

PLAN COMMISSION MINUTES

The City Plan Commission held a regular Zoning Hearing on August 5, 2021, by videoconference call as authorized by Texas Government Code Section 551.127 with the briefing starting at 10:06 a.m., and the public hearing at 1:36 p.m. Presiding were, Tony Shidid, Chair and Brent Rubin Acting Vice-Chair. The following Commissioners were present during the hearing: Enrique MacGregor, Joanna Hampton, Ronald Stinson, Deborah Carpenter, Lorie Blair, P. Michael Jung, Jayne Suhler, Kristine Schwope, and Wayne Garcia. The following Commissioner was absent from this hearing as defined in the City Plan Commission rules: LeDouglas Johnson, Timothy Jackson, and Margot Murphy. There was one vacancy - District 10.

The City Plan Commission was briefed by staff on each item on the agenda and a question and answer period followed each briefing.

A variety of dockets, requests and briefings were presented to the Commission during the open public hearing. The applicants or their representatives presented their arguments, citizen comments were heard, and using the information and staff recommendations in the hearing dockets, the Commission took the following actions.

NOTE: For more detailed information on discussion on any issue heard during this briefing and public hearing, refer to the tape recording retained on file in the Department of Sustainable Development and Construction. Briefing and public hearing recordings are retained on file for 90 days after approval of CPC minutes.

PUBLIC HEARINGS:

Subdivision Docket

Planner: Sharmila Shrestha

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

Consent Items:

(1) **S201-698**

Motion: It was moved to **approve** an application to create a 206-lot Community Unit Development ranging in size from 5,625 square feet to 13,639.15 square feet and 3 common areas from a 55.432-acre tract of land in City Block 7596 on property located on Wheatland Road, at the terminus of east Kirnwood Drive, subject to compliance with the conditions listed in the docket.

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

For: 11 - MacGregor, Hampton, Stinson, Shidid,
Carpenter, Blair, Jung, Suhler, Schwope,
Garcia, Rubin

Against: 0

Absent: 3 - Johnson, Jackson, Murphy

Vacancy: 1 - District 10

Speakers: For: None

FOR (Did not speak): David Pitcher, 3501 Olympus Blvd., Dallas, TX, 75019
Elizabeth Bentley, 1707 Market Place Blvd., Irving, TX, 75063

Against: None

(2) **S201-699**

Motion: It was moved to **approve** an application to create one 0.603-acre lot from a tract of land in City Block 5833 on property located on Ledbetter Drive, north of Great Trinity Forest Way, subject to compliance with the conditions listed in the docket.

Maker: Blair

Second: Schwope

Result: Carried: 11 to 0

For: 11 - MacGregor, Hampton, Stinson, Shidid,
Carpenter, Blair, Jung, Suhler, Schwope,
Garcia, Rubin

Against: 0

Absent: 3 - Johnson, Jackson, Murphy

Vacancy: 1 - District 10

Speakers: For: None

FOR (Did not speak): Bassam Isa, 309 Wilshire Dr., Glen Heights, TX, 75154

Against: None

(3) **S201-700**

Motion: It was moved to **approve** an application to replat a 0.8609-acre tract of land containing all of Lots 1 through 5, and part of Lot 6 in City Block F/6808 to create one lot on property between Beatrice Street and Beckley Avenue, south of Yorktown Street, subject to compliance with the conditions listed in the docket.

Maker: Blair

Second: Schwope

Result: Carried: 11 to 0

For: 11 - MacGregor, Hampton, Stinson, Shidid,
Carpenter, Blair, Jung, Suhler, Schwope,
Garcia, Rubin

Against: 0

Absent: 3 - Johnson, Jackson, Murphy

Vacancy: 1 - District 10

Speakers: For: None

For (Did not speak): John Turbyfill, 3314 Rosedale Ave., Dallas, TX, 75205

Against: None

(4) S201-701

Motion: It was moved to **approve** an application to replat a 1.6057-acre tract of land containing all of Lots 1 through 5, and part of Lot 6 in City Block A/6808 and tract of land in City Block 6809 to create one lot on property located between Beatrice Street and Beckley Avenue, north of Yorktown Street, subject to compliance with the conditions listed in the docket.

Maker: Blair

Second: Schwope

Result: Carried: 11 to 0

For: 11 - MacGregor, Hampton, Stinson, Shidid,
Carpenter, Blair, Jung, Suhler, Schwope,
Garcia, Rubin

Against: 0

Absent: 3 - Johnson, Jackson, Murphy

Vacancy: 1 - District 10

Speakers: For: None

For (Did not speak): Dylan Leonoudakis, 6060 N. Central Expwy., Dallas, TX, 75206

Against: None

(5) S201-702

Motion: It was moved to **approve** an application to create one 1.2888-acre lot from a tract of land in City Block 11/4893 on property located on Lancaster Road at 52nd Street, southeast corner, subject to compliance with the conditions listed in the docket.

Maker: Blair

Second: Schwope

Result: Carried: 11 to 0

For: 11 - MacGregor, Hampton, Stinson, Shidid,
Carpenter, Blair, Jung, Suhler, Schwope,
Garcia, Rubin

Against: 0

Absent: 3 - Johnson, Jackson, Murphy

Vacancy: 1 - District 10

Speakers: For: None

FOR (Did not speak): Mohammad Habib, 2019 Kenneth Hopper Dr., Mesquite, TX, 75149

Against: None

(6) S201-703

Motion: It was moved to **approve** an application to create one 70.4497-acre lot from a tract of land in City Block 8817 on property located on Lasater Road, east of Lawson Road, subject to compliance with the conditions listed in the docket.

Maker: Blair

Second: Schwope

Result: Carried: 11 to 0

For: 11 - MacGregor, Hampton, Stinson, Shidid,
Carpenter, Blair, Jung, Suhler, Schwope,
Garcia, Rubin

Against: 0

Absent: 3 - Johnson, Jackson, Murphy

Vacancy: 1 - District 10

Speakers: None

(7) S201-704

Motion: It was moved to **approve** an application to create one 1,770-square foot lot and one 1,871-square foot lot from a 0.084-acre (3,641-square foot) tract of land in City Block 508 on property located on San Jacinto Street, southwest of Villars Street, subject to compliance with the conditions listed in the docket.

Maker: Blair

Second: Schwope

Result: Carried: 11 to 0

For: 11 - MacGregor, Hampton, Stinson, Shidid,
Carpenter, Blair, Jung, Suhler, Schwope,
Garcia, Rubin

Against: 0
Absent: 3 - Johnson, Jackson, Murphy
Vacancy: 1 - District 10

Speakers: None

(8) S201-705

Motion: It was moved to **approve** an application to create 34 residential lots ranging in size from 7,500 square feet to 20,035 square feet and 3 common areas from a 12.302-acre tract of land in City Block 8822 on property located on Sullivan Road, southeast of Edd Road, subject to compliance with the conditions listed in the docket.

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

For: 11 - MacGregor, Hampton, Stinson, Shidid,
Carpenter, Blair, Jung, Suhler, Schwope,
Garcia, Rubin

Against: 0
Absent: 3 - Johnson, Jackson, Murphy
Vacancy: 1 - District 10

Speakers: For: None

For (Did not speak): Correen Robertson, 4532 Lodestone Ln., Fort Worth, TX, 76123
Against: None

Miscellaneous Items:

W201-004

Planner: Nabila Nur

Motion: It was moved to **approve** of a waiver of the two-year waiting period to submit a zoning application on property zoned Planned Development District No. 1036. North line of Ridge Center Drive, west of Cedar Ridge Drive.

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

For: 11 - MacGregor, Hampton, Stinson, Shidid,
Carpenter, Blair, Jung, Suhler, Schwope,
Garcia, Rubin

Against: 0
Absent: 3 - Johnson, Jackson, Murphy
Vacancy: 1 - District 10

Speakers: For: David Martin, 2728 N. Harwood St., Dallas, TX, 75201
Rusty Ross, 600 E. Las Colinas Blvd., Irving, TX, 75039
For (Did not speak): Miller Sylvan, 600 E. Las Colinas Blvd., Irving, TX, 75039
Against: None

M201-033

Planner: Hannah Carrasco

Motion: It was moved to **approve** of a minor amendment to an existing development plan and the associated landscape plan except for buildings 4, 17, 18, 19, and 20 on property zoned Subarea A within Planned Development District No. 741, on the northwest corner of Olympus Boulevard and Stampede Lane.

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

For: 10 - MacGregor, Hampton, Stinson, Shidid,
Carpenter, Blair, Jung, Suhler, Schwope,
Garcia

Against: 0
Absent: 3 - Johnson, Jackson, Murphy
Vacancy: 1 - District 10
Conflict: 1 - Rubin**

**out of the room, when vote taken

Speakers: For: Tom Holland, 1722 Routh St., Dallas, TX, 75201
Against: None

D201-005

Planner: Hannah Carrasco

Motion: In considering an application for a development 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, it was moved to **hold** this case under advisement until August 19, 2021.

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

For: 11 - MacGregor, Hampton, Stinson, Shidid,
Carpenter, Blair, Jung, Suhler, Schwope,
Garcia, Rubin

Against: 0

Absent: 3 - Johnson, Jackson, Murphy

Vacancy: 1 - District 10

Speakers: 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 August 19, 2021.

Maker: Carpenter

Second: Hampton

Result: Carried: 11 to 0

For: 11 - MacGregor, Hampton, Stinson, Shidid,
Carpenter, Blair, Jung, Suhler, Schwope,
Garcia, Rubin

Against: 0

Absent: 3 - Johnson, Jackson, Murphy

Vacancy: 1 - District 10

Speakers: For: Laura Hoffman, 2728 N. Harwood St., Dallas, TX, 75201
Against: None

Certificates of Appropriateness for Signs:

West End Historic SPSD:

2105250004

Planner: Jennifer Munoz

Motion: It was moved to **approve** a Certificate of Appropriateness by Januarie Lutz of Signarama Frisco for a 20-square-foot upper-level flat-attached non-illuminated sign at 2019 North Lamar Street (northwest elevation).

Maker: Garcia

Second: Hampton

Result: Carried: 11 to 0

For: 11 - MacGregor, Hampton, Stinson, Shidid,
Carpenter, Blair, Jung, Suhler, Schwope,
Garcia, Rubin

Against: 0
Absent: 3 - Johnson, Jackson, Murphy
Vacancy: 1 - District 10

Speakers: None

Thoroughfare Plan Amendment:

Young Street, between Ervay Street and Harvard Street.

Planner: Kimberly Smith

Motion: It was moved to recommend **approval** of an amendment to the City of Dallas Central Business District Streets and Vehicular Circulation Plan to change the operational characteristics of Young Street, between Ervay Street and Harwood Street from a three-lane westbound and three-lane eastbound roadway in 120 feet of right-of-way and 33 feet/varying median/33 feet of pavement to a two-lanes westbound and two-lanes eastbound roadway in 80 feet of right-of-way and 50 feet of pavement.

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

For: 11 - MacGregor, Hampton, Stinson, Shidid,
Carpenter, Blair, Jung, Suhler, Schwope,
Garcia, Rubin

Against: 0
Absent: 3 - Johnson, Jackson, Murphy
Vacancy: 1 - District 10

Speakers: None

Bataan Street, between Singleton Boulevard and Commerce Street.

Planner: Kimberly Smith

Motion: It was moved to recommend **approval** of the deletion of Bataan Street, between Singleton Boulevard and Commerce Street from the City of Dallas Thoroughfare Plan.

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

For: 11 - MacGregor, Hampton, Stinson, Shidid,
Carpenter, Blair, Jung, Suhler, Schwope,
Garcia, Rubin

Against: 0

Absent: 3 - Johnson, Jackson, Murphy

Vacancy: 1 - District 10

Speakers: For: Christy Lambeth, 8637 County Road #148, Kaufman, TX, 75142
Alex Dyer, 512 W. Davis St., Dallas, TX, 75208

Against: None

Zoning Cases - Consent:

1. **Z201-262(OA)**

Planner: Oscar Aguilera

Note: The Commission considered this item individually.

Motion: It was moved to recommend **approval** of an amendment to Subarea A, subject to a revised development plan, a revised landscape plan, and conditions within Planned Development District No. 741, on the west line of Olympus Boulevard, north of Stampede Lane.

Maker: Carpenter

Second: Hampton

Result: Carried: 10 to 0

For: 10 - MacGregor, Hampton, Stinson, Shidid,
Carpenter, Blair, Jung, Suhler, Schwope,
Garcia

Against: 0

Absent: 3 - Johnson, Jackson, Murphy

Vacancy: 1 - District 10

Conflict: 1 - Rubin**

**out of the room, when vote taken

Notices: Area: 500 Mailed: 495

Replies: For: 52 Against: 3

Speakers: For: Tom Holland, 1722 Routh St., Dallas, TX, 75201
Against: None

Note: The Commission heard Zoning agenda item #5. Z201-248(LG) next.

2. **Z201-208(KC)**

Planner: Karina Castillo

Motion: It was moved to recommend **approval** of an amendment to Planned Development District No. 878, subject to a revised conceptual plan, a development plan for Subarea A, a landscape plan for Subarea A, and revised conditions at the northeast corner of Arapaho Road and Knoll Trail Drive.

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

For: 11 - MacGregor, Hampton, Stinson, Shidid,
Carpenter, Blair, Jung, Suhler, Schwope,
Garcia, Rubin

Against: 0
Absent: 3 - Johnson, Jackson, Murphy
Vacancy: 1 - District 10

Notices: Area: 500 Mailed: 26
Replies: For: 1 Against: 0

Speakers: For: None
FOR (Did not speak): Lauren Montgomery, 4009 W. Parker, Plano, TX, 75093
Against: None

3. **Z201-229(KC)**

Planner: Karina Castillo

Motion: It was moved to recommend **approval** of a new Subarea, subject to a revised conceptual plan, a Subarea A development plan, and revised conditions on property zoned Planned Development District No. 738, Subdistrict 1, at the southeast corner of Roper Street and West Mockingbird Lane.

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

For: 11 - MacGregor, Hampton, Stinson, Shidid,
Carpenter, Blair, Jung, Suhler, Schwope,
Garcia, Rubin

Against: 0
Absent: 3 - Johnson, Jackson, Murphy
Vacancy: 1 - District 10

Notices: Area: 500 Mailed: 50
Replies: For: 2 Against: 2

Speakers: For: None

For (Did not speak): Jack Zanger, 1784 W. McDermott Dr., Allen, TX, 75013

Against: None

4. Z201-136(LG)

Planner: La’Kisha Girder

Motion: It was moved to recommend **approval** of a Planned Development District for R-5(A) Single Family District uses, subject to a development plan and conditions on property zoned CR Community Retail District with consideration given to a Planned Development District for R-5(A) Single Family District uses on the north line of Canada Drive, between Darien Street and Finis Street.

Maker: Suhler

Second: Garcia

Result: Carried: 11 to 0

For: 11 - MacGregor, Hampton, Stinson, Shidid,
Carpenter, Blair, Jung, Suhler, Schwope,
Garcia, Rubin

Against: 0

Absent: 3 - Johnson, Jackson, Murphy

Vacancy: 1 - District 10

Notices: Area: 500 Mailed: 74

Replies: For: 2 Against: 0

Speakers: For: None

For (Did not speak): Kelly Kyfeler, 100 Crescent Ct., Dallas, TX, 75201

Against: None

Note: The Commission heard Zoning - Consent agenda Item #1. Z201-262(OA), upon the conclusion of the Zoning - Consent agenda. Zoning - Consent agenda Item #1. Z201-262(OA) was heard next.

5. Z201-248(LG)

Planner: La’Kisha Girder

Note: The Commission considered this item individually.

Motion: It was moved to recommend **approval** of a Specific Use Permit for a Foster Home use for a five-year period, subject to a site plan and conditions with the removal of the condition limiting the number of children allowed in facility on property zoned R-7.5(A) Single Family District, on the east line of South Montreal Avenue, between Wentworth Street and West 12th Street.

Maker: MacGregor
Second: Rubin
Result: Carried: 10 to 1

For: 10 - MacGregor, Hampton, Stinson, Shidid, Blair,
Jung, Suhler, Schwope, Garcia, Rubin

Against: 1 - Carpenter
Absent: 3 - Johnson, Jackson, Murphy
Vacancy: 1 - District 10

Notices: Area: 200 Mailed: 33
Replies: For: 0 Against: 1

Speakers: For: Peter Kavanagh, 1620 Handley Dr., Dallas, TX, 75208
Alexandrea Horsley, 7441 Marvin D. Love Fwy., Dallas, TX, 75237
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 #6. Z201-210(LG) was heard next.

Zoning Cases - Individual:

6. Z201-210(LG)

Planner: La’Kisha Girder

Motion: In considering an application for a Planned Development District for MF-2(A) Multifamily District uses on property zoned TH-3(A) Townhouse District, MF-2(A) Multifamily District, and Planned Development District No. 714, the West Commerce Street/Fort Worth Avenue Special Purpose District, Subdistrict 5 with deed restrictions [Z834-417], on the east line of North Westmoreland Road, south of West Colorado Boulevard, it was moved to **hold** this case under advisement until September 2, 2021.

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

For: 11 - MacGregor, Hampton, Stinson, Shidid,
Carpenter, Blair, Jung, Suhler, Schwope,
Garcia, Rubin

Against: 0
Absent: 3 - Johnson, Jackson, Murphy
Vacancy: 1 - District 10

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

Speakers: For: Rob Baldwin, 3904 Elm St., Dallas, TX, 75226
For (Did not speak): Andrew Meckfessel, 115 W. Greenbriar Ln., Dallas, TX, 75208
Robert Meckfessel, 115 W. Greenbriar Ln., Dallas, TX, 75208
Against: None

7. 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 August 19, 2021.

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

For: 11 - MacGregor, Hampton, Stinson, Shidid,
Carpenter, Blair, Jung, Suhler, Schwope,
Garcia, Rubin

Against: 0
Absent: 3 - Johnson, Jackson, Murphy
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

Note: The Commission recessed for a short break at 2:38 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 #8. Z190-315(LG) next.

Zoning Cases - Under Advisement:

8. Z190-315(LG)

Planner: La’Kisha Girder

Motion: It was moved to recommend **approval** of a Planned Development District for IR Industrial Research District uses, subject to a revised development plan, an outside storage exhibit, and revised conditions with the following additional conditions: FOR A CONTRACTOR’S MAINTENANCE YARD USE: 1) Loading and unloading of landscaping material is only permitted within 30 feet of covered storage enclosure, as shown on the development plan and striped on site, and 2) Covered landscape material storage to be enclosed. Screening may include mechanical ventilation on property zoned an IR Industrial Research District, on the north line of Empire Central, west of Harry Hines Boulevard.

Maker: Hampton
Second: Suhler
Result: Carried: 7 to 4

For: 7 - Hampton, Carpenter, Jung, Suhler, Schwope,
Garcia, Rubin

Against: 4 - MacGregor, Stinson, Shidid, Blair
Absent: 3 - Johnson, Jackson, Murphy
Vacancy: 1 - District 10

Notices: Area: 500 Mailed: 33
Replies: For: 0 Against: 0

Speakers: For: Dallas Cothrum, 2201 Main St., Dallas, TX, 75201
Andrew Ruegg, 2201 Main St., Dallas, TX, 75201
Against: Sandra Hansen, 8330 Harry Hines Blvd., Dallas, TX, 75235
Against (Did not speak): Alfredo Dominguez, 8330 Harry Hines Blvd., Dallas, TX, 75235

9. Z201-214(LG)

Planner: La’Kisha Girder

Motion: In considering an application for a Planned Development District for single family uses on property zoned R-7.5(A) Single Family District, at the southwest corner of Highland Road and Barbaree Boulevard, it was moved to **hold** this case under advisement until August 19, 2021.

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

For: 11 - MacGregor, Hampton, Stinson, Shidid,
Carpenter, Blair, Jung, Suhler, Schwope,
Garcia, Rubin

Against: 0

Absent: 3 - Johnson, Jackson, Murphy

Vacancy: 1 - District 10

Notices: Area: 500 Mailed: 68

Replies: For: 3 Against: 19

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

Against: Marc Leediker, 1724 Glenlivet Dr., Dallas, TX, 75218

Rebecca Boatman, 8207 Barbaree Blvd., Dallas, TX, 75228

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

10. **Z201-110(AU)**

Planner: Andreea Udrea

Motion: In considering an application for an amendment to Tract 13(A) for Multi-Family [MF-2(A)] Tract within Planned Development District No. 508, on the north line of Singleton Boulevard, east of North Westmoreland Road, it was moved to **hold** this case under advisement until September 23, 2021.

Maker: Carpenter

Second: Schwope

Result: Carried: 11 to 0

For: 11 - MacGregor, Hampton, Stinson, Shidid,
Carpenter, Blair, Jung, Suhler, Schwope,
Garcia, Rubin

Against: 0

Absent: 3 - Johnson, Jackson, Murphy

Vacancy: 1 - District 10

Notices: Area: 500 Mailed: 27

Replies: For: 0 Against: 0

Speakers: None

11. **Z201-241(AU)**

Planner: Andreea Udrea

Motion: It was moved to recommend **approval** of an amendment to Planned Development District No. 897 for R-10(A) Single Family District uses and a Public School other than an Open-Enrollment Charter School use, subject to a revised development plan, a revised traffic management plan, and staff's recommended conditions; as briefed, at the northwest corner of Abrams Road and Whitehurst Drive.

Maker: Rubin
Second: Blair
Result: Carried: 10 to 0

For: 10 - MacGregor, Hampton, Stinson, Shidid,
Carpenter, Blair, Jung, Suhler, Garcia, Rubin

Against: 0
Absent: 3 - Johnson, Jackson, Murphy
Vacancy: 1 - District 10
Conflict: 1 - Schwope**

**out of the room, when vote taken

Notices: Area: 500 Mailed: 224
Replies: For: 9 Against: 9

Speakers: For: Karl Crawley, 2201 Main St., Dallas, TX, 75201
Jerre Boling, 1123 S. Greenville Ave., Richardson, TX, 75081
Scott Porter, 1123 S. Greenville Ave., Richardson, TX, 75081
Vandana Nayak, 2218 Bryan St., Dallas, TX, 75201
FOR (Did not speak): Christy Lambeth, 8637 County Road 148, Kaufman, TX, 75142
Against: None

12. **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 August 19, 2021.

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

For: 11 - MacGregor, Hampton, Stinson, Shidid,
Carpenter, Blair, Jung, Suhler, Schwope,
Garcia, Rubin

Against: 0
Absent: 3 - Johnson, Jackson, Murphy
Vacancy: 1 - District 10

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

Speakers: None

13. **Z201-206(RM)**

Planner: Ryan Mulkey

Motion: It was moved to recommend **approval** of a Planned Development District for NO(A) Neighborhood Office District uses and a car wash use, subject to a development plan and conditions to include the following additional conditions: 1) the car wash tunnel depicted on the development plan be fully enclosed with the exception of the entrance and exit, and 2) prohibit the use of outdoor speakers or other outdoor amplified sound equipment on property zoned an NO(A) Neighborhood Office District, on the south line of Forest Lane, west of Meadowknoll Drive.

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

For: 11 - MacGregor, Hampton, Stinson, Shidid,
Carpenter, Blair, Jung, Suhler, Schwope,
Garcia, Rubin

Against: 0
Absent: 3 - Johnson, Jackson, Murphy
Vacancy: 1 - District 10

Notices: Area: 500 Mailed: 258
Replies: For: 1 Against: 5

Speakers: For: Nathan Chandler, 2727 LBJ Fwy., Farmers Branch, TX, 75234
Kevin Patel, 1784 W. McDermott Dr., Allen, TX, 75013
Jon Young, 2727 LBJ Fwy., Farmers Branch, TX, 75234
Against: 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 August 19, 2021.

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

For: 11 - MacGregor, Hampton, Stinson, Shidid,
Carpenter, Blair, Jung, Suhler, Schwope,
Garcia, Rubin

Against: 0
Absent: 3 - Johnson, Jackson, Murphy
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 July 15, 2021, City Plan Commission meeting minutes, as revised.

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

For: 11 - MacGregor, Hampton, Stinson, Shidid,
Carpenter, Blair, Jung, Suhler, Schwope,
Garcia, Rubin

Against: 0
Absent: 3 - Johnson, Jackson, Murphy
Vacancy: 1 - District 10

Speakers: None

Adjournment:

Motion: It was moved to **adjourn** the August 5, 2021, City Plan Commission meeting at 4:42 p.m.

Maker: MacGregor

Second: Blair

Result: Carried: 11 to 0

For: 11 - MacGregor, Hampton, Stinson, Shidid,
Carpenter, Blair, Jung, Suhler, Schwope,
Garcia, Rubin

Against: 0

Absent: 3 - Johnson, Jackson, Murphy

Vacancy: 1 - District 10

Speakers: None

Tony Shidid, Chair