

PLAN COMMISSION MINUTES

The City Plan Commission held a regular Zoning Hearing on August 19, 2021, by videoconference call as authorized by Texas Government Code Section 551.127 with the briefing starting at 10:49 a.m., and the public hearing at 1:35 p.m. Presiding were, Tony Shidid, Chair and Margot Murphy, Vice-Chair. The following Commissioners were present during the hearing: Enrique MacGregor, Joanna Hampton, Ronald Stinson, Deborah Carpenter, Timothy Jackson, P. Michael Jung, Jayne Suhler, Kristine Schwope, and Wayne Garcia. The following Commissioners were absent from this hearing as defined in the City Plan Commission rules: LeDouglas Johnson, Lorie Blair, and Brent Rubin. 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: 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) **S201-706**

Motion: It was moved to **approve** an application to replat a 2.255-acre tract of land containing all of Lot 1 in City Block 4719, all of Lots 17 through 24 in City Block 4720, all of Lots 25 and 26 in City Block 4717, portion of Lots 5 and 6 in City Block 4719 and abandoned portion of Avenue A, Avenue D, and Avenue E to create one lot on property located on Eleventh Street between Fran Way and Corinth Street Road, subject to compliance with the conditions listed in the docket.

Maker: Murphy
Second: Carpenter
Result: Carried: 11 to 0

For: 11 - MacGregor, Hampton, Stinson, Shidid,
Carpenter, Jackson, Jung, Suhler, Schwope,
Murphy, Garcia

Against: 0
Absent: 3 - Johnson, Blair, Rubin
Vacancy: 1 - District 10

Speakers: None

(2) **S201-707**

Motion: It was moved to **approve** an application to replat a 2.4866-acre tract of land containing all of Lots 3 and 14 in City Block D/6213 to create one lot on property located on Olson Drive at terminus of Endicott Lane, subject to compliance with the conditions listed in the docket.

Maker: Murphy
Second: Carpenter
Result: Carried: 11 to 0

For: 11 - MacGregor, Hampton, Stinson, Shidid,
Carpenter, Jackson, Jung, Suhler, Schwope,
Murphy, Garcia

Against: 0
Absent: 3 - Johnson, Blair, Rubin
Vacancy: 1 - District 10

Speakers: None

(3) **S201-708**

Motion: It was moved to **approve** an application to replat 0.8781-acre tract of land containing all of Lots 5 and 6 in City Block 62/3402 to create one lot on property located on Sixth street at Ewing Avenue, northwest corner, subject to compliance with the conditions listed in the docket.

Maker: Murphy
Second: Carpenter
Result: Carried: 11 to 0

For: 11 - MacGregor, Hampton, Stinson, Shidid,
Carpenter, Jackson, Jung, Suhler, Schwope,
Murphy, Garcia

Against: 0
Absent: 3 - Johnson, Blair, Rubin
Vacancy: 1 - District 10

Speakers: None

(4) S201-709

Motion: It was moved to **approve** an application to replat a 1.1339-acre tract of land containing all of Lots 3, 3A, 4, 5, and 6A in City Block 960 to create one lot on property located on Vine Street at Cole Avenue, south corner, subject to compliance with the conditions listed in the docket.

Maker: Murphy
Second: Carpenter
Result: Carried: 11 to 0

For: 11 - MacGregor, Hampton, Stinson, Shidid,
Carpenter, Jackson, Jung, Suhler, Schwope,
Murphy, Garcia

Against: 0
Absent: 3 - Johnson, Blair, Rubin
Vacancy: 1 - District 10

Speakers: None

(5) S201-710

Note: The Commission considered this item individually.

Motion: It was moved to **approve** an application to create a 3.8776-acre lot from a tract of land in City Block 2700 on property located on East Grand Avenue, northeast of Coronado Avenue, subject to compliance with the conditions listed in the docket.

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

For: 10 - MacGregor, Stinson, Shidid, Carpenter,
Jackson, Jung, Suhler, Schwope, Murphy,
Garcia

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

**out of the room, when vote taken

Speakers: None

Note: The Commission returned to the regular order of the agenda and heard Subdivision – Residential Replats agenda item #13. S201-717 next.

(6) S201-711

Motion: It was moved to **approve** an application to replat a 0.526-acre tract of land containing all of Lot 2 and part of Lot 3 in City Block 3477 to create one lot on property located on Tyler Street, south of Winston Street, subject to compliance with the conditions listed in the docket.

Maker: Murphy
Second: Carpenter
Result: Carried: 11 to 0

For: 11 - MacGregor, Hampton, Stinson, Shidid,
Carpenter, Jackson, Jung, Suhler, Schwope,
Murphy, Garcia

Against: 0
Absent: 3 - Johnson, Blair, Rubin
Vacancy: 1 - District 10

Speakers: None

(7) S201-712

Motion: It was moved to **approve** an application to create a 1.38-acre lot from a tract of land in City Block 6742 on property located on Scyene Road at Prairie Creek Road, southeast corner, subject to compliance with the conditions listed in the docket.

Maker: Murphy
Second: Carpenter
Result: Carried: 11 to 0

For: 11 - MacGregor, Hampton, Stinson, Shidid,
Carpenter, Jackson, Jung, Suhler, Schwope,
Murphy, Garcia

Against: 0
Absent: 3 - Johnson, Blair, Rubin
Vacancy: 1 - District 10

Speakers: None

(8) **S201-713**

Motion: It was moved to **approve** an application to create a 9.5957-acre lot from a tract of land in City Block A/8266 on property located on Lyndon B. Johnson Freeway/ Interstate Highway No. 20, north of Langdon Road, subject to compliance with the conditions listed in the docket.

Maker: Murphy
Second: Carpenter
Result: Carried: 11 to 0

For: 11 - MacGregor, Hampton, Stinson, Shidid,
Carpenter, Jackson, Jung, Suhler, Schwope,
Murphy, Garcia

Against: 0
Absent: 3 - Johnson, Blair, Rubin
Vacancy: 1 - District 10

Speakers: None

(9) **S201-714**

Motion: It was moved to **approve** an application to create a 10.3763-acre lot from a tract of land in City Block 1/8284 on property located on Langdon Road at Bonnie View Road, southeast corner, subject to compliance with the conditions listed in the docket.

Maker: Murphy
Second: Carpenter
Result: Carried: 11 to 0

For: 11 - MacGregor, Hampton, Stinson, Shidid,
Carpenter, Jackson, Jung, Suhler, Schwope,
Murphy, Garcia

Against: 0
Absent: 3 - Johnson, Blair, Rubin
Vacancy: 1 - District 10

Speakers: None

(10) **S201-715**

Motion: It was moved to **approve** an application to replat a 4.925-acre tract of land containing a portion of Lot 1 in City Block M/8416 to create 5 lots ranging in size from 34,615-square foot to 59,669-square feet on property located on Lyndon B. Johnson Freeway / Interstate Highway No. 635 at Greenville Avenue, northeast corner, subject to compliance with the conditions listed in the docket.

Maker: Murphy
Second: Carpenter
Result: Carried: 11 to 0

For: 11 - MacGregor, Hampton, Stinson, Shidid,
Carpenter, Jackson, Jung, Suhler, Schwope,
Murphy, Garcia

Against: 0
Absent: 3 - Johnson, Blair, Rubin
Vacancy: 1 - District 10

Speakers: None

(11) **S201-716**

Motion: It was moved to **approve** an application to create one 1.140-acre lot and one 3.449-acre lot from a 4.590-acre tract of land in City Block 2/6963 on property located on Cockrell Hill Road, north of Exchange Service Drive, subject to compliance with the conditions listed in the docket.

Maker: Murphy
Second: Carpenter
Result: Carried: 11 to 0

For: 11 - MacGregor, Hampton, Stinson, Shidid,
Carpenter, Jackson, Jung, Suhler, Schwope,
Murphy, Garcia

Against: 0
Absent: 3 - Johnson, Blair, Rubin
Vacancy: 1 - District 10

Speakers: None

(12) **S201-718**

Motion: It was moved to **approve** an application to replat an 8.758-acre tract of land containing all of City Blocks 18/3979, 19/3980, 4011, and 4012, part of Lots 1 through 3 in City Block 19/3980, part of Lots 2 through 4 in City Block 18/3979, Lot 1 in City Block A/4011 and a portion of Winnetka Avenue to be abandoned, to create one lot on property located on Fort Worth Avenue, east of North Clinton Avenue, subject to compliance with the conditions listed in the docket.

Maker: Murphy
Second: Carpenter
Result: Carried: 11 to 0

For: 11 - MacGregor, Hampton, Stinson, Shidid,
Carpenter, Jackson, Jung, Suhler, Schwope,
Murphy, Garcia

Against: 0
Absent: 3 - Johnson, Blair, Rubin
Vacancy: 1 - District 10

Speakers: None

Note: The Commission heard Subdivision - Consent agenda item #5. S201-710, upon the conclusion of the Subdivision - Consent agenda. Subdivision - Consent agenda item #5. S201-710 was heard next.

Residential Replat:

(13) **S201-717**

Motion: It was moved to **approve** an application to replat a 0.409-acre tract of land containing all of Lot 14 in City Block 28/7614 to create one 8,829 square foot lot and one 8,979 square foot lot on property located on Midway Plaza at El Centro Way, southeast corner, subject to compliance with the conditions listed in the docket.

Maker: Stinson
Second: MacGregor
Result: Carried: 11 to 0

For: 11 - MacGregor, Hampton, Stinson, Shidid,
Carpenter, Jackson, Jung, Suhler, Schwope,
Murphy, Garcia

Against: 0
Absent: 3 - Johnson, Blair, Rubin
Vacancy: 1 - District 10

Notices: Area: 200 Mailed: 19
Replies: For: 1 Against: 0

Speakers: None

Miscellaneous Items:

M201-029

Planner: Hannah Carrasco

Motion: It was moved to **approve** of a minor amendment to an existing development plan and landscape plan on property zoned Planned Development District No. 1038 with H/62 James Madison High School historic overlay, on the south line of Martin Luther King Jr. Boulevard, west of Meadow Street.

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

For: 11 - MacGregor, Hampton, Stinson, Shidid,
Carpenter, Jackson, Jung, Suhler, Schwope,
Murphy, Garcia

Against: 0
Absent: 3 - Johnson, Blair, Rubin
Vacancy: 1 - District 10

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

D201-007

Planner: Hannah Carrasco

Motion: It was moved to **approve** of a development plan for a multifamily use on property zoned Planned Development District No. 1030, on the west line of Manderville Lane, south of Meadow Road.

Maker: Murphy
Second: MacGregor
Result: Carried: 11 to 0

For: 11 - MacGregor, Hampton, Stinson, Shidid,
Carpenter, Jackson, Jung, Suhler, Schwope,
Murphy, Garcia

Against: 0
Absent: 3 - Johnson, Blair, Rubin
Vacancy: 1 - District 10

Speakers: For: Joe Fraccaro, 2201 W. Royal Ln., Irving, TX, 75063
Against: None

Miscellaneous Items - Under Advisement:

M201-027

Planner: Hannah Carrasco

Motion: In considering an application for a minor amendment to an existing development plan on property zoned Planned Development District No. 578, at the south line of Forest Lane, between Inwood Parkway and Welch Road, it was moved to **hold** this case under advisement until September 2, 2021.

Maker: Murphy
Second: MacGregor
Result: Carried: 11 to 0

For: 11 - MacGregor, Hampton, Stinson, Shidid,
Carpenter, Jackson, Jung, Suhler, Schwope,
Murphy, Garcia

Against: 0
Absent: 3 - Johnson, Blair, Rubin
Vacancy: 1 - District 10

Speakers: For: Laura Hoffman, 2728 N. Harwood St., Dallas, TX, 75201
FOR (Did not speak): Tommy Mann, 2728 N. Harwood St., Dallas, TX, 75201
Against: None

D201-005

Planner: Hannah Carrasco

Motion: It was moved to **approve** a development plan and landscape plan for a restaurant with drive-through use on property zoned Subarea C within Planned Development District No. 758, on the southeast corner of Walnut Hill Lane and Wildcat Way.

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

For: 11 - MacGregor, Hampton, Stinson, Shidid,
Carpenter, Jackson, Jung, Suhler, Schwope,
Murphy, Garcia

Against: 0
Absent: 3 - Johnson, Blair, Rubin
Vacancy: 1 - District 10

Speakers: For: Caleb Jones, 13455 Noel Rd., Dallas, TX, 75240
Jonathan Kerby, 13455 Noel Rd., Dallas, TX, 75240
Against: None

Zoning Cases - Consent:

1. **Z201-274(LG)**

Planner: La’Kisha Girder

Motion: It was moved to recommend **approval** of an amendment to Specific Use Permit No. 472 for a college, university, or seminary to be used as a junior college, subject to a revised site plan and conditions on property zoned R-7.5(A) Single Family District, at the southeast corner of Keeneland Parkway and Duncanville Road.

Maker: Stinson
Second: Schwope
Result: Carried: 11 to 0

For: 11 - MacGregor, Hampton, Stinson, Shidid,
Carpenter, Jackson, Jung, Suhler, Schwope,
Murphy, Garcia

Against: 0
Absent: 3 - Johnson, Blair, Rubin
Vacancy: 1 - District 10

Notices: Area: 500 Mailed: 194
Replies: For: 3 Against: 1

Speakers: For: None
FOR (Did not speak): Brian Cay, 4343 IH-20, Mesquite, TX, 75150
Jonathan Vinson, 2323 Ross Ave., Dallas, TX, 75201
Against: None

2. **Z201-275(LG)**

Planner: La’Kisha Girder

Motion: It was moved to recommend **approval** of an R-5(A) Single Family District on property zoned CR Community Retail District, at the southwest corner of Bayside Street and Ladd Street.

Maker: Stinson
Second: Schwope
Result: Carried: 11 to 0

For: 11 - MacGregor, Hampton, Stinson, Shidid,
Carpenter, Jackson, Jung, Suhler, Schwope,
Murphy, Garcia

Against: 0
Absent: 3 - Johnson, Blair, Rubin
Vacancy: 1 - District 10

Notices: Area: 200 Mailed: 19
Replies: For: 0 Against: 0

Speakers: For: None
For (Did not speak): Aubrey Quarles, 3981 Silver Meadow Ln., Grande Prairie, TX, 75052
Against: None

Note: The Commission heard Zoning - Consent agenda Item #3. Z201-266(OA), upon the conclusion of the Zoning - Consent agenda. Zoning - Consent agenda Item #3. Z201-266(OA) was heard next.

3. Z201-266(OA)

Planner: Oscar Aguilera

Note: The Commission considered this item individually.

Motion: It was moved to recommend **approval** of the renewal of Specific Use Permit No. 2211 for a bar, lounge or tavern use and an inside commercial amusement limited to a live music venue for a three-year period, subject to conditions on property zoned Tract A within Planned Development District No. 269, the Deep Ellum/Near East Side District, at the southeast corner of Commerce Street and Murray Street.

Maker: Hampton
Second: Murphy
Result: Carried: 11 to 0

For: 11 - MacGregor, Hampton, Stinson, Shidid,
Carpenter, Jackson, Jung, Suhler, Schwope,
Murphy, Garcia

Against: 0
Absent: 3 - Johnson, Blair, Rubin
Vacancy: 1 - District 10

Notices: Area: 200 Mailed: 11
Replies: For: 4 Against: 0

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

Note: The Commission returned to the regular order of the agenda and heard Zoning Cases – Individual agenda items. Zoning Case - Individual agenda item #4. Z201-261(OA) was heard next.

Zoning Cases - Individual:

4. Z201-261(OA)

Planner: Oscar Aguilera

Motion: In considering an application for a Specific Use Permit for an auto service center use on a property zoned Subdistrict 5 within Planned Development District No. 714, the West Commerce Street/Fort Worth Avenue Special Purpose District, with D Liquor Control Overlay, on the north line of Fort Worth Avenue, west of Jacqueline Drive, it was moved to **hold** this case under advisement until September 23, 2021.

Maker: MacGregor
Second: Carpenter
Result: Carried: 11 to 0

For: 11 - MacGregor, Hampton, Stinson, Shidid,
Carpenter, Jackson, Jung, Suhler, Schwope,
Murphy, Garcia

Against: 0
Absent: 3 - Johnson, Blair, Rubin
Vacancy: 1 - District 10

Notices: Area: 200 Mailed: 8
Replies: For: 0 Against: 1

Speakers: None

5. Z201-272(OA)

Planner: Oscar Aguilera

Motion: In considering an application for the renewal of Specific Use Permit No. 2353 for an auto service center use on property zoned Subdistrict 1A within Planned Development District No. 621, the Old Trinity and Design District, at the northwest corner of North Riverfront Boulevard and Pittsburg Street, it was moved to **hold** this case under advisement until September 2, 2021.

Maker: Carpenter
Second: Murphy
Result: Carried: 11 to 0

For: 11 - MacGregor, Hampton, Stinson, Shidid,
Carpenter, Jackson, Jung, Suhler, Schwope,
Murphy, Garcia

Against: 0
Absent: 3 - Johnson, Blair, Rubin
Vacancy: 1 - District 10

Notices: Area: 200 Mailed: 18
Replies: For: 0 Against: 0

Speakers: For: Paul Wieneskie, 1300 Summit Ave., Fort Worth, TX, 76102
Against: None

6. **Z201-268(KC)**

Planner: Karina Castillo

Motion: It was moved to recommend **approval** of the renewal of Specific Use Permit 1755 for two attached projecting non-premise district activity videoboard signs for a six-year period, subject to staff's recommended conditions on property zoned Planned Development District No. 619, on the south line of Elm Street, west of North Akard Street.

Maker: Garcia
Second: MacGregor
Result: Carried: 11 to 0

For: 11 - MacGregor, Hampton, Stinson, Shidid,
Carpenter, Jackson, Jung, Suhler, Schwope,
Murphy, Garcia

Against: 0
Absent: 3 - Johnson, Blair, Rubin
Vacancy: 1 - District 10

Notices: Area: 200 Mailed: 85
Replies: For: 0 Against: 0

Speakers: For: Luke Franz, 2323 Ross Ave., Dallas, TX, 75201
FOR (Did not speak): Zack Danielson, 1201 Main St., Dallas, TX, 75202
Suzan Kedron, 2323 Ross Ave., Dallas, TX, 75201
Against: None
Staff: Jason Pool, Sign Inspector, Sustainable Development and Construction

7. **Z201-269(KC)**

Planner: Karina Castillo

Motion: It was moved to recommend **approval** of the renewal of Specific Use Permit 1788 for an attached projecting non-premise district activity videoboard sign for a six-year period, subject to staff's recommended conditions on property zoned Planned Development District No. 619, with H/36 Adolphus Historic District overlay, on the south line of Main Street, east of South Field Street.

Maker: Garcia
Second: Schwope
Result: Carried: 10 to 0

For: 10 - MacGregor, Hampton, Stinson, Shidid,
Carpenter, Jackson, Suhler, Schwope, Murphy,
Garcia

Against: 0
Absent: 3 - Johnson, Blair, Rubin
Vacancy: 1 - District 10
Conflict: 1 - Jung**

**out of the room, when vote taken

Notices: Area: 300 Mailed: 280
Replies: For: 1 Against: 0

Speakers: For: Luke Franz, 2323 Ross Ave., Dallas, TX, 75201
FOR (Did not speak): Zack Danielson, 1201 Main St., Dallas, TX, 75202
Suzan Kedron, 2323 Ross Ave., Dallas, TX, 75201
Against: None

8. Z201-271(LG)

Planner: La’Kisha Girder

Motion: In considering an application for an amendment to Planned Development District No. 324 Tract II on property zoned Planned Development District No. 324 Tract II, on the southeast corner of Scurry Street and North Carroll Avenue, it was moved to **hold** this case under advisement until September 2, 2021.

Maker: Hampton
Second: Schwope
Result: Carried: 11 to 0

For: 11 - MacGregor, Hampton, Stinson, Shidid,
Carpenter, Jackson, Jung, Suhler, Schwope,
Murphy, Garcia

Against: 0
Absent: 3 - Johnson, Blair, Rubin
Vacancy: 1 - District 10

Notices: Area: 500 Mailed: 86
Replies: For: 0 Against: 0

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

Note: The Commission recessed for a short break at 2:37 p.m. and reconvened at 2:50 p.m. The Commission returned to the regular order of the agenda and heard Zoning Cases - Under Advisement agenda item #9. Z190-341(LG) next.

Zoning Cases - Under Advisement:

9. Z190-341(LG)

Planner: La’Kisha Girder

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

Maker: Murphy
Second: MacGregor
Result: Carried: 11 to 0

For: 11 - MacGregor, Hampton, Stinson, Shidid,
Carpenter, Jackson, Jung, Suhler, Schwope,
Murphy, Garcia

Against: 0
Absent: 3 - Johnson, Blair, Rubin
Vacancy: 1 - District 10

Notices: Area: 500 Mailed: 228
Replies: For: 49 Against: 27

Speakers: For: Andrew Ruegg, 2201 Main St., Dallas, TX, 75201
Wes Hoblit, 2201 Main St., Dallas, TX, 75201
For (Did not Speak): Dallas Cothrum, 2201 Main St., Dallas, TX, 75201
Bryan Stuart, 4100 Merrell Rd., Dallas, TX, 75229
Jody Trumble, 4100 Merrell Rd., Dallas, TX, 75229
Jay Michael, 4100 Merrell Rd., Dallas, TX, 75229
David Baad, 4100 Merrell Rd., Dallas, TX, 75229
Ruth Burke, 3241 Camelot Dr., Dallas, TX, 75229
Linda DeSanders, 10507 Westlawn Dr., Dallas, TX, 75229
Choon Cha, 10404 Eastlawn Dr., Dallas, TX, 75229
Chris Mason, 4071 Northlawn Dr., Dallas, TX, 75229
Candice Mason, 4071 Northlawn Dr., Dallas, TX, 75229
Theresa Khoury, 10452 Rosser Cr., Dallas, TX, 75229
Preston Herold, 4323 Merrell Rd., Dallas, TX, 75229

Christi Houser, 3915 Cobblestone Dr., Dallas, TX, 75229
John Whitham, 4107 S. Better Dr., Dallas, TX, 75229
Robert Buchholz, 4100 Merrell Rd., Dallas, TX, 75229
Michael Munir, 10235 Gooding Dr., Dallas, TX, 75229

Against: None

Against (Did not speak): David Smith, 4115 S. Better Dr., Dallas, TX, 75229
Junita Morrow, 4115 S. Better Dr., Dallas, TX, 75229

10. **Z201-214(LG)**

Planner: La’Kisha Girder

Motion: It was moved to recommend **approval** of a Planned Development District for single family uses, subject to a conceptual plan, a landscape plan, and conditions on property zoned R-7.5(A) Single Family District, at the southwest corner of Highland Road and Barbaree Boulevard.

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

For: 11 - MacGregor, Hampton, Stinson, Shidid,
Carpenter, Jackson, Jung, Suhler, Schwope,
Murphy, Garcia

Against: 0
Absent: 3 - Johnson, Blair, Rubin
Vacancy: 1 - District 10

Notices: Area: 500 Mailed: 68
Replies: For: 3 Against: 19

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

11. **Z201-244(LG)**

Planner: La’Kisha Girder

Motion: In considering an application for a Specific Use Permit for vehicle or engine repair or maintenance use on property zoned Planned Development District No. 534, the C.F. Hawn Special Purpose District No. 2, Subdistrict 1 with D-1 Liquor Control Overlay, at the northeast corner of San Marino Avenue and Turin Avenue, it was moved to **hold** this case under advisement until September 2, 2021.

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

For: 11 - MacGregor, Hampton, Stinson, Shidid,
Carpenter, Jackson, Jung, Suhler, Schwope,
Murphy, Garcia

Against: 0
Absent: 3 - Johnson, Blair, Rubin
Vacancy: 1 - District 10

Notices: Area: 200 Mailed: 15
Replies: For: 0 Against: 0

Speakers: For: Wes Hoblit, 2201 Main St., Dallas, TX, 75201
Against: None

12. **Z201-218(RM)**

Planner: Ryan Mulkey

De minimus Significant Change Motion: In considering the requirement in Section 5(m)(1)(B) of the CPC Rules of Procedure, the finding is it does not apply because the impact of the applicant's proposed change in the Commission's judgment is *de minimus* in nature.

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

For: 10 - MacGregor, Hampton, Stinson, Shidid,
Carpenter, Jackson, Suhler, Schwope, Murphy,
Garcia

Against: 0
Absent: 3 - Johnson, Blair, Rubin
Vacancy: 1 - District 10
Conflict: 1 - Jung**

**out of the room, when vote taken

Motion: It was moved to recommend **approval** of 1) a Specific Use Permit for the sale of alcoholic beverages in conjunction with a general merchandise or food store 3,500 square feet or less for a two-year period, subject to a revised site plan and conditions on property zoned Subarea 2A within Planned Development District No. 366, the Buckner Boulevard Special Purpose District, with a D-1 Liquor Control Overlay; and **denial** of 2) a CR Community Retail District with deed restrictions volunteered by the applicant on property zoned an R-7.5(A) Single Family District, at the northeast corner of South Buckner Boulevard and Elam Road.

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

For: 10 - MacGregor, Hampton, Stinson, Shidid,
Carpenter, Jackson, Suhler, Schwope, Murphy,
Garcia

Against: 0
Absent: 3 - Johnson, Blair, Rubin
Vacancy: 1 - District 10
Conflict: 1 - Jung**

**out of the room, when vote taken

Notices: Area: 300 Mailed: 36
Replies: For: 1 Against: 3

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

13. **Z201-243(RM)**

Planner: Ryan Mulkey

Motion: In considering an application for an amendment to Planned Development District No. 517, generally south of Gaston Avenue and east of Abrams Road, it was moved to **hold** this case under advisement until September 23, 2021.

Maker: Garcia
Second: Schwope
Result: Carried: 11 to 0

For: 11 - MacGregor, Hampton, Stinson, Shidid,
Carpenter, Jackson, Jung, Suhler, Schwope,
Murphy, Garcia

Against: 0
Absent: 3 - Johnson, Blair, Rubin
Vacancy: 1 - District 10

Notices: Area: 500 Mailed: 462
Replies: For: 36 Against: 13

Speakers: None

14. **Z201-232(CT)**

Planner: Carlos Talison

Motion: In considering an application for the renewal of Specific Use Permit No. 2344 for the sale of alcoholic beverages in conjunction with a general merchandise or food store 3,500 square feet or less on property zoned NS(A)-D-1 Neighborhood Service District with a D-1 Liquor Control Overlay, at the southeast corner of Elam Road and Pleasant Road, it was moved to **hold** this case under advisement until October 7, 2021.

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

For: 11 - MacGregor, Hampton, Stinson, Shidid,
Carpenter, Jackson, Jung, Suhler, Schwope,
Murphy, Garcia

Against: 0
Absent: 3 - Johnson, Blair, Rubin
Vacancy: 1 - District 10

Notices: Area: 200 Mailed: 21
Replies: For: 0 Against: 1

Speakers: For: Wes Hoblit, 2201 Main St., Dallas, TX, 75201
Against: None

Other Matters

Minutes:

Motion: It was moved to **approve** the August 5, 2021, City Plan Commission meeting minutes, as submitted.

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

For: 11 - MacGregor, Hampton, Stinson, Shidid,
Carpenter, Jackson, Jung, Suhler, Schwope,
Murphy, Garcia

Against: 0
Absent: 3 - Johnson, Blair, Rubin
Vacancy: 1 - District 10

Speakers: None

Adjournment:

Motion: It was moved to **adjourn** the August 19, 2021, City Plan Commission meeting at 4:07 p.m.

Maker: MacGregor
Second: Schwope
Result: Carried: 11 to 0

For: 11 - MacGregor, Hampton, Stinson, Shidid,
Carpenter, Jackson, Jung, Suhler, Schwope,
Murphy, Garcia

Against: 0
Absent: 3 - Johnson, Blair, Rubin
Vacancy: 1 - District 10

Tony Shidid, Chair