

## PLAN COMMISSION MINUTES

The City Plan Commission held a regular Zoning Hearing on October 7, 2021, with the briefing starting at 10:10 a.m., and the public hearing at 1:33 p.m., in Room 6ES and by videoconference as authorized by Texas Government Code Section 551.127. Presiding were, Tony Shidid, Chair and Brent Rubin Vice-Chair. The following Commissioners were present during the hearing: Enrique MacGregor, Deborah Carpenter, Timothy Jackson, Lorie Blair, P. Michael Jung, Jayne Suhler, Aaliyah Haqq, Claire Stanard, and Melissa Kingston. The following Commissioner was absent from this hearing as defined in the City Plan Commission rules: Joanna Hampton. There were three vacancies - District 3, District 4, and 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) **S201-757**

**Motion:** It was moved to **approve** an application to create one 18.801-acre lot from a tract of land in City Block 7620 on property located on Wheatland Road, west of Polk Street, subject to compliance with the conditions listed in the docket.

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

For: 11 - MacGregor, Shidid, Carpenter, Jackson, Blair,  
Jung, Suhler, Haqq, Stanard, Kingston, Rubin

Against: 0  
Absent: 1 - Hampton  
Vacancy: 3 - District 3, District 4, District 10

**Speakers:** For: None

For (Did not speak): Coleman Brown, 100 Crescent Ct., Dallas, TX, 75201  
Blake Wilson, 100 Crescent Ct., Dallas, TX, 75201  
Ty Underwood, 4311 W. Lovers Ln., Dallas, TX, 75209

Against: None

(2) **S201-758**

**Motion:** It was moved to **approve** an application to create one 2.625-acre lot, one 17.863-acre lot, and one 25.199-acre lot from a tract of land in City Block 8285 on property located on Bonnie View Road, south of Lyndon B Johnson Freeway / Interstate Highway No. 20, subject to compliance with the conditions listed in the docket.

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

For: 11 - MacGregor, Shidid, Carpenter, Jackson, Blair,  
Jung, Suhler, Haqq, Stanard, Kingston, Rubin

Against: 0  
Absent: 1 - Hampton  
Vacancy: 3 - District 3, District 4, District 10

**Speakers:** For: None

For (Did not speak): David Bond, 765 Custer Rd., Plano, TX, 75075

Against: None

(3) **S201-759**

**Motion:** It was moved to **approve** an application to replat a 0.7989-acre tract of land containing all of Lots 1 through 6 in City Block 28/3148 to create one lot on property located on Melba Street at Madison Avenue, northeast corner, subject to compliance with the conditions listed in the docket.

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

For: 11 - MacGregor, Shidid, Carpenter, Jackson, Blair,  
Jung, Suhler, Haqq, Stanard, Kingston, Rubin

Against: 0  
Absent: 1 - Hampton  
Vacancy: 3 - District 3, District 4, District 10

**Speakers:** None

**(4) S201-760**

**Note: The Commission considered this item individually. During the discussion period Commissioner Jung suggested this item be tabled until later in the meeting. The Commission heard Residential Replats agenda items after item was tabled. The Commission heard Residential Replat agenda items #10. S201-754 and #11. S201-764 next. The Commissioner returned to this item later in the meeting. The Commission continue with the discussion and voted on the item.**

**Motion:** It was moved to **approve** an application to replat a 30.685-acre tract of land containing part of Lot 4, all of Lots 5 through 9 in City Block 5/7252, all of Lots 1 through 12 in City Block 6/7252, all of Lots 2 through 6 and all of Lots 10 through 12 in City Block 7/7252, a tract of land in City Block 7254, and portion of an abandoned Muncie Avenue and Bayonne Street to create one lot on property located on Singleton Boulevard, east of Vilbig Road, subject to compliance with the conditions listed in the docket.

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

For: 11 - MacGregor, Shidid, Carpenter, Jackson, Blair,  
Jung, Suhler, Haqq, Stanard, Kingston, Rubin

Against: 0  
Absent: 1 - Hampton  
Vacancy: 3 - District 3, District 4, District 10

**Speakers:** For: Santos Martinez, 12 Tanager Terrace, Angel Fire, NM, 87710  
Against: None  
Staff: David Nevarez, Traffic Engineer, Development Services

**Note: The Commission returned to the regular order of the agenda and heard Residential Replat and Building Line Removal agenda items. The Commission heard Residential Replat and Building Line Removal agenda item #12. S201-755 next.**

(5) **S201-761**

**Motion:** It was moved to **approve** an application to replat a 5.562-acre tract of land containing part of Lots 3B, 4A, and 4B in City Block 8103 to create an 85-lot shared access development with 12 common areas on property located between Skillman Street and Valmarie Drive, west of Audelia Road, subject to compliance with the conditions listed in the docket and the removal of Condition #32 that read as follows: "Place a note on the final plat stating: 'No vehicular access is permitted to adjacent property outside the platted property from the shared access area except to a public or City Council approved Private Street.'".

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

For: 11 - MacGregor, Shidid, Carpenter, Jackson, Blair,  
Jung, Suhler, Haqq, Stanard, Kingston, Rubin  
Against: 0  
Absent: 1 - Hampton  
Vacancy: 3 - District 3, District 4, District 10

**Speakers:** For: None  
FOR (Did not speak): Graham Irvine, 1717 Main St., Dallas, TX, 75201  
Against: None

(6) **S201-762**

**Motion:** It was moved to **approve** an application to replat a 3.457-acre tract of land containing part of Lots 3B, 4A, and 4B in City Block 8103 to create one lot on property located on Skillman Street, north of Valmarie Drive, subject to compliance with the conditions listed in the docket.

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

For: 11 - MacGregor, Shidid, Carpenter, Jackson, Blair,  
Jung, Suhler, Haqq, Stanard, Kingston, Rubin  
Against: 0  
Absent: 1 - Hampton  
Vacancy: 3 - District 3, District 4, District 10

**Speakers:** None

(7) **S201-763**

**Motion:** It was moved to **approve** an application to create 37 residential lots ranging in size from 4,321 square feet to 13,273 square feet with 6 common areas from a 7.485-acre tract of land on property located in the Dallas Extra Territorial Jurisdiction (E.T.J) on Lake Ray Hubbard Drive, subject to compliance with the conditions listed in the docket.

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

For: 11 - MacGregor, Shidid, Carpenter, Jackson, Blair,  
Jung, Suhler, Haqq, Stanard, Kingston, Rubin

Against: 0  
Absent: 1 - Hampton  
Vacancy: 3 - District 3, District 4, District 10

**Speakers:** None

(8) **S201-765**

**Motion:** It was moved to **approve** an application to replat a 0.688-acre tract of land containing all of Lots 1 through 4 in City Block 10/1616 to create one lot on property located on Cedar Springs Road at Wycliff Road, west corner, subject to compliance with the conditions listed in the docket.

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

For: 11 - MacGregor, Shidid, Carpenter, Jackson, Blair,  
Jung, Suhler, Haqq, Stanard, Kingston, Rubin

Against: 0  
Absent: 1 - Hampton  
Vacancy: 3 - District 3, District 4, District 10

**Speakers:** None

(9) **S201-766**

**Motion:** It was moved to **approve** an application to create one 1.8613-acre lot from a tract of land in City Block 5463 on property located on Northwest Highway at the terminus of Tulane Boulevard, subject to compliance with the conditions listed in the docket.

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

For: 11 - MacGregor, Shidid, Carpenter, Jackson, Blair,  
Jung, Suhler, Haqq, Stanard, Kingston, Rubin

Against: 0  
Absent: 1 - Hampton  
Vacancy: 3 - District 3, District 4, District 10

**Speakers:** For: None  
FOR (Did not speak): Judd Mullinix, 13455 Noel Rd., Dallas, TX, 75240  
Against: None

**Note: The Commission heard Subdivision agenda item #4, S201-760 upon the conclusion of the Subdivision - Consent agenda.**

Residential Replat:

(10) **S201-754**

**Motion:** It was moved to **approve** an application to replat a 0.63-acre (27,324 square feet) tract of land containing all of Lot 1 in City Block 6291 to create one 9,478-square foot lot and one 17,846-square foot lot on property located at 7441 Mary Dan Drive, subject to compliance with the conditions listed in the docket.

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

For: 11 - MacGregor, Shidid, Carpenter, Jackson, Blair,  
Jung, Suhler, Haqq, Stanard, Kingston, Rubin

Against: 0  
Absent: 1 - Hampton  
Vacancy: 3 - District 3, District 4, District 10

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

**Speakers:** For: None  
FOR (Did not speak): Fernando Sanchez, 7441 Mary Dan Dr., Dallas, TX, 75217  
Against: None

**Note: The Commission heard Subdivision - Residential Replat agenda item #11. S201-764 next.**

**(11) S201-764**

**Motion:** It was moved to **approve** an application to replat a 0.459-acre (20,000 square feet) tract of land containing all of Lot 1 in City Block E/7584, to create one 9,000-square foot lot, and one 11,000-square foot lot on property located on Hogan Drive at Whitehall Lane, northeast corner, subject to compliance with the conditions listed in the docket.

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

For: 11 - MacGregor, Shidid, Carpenter, Jackson, Blair,  
Jung, Suhler, Haqq, Stanard, Kingston, Rubin

Against: 0  
Absent: 1 - Hampton  
Vacancy: 3 - District 3, District 4, District 10

**Notices:** Area: 200 Mailed: 17  
**Replies:** For: 0 Against: 0

**Speakers:** None

**Note: The Commission returned to Subdivision - Consent item #4. S201-760.**

Residential Replats and Building Line Removal:

**(12) S201-755**

**Building Line Removal Motion:** It was moved to **approve** an application to remove a 30-foot platted building line and a 15-foot platted building line along the east line of Delrose Drive with the finding of fact that reduction of that portion of the platted building line will not require a minimum front, side, or rear yard setback line less than required by the zoning regulation; be contrary to the public interest; adversely affect neighboring properties; or adversely affect the plan for the orderly development of the subdivision on property located on Wabash Circle, east of Delrose Drive.

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

For: 11 - MacGregor, Shidid, Carpenter, Jackson, Blair,  
Jung, Suhler, Haqq, Stanard, Kingston, Rubin

Against: 0  
Absent: 1 - Hampton  
Vacancy: 3 - District 3, District 4, District 10

**Replat Motion:** It was moved to **approve** an application to replat a 0.222-acre tract of land containing all of Lot 1A in City Block 1/2816 to create one lot on property located on Wabash Circle, east of Delrose Drive, subject to compliance with the conditions listed in the docket.

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

For: 11 - MacGregor, Shidid, Carpenter, Jackson, Blair,  
Jung, Suhler, Haqq, Stanard, Kingston, Rubin

Against: 0  
Absent: 1 - Hampton  
Vacancy: 3 - District 3, District 4, District 10

**Notices:** Area: 200 Mailed: 18  
**Replies:** For: 1 Against: 0

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

Building Line Removal:

(13) **S201-767**

**Building Line Removal Motion:** It was moved to **approve** an application to remove a 25-foot platted building lines along the east line of North Central Expressway, the south line of Bonner Street, and the west line of Forest Central Drive with the finding of fact that reduction of that portion of the platted building line will not require a minimum front, side, or rear yard setback line less than required by the zoning regulation; be contrary to the public interest; adversely affect neighboring properties; or adversely affect the plan for the orderly development of the subdivision on property located on Bonner Street, between North Central Expressway and Forest Center Drive.

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



For: 11 - MacGregor, Shidid, Carpenter, Jackson, Blair,  
Jung, Suhler, Haqq, Stanard, Kingston, Rubin  
Against: 0  
Absent: 1 - Hampton  
Vacancy: 3 - District 3, District 4, District 10

**Replat Motion:** It was moved to **approve** an application to replat a 2.771-acre tract of land containing part of Lot 1 in City Block A/7319 to create one lot on property located on Bonner Street, between North Central Expressway and Forest Center Drive, subject to compliance with the conditions listed in the docket.

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

For: 11 - MacGregor, Shidid, Carpenter, Jackson, Blair,  
Jung, Suhler, Haqq, Stanard, Kingston, Rubin  
Against: 0  
Absent: 1 - Hampton  
Vacancy: 3 - District 3, District 4, District 10

**Speakers:** For: Rob Baldwin, 3904 Elm St., Dallas, TX, 75226  
Zachary Krochtengel, 17014 Preston Bend Dr., 75248  
For (Did not speak): Jennifer Hiromoto, 3904 Elm St., Dallas, TX, 75226  
Against: None

Miscellaneous Items:

**M201-028**

Planner: Hannah Carrasco

**Motion:** In considering an application for a minor amendment to an existing development plan on property zoned Planned Development District No. 667, south of Gibbs Williams Road, between Deerfield Lane and South Franklin Street, it was moved to **hold** this case under advisement until October 21, 2021.

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

For: 11 - MacGregor, Shidid, Carpenter, Jackson, Blair,  
Jung, Suhler, Haqq, Stanard, Kingston, Rubin  
Against: 0  
Absent: 1 - Hampton  
Vacancy: 3 - District 3, District 4, District 10

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

**D201-008**

Planner: Hannah Carrasco

**Motion:** It was moved to **approve** a development plan and landscape plan for an office use on property zoned Subarea A within Planned Development District No. 741, at the southwest corner of Watermill Road and Olympus Boulevard.

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

For: 10 - MacGregor, Shidid, Carpenter, Jackson, Blair,  
Jung, Suhler, Haqq, Stanard, Kingston

Against: 0  
Absent: 1 - Hampton  
Vacancy: 3 - District 3, District 4, District 10  
Conflict: 1 - Rubin\*\*

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

**Speakers:** For: Ryan Koch, 7557 Rambler Rd., Dallas, TX, 75231  
Against: None

**D201-010**

Planner: Hannah Carrasco

**Motion:** It was moved to **approve** a development plan for a multifamily use, as briefed; on property zoned Subdistrict 2A within Planned Development District No. 759, on the north line of Hawes Avenue, east of Forest Park Road.

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

For: 11 - MacGregor, Shidid, Carpenter, Jackson, Blair,  
Jung, Suhler, Haqq, Stanard, Kingston, Rubin

Against: 0  
Absent: 1 - Hampton  
Vacancy: 3 - District 3, District 4, District 10

**Speakers:** For: Aaron Graves, 260 E. Davis St., McKinney, TX, 75069  
Lauren Montgomery, 6009 W. Parker Rd., Plano, TX, 75093  
For (Did not speak): Gary Lopez, 260 E. Davis St., McKinney, TX, 75069  
Against: None  
Staff: David Nevarez, Traffic Engineer, Development Services

**M201-041**

Planner: Athena Seaton

**Motion:** It was moved to **approve** a minor amendment to an existing site plan and landscape plan for Specific Use Permit No. 1464 for a refuse transfer station use on property zoned IM Industrial Manufacturing District, on the south line of California Crossing Road, east of Wildwood Drive.

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

For: 11 - MacGregor, Shidid, Carpenter, Jackson, Blair,  
Jung, Suhler, Haqq, Stanard, Kingston, Rubin

Against: 0  
Absent: 1 - Hampton  
Vacancy: 3 - District 3, District 4, District 10

**Speakers:** None

**D201-011**

Planner: Athena Seaton

**Motion:** It was moved to **approve** a development plan for a multifamily use on property zoned Planned Development District No. 895, on the southeast corner of Midtown Boulevard and North Central Expressway.

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

For: 11 - MacGregor, Shidid, Carpenter, Jackson, Blair,  
Jung, Suhler, Haqq, Stanard, Kingston, Rubin

Against: 0  
Absent: 1 - Hampton  
Vacancy: 3 - District 3, District 4, District 10

**Speakers:** For: Aaron Graves, 260 E. Davis St., McKinney, TX, 75069  
Lauren Montgomery, 6009 W. Parker Rd., Plano, TX, 75093  
For (Did not speak): Gary Lopez, 5700 Henry Cook Blvd., Plano, TX, 75024  
Against: None

**D201-003**

Planner: Ryan Mulkey

**Motion:** In considering an application for a development plan for a multifamily use on property zoned Subarea B within Planned Development District No. 15, on the north line of West Northwest Parkway, east of Preston Road, it was moved to **hold** this case under advisement until November 4, 2021.

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

For: 11 - MacGregor, Shidid, Carpenter, Jackson, Blair,  
Jung, Suhler, Haqq, Stanard, Kingston, Rubin

Against: 0  
Absent: 1 - Hampton  
Vacancy: 3 - District 3, District 4, District 10

**Speakers:** For: Judd Mullinix, 13455 Noel Rd., Dallas, TX, 75240  
David Ott, 1780 S. Post Oak Ln., Houston, TX, 77056  
Christopher Nash, 6 Twin Cir., Houston, TX, 77042  
For (Did not speak): Christian DeLuca, 3930 McKinney Ave., Dallas, TX, 75204  
Jamie Ploetzner, 2108 Glendale Dr., Plano, TX, 75023  
Chris Petrash, 700 Louisiana St., Houston, TX, 77002  
Stephen Luna, 1780 S. Post Oak Ln., Houston, TX, 77056  
Against: None

Zoning Cases - Consent:

1. **Z201-303(RM)**

Planner: Ryan Mulkey

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

**Motion:** It was moved to recommend 1) **approval** an amendment to Subdistrict 5A within Planned Development District No. 357, the Farmers Market Special Purpose District; and 2) **approval** of a Specific Use Permit for a tower/antenna for cellular communication use for a ten-year period, subject to a site/elevation plan and staff recommended conditions with the following changes: 1) In the PD and SUP, the tower/antenna for cellular communication is limited to a mounted cellular antenna in Subdistrict 5A only and by SUP only, and 2) Add the following SUP condition, all antenna and equipment must be setback a minimum of four feet from the parapet of the building on property zoned Subdistrict 5A within Planned Development District No. 357, the Farmers Market Special Purpose District, on the south line of Interstate 345, between Commerce Street and Canton Street.

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

For: 11 - MacGregor, Shidid, Carpenter, Jackson, Blair,  
Jung, Suhler, Haqq, Stanard, Kingston, Rubin

Against: 0  
Absent: 1 - Hampton  
Vacancy: 3 - District 3, District 4, District 10

**Notices:** Area: 200 Mailed: 20  
**Replies:** For: 0 Against: 0

**Speakers:** For: Ashley Watkins, 4 Country Place Cir., Dalworthington Gardens, TX, 76016  
Against: None

2. **Z201-304(RM)**

Planner: Ryan Mulkey

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

**Motion:** In considering an application for an NS(A) Neighborhood Service District on property zoned an R-5(A) Single Family District on the west line of Chalk Hill Road, south of Butternut Street, it was moved to **hold** this case under advisement until November 4, 2021.

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

For: 11 - MacGregor, Shidid, Carpenter, Jackson, Blair,  
Jung, Suhler, Haqq, Stanard, Kingston, Rubin

Against: 0  
Absent: 1 - Hampton  
Vacancy: 3 - District 3, District 4, District 10

**Notices:** Area: 200 Mailed: 22  
**Replies:** For: 2 Against: 0

**Speakers:** None

3. **Z201-309(MP)**

Planner: Michael Pepe

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

**Motion:** It was moved to recommend **approval** of the renewal of Specific Use Permit No. 2349 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 Subdistrict 2 within Planned Development District No. 535, the C.F. Hawn Special Purpose District No. 3 with D-1 Liquor Control Overlay, at the northeast corner of C.F. Hawn Freeway and South Masters Drive.

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

For: 11 - MacGregor, Shidid, Carpenter, Jackson, Blair,  
Jung, Suhler, Haqq, Stanard, Kingston, Rubin

Against: 0  
Absent: 1 - Hampton  
Vacancy: 3 - District 3, District 4, District 10

**Notices:** Area: 200 Mailed: 9  
**Replies:** For: 0 Against: 0

**Speakers:** None

4. Z201-313(MP)

Planner: Michael Pepe

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

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

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

For: 11 - MacGregor, Shidid, Carpenter, Jackson, Blair,  
Jung, Suhler, Haqq, Stanard, Kingston, Rubin

Against: 0  
Absent: 1 - Hampton  
Vacancy: 3 - District 3, District 4, District 10

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

**Speakers:** For: None

For (Did not speak): James McGhee, 1402 Corinth St., Dallas, TX, 75215  
Against: None

5. Z201-246(LG)

Planner: La’Kisha Girder

**Motion:** In considering an application for an MU-1 Mixed Use District on property zoned CS Commercial Service District on the north side of Belmont Avenue, between North Carroll Avenue and North Peak Street, it was moved to **hold** this case under advisement until October 21, 2021.

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

For: 11 - MacGregor, Shidid, Carpenter, Jackson, Blair,  
Jung, Suhler, Haqq, Stanard, Kingston, Rubin

Against: 0  
Absent: 1 - Hampton  
Vacancy: 3 - District 3, District 4, District 10

**Notices:** Area: 200 Mailed: 14  
**Replies:** For: 0 Against: 1

**Speakers:** None

Zoning Cases - Individual:

6. Z201-225(LG)

Planner: La’Kisha Girder

**Motion:** In considering an application for 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 on property zoned CR-D-1 Community Retail District with D-1 Liquor Control Overlay, on the south line of Bruton Road, east of Lewiston Avenue, it was moved to **hold** this case under advisement until October 21, 2021.

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

For: 11 - MacGregor, Shidid, Carpenter, Jackson, Blair,  
Jung, Suhler, Haqq, Stanard, Kingston, Rubin

Against: 0  
Absent: 1 - Hampton  
Vacancy: 3 - District 3, District 4, District 10

**Notices:** Area: 300 Mailed: 45  
**Replies:** For: 0 Against: 1

**Speakers:** None

**7. Z201-308(KC)**

Planner: Karina Castillo

**Motion:** In considering an application for a Specific Use Permit for a retirement housing on property zoned Tract 12 – Area 1 [Mixed Use (MU-1) Tract] within Planned Development District No. 508 (the West Dallas Planned Development District), at the southeast corner of North Westmoreland Road and Bickers Street, it was moved to **hold** this case under advisement until November 4, 2021.

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

For: 11 - MacGregor, Shidid, Carpenter, Jackson, Blair,  
Jung, Suhler, Haqq, Stanard, Kingston, Rubin\*

Against: 0  
Absent: 1 - Hampton  
Vacancy: 3 - District 3, District 4, District 10

\*out of the room, shown voting in favor

**Notices:** Area: 300 Mailed: 38  
**Replies:** For: 0 Against: 0

**Speakers:** For: Peter Kavanagh, 1620 Handley Dr., Dallas, TX, 75208  
Against: None

**Note: The Commission recessed for a short break at 3:04 p.m. and reconvened at 3:17 p.m. The Commission continued with the regular order of the agenda and heard Zoning Case – Individual agenda item #8. Z201-315(KC) next.**

**8. Z201-315(KC)**

Planner: Karina Castillo

**Motion:** In considering an application for 1) a D-1 Liquor Control Overlay District; and 2) a Specific Use Permit for the sale of alcoholic beverages in conjunction with a restaurant without drive-in or drive-through service or a retail food store on property zoned LC Commercial Subdistrict within Planned Development District No. 193, the Oak Lawn Special Purpose District with D Liquor Control Overlay, at the intersection of McKinney Avenue and Harvard Avenue (north of Monticello Ave, west of North Central Expressway), it was moved to **hold** this case under advisement until October 21, 2021.



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

For: 11 - MacGregor, Shidid, Carpenter\*, Jackson, Blair,  
Jung, Suhler, Haqq, Stanard, Kingston, Rubin

Against: 0  
Absent: 1 - Hampton  
Vacancy: 3 - District 3, District 4, District 10

\*out of the room, shown voting in favor

**Notices:** Area: 200 Mailed: 10  
**Replies:** For: 1 Against: 3

**Speakers:** For: Tommy Mann, 2728 N. Harwood St., Dallas, TX, 75201  
Brenda Kronenberg, 3500 Maple Ave., Dallas, TX, 75219  
For (Did not speak): Stephen Meek, 2300 N. Field St., Dallas, TX, 75201  
Against: Louis Bickel, 4925 McKinney Ave., Dallas, TX, 75205

**9. Z201-239(RM)**

Planner: Ryan Mulkey

**Motion:** In considering an application for 1) a CS Commercial Service District on property zoned Subdistrict 2 within Planned Development District No. 534, the C.F. Hawn Special Purpose District No. 2, partially within D-1 Liquor Control Overlay, and an R-7.5(A) Single Family District; and 2) the termination of deed restrictions [Z889-170] on property zoned a CS Commercial Service District on the southwest line of C.F. Hawn Frontage Road, east of Dowdy Ferry Road, it was moved to **hold** this case under advisement until November 4, 2021.

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

For: 11 - MacGregor, Shidid, Carpenter\*, Jackson, Blair,  
Jung, Suhler, Haqq, Stanard, Kingston, Rubin

Against: 0  
Absent: 1 - Hampton  
Vacancy: 3 - District 3, District 4, District 10

\*out of the room, shown voting in favor

**Notices:** Area: 400 Mailed: 244  
**Replies:** For: 0 Against: 0

**Speakers:** For: Peter Kavanagh, 1620 Handley Dr., Dallas, TX, 75208  
Against: None

10. **Z201-278(RM)**

Planner: Ryan Mulkey

**Motion:** It was moved to recommend **approval** of the renewal of Specific Use Permit No. 1791 for an attached projecting non-premise district activity videoboard sign for a six-year period, subject to staff's recommended conditions on property zoned Planned Development District No. 619 with H/37 Kirby Building Historic Overlay, at the southeast corner of Elm Street and North Akard Street.

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

For: 11 - MacGregor, Shidid, Carpenter\*, Jackson, Blair,  
Jung, Suhler, Haqq, Stanard, Kingston, Rubin

Against: 0  
Absent: 1 - Hampton  
Vacancy: 3 - District 3, District 4, District 10

\*out of the room, shown voting in favor

**Notices:** Area: 200 Mailed: 90  
**Replies:** For: 0 Against: 0

**Speakers:** For: Kendra Larach, 3904 Elm St., Dallas, TX, 75226  
For (Did not Speak): Santos Martinez, P.O. Box 1275, Angel Fire, NM, 87710  
Against: None

11. **Z201-281(RM)**

Planner: Ryan Mulkey

**Motion:** It was moved to recommend **approval** of a Planned Development District for MH(A) Manufactured Home District uses and other specific nonresidential uses, subject to a development plan and conditions on property zoned an A(A) Agricultural District and a CR Community Retail District on the northeast line of Lasater Road, southeast of Stacy Street.

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

For: 11 - MacGregor, Shidid, Carpenter, Jackson, Blair,  
Jung, Suhler, Haqq, Stanard, Kingston, Rubin

Against: 0  
Absent: 1 - Hampton  
Vacancy: 3 - District 3, District 4, District 10

**Notices:** Area: 500 Mailed: 771  
**Replies:** For: 4 Against: 1

**Speakers:** For: Suzan Kedron, 2323 Ross Ave., Dallas, TX, 75201  
For (Did not speak): Kyle Vrla, 3705 Lakeview Pkwy., Rowlett, TX, 75088  
Doug Whitley, 3705 Lakeview Pkwy., Rowlett, TX, 75088  
Against: None

12. **Z201-305(RM)**

Planner: Ryan Mulkey

**Motion:** In considering an application for a Planned Development Subdistrict for P Parking Subdistrict uses and an automobile or motorcycle display, sales, and service (outside display) use on property zoned a Parking [P] Subdistrict within Planned Development District No. 193, the Oak Lawn Special Purpose District, on the south line of Dorothy Avenue, west of Browser Avenue, it was moved to **hold** this case under advisement until October 21, 2021.

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

For: 11 - MacGregor, Shidid, Carpenter, Jackson, Blair,  
Jung, Suhler\*, Haqq, Stanard, Kingston, Rubin

Against: 0  
Absent: 1 - Hampton  
Vacancy: 3 - District 3, District 4, District 10

\*out of the room, shown voting in favor

**Notices:** Area: 500 Mailed: 150  
**Replies:** For: 2 Against: 1

**Speakers:** For: Brenda Kronenberg, 3500 Maple Ave., Dallas, TX, 75219  
Against: None

Zoning Cases - Under Advisement:

13. **Z201-279(RM)**

Planner: Ryan Mulkey

**Motion:** In considering an application for 1) a Planned Development District for R-10(A) Single Family District uses, a child-care facility, and a private school use; and 2) the termination of Specific Use Permit No. 1642 for a child-care facility on property zoned an R-10(A) Single Family District, at the southeast corner of Diceman Drive and Old Gate Lane, it was moved to **hold** this case under advisement until November 4, 2021, and to instruct staff to re-notice for an amendment and/or expansion of Specific Use Permit No. 1642.

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

For: 11 - MacGregor, Shidid, Carpenter, Jackson, Blair,  
Jung, Suhler, Haqq, Stanard, Kingston, Rubin

Against: 0  
Absent: 1 - Hampton  
Vacancy: 3 - District 3, District 4, District 10

**Notices:** Area: 500 Mailed: 102  
**Replies:** For: 0 Against: 15

**Speakers:** For: Rob Baldwin, 3904 Elm St., Dallas, TX, 75226  
Christy Lambeth, 8637 County Road 148, Kaufman, TX, 75142  
Elan Walshe, 10 Orchard Rd., Lake Forest, CA, 92630  
Josh Wills, 10 Orchard Rd., Lake Forest, CA, 92630  
FOR (Did not speak): Jennifer Hiromoto, 3904 Elm St., Dallas, TX, 75226  
Scott Remphrey, 8305 Catawba Rd., Dallas, TX, 75209  
Erin Hennigan, 4301 Bermuda Ave., Oakland, CA, 94619  
Against: Erica Cole, 9246 Forest Hills Blvd., Dallas, TX, 75218  
Abigail Hoffman, 1436 San Saba Dr., Dallas, TX, 75218  
Sterling Whitmore, 8603 Angora St., Dallas, TX, 75218

14. **Z201-297(OA)**

Planner: Oscar Aguilera

**Motion:** In considering an application for 1) a MF-2(A) Multifamily District; and 2) the termination of deed restrictions [Z68-305] on property zoned a LO-1 Limited Office District 1 with deed restrictions [Z68-305], on the west line of Mark Trail Way, southeast of Swansee Street, it was moved to **hold** this case under advisement until October 21, 2021.

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

For: 11 - MacGregor, Shidid, Carpenter, Jackson, Blair,  
Jung, Suhler, Haqq, Stanard, Kingston, Rubin

Against: 0  
Absent: 1 - Hampton  
Vacancy: 3 - District 3, District 4, District 10

**Notices:** Area: 300 Mailed: 34  
**Replies:** For: 1 Against: 6

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

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

Planner: Carlos Talison

**Motion:** It was moved to recommend **denial without prejudice** of 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.

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

For: 11 - MacGregor, Shidid, Carpenter, Jackson, Blair,  
Jung, Suhler, Haqq, Stanard, Kingston, Rubin

Against: 0  
Absent: 1 - Hampton  
Vacancy: 3 - District 3, District 4, District 10

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

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

16. **Z201-247(CT)**

Planner: Carlos Talison

**Motion:** In considering an application for a CR Community Retail District on property zoned Tract 3 within Planned Development District No. 44, on the south side of Greenville Avenue, east of Lyndon B. Johnson Freeway, it was moved to **hold** this case under advisement until October 21, 2021.

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

For: 11 - MacGregor, Shidid, Carpenter, Jackson, Blair,  
Jung, Suhler, Haqq, Stanard, Kingston, Rubin

Against: 0  
Absent: 1 - Hampton  
Vacancy: 3 - District 3, District 4, District 10

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

**Speakers:** For: Dallas Cothrum, 2201 Main St., Dallas, TX, 75201  
Andrew Ruegg, 2201 Main St., Dallas, TX, 75201  
Against: Charles Brabham, 9508 Chimney Corner Ln., Dallas, TX, 75243

17. **Z201-287(CT)**

Planner: Carlos Talison

**Motion:** In considering an application for a Specific Use Permit for a restaurant with drive-in or drive-through service on property zoned CA-1(A) Central Area District 1, on the southwest corner of Commerce Street and South Griffin Street, it was moved to **hold** this case under advisement until October 21, 2021.

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

For: 11 - MacGregor, Shidid, Carpenter, Jackson, Blair,  
Jung, Suhler, Haqq, Stanard, Kingston, Rubin

Against: 0  
Absent: 1 - Hampton  
Vacancy: 3 - District 3, District 4, District 10

**Notices:** Area: 200 Mailed: 9  
**Replies:** For: 0 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

Consideration of Appointments to CPC Committees:  
**ZONING ORDINANCE ADVISORY COMMITTEE (ZOAC)**  
**SUBDIVISION REVIEW COMMITTEE (SRC)**  
**THOROUGHFARE (TRANSPORTATION) COMMITTEE**  
**RULES COMMITTEE**

Chair Shidid announced several appointments to City Plan Commission Committees.

Minutes:

**Motion:** It was moved to **approve** the September 23, 2021, City Plan Commission meeting minutes, as revised.

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

For: 11 - MacGregor, Shidid, Carpenter, Jackson, Blair,  
Jung, Suhler, Haqq, Stanard, Kingston, Rubin

Against: 0  
Absent: 1 - Hampton  
Vacancy: 3 - District 3, District 4, District 10

**Speakers:** None

Adjournment:

**Motion:** It was moved to **adjourn** the October 7, 2021, City Plan Commission meeting at 4:55 p.m.

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

For: 11 - MacGregor, Shidid, Carpenter, Jackson, Blair,  
Jung, Suhler, Haqq, Stanard, Kingston, Rubin

Against: 0  
Absent: 1 - Hampton  
Vacancy: 3 - District 3, District 4, District 10

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Tony Shidid, Chair