

## PLAN COMMISSION MINUTES

The City Plan Commission held a regular Zoning Hearing on January 7, 2021, by videoconference call as authorized by Texas Government Code Section 551.127 with the briefing starting at 10:38 a.m., and the public hearing at 1:48 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, 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: Timothy Jackson and Christie Myers. There were no vacancies.

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) **S190-137R**

**Motion:** It was moved to **approve** an application to revise a previously approved preliminary plat S190-237 to create 122 residential lots and 2 common areas from a 17.75-acre tract of land in City Block 7862 on property located on Fireside Drive, east of Dowdy Ferry Road, subject to compliance with the conditions listed in the docket with an added condition to read as follows: "Prior to the final plat submittal, all lots must meet the minimum lot size requirement per Clustered Housing Zoning District."

Maker: Blair  
Second: Murphy  
Result: Carried: 13 to 0

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

Against: 0

Absent: 2 - Jackson, Myers

Vacancy: 0

**Speakers:** For: None

FOR (Did not speak): Shafiqul Abed, Address not given

Against: None

(2) **S201-545**

**Motion:** It was moved to **approve** an application to create 190-residential lots ranging in size from 4,202 square feet to 11,567 square feet and 2 common areas from a 32.176-acre tract of land on property located in the Dallas Extra Territorial Jurisdiction (ETJ) on Lake Ray Hubbard Drive, south of Travis Ranch Boulevard, subject to compliance with the conditions listed in the docket.

Maker: Blair

Second: Murphy

Result: Carried: 13 to 0

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

Against: 0

Absent: 2 - Jackson, Myers

Vacancy: 0

**Speakers:** None

(3) **S201-546**

**Motion:** It was moved to **approve** an application to create one 0.252-acre lot from a tract of land in City Block 8751 on property located on Frankford Road, east of Kelly Boulevard, subject to compliance with the conditions listed in the docket.

Maker: Blair

Second: Murphy

Result: Carried: 13 to 0

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

Against: 0  
Absent: 2 - Jackson, Myers  
Vacancy: 0

**Speakers:** None

(4) **S201-547**

**Motion:** It was moved to **approve** an application to replat a 0.1709-acre tract of land containing part of Lots 1 and 2 in City Block 75/3056 to create one lot on property located on 8<sup>th</sup> Street, west of Lansing Street, subject to compliance with the conditions listed in the docket.

Maker: Blair  
Second: Murphy  
Result: Carried: 13 to 0

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

Against: 0  
Absent: 2 - Jackson, Myers  
Vacancy: 0

**Speakers:** None

(5) **S201-548**

**Motion:** It was moved to **approve** an application to create one 1.864-acre lot from a tract of land in City Block 8380 on property located on Sherman Avenue, north of Tantor Road, subject to compliance with the conditions listed in the docket.

Maker: Blair  
Second: Murphy  
Result: Carried: 13 to 0

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

Against: 0  
Absent: 2 - Jackson, Myers  
Vacancy: 0

**Speakers:** None

**(6) S201-549**

**Motion:** It was moved to **approve** an application to create 154 residential lots ranging in size from 6,900 square feet to 12,675 square feet and 3 common areas from a 37.529-acre tract of land on property located in the Dallas Extra Territorial Jurisdiction (ETJ) on east of Bobtown Road, north of Barnes Bridge Road, subject to compliance with the conditions listed in the docket.

Maker: Blair  
Second: Murphy  
Result: Carried: 13 to 0

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

Against: 0  
Absent: 2 - Jackson, Myers  
Vacancy: 0

**Speakers:** None

**(7) S201-550**

**Motion:** It was moved to **approve** an application to replat a 1.607-acre tract of land containing all of Lot 2A in City Block A/8208 to create one 0.901-acre lot and one 0.706-acre lot on property located on McCallum Boulevard, east of Preston Road, subject to compliance with the conditions listed in the docket.

Maker: Blair  
Second: Murphy  
Result: Carried: 13 to 0

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

Against: 0  
Absent: 2 - Jackson, Myers  
Vacancy: 0

**Speakers:** None

(8) **S201-551**

**Motion:** It was moved to **approve** an application to create one 53.6165-acre lot from a tract of land in City Block 8524 on property located on Dowdy Ferry Road, north of Lyndon B. Johnson Freeway, subject to compliance with the conditions listed in the docket.

Maker: Blair  
Second: Murphy  
Result: Carried: 13 to 0

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

Against: 0  
Absent: 2 - Jackson, Myers  
Vacancy: 0

**Speakers:** None

Miscellaneous Items:

**M190-042**

Planner: Hannah Carrasco

**Motion:** It was moved to **approve** a minor amendment to an existing development plan, subject to revised development (submitted 1/7/2021) on property zoned Planned Development District No. 679 for a public school other than an open-enrollment charter school, in an area generally bound by Rosser Road, Calculus Drive, Haydale Drive, and Boca Bay Drive.

Maker: Murphy  
Second: Suhler  
Result: Carried: 13 to 0

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

Against: 0  
Absent: 2 - Jackson, Myers  
Vacancy: 0

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

**M201-004**

Planner: Hannah Carrasco

**Motion:** It was moved to **approve** a minor amendment to an existing development plan and landscaping plan on property zoned Zone B within Planned Development District No. 695 for a retirement housing community use on the southeast corner of Frankford Road and Coit Road.

Maker: Schwope  
Second: MacGregor  
Result: Carried: 13 to 0

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

Against: 0  
Absent: 2 - Jackson, Myers  
Vacancy: 0

**Speakers:** For: Maxwell Fisher, 2201 Main St., Dallas, TX, 75201  
Against: None

Certificates of Appropriateness for Signs:

Downtown CDB Subdistrict:

**Note: Certificates of Appropriateness for Sign items 2010280013 and 2010280014 were read into the record and heard together.**

**2010280013**

Planner: Jennifer Muñoz

**Motion:** It was moved to **approve** a Certificate of Appropriateness by Bobby Nichols of Chandler Signs, for a 1,959-square-foot flat attached LED illuminated upper level sign at 717 North Harwood Street, Suite 3400 (southwest elevation).

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

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

Against: 0  
Absent: 2 - Jackson, Myers  
Vacancy: 0

**Speakers:** For: Richard Brown, 10105 Panther Ridge Trl., Dallas, TX, 75243  
Robbie Hawkins, 325 N. St. Paul St., Dallas, TX, 75201  
Against: None

**2010280014**

Planner: Jennifer Muñoz

**Motion:** It was moved to **approve** a Certificate of Appropriateness by Bobby Nichols of Chandler Signs, for a 1,330-square-foot flat attached LED illuminated upper level sign at 717 North Harwood Street, Suite 3400 (northwest elevation).

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

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

Against: 0  
Absent: 2 - Jackson, Myers  
Vacancy: 0

**Speakers:** For: Richard Brown, 10105 Panther Ridge Trl., Dallas, TX, 75243  
Robbie Hawkins, 325 N. St. Paul St., Dallas, TX, 75201  
Against: None

Zoning Cases – Consent:

1. **Z190-193(NN)**

Planner: Nabila Nur

**Note: The Commission considered this item individually.**

**Motion:** In considering an application for a CR Community Retail District with deed restrictions volunteered by the applicant on property zoned an NS(A) Neighborhood Service District on the northeast corner of South Lancaster Road and Mojave Drive, it was moved to **hold** this case under advisement until January 21, 2021.

Maker: Blair  
Second: MacGregor  
Result: Carried: 13 to 0

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

Against: 0  
Absent: 2 - Jackson, Myers  
Vacancy: 0

**Notices:** Area: 200 Mailed: 10  
**Replies:** For: 0 Against: 0

**Speakers:** For: Raul Rios, Address not given  
For (Did not speak): Robert Gloyna, Address not given  
Against: None

2. **Z190-366(NN)**

Planner: Nabila Nur

**Note: The Commission considered this item individually.**

**Motion:** It was moved to recommend **approval** of application for the renewal of Specific Use Permit No. 1850 for the sale of alcoholic beverages in conjunction with a general merchandise or food store greater than 3,500 square feet for a two-year period, subject to conditions on property zoned Subarea 4 within Planned Development District No. 366 with a D-1 Liquor Control Overlay, on the southeast corner of South Buckner Road (Loop 12) and Elam Road.

Maker: Shidid  
Second: MacGregor  
Result: Carried: 13 to 0

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

Against: 0  
Absent: 2 - Jackson, Myers,  
Vacancy: 0

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

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

3. Z190-356(JK)

Planners: Janna Keller

**Note: The Commission considered this item individually.**

**Motion:** It was moved to recommend **approval** of the renewal of Specific Use Permit No. 2316 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 with eligibility for automatic renewals for additional five-year periods, subject to conditions on property zoned an RR-D-1 Regional Retail District with a D-1 Liquor Control Overlay, on the northeast side of East Ledbetter Drive, east of South R. L. Thornton Freeway.

Maker: Johnson  
Second: Rubin  
Result: Carried: 13 to 0

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

Against: 0  
Absent: 2 - Jackson, Myers  
Vacancy: 0

**Notices:** Area: 300 Mailed: 9  
**Replies:** For: 0 Against: 0

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

4. Z190-357(JK)

Planners: Janna Keller

**Note: The Commission considered this item individually.**

**Motion:** It was moved to recommend **approval** of the renewal of Specific Use Permit No. 2365 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 conditions on property zoned an CR-D-1 Community Retail District with a D-1 Liquor Control Overlay, on the southwest corner of Lake June Road and Holcomb Road.

Maker: Shidid  
Second: Blair  
Result: Carried: 13 to 0

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

Against: 0  
Absent: 2 - Jackson, Myers  
Vacancy: 0

**Notices:** Area: 200 Mailed: 25  
**Replies:** For: 0 Against: 0

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

Zoning Cases – Under Advisement:

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

Planner: Pamela Daniel

**Motion:** In considering an application for a Planned Development District for MU-1 Mixed Use District uses to allow for a mixed-use project on property zoned an R-7.5(A) Single Family District, on the northwest corner of South Beckley Avenue and Iowa Avenue, it was moved to **hold** this case under advisement until February 4, 2021.

Maker: Johnson  
Second: MacGregor  
Result: Carried: 13 to 0

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

Against: 0  
Absent: 2 - Jackson, Myers  
Vacancy: 0

**Notices:** Area: 500 Mailed: 104  
**Replies:** For: 2 Against: 3

**Speakers:** For: Peter Cloe, 1826 Maryland Ave., Dallas, TX, 75216  
Nathaniel Barrett, 4526 Reiger Ave., Dallas, TX, 75246  
Against: None  
Staff: David Nevarez, Traffic Engineer, Sustainable Development & Construction

6. Z190-180(PD)

Planner: Pamela Daniel

**Motion:** It was moved to recommend **approval** of Planned Development District for a GO General Office District and mixed uses, subject to a revised development plan, a revised height plan and a streetscape exhibit on property zoned an R-5(A) Single Family District, an IR Industrial Research District, and a CS Commercial Service District, on the north side of Singleton Boulevard, between Bataan Street and Herbert Street.

Maker: Carpenter  
Second: Garcia  
Result: Carried: 12 to 1

For: 12 - Hampton, Stinson, Johnson, Shidid, Carpenter,  
Blair, Jung, Suhler, Schwoppe, Murphy, Garcia,  
Rubin

Against: 1 - MacGregor  
Absent: 2 - Jackson, Myers  
Vacancy: 0

**Notices:** Area: 500 Mailed: 102  
**Replies:** For: 2 Against: 6

**Speakers:** For: Jim Reynolds, 331 Singleton Blvd., Dallas, TX, 75212  
Laura Hoffmann, 2728 N. Harwood St., Dallas, TX, 75201  
Zach Edwards, 5005 Greenville Ave., Dallas, TX, 75206  
Tommy Mann, 2728 N. Harwood St., Dallas, TX, 75201  
For (Did not speak): Ian Zapata, 5005 Greenville Ave., Dallas, TX, 75206  
Paul Chapel, 9604 Orchard Hill, Dallas, TX, 75243  
Against: Brent Brown, 7135 Wildgrove Ave., Dallas, TX, 75214  
Wendi Macon, 3622 Ladd St., Dallas, TX, 75212

**Note: The Commission recessed for a short break at 4:43 p.m. and reconvened at 4:55 p.m. 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 #7. Z190-322(CT) next.**

7. Z190-322(CT)

Planner: Carlos Talison

**Motion:** It was moved to recommend **approval** of an amendment to Tract 1 to allow for R-5(A) Single Family uses, subject to a development plan and revised conditions within Planned Development District No. 658, on the northeast corner of East Camp Wisdom Road and Firebird Drive.

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

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

Against: 0  
Absent: 2 - Jackson, Myers  
Vacancy: 0

**Notices:** Area: 500 Mailed: 119  
**Replies:** For: 0 Against: 17

**Speakers:** For: Earl Escobar, 2570 Justin Rd., Highland Village, TX, 75077  
Craig Edwards, 1111 W. Mockingbird Ln., Dallas, TX, 75247  
Shahdan Calcuttawalla, 7404 Brownley Pl., Plano, TX, 75025  
Against: None

**8. Z190-318(LG)**

Planner: La’Kisha Girder

**Motion:** It was moved to recommend **approval** of an MF-2(A) Multifamily District, subject to deed restrictions volunteered by the applicant on property zoned an MU-2 Mixed Use District and an IR Industrial Research, on the northeast corner of Kimsey Drive and Maple Avenue.

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

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

Against: 0  
Absent: 2 - Jackson, Myers  
Vacancy: 0

**Notices:** Area: 200 Mailed: 50  
**Replies:** For: 1 Against: 5

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

9. **Z190-319(LG)**

Planner: La’Kisha Girder

**Motion:** It was moved to recommend **approval** of an MF-2(A) Multifamily District, subject to deed restrictions volunteered by the applicant on property zoned an IM Industrial Manufacturing District, on the west corner of Maple Avenue and Stutz Drive.

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

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

Against: 0  
Absent: 2 - Jackson, Myers  
Vacancy: 0

**Notices:** Area: 200 Mailed: 44  
**Replies:** For: 0 Against: 2

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

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

Planner: La’Kisha Girder

**Motion:** In considering an application for 1) a new tract within Planned District No. 9; and 2) removal of the D Liquor Control Overlay on property zoned Planned District No. 9 with a D Liquor Control Overlay, on the southwest line of Routh Street, between Mahon Street and Howell Street, it was moved to **hold** this case under advisement until February 4, 2021, and to instruct staff to re-advertise for a Specific Use Permit and a D-1 Liquor Control Overlay.

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

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

Against: 0  
Absent: 2 - Jackson, Myers  
Vacancy: 0

**Notices:** Area: 500 Mailed: 63  
**Replies:** For: 3 Against: 6

**Speakers:** For: Rob Baldwin, 3904 Elm St., Dallas, TX, 75226  
David Griffin, Address not given  
Robert Meckfessel, Address not given  
Against: Michael Coker, 3111 Canton St., Dallas, TX, 75226  
Richard Schiro, Address not given

Zoning Cases – Individual:

**11. Z190-262(LG)**

Planner: La’Kisha Girder

**Motion:** In considering an application to amend Planned Development District No. 369, in an area generally south of South 2<sup>nd</sup> Avenue and east of the Southern Pacific Railroad right-of-way, it was moved to **hold** this case under advisement until January 21, 2021.

Maker: Murphy  
Second: Schwope  
Result: Carried: 13 to 0

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

Against: 0  
Absent: 2 - Jackson, Myers  
Vacancy: 0

**Notices:** Area: 500 Mailed: 24  
**Replies:** For: 1 Against: 0

**Speakers:** For: Jonathan Vinson, 2323 Ross Ave., Dallas, TX, 75201  
For (Did not speak): Jackie Tucker, Address not given  
Against: None

**12. Z178-250(AM)**

Planner: Abraham Martinez

**Motion:** In considering an application to amend Planned Development District No. 539 to allow for CR Community Retail District uses and MU-1 Mixed Use District uses with consideration given to a Specific Use Permit for group residential use in addition to the Planned Development District amendment on the southeast corner of Graham Avenue and Philip Avenue, it was moved to **hold** this case under advisement until January 21, 2021.

Maker: Hampton  
Second: Murphy  
Result: Carried: 12 to 0

For: 12 - MacGregor, Hampton, Johnson, Shidid,  
Carpenter, Blair, Jung, Suhler, Schwope,  
Murphy, Garcia, Rubin

Against: 0  
Absent: 3 - Stinson, Jackson, Myers  
Vacancy: 0

**Notices:** Area: 500 Mailed: 93  
**Replies:** For: 3 Against: 0

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

**13. Z190-358(AU)**

Planner: Andreea Udrea

**Motion:** It was moved to recommend **approval** of 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 site plan and conditions on property zoned an RR-D-1 Regional Retail District with a D-1 Liquor Control Overlay, on the northwest corner of Great Trinity Forest Way and Hillburn Drive.

Maker: Blair  
Second: MacGregor  
Result: Carried: 12 to 0

For: 12 - MacGregor, Hampton, Johnson, Shidid,  
Carpenter, Blair, Jung, Suhler, Schwope,  
Murphy, Garcia, Rubin

Against: 0  
Absent: 3 - Stinson, Jackson, Myers  
Vacancy: 0

**Notices:** Area: 300 Mailed: 29  
**Replies:** For: 0 Against: 0

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

14. Z190-305(PD/ND)

Planner: Neva Dean

**Motion:** It was moved to recommend **approval** of a Planned Development Subdistrict for HC Heavy Commercial Subdistrict uses, subject a revised development plan, revised landscape plan and applicant's conditions with the following condition: A building official shall not issue a final certificate of occupancy for the subject site unless there is an executed developer agreement or contract for the construction and installation of a raised median on Maple and for the construction and installation of the traffic signals improvements at the intersections of Maple and McKinney and Fairmount and McKinney as approved by the director on property zoned an HC Heavy Commercial Subdistrict within Planned Development District No. 193, the Oak Lawn Special Purpose District, on the northwest corner of Maple Avenue and McKinney Avenue.

Maker: Garcia  
Second: Blair  
Result: Carried: 6 to 5

For: 6 - Shidid, Carpenter, Blair, Suhler, Schwope, Garcia

Against: 5 - MacGregor, Hampton, Jung, Murphy, Rubin  
Absent: 4 - Stinson, Johnson, Jackson, Myers  
Vacancy: 0

**Notices:** Area: 500 Mailed: 154  
**Replies:** For: 15 Against: 0

**Speakers:** For: Tommy Mann, 500 Winstead Building, Dallas, TX, 75201  
Joel Behrens, 6707 Lupton Dr., Dallas, TX, 75225  
For (Did not speak): Scott Krikorian, Address not given  
Rodney Nelson, Address not given  
Against: None  
Staff: David Nevarez, Traffic Engineer, Sustainable Development & Construction

15. Z190-337(NN)

Planners: Nabila Nur  
Pamela Daniel

**Motion:** It was moved to recommend **approval** of an amendment to Planned Development District No. 986 for CR Community Retail District uses, subject to a revised development plan to reflect new height in maximum area on the south side of Interstate Highway 30 and the east side of Westmoreland Road.

Maker: MacGregor  
Second: Blair  
Result: Carried: 8 to 3

For: 8 - MacGregor, Shidid, Blair, Suhler, Schwope,  
Murphy, Garcia, Rubin

Against: 3 - Hampton, Carpenter, Jung  
Absent: 4 - Stinson, Johnson, Jackson, Myers  
Vacancy: 0

**Notices:** Area: 500 Mailed: 20  
**Replies:** For: 0 Against: 0

**Speakers:** For: Lauren Montgomery, 4447 N. Central Expy., Dallas, TX, 75205  
Gwen Keen, 1120 N. Industrial Blvd., Euless, TX, 76039  
For (Did not speak): John Pimentel, Address not given  
Against: None  
Staff: Jason Pool, Sign Inspector, Sustainable Development and Construction

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### Other Matters

#### Minutes:

**Motion:** It was moved to **approve** the December 17, 2020, City Plan Commission meeting minutes.

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

For: 10 - MacGregor, Hampton, Shidid, Carpenter, Blair,  
Suhler, Schwope, Murphy, Garcia, Rubin

Against: 1 - Jung  
Absent: 4 - Stinson, Johnson, Jackson, Myers  
Vacancy: 0

**Speakers:** None

#### Adjournment:

**Motion:** It was moved to **adjourn** the January 7, 2021, City Plan Commission meeting at 8:05 p.m.

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

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

Against: 0

Absent: 4 - Stinson, Johnson, Jackson, Myers

Vacancy: 0

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Tony Shidid, Chair