

## PLAN COMMISSION MINUTES

The City Plan Commission held a regular Zoning Hearing on October 15, 2020, by videoconference call as authorized by Texas Government Code Section 551.127 with the briefing starting at 10:15 a.m., and the public hearing at 1:49 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, Lori Blair, P. Michael Jung, Christie Myers, 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 11.

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 H. 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) **S189-305R**

**Motion:** It was moved to **approve** an application to revise a previously approved plat (S189-305) to create 44 single family lots ranging in size from 2,250-square feet to 6,521-square feet and 5 common areas from a 6.705-acre tract of land on property located in the Extra Territorial Jurisdiction (ETJ) on Ranch Road, west of F.M. 548, subject to compliance with the conditions listed in the docket.

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

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

Against: 0  
Absent: 0  
Vacancy: 1 - District 11

**Speakers:** For: Thanh Hoang, 9126 Moss Farm Ln., Dallas, TX, 75243  
Against: None

**(2) S190-232**

An application to replat a 5.104-acre tract of land containing all of Lots 2 and 3 in City Block K/5961 to create one 0.303-acre lot and one 4.801-acre lot on property located on South Westmoreland Road, north of West Illinois Avenue.

**This case was withdrawn by the applicant.**

**(3) S190-233**

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

**Motion:** It was moved to **approve** an application to create a 4.854-acre lot from a tract of land in City Block 8605 on property located on Sorcery Road at Mountain Creek Parkway, west corner, subject to compliance with the conditions listed in the docket.

Maker: Stinson  
Second: MacGregor  
Result: Carried: 14 to 0

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

Against: 0  
Absent: 0  
Vacancy: 1 - District 11

**Speakers:** For: Jonathan Hake, 1720 W. Virginia St., McKinney, TX, 75069  
Wade Roper, 13455 Noel Rd., Dallas, TX, 75240  
Against: None

**Note: The Commission heard Subdivision – Consent agenda item #6. S190-237 next.**

(4) **S190-234**

**Motion:** It was moved to **approve** an application to create a 0.130-acre lot from an abandoned portion of Nomas Street in City Block 9/7108 on property located on Borger Street, south of Dennison Street, subject to compliance with the conditions listed in the docket with a change to Condition #20 on the final plat, to provide 3-foot barrier easement along Chicago Street or along Borger Street.

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

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

Against: 0  
Absent: 0  
Vacancy: 1 - District 11

**Speakers:** For: Mary Rodriguez, 2317 Robinhood Dr., Grand Prairie, TX, 75050  
Against: None

(5) **S190-235**

**Motion:** It was moved to **approve** an application to create a 32.2926-acre lot from a tract of land in City Block 7924, 7925, 1/7926, and A/7926 on property located on West Mockingbird Lane, west of Harry Hines Boulevard, subject to compliance with the conditions listed in the docket.

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

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

Against: 0  
Absent: 0  
Vacancy: 1 - District 11

**Speakers:** None

(6) **S190-237**

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

**Motion:** It was moved to **approve** an application to replat a 3.129-acre tract of land containing all of Lot 1 in City Block B/5964 and a portion of City Block 5964 to create one lot on property located on West Davis Street, east of Cockrell Hill Road, subject to compliance with the conditions listed in the docket.

Maker: Stinson  
Second: Schwope  
Result: Carried: 14 to 0

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

Against: 0  
Absent: 0  
Vacancy: 1 - District 11

**Speakers:** None

**Note: The Commission returned to the regular order of the agenda and heard Subdivision – Residential Replat agenda items. The Commission heard Subdivision – Residential Replat item #11. S190-236 next.**

(7) **S190-239**

**Motion:** It was moved to **approve** an application to replat a 2.975-acre tract of land containing all of Lots 4 through 16, all of Lots A through J, and all of Lots K through T in City Block 30/128, an abandoned portion of Wood Street and an abandoned portion of a 20-foot alley in City Block 30/128 to create one lot on property bounded by Jackson Street, South Pearl Street, Young Street, and South Harwood Street, subject to compliance with the conditions listed in the docket.

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

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

Against: 0  
Absent: 0  
Vacancy: 1 - District 11

**Speakers:** None

**(8) S190-240**

**Note: The staff informed the Commission an approval or a denial of the request for a development plan for D190-008, would not have an impact on the request to replat these properties.**

**Motion:** It was moved to **approve** an application to replat a 2.662-acre tract of land containing all of Lot 1 in City Block F/8125 to create one lot an property located on Whistle Stop Place, east of Skillman Street, to replat a 4.664-acre tract of land containing all of Lot 3 to create one lot in City Block F/8125 on property located on Whistle Stop Place, east of Skillman Street, and to replat a 4.057-acre tract of land containing all of Lot 3 in City Block G/8125 to create one lot on property located on Whistle Stop Place, east of Skillman Street, subject to compliance with the conditions listed in the docket.

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

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

Against: 0  
Absent: 0  
Vacancy: 1 - District 11

**Speakers:** None

**(9) S190-241**

**Motion:** It was moved to **approve** an application to replat a 15.48-acre tract of land containing all of Lot 2 in City Block A/6882 and a tract of land in City Block 6882 to create 3 lots ranging in size from 1.319-acres to 13.034-acres on property located on Simpson Stewart Road and Bonnie View Road, subject to compliance with the conditions listed in the docket.

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

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

Against: 0  
Absent: 0  
Vacancy: 1 - District 11

**Speakers:** For: Jonathan Hake, 1720 W. Virginia St., McKinney, TX, 75069  
Wade Roper, 13455 Noel Rd., Dallas, TX, 75240  
Against: None

(10) **S190-242**

**Motion:** It was moved to **approve** an application to replat a 2.305-acre tract of land containing part of Lot 6A and all of Lot 7A in City Block 70/7339 to create one lot on property located on Riverfront Boulevard at Dearborn Street, west corner, subject to compliance with the conditions listed in the docket.

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

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

Against: 0  
Absent: 0  
Vacancy: 1 - District 11

**Speakers:** None

**Note: The Commission heard Subdivision - Consent agenda item #3. S190-233, upon the conclusion of the Subdivision - Consent agenda. Subdivision - Consent agenda item #3. S190-233 was heard next.**

Residential Replat:

(11) **S190-236**

**Motion:** It was moved to **approve** an application to replat a 13.126-acre tract of land containing all of Lot 1A in City Block A/5626 and a portion of City Block 5626 to create 3 lots ranging in size from 1.705-acre to 7.915-acres on property located on Colgate Avenue, west of Douglas Avenue, subject to compliance with the conditions listed in the docket.

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

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

Against: 0  
Absent: 0  
Vacancy: 1 - District 11

**Notices:** Area: 200 Mailed: 51  
**Replies:** For: 1 Against: 1

**Speakers:** None

(12) **S190-238**

**Note:** Chair Shidid held further discussion on this item until later in the meeting to allow speakers in opposition an opportunity to log onto the meeting and be given a chance to speak. The Commission continued with the regular order of the agenda and heard Miscellaneous agenda items. The Commission heard Miscellaneous agenda item M190-043 next. Later in the meeting the Commission returned to the item and continued the discussion. During the staff question period Commissioner Garcia raised a question regarding alley and easement access for utilities. Chair Shidid held further discussion to allow staff time to return and address Commissioner Garcia's question. The Commission returned to the regular order of the agenda and heard Miscellaneous Items – Under Advisement agenda items. The Commission heard Miscellaneous Items – Under Advisement item M190-034 next. The Commission returned to this item upon the conclusion of Miscellaneous Items - Under Advisement agenda items.

**Motion:** It was moved to **approve** an application to replat a 1.832-acre tract of land containing all of Lot 3D in City Block 4471 and a tract of land in City Block 4417 to create one 1.179-acre lot and one 0.654-acre lot on property located on Winsted Drive at White Rock Road, west corner, subject to compliance with the conditions listed in the docket with the following additional conditions: 1) Condition #23 to read as follows: "On the final plat, change the designation of White Rock Park in City Block 4418 to Tokalon Park." and 2) Condition #24 to read as follows: "On the final plat, change the designation of White Rock Park in City Block 4419 to White Rock Lake Park."

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

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

Against: 0  
Absent: 0  
Vacancy: 1 - District 11

**Notices:** Area: 200 Mailed: 27  
**Replies:** For: 3 Against: 1

**Speakers:** For: Richard Hafner, 2515 Winstead Dr., Dallas, TX, 75214  
Against: None  
Against (Did not speak): Dan Gremminger, 2607 Pasadena Pl., Dallas, TX, 75214

**Note: The Commission returned to Miscellaneous agenda item D190-008.**

Miscellaneous Items:

**M190-043**

Planner: Abraham Martinez

**Motion:** It was moved to **approve** a minor amendment to an existing development plan for a medical office facility use on property zoned Planned Development District No. 464, on the southwest corner of West Wheatland Road and Bolton Boone Drive.

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

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

Against: 0  
Absent: 0  
Vacancy: 1 - District 11

**Speakers:** For: Angela Hunt, 500 N. Akard St., Dallas, TX, 75201  
For (Did not speak): Lindsay Kramer, 500 N. Akard St., Dallas, TX, 75201  
Dan Blizzard, 1441 N. Beckley Ave., Dallas, TX, 75203  
Scott Simmons, 3553 Stanford Ave., Dallas, TX, 75225  
Mark Criswell, 200 N. Lamar St., Dallas, TX, 75202  
Mark Kitchens, 200 N. Lamar St., Dallas, TX, 75202  
Against: None  
Staff: David Nevarez, Traffic Engineer, Sustainable Development & Construction



**M190-031**

Planner: Hannah Carrasco

**Motion:** It was moved to **approve** a minor amendment to an existing development plan on property zoned Planned Development Subdistrict No. 153, within Planned Development District No. 193, the Oak Lawn Special Purpose District, on the northeast side of Haskell Avenue, between Cole Avenue and McKinney Avenue.

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

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

Against: 0  
Absent: 0  
Vacancy: 1 - District 11

**Speakers:** None

**Note: The Commission returned to Subdivision - Residential Replat agenda item #12. S190-238.**

Miscellaneous Items – Under Advisement:

**M190-034**

Planner: Hannah Carrasco

**Motion:** It was moved to **approve** a minor amendment to an existing development plan on property zoned Planned Development District No. 967, on the southeast corner of Welch Road and Harvest Hill Road.

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

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

Against: 0  
Absent: 0  
Vacancy: 1 - District 11

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

D190-008

Planner: Abraham Martinez

**Note: Chair Shidid held further discussion on this item until later in the meeting. The Commission continued with the regular order of the agenda and heard Certificates of Appropriateness for Sign agenda items. The Commission heard Certificates of Appropriateness for Sign #2008210027 item next. Later in the meeting the Commission returned to this item and continued the discussion.**

**Motion:** In considering an application for a development plan for a multifamily use on property zoned Subdistrict A and Subdistrict B within Planned Development District No. 758, on the north and south line of Whistle Stop Place, east of Wildcat Way, it was moved to **hold** this case under advisement until November 5, 2020.

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

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

Against: 0  
Absent: 0  
Vacancy: 1 - District 11

**Speakers:** For: Kiesha Kay, 2201 Main St., Dallas, TX, 75201  
Dallas Cothrum, 2201 Main St., Dallas, TX, 75201  
Against: None

**Note: The Commission returned to the regular order of the agenda and heard Zoning – Consent agenda items.**

Certificates of Appropriateness for Signs:

West End Historic Sign District:

**2008210027**

Planner: Jennifer Muñoz

**Motion:** It was moved to **approve** a Certificate of Appropriateness a Certificate of Appropriateness by Shanda Jones of Turner Sign Systems for a 141.07 sq. ft. upper level painted applied sign on a Type A facade at 603 Munger Avenue (northeast elevation).

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

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

Against: 0  
Absent: 0  
Vacancy: 1 - District 11

**Speakers:** For: Sandra Jones, 7110 Burns St., Richland Hill, TX, 76118  
Against: None

Deep Ellum/Near East Side SPSD:

**2007310012**

Planner: Jennifer Muñoz

**Motion:** It was moved to **approve** a Certificate of Appropriateness a Certificate of Appropriateness by Adam Bailey of Barnett Signs Inc. for a 108 sq. ft. attached LED illuminated attached sign at 2901 Indiana Street (north elevation).

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

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

Against: 0  
Absent: 0  
Vacancy: 1 - District 11

**Speakers:** For: Gary Robinson, 7263 Envoy Ct, Dallas, TX, 75247  
Against: None

**2008060002**

Planner: Jennifer Muñoz

**Motion:** It was moved to **approve** a Certificate of Appropriateness by Myra Brown of High Value Signs for a 79.92 sq. ft. attached neon-illuminated sign at 2904 Commerce Street (west elevation).

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

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

Against: 0  
Absent: 0  
Vacancy: 1 - District 11

**Speakers:** For: Myra Brown, 8409 Sterling St., Irving, TX, 75063  
Against: None

**Note: The Commission returned to Residential - Replat agenda item #12. S190-238.**

Zoning Cases – Consent:

**1. Z190-306(LG)**

Planner: La’Kisha Girder

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

**Motion:** It was moved to recommend **approval** of the renewal of Specific Use Permit No. 1905 for a late-hours establishment limited to a restaurant without drive-in service for a five-year period, subject to conditions on property zoned Planned Development District No. 842 for CR Community Retail District uses with an MD-1 Modified Delta Overlay, on the west side of Greenville Avenue, south of Sears Street.

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

For: 12 - MacGregor, Stinson, Johnson, Shidid,  
Carpenter, Jackson, Blair, Myers, Schwope,  
Murphy, Garcia, Rubin

Against: 2 - Hampton, Jung  
Absent: 0  
Vacancy: 1 - District 11

**Notices:** Area: 200 Mailed: 19  
**Replies:** For: 7 Against: 0

**Speakers:** For: Sammy Mandell, 8646 Daytonia Ave., Dallas, TX, 75218  
Against: None

2. Z190-309(LG)

Planner: La’Kisha Girder

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

**Motion:** It was moved to recommend **approval** of renewal of Specific Use Permit No. 1853 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 three-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 corner of Royal Lane and North Stemmons Freeway.

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

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

Against: 0  
Absent: 0  
Vacancy: 1 - District 11

**Notices:** Area: 200 Mailed: 12  
**Replies:** For: 0 Against: 1

**Speakers:** None

3. Z190-307(CT)

Planner: Carlos Talison

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

**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 greater than 3,500 square feet for a two-year period, subject to a site plan and conditions on property zoned a CR-D-1 Community Retail District with a D-1 Liquor Control Overlay, on the north line of Lake June Road, west of Masters Drive.

Maker: Shidid  
Second: MacGregor  
Result: Carried: 14 to 0

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

Against: 0  
Absent: 0  
Vacancy: 1 - District 11

**Notices:** Area: 400 Mailed: 71  
**Replies:** For: 1 Against: 0

**Speakers:** For: Catherine Chamblee, 511 W. 7<sup>th</sup> Ave., Austin, TX, 78701  
Bobbie Rawls, 2951 S. Buckner Blvd., Dallas, TX, 75227  
Against: None

4. **Z190-283(CT)**

Planner: Carlos Talison

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

**Motion:** It considering an application for 1) a D-1 Liquor Control Overlay; and 2) a Specific Use Permit for the sale of acholic beverages in conjunction with a restaurant without drive-in or drive-through service on property zoned Planned Development District No. 859 with an H/128 Historical Overlay for the Junius Heights Historic District and a D Liquor Control Overlay, on the southeast line of Junius Street, between North Henderson Avenue and the terminus of Dumas Street, it was move to **hold** this item under advisement until November 5, 2020.

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

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

Against: 0  
Absent: 0  
Vacancy: 1 - District 11  
Conflict: 1 - Hampton\*\*

\*\*out of the room, when vote taken

**Notices:** Area: 200 Mailed: 20  
**Replies:** For: 7 Against: 2

**Speakers:** For: Rob Baldwin, 3904 Elm St., Dallas, TX, 75226  
FOR (Did not speak): Dale Wooten, 5306 Junius St., Dallas, TX, 75214  
Mark Wooten, 612 N. Henderson Ave., Dallas, TX, 75214  
Eric Folkerth, 5529 Worth St., Dallas, TX, 75214  
Cindy Lewis, 5333 Tremont St., Dallas, TX, 75214  
Brandon Colombo, 6309 Junius St., Dallas, TX, 75214

Leslie Nepveux, 718 Dumas St., Dallas, TX, 75214  
Jared Stead, 722 Dumas St., Dallas, TX, 75214  
Sandy Brown, 706 Dumas St., Dallas, TX, 75214  
Bill Cunningham, 715 Lowell St., Dallas, TX, 75214  
Caleb Ramsey, 5212 Worth St., Dallas, TX, 75214  
Robert Ehrlich, 710 Dumas St., Dallas, TX, 75214

Against: Eric Graham, 5326 Junius St., Dallas, TX, 75214

Against (Did not speak): David Shaw, 3400 Standford Ave., Dallas, TX, 75225

**5. Z190-258(PD)**

Planner: Pamela Daniel

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

**Motion:** It was moved to recommend **approval** of an MF-2(A) Multifamily District, subject to deed restrictions volunteered by the applicant with clarification of #2 as follows: Height is limited to 26 feet within 25 feet from Carroll Avenue; and height is limited to 26 feet within 25 feet from Belmont Avenue on property zoned a CR Community Retail District, on the north corner of Belmont Avenue and Carroll Avenue.

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

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

Against: 0  
Absent: 0  
Vacancy: 1 - District 11

**Notices:** Area: 200 Mailed: 32  
**Replies:** For: 1 Against: 0

**Speakers:** For: Robert Reeves, 900 Jackson St., Dallas, TX, 75202  
Against: None

6. Z190-311(PD)

Planner: Pamela Daniel

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

**Motion:** It was moved to recommend 1) **approval** of an RS-C Regional Service-Commercial Subdistrict; and 2) **approval** of a Specific Use Permit for an animal shelter or clinic with outside run for a five-year period, subject to a site plan and conditions (as briefed) on property zoned an RS-I Regional Service-Industrial Subdistrict within Planned Development No. 595, the South Dallas/Fair Park Special Purposed District, on the northwest line of Logan Street, southwest of South Malcolm X Boulevard.

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

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

Against: 0  
Absent: 0  
Vacancy: 1 - District 11

**Notices:** Area: 300 Mailed: 10  
**Replies:** For: 1 Against: 0

**Speakers:** For: Casandra Laster, 3318 Reed Ln., Dallas, TX, 75215  
Against: None

**Note: The Commission recessed for a short break at 4:01 p.m. and reconvened at 4:08 p.m.**



Zoning Cases – Under Advisement:

**7. Z167-311(VP)**

Planner: Donna Moorman

**Motion:** In considering a City Plan Commission authorized hearing to determine proper zoning on property zoned Planned Development District No. 317, the Cedars Area Special Purpose District, CA-1(A) Central Area District, and Planned Development District No. 715 with consideration given to expanding Planned Development District No. 317 on property zoned CA-1(A) Central Area District and Planned Development District No. 715 and amending zoning regulations including use, development standards, and other appropriate regulations of Planned Development District No. 317, in an area generally bound by Interstate Highway 45, the DART Rail right-of-way, the Union Pacific Railroad right-of-way, the northwestern side of Interstate Highway 30 from Union Pacific Railroad to Griffin Street, Canton Street between Griffin Street and Ervay Street, Ervay Street, the northern border of the Interstate Highway 30 right-of-way between Ervay Street and St. Paul Street, and Interstate Highway 30, it was moved to **hold** this case under advisement until November 5, 2020.

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

For: 12 - MacGregor, Hampton, Stinson, Johnson,  
Shidid, Carpenter, Jackson, Blair, Schwope,  
Murphy, Garcia, Rubin

Against: 0  
Absent: 0  
Vacancy: 1 - District 11  
Conflict: 1 - Jung\*\*  
Abstain: 1 - Myers\*\*\*

\*\*out of the room, when vote taken  
\*\*\*abstained due to absence from bus tour

**Notices:** Area: 200 Mailed: 741  
**Replies:** For: 15 Against: 42

**Speakers:** For: Bill Dahlstrom, 2323 Ross Ave., Dallas, TX, 75201  
For (Did not speak): Mark Rieves, 5530 Goodwin Ave., Dallas, TX, 75206  
Against: Benton Payne, 2030 Main St., Dallas, TX, 75201  
William Baker, 1922 S. Akard St., Dallas, TX, 75215  
Herschel Weisfeld, 1800 Lear St., Dallas, TX, 75214  
Christopher Weiss, 2400 S. Ervay St., Dallas, TX, 75215

8. Z190-215(AU)

Planner: Andreea Udrea

**Motion:** It was moved to recommend **approval** of a Planned Development District for multifamily uses, subject to a revised development plan to show internal pedestrian pathways connecting units on Belt Line Road with walking trail and applicant's conditions on property zoned a CR Community Retail District with a D-1 Liquor Control Overlay and an R-10(A) Single Family District, on the east corner of South Belt Line Road and Seagoville Road.

Maker: Blair  
Second: MacGregor  
Result: Carried: 11 to 3

For: 11 - MacGregor, Hampton, Stinson, Johnson,  
Jackson, Blair, Myers, Schwope, Murphy,  
Garcia, Rubin

Against: 3 - Shidid, Carpenter, Jung  
Absent: 0  
Vacancy: 1 - District 11

**Notices:** Area: 500 Mailed: 44  
**Replies:** For: 1 Against: 3

**Speakers:** For: Rob Baldwin, 3904 Elm St., Dallas, TX, 75226  
Jake Brown, 6300 La Calma Dr., Austin, TX, 78752  
Against: None

9. Z190-247(AU)

Planner: Andreea Udrea

**Motion:** It was moved to recommend **approval** of a D-1 Liquor Control Overlay; and **approval** of a Specific Use Permit 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 with eligibility for automatic renewals for additional three-year periods, subject to a site plan and conditions on property zoned a CR Commercial Retail District with a D Liquor Control Overlay, Specific Use Permit No. 1718 for a tower/antenna for cellular communication, on the west line of Midway Road, north of West Northwest Highway.

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

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

Against: 0  
Absent: 0  
Vacancy: 1 - District 11

**Notices:** Area: 200 Mailed: 10  
**Replies:** For: 1 Against: 0

**Speakers:** For: Kendra Larach, 3904 Elm St., Dallas, TX, 75226  
Against: None

10. **Z190-226(CT)**

Planner: Carlos Talison

**Motion:** In considering an application for a Planned Development District for MU-2 Mixed Use District uses on property zoned an IR Industrial Research District, on the east line of North Beckley Avenue, south of West Commerce Street, it was moved to **hold** this case under advisement until November 19, 2020.

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

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

Against: 0  
Absent: 0  
Vacancy: 1 - District 11

**Notices:** Area: 500 Mailed: 23  
**Replies:** For: 7 Against: 3

**Speakers:** For: Rob Baldwin, 3904 Elm St., Dallas, TX, 75226  
FOR (Did not speak): Michael Blackwell, 5910 N. Central Expy., Dallas, TX, 75206  
Kevin Hickman, 5910 N. Central Expy., Dallas, TX, 75206  
Tommy Mann, 2728 N. Harwood St., Dallas, TX, 75201  
Will Duncan, 2001 Bryan St., Dallas, TX, 75201  
Mark Meyer, 2001 Bryan St., Dallas, TX, 75201  
Sarah Scott, 13455 Noel Rd., Dallas, TX, 75240  
Dallas Cothrum, 2201 Main St., Dallas, TX, 75201  
Bob Stinson, 2116 Kessler Ct., Dallas, TX, 75208  
Nathan Nash, 2307 N. Beckley Ave., Dallas, TX, 75208  
Chris Landers, 2307 N. Beckley Ave., Dallas, TX, 75208  
Shane Spillers, 2306 N. Beckley Ave., Dallas, TX, 75208  
Karl, 1168 Clifftop Ln., Dallas, TX, 75208

Against: None  
Against (Did not speak): Brent Brown, 7135 Wildgrove Ave., Dallas, TX, 75214

11. Z190-276(CT/JM/LG)

Planner: Carlos Talison

**Motion:** It was moved to recommend **approval** of an amendment to Planned Development District No. 919 for MF-3(A) Multifamily District uses to allow a medical clinic or ambulatory surgical center use, subject to a revised development plan, revised landscape plan, and conditions with the following additions: 1) SEC. \_\_\_\_-919.113. ADDITIONAL PROVISIONS add subpoint c) to limit Medical Clinic uses hours of operation from 7:00 a.m. to 7:00 p.m. Monday through Friday and 8:00 a.m. to 5:00 p.m. Saturday and Sunday and 2) a provision to limit the use of detach sign to less than 10 feet in height with a setback of at least 15 feet and to allow one sign on the front of the Clinic in an area bounded by West Page Avenue, Adams Avenue, West Pembroke Avenue and Llewellyn Avenue.

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

For: 12 - MacGregor, Hampton, Stinson, Johnson,  
Shidid, Jackson, Blair, Myers, Schwope,  
Murphy, Garcia, Rubin

Against: 2 - Carpenter, Jung  
Absent: 0  
Vacancy: 1 - District 11

**Notices:** Area: 500 Mailed: 193  
**Replies:** For: 6 Against: 5

**Speakers:** For: Karl Crawley, 2201 Main St., Dallas, TX, 75201  
Deborah Welchel, 21518 Patton Ave., Lago Vista, TX, 78645  
Timothy Lott, 3939 N. Hampton Rd., Dallas, TX, 75212  
Daniel Erlandson, 5339 Alpha Rd., Dallas, TX, 75240  
For (Did not speak): Dean Caldwell, 6017 Main St., Frisco, TX, 75034  
Against: Jason Brand, 300 W. Page Ave., Dallas, TX, 75208  
Staff: Jennifer Munoz, Chief Planner, Sustainable Development and Construction  
Jason Pool, Sign Inspector, Sustainable Development and Construction

Zoning Cases – Individual:

12. **Z190-136(AU)**

Planner: Andreea Udrea

**Motion:** It was moved to recommend **approval** of the amendments to Subdistricts 1, 1A, 1B, 1C, 1D, 1F, 1G, and 1H, subject to interested party recommended conditions; and **no change** to Subdistricts 1E, 1I, 1J, and 2 on property zoned Planned Development District No. 621, the Old Trinity and Design District Special Purpose District, with consideration being given to creating new sub-uses under the Commercial amusement (inside) use, requiring a specific use permit for a Commercial amusement (inside) use, and establishing parking regulations for the sub-uses such as number of required parking spaces, distance to remote parking, parking reductions, and shared parking in the area generally bounded by Sylvan Avenue/Wycliff Avenue, the meanders of the old channel of the Trinity River, Interstate 35, Continental Avenue, and the Trinity River Floodway.

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

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

Against: 0  
Absent: 0  
Vacancy: 1 - District 11  
Conflict: 1 - Jung\*\*

\*\*out of the room, when vote taken

**Notices:** Area: 500 Mailed: 590  
**Replies:** For: 40 Against: 2

**Speakers:** For: Ed Oakley, 5811 Lewis St., Dallas, TX, 75206  
Tony Miglini, 155 Oak Lawn Ave., Dallas, TX, 75207  
Against: None

13. **Z190-270(LG)**

Planner: La’Kisha Girder

**Motion:** It was moved to recommend **denial without prejudice** of an IR Industrial Research District on property zoned an A(A) Agricultural District, on the west line of Texas State Highway Spur 408 and west of South Merrifield Road.

Maker: Stinson  
Second: MacGregor  
Result: Carried: 14 to 0

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

Against: 0  
Absent: 0  
Vacancy: 1 - District 11

**Notices:** Area: 500 Mailed: 11  
**Replies:** For: 4 Against: 1

**Speakers:** For: Rob Baldwin, 3904 Elm St., Dallas, TX, 75226  
Will Munding, 3819 Maple Ave., Dallas, TX, 75219  
Brad Cooper, 3819 Maple Ave., Dallas, TX, 75219  
Scott Johnson, 13455 Noel Rd., Dallas, TX, 75240  
FOR (Did not speak): Ben Ziaie, 1201 Holy Grail Dr., Lewisville, TX, 75056  
Against: Jerry Smith, 7010 Samaritan Rd., Dallas, TX, 75236  
Darrell Herbert, 7068 Capella Park Ave., Dallas, TX, 75236  
Colin Larson, 3644 Patience Blvd., Dallas, TX, 75236  
Caesar Ricci, 7036 Capella Park Ave., Dallas, TX, 75236  
Shay Cathey, 3308 Potters House Way, Dallas, TX, 75236  
Shane Gulley, 3620 Patience Blvd., Dallas, TX, 75236  
Jon Napper, 1700 Cedar Springs Rd., Dallas, TX, 75202  
Scott Stubbs, 6917 Kingdom Estates Dr., Dallas, TX, 75236

**Note: The Commission recessed for a short break at 7:34 p.m. and reconvened at 7:47 p.m.**

**14. Z190-229(CT)**

Planner: Carlos Talison

**Motion:** In considering an application for an amendment to and an expansion of Planned Development District No. 774 on property zoned Planned Development District No. 774 and an IM Industrial Manufacturing District with Specific Use Permit No. 1203 for a government installation other than listed to be used as a medium security county jail on the southwest corner of North Riverfront Boulevard and Continental Avenue, it was moved to **hold** this case under advisement until November 5, 2020.

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

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

Against: 0  
Absent: 0  
Vacancy: 1 - District 11

**Notices:** Area: 500 Mailed: 37  
**Replies:** For: 4 Against: 0

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

15. **Z190-298(CT)**

Planner: Carlos Talison

**Motion:** It was moved to recommend 1) **approval** of a Planned Development District for MU-1 Mixed Use District uses, subject to a development plan and revised conditions (distributed 10/15/2020) with removal of tandem parking language; and 2) **approval** of the termination of deed restrictions Z978-175 and Z978-174 on property zoned an CR Community Retail District with deed restrictions [Z978-175 and Z978-174], on the northwest corner of President George Bush Turnpike and Frankford Road.

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

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

Against: 0  
Absent: 0  
Vacancy: 1 - District 11

**Notices:** Area: 500 Mailed: 110  
**Replies:** For: 3 Against: 5

**Speakers:** For: Maxwell Fisher, 2201 Main St., Dallas, TX, 75201  
Kenneth Fambro, 317 Edinburgh Ct., Southlake, TX, 76092  
For (Did not speak): Michael Wilson, 1 Armstrong Pl., Butler, PA, 16001  
Kevin Parker, 1 Armstrong Pl., Butler, PA, 16001  
Against: None  
Against (Did not speak): Henry Marquez, 17955 Mary Margaret St., Dallas, TX, 75287  
Staff: David Nevarez, Traffic Engineer, Sustainable Development & Construction

16. **Z190-304(CT)**

Planner: Carlos Talison

**Motion:** It was moved to recommend **approval** of the renewal of Specific Use Permit No. 2189 for a recycling buy-back center for the collection of household metals and industrial metals for a two-year period, subject to conditions on property zoned an IM Industrial Manufacturing, on the northeast line of South Barry Avenue, north of South Haskell Avenue.

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

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

Against: 0  
Absent: 0  
Vacancy: 1 - District 11

**Notices:** Area: 400 Mailed: 52  
**Replies:** For: 0 Against: 0

**Speakers:** For: Prabha Cinclair, 1800 Valley View Ln., Farmers Branch, TX, 75234  
For (Did not speak): Joe Litman, 1420 S. Barry Ave., Dallas, TX, 75223  
Against: None

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

Planner: Pamela Daniel

**Motion:** In considering an application for a Planned Development District for MU-1 Mixed Use District uses 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 November 19, 2020.

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

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

Against: 0  
Absent: 0  
Vacancy: 1 - District 11



**Notices:** Area: 500 Mailed: 104  
**Replies:** For: 1 Against: 2

**Speakers:** For: None  
For (Did not speak): Nathaniel Barrett, 4526 Reiger Ave., Dallas, TX, 75246  
Peter Cole, 880 W. Kiest Blvd., Dallas, TX, 75224  
Against: None  
Against (Did not speak): Rick Adamsks, 701 Elsbeth St., Dallas, TX, 75208

**18. Z190-223(PD)**

Planner: Pamela Daniel

**Motion:** In considering an application for an MF-1(A) Multifamily District and an NS(A) Neighborhood Service District on property zoned an R-7.5(A) Single Family District, on the northwest side of South Belt Line Road, northeast of Garden Grove Drive, it was moved to **hold** this case under advisement until December 3, 2020.

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

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

Against: 0  
Absent: 0  
Vacancy: 1 - District 11

**Notices:** Area: 400 Mailed: 169  
**Replies:** For: 0 Against: 1

**Speakers:** For: Farrukh Azim, 151 Players Cir., Southlake, TX, 76092  
Derrick Murray, Address not given  
Correen Robertson, 151 Players Cir., Southlake, TX, 76092  
Against: None  
Staff: David Nevarez, Traffic Engineer, Sustainable Development & Construction

**19. Z190-308(PD)**

Planner: Pamela Daniel

**Motion:** In considering an application for a Planned Development District for LC Light Commercial Subdistrict uses on property zoned an LC Light Commercial Subdistrict within Planned Development District No. 193, the Oak Lawn Special Purpose District, on the southeast corner of Lemmon Avenue and Mahanna Street, it was moved to **hold** this case under advisement until November 5, 2021.

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

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

Against: 0  
Absent: 0  
Vacancy: 1 - District 11

**Notices:** Area: 500 Mailed: 219  
**Replies:** For: 2 Against: 0

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

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Other Matters

Minutes:

**Motion:** It was moved to **approve** the October 1, 2020, City Plan Commission meeting minutes, as corrected.

Maker: Jung  
Second: Rubin  
Result: Carried: 14 to 0

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

Against: 0  
Absent: 0  
Vacancy: 1 - District 11

**Speakers:** None

Adjournment:

**Motion:** It was moved to **adjourn** the October 15, 2020, City Plan Commission meeting at 9:32 p.m.

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

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

Against: 0  
Absent: 0  
Vacancy: 1 - District 11

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Tony Shidid, Chair