda and heard Zoning Cases - Under Advisement agenda item #15. Z201-119(JM) next.

15. **Z201-119(JM)**

Planner: Jennifer Muñoz

Motion: It was moved to recommend **approval** of a Planned Development District for a public school other than open-enrollment charter school and R-7.5(A) Single Family District uses, subject to a development plan, a landscape plan, a traffic management plan, and staff's recommended conditions, as amended, including requiring three-foot evergreen screening of the dumpster, loading, and parking areas in required front yards, and requiring the fence requested to be of wrought iron material, 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.

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: 8 Against: 5

Speakers: For: Karl Crawley, 2201 Main St., Dallas, TX, 75201
Michael Lopez, 3033 San Jacinto St., Dallas, TX, 75204
Against: David Krukiel, 805 N. Montclair Ave., Dallas, TX, 75208

16. **Z201-121(JM)**

Planner: Jennifer Muñoz

Motion: It was moved to recommend **approval** for an MF-1(A) Multifamily Subdistrict, subject to deed restrictions volunteered by the applicant 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.

Maker: Jackson
Second: Blair
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, 75204
Rik Adamski, 701 Commerce St., Dallas, TX, 75202
Against: None

17. Z201-105(CT)

Planner: Carlos Talison

Motion: It was moved to recommend **approval** of a Planned Development District for MU-2 Mixed Use District uses, subject to a conceptual plan and conditions with the following changes: 1) Section 51P___.108 (b) d. The first sentence should read, Property is permitted five calendar days for events that may be conducted after hours but must terminate by midnight; 2) Section 51P___.110 (a) 1. e. Pedestrian benches and landscape planters may be located within a required front yard; 3) Section 51P___.110 (a) 5. Floor area ratio. Except as listed in this section, MU-2 standards apply: (a) The residential use under MUP2 with residential is changed to 1.9. (b) For purposes of qualifying for an MUP in this district, the area dedicated to an artificial swimming lagoon is considered floor area in the retail and personal service use category; and 4) Section 51P___.112 (e) An artificial swimming lagoon use shall be parked at a ratio of 1 space per 1130 square feet of land area 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.

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

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

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

Notices: Area: 500 Mailed: 311
Replies: For: 149 Against: 13

Speakers: For: Santos Martinez, 12 Tanager Terrace, Angel Fire, NM, 87710
Kendra Larach, 3904 Elm St., Dallas, TX, 75226
Shawn Williams, 8487 Creekbluff Dr., Dallas, TX, 75249

Khraish Khraish, 1119 Singleton Blvd., Dallas, TX, 75212
John Carney, 10541 Barry Knoll Dr., Dallas, TX, 75230
Ollie Thompson, 3127 Pastor St., Dallas, TX, 75212
Jeffery Borer, 2406 Vilbig Rd., Dallas, TX, 75212
Paul Lewis, 1522 Toronto St., Dallas, TX, 75212

FOR (Did not speak): Ronnie Mestas, 3904 Elm St., Dallas, TX, 75226
Tatiana Farrow, 2407 N. Winnetka Ave., Dallas, TX, 75212
Brent Jackson, 1212 W. Commerce St., Dallas, TX, 75208

Against: None

Note: The Commission recessed for a short break at 6:48 p.m. and reconvened at 7:01 p.m. The Commission continued with the regular order of the agenda and heard Zoning Cases – Individual agenda items. The Commission heard Zoning Cases – Individual agenda item #18. Z201-128(CT) next.

Zoning Cases – Individual:

18. Z201-128(CT)

Planner: Carlos Talison

Motion I: It was moved to recommend **denial without prejudice** of an amendment to Planned Development Subdistrict No. 19 within Planned Development District No. 193, the Oak Lawn Special Purpose District, on the south corner of Cedar Springs Road and Throckmorton Street and the northeast side of Throckmorton Street, between Cedar Springs Road and Dickason Avenue.

Maker: Hampton
Second: Jung
Result: Failed: 6 to 8

For: 6 - Hampton, Stinson, Shidid, Carpenter, Jung, Murphy

Against: 8 - MacGregor, Johnson, Jackson, Blair, Suhler, Schwope, Garcia, Rubin

Absent: 0

Vacancy: 1 - District 10

Motion II: In considering an application for an amendment to Planned Development Subdistrict No. 19 within Planned Development District No. 193, the Oak Lawn Special Purpose District, on the south corner of Cedar Springs Road and Throckmorton Street and the northeast side of Throckmorton Street, between Cedar Springs Road and Dickason Avenue, it was moved to **hold** this case under advisement until March 25, 2021.

Maker: Garcia
Second: Stinson
Result: Failed: 5 to 9

For: 5 - Stinson, Shidid, Jung, Murphy, Garcia

Against: 9 - MacGregor, Hampton, Johnson, Carpenter,
Jackson, Blair, Suhler, Schwope, Rubin

Absent: 0

Vacancy: 1 - District 10

Motion III: It was moved to recommend **approval** of an amendment to Planned Development Subdistrict No. 19, subject to a revised development plan, a revised landscape plan, and applicant's recommended conditions with the following:

1) Section 19.103 Definitions

- Add Legacy Building definitions; 'any building in subarea A1 & B1 constructed prior to the passage of this ordinance where a minimum of 50% of each original street-facing facade remains; may qualify for parking per 19.108, item b
- Add purpose statement that general purpose of this subdistrict is (1) to preserve and enhance the cultural significance, social history and fabric of the area, and (2) strength neighborhood identity;

2) Section 19.107 - Item (a) Setbacks

- At Throckmorton and Cedar Springs
 - Eliminate additional 25 ft. setback above 36 ft. structure height at subareas A1 & B1.
- At Throckmorton, subareas A2 & B2, revise to 10 ft. setback with an additional 25 ft. above 45 ft., revised from 75 ft.
- At Dickason
 - A-2 – Minimum 15' setback with an additional 25 feet for any portion of a structure above 45 ft., and an additional 10 ft. above 75 ft. in height for a maximum of 50 ft. setback
 - B-2 – Minimum 20' setback with an additional 25 feet for any portion of a structure above 45 ft., and an additional 5 ft. above 75 ft. in height for a maximum of 50 ft.
- At Regan, add 25 ft. setback for any portion of a structure above 45 ft.;

3) - item c Height,

Subareas A2, and B2, revised MIH bonus of 210 ft.

Mixed Income housing bonus, 5% affordable at 81-100% AMFI within height provisions;

4) Section 19.108 Parking provisions:

- Minimum one floor of below grade parking is required on A-2 & B2.
- In section (b), strike subarea A2;

5) Section 19.110 Landscape

Subject to a landscape plan, and meeting the intent of PD-193.126;

6) Section 19.111- Signs,

- At item b, strike items 1 & 2. Item b to remain; signs must comply with provisions for business zoning district contained in Article VII regarding illumination;
- At item e, amend to read “ A maximum of two District Identification Signs must be located in Subarea A-2” within Planned Development District No. 193, the Oak Lawn Special Purpose District, on the south corner of Cedar Springs Road and Throckmorton Street and the northeast side of Throckmorton Street, between Cedar Springs Road and Dickason Avenue.

Maker: Hampton
Second: MacGregor
Result: Carried: 12 to 2

For: 12 - MacGregor, Hampton, Stinson, Johnson, Shidid, Carpenter, Jackson, Blair, Suhler, Schwoppe, Garcia, Rubin

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

Notices: Area: 500 Mailed: 163
Replies: For: 61 Against: 4

Speakers: For: Michael Ablon, 5908 Azalea Ln., Dallas, TX, 75230
Ed Oakley, 5811 Lewis St., Dallas, TX, 75206
Gregg Kilhoffer, 1209 Urban Loft Dr., Dallas, TX, 75215 L
Luke Franz, 5806 Palm Ln., Dallas, TX, 75206
Charles Osterman, 2700 Knight St., Dallas, TX, 75219
Herschel Weisfeld, 2901 Reagan St., Dallas, TX, 75219
Ron Guest, 4213 Dickason Ave., Dallas, TX, 75219
Tim Chaney, 3002 Knight St., Dallas, TX, 75219
Waylon Tate, 1412 Main St., Dallas, TX, 75202
Suzan Kedron, 2323 Ross Ave., Dallas, TX, 75201
Hector Garcia, 1409 S. Lamar St., Dallas, TX, 75216
Against: Jimmy Tran, 5024 Denton Dr., Dallas, TX, 75235
Bob Griffo, 3834 Bowser Ave., Dallas, TX, 75219
William Ingraham, 2911 Reagan St., Dallas, TX, 75201
Adam Murphy, 3435 Dickason Ave., Dallas., 75219
David Hairston, 3215 Carlisle St., Dallas, TX, 75204
Jon Anderson, 3510 Turtle Creek Blvd., Dallas, TX, 75219
Jeffery McLaughlin, 3818 Holland Ave., Dallas, TX, 75219
Against (Did not speak): Benjamin Burnett, 2806 Knight St., Dallas, TX, 75219

Note: The Commission recessed for a short break at 9:48 p.m. and reconvened at 9:55 p.m. The Commission continued with the regular order of the agenda and heard Zoning Cases – Individual agenda items. The Commission heard Zoning Cases – Individual agenda item #19. Z201-125(HC) next.

19. Z201-125(HC)

Planner: Hannah Carrasco

Motion: In considering an application for the renewal of Specific Use Permit No. 2326 for an alcoholic beverage establishment limited to a bar, lounge, or tavern on property zoned Subdistrict 1 within Planned Development District No. 621, the Old Trinity and Design District Special Purpose District, on the northeast side of Market Center Boulevard, southeast of Oak Lawn Avenue, it was moved to **hold** this case under advisement until April 8, 2021.

Maker: Carpenter
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: 30
Replies: For: 2 Against: 0

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

20. Z201-126(LG)

Planner: La’Kisha Girder

Motion: It was moved to recommend **approval** of a Planned Development District, subject to a development plan and conditions on property zoned an IR Industrial Research District, on the southwest corner of Maple Avenue and Medical District Drive.

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

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

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

Notices: Area: 500 Mailed: 179
Replies: For: 0 Against: 0

Speakers: For: Jonathan Vinson, 2323 Ross Ave., Dallas, TX, 75201
Against: None

21. **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 Fair Park/South Dallas Special Purpose District, north of Silkwood Street, between Jarvis Street and Woodville Street, it was moved to **hold** this case under advisement until March 25, 2021.

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

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

22. **Z190-364(JK)**

Planner: Janna Keller

Motion: It was moved to recommend **approval** of a Specific Use Permit for a community service center use for a three-year period, subject to a site plan and conditions on property zoned an R-7.5 (A) Single Family District, on the west side of St. Augustine Drive and south of Seagoville Road.

Maker: Shidid
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: 48
Replies: For: 1 Against: 0

Speakers: For: Rob Baldwin, 3904 Elm St., Dallas, TX, 75226
For (Did not speak): Brookie Hewes, 13465 Midway Rd., Dallas, TX, 75244
Against: None

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

Planner: Janna Keller

Motion: In considering an application for an amendment to Planned Development District No. 994 for a public school other than an open-enrollment charter school 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, it was moved to **hold** this case under advisement until March 25, 2021.

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: 134
Replies: For: 4 Against: 0

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

24. **Z178-307(MK)**

Planner: Mike King

Motion: In considering a City Plan Commission authorized hearing to determine proper zoning on property zoned R-5(A) Single Family District and TH-1(A) Townhouse District with consideration to be given to appropriate zoning for the area to include but not limited to use, development standards, and other appropriate regulations 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, it was moved to **hold** this case under advisement until March 25, 2021.

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

Authorization of a Hearing:

Planner: Donna Moorman

Motion: It was moved to **authorize** a public hearing to amend the previously authorized hearing on property zoned Conservation District No. 12, the Belmont Addition Conservation District with Modified Delta Overlay No. 1 on a portion, being generally bounded by lots on both sides Llano Avenue, Skillman Street, the lots on both sides of Belmont Avenue (excluding the south side of Belmont Avenue between Greenville Avenue and Matilda Street), and Greenville Avenue, and containing approximately 125 acres with consideration being given to: amending the development standards for fence height and location, and front yard setbacks; clarifying language to ensure nonconforming structures can be repaired, remodeled, and replaced; clarifying language to detail the requirements for a work review; modifying the second story restriction on Craftsman style structures; and modifying architectural standards for new construction and remodeling to promote the conservation of Craftsman style structures, in addition to the development standards for driveway access as previously authorized. **This is a hearing to consider the request to amend the previously authorized hearing and not the rezoning of property at this time.**

Maker: Garcia
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

Speakers: For: Amanda Schulz, 5943 Palo Pinto Ave., Dallas, TX, 75206
Anna Corcoran, 5924 Goliad Ave., Dallas, TX, 75206
Geyden Sage, 6007 Belmont Ave., Dallas, TX, 75206
Katherine Hartnett, 6014 Velasco Ave., Dallas, TX, 75206
D. W. Lewis, 5946 Goliad Ave., Dallas, TX, 75206
Gregory Hunt, 6007 Goliad Ave., Dallas, TX, 75206
Crystal Joschko, 6026 Belmont Ave., Dallas, TX, 75206
Patricia Salvaggio, 5701 Belmont Ave., Dallas, TX, 75206
Bary Sage, 6007 Belmont Ave., Dallas, TX, 75206
Timothy Pauletti, 5833 Belmont Ave., Dallas, TX, 75206
Ryan Northcutt, 5727 Llano Ave., Dallas, TX, 75206
Kent McNorton, 6015 Belmont Ave., Dallas, TX, 75206
For (Did not speak): Anne Sparks, 6003 Goliad Ave., Dallas, TX, 75206

Ivan Regalado, 5815 Belmont Ave., Dallas, TX, 75206
Elisabeth Holden, 5947 Llano Ave., Dallas, TX, 75206
Steven Davis, 6033 Belmont Ave., Dallas, TX, 75206
Tobin Hartman, 5912 Llano Ave., Dallas, TX, 75206
Amanda Fisk, 5908 Belmont Ave., Dallas, TX, 75206

Against: None

Planner: Mary Lovell

Motion: In considering the authorization of a public hearing to determine the proper zoning on property zoned an R-7.5(A) Single Family District with Specific Use Permit (SUP) No.139 for an Electric Substation and Specific Use Permit (SUP) No.1164 for a Transit Passenger Station or Transfer Center on a portion, an R-5(A) Single Family District, an LO-1 Limited Office District, a CR Community Retail District, and an IM Industrial Manufacturing District in an area generally bound by and contains the first six parcels east of Polk Street on the north side of Elmdale Place on the south, parcels along the east side of Polk Street from Elmdale Place to Lebanon Avenue on the west, Lebanon Avenue from Polk Street to South Edgefield Avenue on the south, South Edgefield Avenue from Lebanon Avenue to West Clarendon Avenue on the west, West Clarendon Avenue from South Edgefield Avenue to both sides of Nolte Drive on the north, both sides of Nolte Drive from West Clarendon Avenue to Tyler Street on the south; and both sides of the DART R.O.W from Tyler Street to Polk Street and containing approximately 74.62 acres with consideration being given to appropriate zoning for the area to include but not limited to use, development standards, and other appropriate regulations, it was moved to **hold** this matter under advisement until April 22, 2021. **This is a hearing to consider the request to authorize the hearing and not the rezoning of property at this time.**

Maker: MacGregor
Second: Johnson
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

Against: Yolanda Alameda, 1607 S. Tyler St., Dallas, TX, 75224
Patrick Ford, 633 N. Manus Dr., Dallas, TX, 75224
Christine Hopkins, 1118 Elmwood Blvd., Dallas, TX, 75224

Against (Did not speak): Daniel Sherman, 1743 Elmwood Blvd., Dallas, TX, 75224

Jacob Wright, 915 Elmdale Pl., Dallas, TX, Dallas, TX, 75224
Ryan Behring, 1044 Burlington Blvd., Dallas, TX, 75208

Other Matters

Minutes:

Motion: It was moved to **approve** the February 18, 2021, City Plan Commission meeting minutes.

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 March 4, 2021, City Plan Commission meeting at 11:14 p.m.

Maker: MacGregor
Second: Blair
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