

PLAN COMMISSION MINUTES

The City Plan Commission held a regular Zoning Hearing on November 4, 2021, with the briefing starting at 10:39 a.m., and the public hearing at 1:49 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: Joanna Hampton, Jasmond Anderson, Deborah Carpenter, Timothy Jackson, Lorie Blair, P. Michael Jung, Jayne Suhler, Aaliyah Haqq, Claire Stanard, and Melissa Kingston. The following Commissioners were absent from this hearing as defined in the City Plan Commission rules: None. There were three vacancies – District 1, District 3 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) **S212-003**

Motion: It was moved to **approve** an application to create one 6.5540-acre lot, one 14.6618-acre lot, and one 18.5156-acre lot from a 39.7314-acre tract of land in City Block 5800 on property located on Lawnview Avenue, north of Forney Road, subject to compliance with the conditions listed in the docket.

Maker: Jackson

Second: Rubin

Result: Carried: 12 to 0

For: 12 - Hampton, Anderson, Shidid, Carpenter,
Jackson, Blair, Jung, Suhler, Haqq, Stanard,
Kingston, Rubin

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

Speakers: None

(2) **S212-004**

Motion: It was moved to **approve** an application to replat a 23.3510-acre tract of land containing part of Lot 1, all of Lot 2 in City Block 4/6512, and part of abandoned Malibu Drive to create one 9.5026-acre lot and one 13.6071-acre lot on property located between Goodnight Lane and Stemmons Freeway/ Interstate Highway No. 35E, south of Southwell Road, subject to compliance with the conditions listed in the docket.

Maker: Jackson
Second: Rubin
Result: Carried: 12 to 0

For: 12 - Hampton, Anderson, Shidid, Carpenter,
Jackson, Blair, Jung, Suhler, Haqq, Stanard,
Kingston, Rubin

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

Speakers: None

(3) **S212-005**

Motion: It was moved to **approve** an application to replat a 2.0-acre tract of land containing all of Lot 17 in City Block 7618 to create one 0.408-acre lot and one 1.592-acre lot on property located on Marigold Drive, north of Cherry Valley Boulevard, subject to compliance with the conditions listed in the docket.

Maker: Jackson
Second: Rubin
Result: Carried: 12 to 0

For: 12 - Hampton, Anderson, Shidid, Carpenter,
Jackson, Blair, Jung, Suhler, Haqq, Stanard,
Kingston, Rubin

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

Speakers: None

(4) **S212-006**

Motion: It was moved to **approve** an application to replat a 20.623-acre tract of land containing part of Lot 3 and part of Lot 3A in City Block A/7409 to create one 4.265-acre lot, one 4.753-acre lot, one 8.770-acre lot, and to dedicate a right-of-way on property located on Montfort Drive, north of Interstate Highway 635, subject to compliance with the conditions listed in the docket.

Maker: Jackson
Second: Rubin
Result: Carried: 12 to 0

For: 12 - Hampton, Anderson, Shidid, Carpenter,
Jackson, Blair, Jung, Suhler, Haqq, Stanard,
Kingston, Rubin

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

Speakers: None

(5) **S212-007**

Motion: It was moved to **approve** an application to replat a 0.9785-acre tract of land containing part of City Block 15/646 to create one lot on property located on Peak Street, Between Ross Avenue and San Jacinto Street, subject to compliance with the conditions listed in the docket.

Maker: Jackson
Second: Rubin
Result: Carried: 12 to 0

For: 12 - Hampton, Anderson, Shidid, Carpenter,
Jackson, Blair, Jung, Suhler, Haqq, Stanard,
Kingston, Rubin

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

Speakers: None

(6) **S212-008**

Motion: It was moved to **approve** an application to create one 1.301-acre lot from a tract of land in City Block 7192 on property located at the terminus of Blackhawk Drive (A.K.A. Black Hawk Street), west of Chalk Hill Road, subject to compliance with the conditions listed in the docket.

Maker: Jackson
Second: Rubin
Result: Carried: 12 to 0

For: 12 - Hampton, Anderson, Shidid, Carpenter,
Jackson, Blair, Jung, Suhler, Haqq, Stanard,
Kingston, Rubin

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

Speakers: None

(7) **S212-009**

Motion: It was moved to **approve** an application to create one 2.502-acre lot from a tract of land in City Block 801 on property located on East Side Avenue, northwest of Santa Fe Avenue, subject to compliance with the conditions listed in the docket.

Maker: Jackson
Second: Rubin
Result: Carried: 12 to 0

For: 12 - Hampton, Anderson, Shidid, Carpenter,
Jackson, Blair, Jung, Suhler, Haqq, Stanard,
Kingston, Rubin

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

Speakers: None

(8) **S212-011**

Motion: It was moved to **approve** an application to replat a 1.409-acre tract of land containing all of Lots 1 through 5, part of Lot 6, a portion of an abandoned alley, and a tract of land in City Block 810 to create one lot on property between Commerce Street and Exposition Avenue, west of R L Thornton Freeway/ Interstate Highway No. 30 , subject to compliance with the conditions listed in the docket.

Maker: Jackson
Second: Rubin
Result: Carried: 12 to 0

For: 12 - Hampton, Anderson, Shidid, Carpenter,
Jackson, Blair, Jung, Suhler, Haqq, Stanard,
Kingston, Rubin

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

Speakers: None

(9) **S212-013**

Motion: It was moved to **approve** an application to replat a 2.047-acre tract of land containing all of Lots 41 through 47, 50, 51, 52A in City Block 7257; all of Lots 60, 61, 62A, and 63A in City Block 1/7257; and abandoned Bedford Street to create one lot on property located on Borger Street, south of Singleton Boulevard, subject to compliance with the conditions listed in the docket.

Maker: Jackson
Second: Rubin
Result: Carried: 12 to 0

For: 12 - Hampton, Anderson, Shidid, Carpenter,
Jackson, Blair, Jung, Suhler, Haqq, Stanard,
Kingston, Rubin

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

Speakers: None

Residential Replat:

(10) **S212-001**

Motion: It was moved to **approve** an application to replat a 24.011-acre tract of land containing all of lots within City Blocks 1/5888 ¼, 2/5888 ½, 3/5888 ¾, City Blocks 1/5906 through 4/5906, City Block 1/6641, and City Block 14/6641; part of abandoned Cadillac Drive, Roberta Street, Mildred Street, Chrysler Drive, Spivey Street, and a 15-foot alley to create one lot on property bounded by Kiest Boulevard, Cedar Crest Boulevard, Morrell Avenue, and Packard Street, northwest of McGowan Street, subject to compliance with the conditions listed in the docket.

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

For: 12 - Hampton, Anderson, Shidid, Carpenter,
Jackson, Blair, Jung, Suhler, Haqq, Stanard,
Kingston, Rubin

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

Notices: Area: 200 Mailed: 30
Replies: For: 1 Against: 0

Speakers: For: Daniel Lim, 1112 N. Zang Blvd., Dallas, TX, 75203
Elizabeth McIlrath, 550 Bailey Ave., Fort Worth, TX, 76107
Arron Law, 550 Bailey Ave., Fort Worth, TX, 76107
Against: None

(11) **S212-002**

Motion: It was moved to **approve** an application to replat a 0.875-acre tract of land containing all of Lots 7, 8, 9, 10, and 11 in City Block 13/6641 to create one lot on property located on Packard Street, south of Morrell Avenue, subject to compliance with the conditions listed in the docket.

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

For: 12 - Hampton, Anderson, Shidid, Carpenter,
Jackson, Blair, Jung, Suhler, Haqq, Stanard,
Kingston, Rubin

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

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

Speakers: For: Daniel Lim, 1112 N. Zang Blvd., Dallas, TX, 75203
Arron Law, 550 Bailey Ave., Fort Worth, TX, 76107
For (Did not speak): Elizabeth McIlrath, 550 Bailey Ave., Fort Worth, TX, 76107
Against: None

Miscellaneous Items:

M201-034

Planner: Hannah Carrasco

Motion: It was moved to **approve** a minor amendment to an existing site plan for Specific Use Permit No. 666 on property zoned R-7.5(A) Single Family District, at the northwest corner of Bonnie View Road and East Wintergreen Road.

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

For: 12 - Hampton, Anderson, Shidid, Carpenter,
Jackson, Blair, Jung, Suhler, Haqq, Stanard,
Kingston, Rubin

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

Speakers: None

M201-038

Planner: Hannah Carrasco

Motion: It was moved to **approve** a minor amendment to an existing development plan on property zoned Planned Development District No. 409 with H/144 Sunset High School Historic Overlay, at the northeast and northwest corners of North Oak Cliff Boulevard and West Tenth Street.

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

For: 12 - Hampton, Anderson, Shidid, Carpenter,
Jackson, Blair, Jung, Suhler, Haqq, Stanard,
Kingston, Rubin

Against: 0

Absent: 0

Vacancy: 3 - District 1, District 3, District 10

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

M201-046

Planner: Athena Seaton

Motion: It was moved to **approve** a minor amendment to an existing development plan and landscape plan on property zoned Planned Development No. 272, on the west line of Preston Road, south of Belt Line Road.

Maker: Suhler

Second: Blair

Result: Carried: 11 to 0

For: 11 - Hampton, Anderson, Shidid, Carpenter,
Jackson, Blair, Suhler, Haqq, Stanard,
Kingston, Rubin

Against: 0

Absent: 0

Vacancy: 3 - District 1, District 3, District 10

Conflict: 1 - Jung**

**out of the room, when vote taken

Speakers: For: Nancy Carreras, 220 E. Central Parkway, Altamonte Springs, FL, 32701
Against: None

Miscellaneous Items – Under Advisement:

D201-003

Planner: Ryan Mulkey

Motion: It was moved to **approve** 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.

Maker: Stanard

Second: Rubin

Result: Carried: 12 to 0

For: 12 - Hampton, Anderson, Shidid, Carpenter,
Jackson, Blair, Jung, Suhler, Haqq, Stanard,
Kingston, Rubin

Against: 0

Absent: 0

Vacancy: 3 - District 1, District 3, District 10

Speakers: For: Judd Mullinix, 13455 Noel Rd., Dallas, TX, 75240
Christopher Nash, 6 Twin Cir., Houston, TX, 77042
Ken Newberry, 6306 Diamondhead Cir., Dallas, TX, 75225
Kevin Griffeth, 6204 Bandera Ave., Dallas, TX, 75225
Leslie Warren, 6211 N. Northwest Hwy., Dallas, TX, 75225
Steve Dawson, 8440 Tulane St., Dallas, TX, 75225
Karl Crawley, 2201 Main St., Dallas, TX, 75201

For (Did not speak): David Ott, 5432 Tupper Lake Dr., Houston, TX, 77056
John Nash, 6846 Longmont Dr., Houston, TX, 77056

Against: None

Note: The Commission recessed for a short break at 3:05 p.m. and reconvened at 3:16 p.m. The Commission continued with the regular order of the agenda and heard Certificates of Appropriateness for Signs agenda items. The Commission heard Certificates of Appropriateness for Signs agenda item #2108250025 next.

Certificates of Appropriateness for Signs:

West End Historic Sign District:

2108250025

Sign Inspector: Jason Pool

Motion: It was moved to **approve** a Certificate of Appropriateness by Logan Elmore of Technology Media Group, for a 16.66 sq. ft. neon illuminated attached sign at 311 North Market Street (east elevation).

Maker: Kingston

Second: Suhler

Result: Carried: 12 to 0

For: 12 - Hampton, Anderson, Shidid, Carpenter,
Jackson*, Blair, Jung, Suhler, Haqq, Stanard,
Kingston, Rubin

Against: 0

Absent: 0

Vacancy: 3 - District 1, District 3, District 10

*out of the room, shown voting in favor

Speakers: None

2108270011

Sign Inspector: Jason Pool

Motion: It was moved to **approve** a Certificate of Appropriateness by Logan Elmore of Technology Media Group, for a 21.44 sq. ft. neon illuminated attached sign at 208 North Market Street (west elevation).

Maker: Kingston
Second: Suhler
Result: Carried: 12 to 0

For: 12 - Hampton, Anderson, Shidid, Carpenter,
Jackson*, Blair, Jung, Suhler, Haqq, Stanard,
Kingston, Rubin

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

*out of the room, shown voting in favor

Speakers: None

Deep Ellum/Near East Side Historic Sign District:

2108250027

Sign Inspector: Jason Pool

Motion: It was moved to **approve** a Certificate of Appropriateness by Bobby Nichols of Chandler Signs, Inc., for a 300 sq. ft. LED illuminated attached sign at 333 1st Street (southeast elevation).

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

For: 12 - Hampton, Anderson, Shidid, Carpenter,
Jackson*, Blair, Jung, Suhler, Haqq, Stanard,
Kingston, Rubin

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

*out of the room, shown voting in favor

Speakers: For: None
For (Did not speak): Matt Wilson, 14201 Sovereign Rd., Fort Worth, TX, 76155
Against: None

Farmer's Market Special Provision Sign District:

2109160012

Sign Inspector: Jason Pool

Motion: It was moved to **approve** a Certificate of Appropriateness by Amanda Mittag of Barnett Signs Inc., for a 133.5 sq. ft. LED illuminated attached sign at 835 South Good Latimer Expressway (northwest elevation).

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

For: 12 - Hampton, Anderson, Shidid, Carpenter,
Jackson, Blair, Jung, Suhler, Haqq, Stanard,
Kingston, Rubin

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

Speakers: For: Edgar Hinojosa, 4250 Action Dr., Mesquite, TX, 75150
Against: None

2109160013

Sign Inspector: Jason Pool

Motion: It was moved to **approve** a Certificate of Appropriateness by Amanda Mittag of Barnett Signs Inc., for a 69.6 sq. ft. LED illuminated attached sign at 835 South Good Latimer Expressway (southeast elevation).

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

For: 12 - Hampton, Anderson, Shidid, Carpenter,
Jackson, Blair, Jung, Suhler, Haqq, Stanard,
Kingston, Rubin

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

Speakers: For: Edgar Hinojosa, 4250 Action Dr., Mesquite, TX, 75150
Against: None

Zoning Cases - Consent:

1. **Z201-335(RM)**

Planner: Ryan Mulkey

Note: The Commission considered this item individually.

Motion: It was moved to recommend **approval** of a new subarea, subject to revised conditions and revised use chart (Exhibit 298E) to include the following change: Limit lot coverage in proposed subarea 10C to 70 percent, on property zoned Subarea 10 Tract 1 and Subarea 11 Tracts 2 and 3 within Planned Development District No. 298, the Bryan Area Special Purpose District, on the southeast line of Live Oak Street, between North Hall Street and Floride Street.

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

For: 12 - Hampton, Anderson, Shidid, Carpenter,
Jackson, Blair, Jung, Suhler, Haqq, Stanard,
Kingston, Rubin

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

Notices: Area: 500 Mailed: 73
Replies: For: 1 Against: 0

Speakers: For: Luke Franz, 2323 Ross Ave., Dallas, TX, 75201
For (Did not speak): Suzan Kedron, 2323 Ross Ave., Dallas, TX, 75201
Against: None

Note: The Commission heard Zoning agenda item #2. Z201-336(LG) next.

2. **Z201-336(LG)**

Planner: La’Kisha Girder

Note: The Commission considered this item individually.

Motion: In considering an application for an IR Industrial Research District on property zoned MU-3 Mixed Use District, on the south line of Lyndon B Johnson Service Road, west of Newberry Street, it was moved to **hold** this case under advisement until December 2, 2021 and to instruct staff to re-notice for deed restrictions volunteered by the applicant.

Maker: Carpenter
Second: Rubin
Result: Carried: 12 to 0

For: 12 - Hampton, Anderson, Shidid, Carpenter,
Jackson, Blair, Jung, Suhler, Haqq, Stanard,
Kingston, Rubin

Against: 0

Absent: 0

Vacancy: 3 - District 1, District 3, District 10

Notices: Area: 500 Mailed: 27

Replies: For: 0 Against: 3

Speakers: For: None

For (Did not speak): Danielle Mathews, 2201 Main St., Dallas, TX, 75201

Against: None

Note: The Commission heard Zoning agenda item #5. Z201-300(OA) next.

3. Z201-341(LG)

Planner: La’Kisha Girder

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

Maker: Carpenter

Second: Hampton

Result: Carried: 12 to 0

For: 12 - Hampton, Anderson, Shidid, Carpenter,
Jackson, Blair, Jung, Suhler, Haqq, Stanard,
Kingston, Rubin

Against: 0

Absent: 0

Vacancy: 3 - District 1, District 3, District 10

Notices: Area: 200 Mailed: 12

Replies: For: 0 Against: 0

Speakers: For: None

For (Did not speak): Audrea Buckley, 1414 Belleview St., Dallas, TX, 75215

Against: None

4. **Z201-285(CT)**

Planner: Carlos Talison

Motion: It was moved to recommend **approval** of a new tract within Planned Development District No. 508 Tract 7, subject to a revised conceptual plan, development plan for the new tract, and revised conditions on the west line of North Hampton Road, north of Bickers Street.

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

For: 12 - Hampton, Anderson, Shidid, Carpenter,
Jackson, Blair, Jung, Suhler, Haqq, Stanard,
Kingston, Rubin

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

Notices: Area: 500 Mailed: 79
Replies: For: 0 Against: 2

Speakers: None

Note: The Commission heard Zoning - Consent agenda Item #1. Z201-335(RM), upon the conclusion of the Zoning - Consent agenda. Zoning - Consent agenda Item #1. Z201-335(RM) was heard next.

5. **Z201-300(OA)**

Planner: Oscar Aguilera

Note: The Commission considered this item individually.

Motion: In considering an application for a MF-2(A) Multifamily District on property zoned an R-7.5(A) Single Family District, on the west line of South Cockrell Hill Road, north of West Red Bird Lane, it was moved to **hold** this case under advisement until December 16, 2021.

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

For: 12 - Hampton, Anderson, Shidid, Carpenter,
Jackson, Blair, Jung, Suhler, Haqq, Stanard,
Kingston, Rubin

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

Notices: Area: 400 Mailed: 58
Replies: For: 0 Against: 6

Speakers: For: Ramon Aranda, 2946 S. Sunbeck Cir., Farmers Branch, TX, 75234
Against: Maria Martinez, 4402 Barstow Blvd., Dallas, TX, 75236
Elizeth Gonzales, 4402 Barstow Blvd., Dallas, TX, 75236

Note: The Commission returned to the regular order of the agenda and heard Zoning Cases – Individual agenda items. Zoning Case - Individual agenda item #6. Z201-291(OA) was heard next.

Zoning Cases - Individual:

6. Z201-291(OA)

Planner: Oscar Aguilera

Motion: In considering an application for a Planned Development District for MF-2(A) Multifamily District uses on property zoned an NO(A) Neighborhood Office District, on the south line of Lyndon B Johnson Freeway, west of Hillcrest Road, it was moved to **hold** this case under advisement until December 2, 2021.

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

For: 12 - Hampton, Anderson, Shidid, Carpenter,
Jackson, Blair, Jung, Suhler, Haqq, Stanard,
Kingston, Rubin

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

Notices: Area: 500 Mailed: 72
Replies: For: 1 Against: 21

Speakers: For: None
FOR (Did not Speak): Suzan Kedron, 2323 Ross Ave., Dallas, TX, 75201
Luke Franz, 2323 Ross Ave., Dallas, TX, 75201
Against: None

7. **Z190-169(AU)**

Planner: Andreea Udrea

Motion: In considering an application for a new subdistrict on property zoned Subdistrict 1A and 1B within Planned Development District No. 714, the West Commerce Street/Fort Worth Avenue Special Purpose District, generally on both sides of Main Street, between Herbert Street and Sylvan Avenue, north of West Commerce Street, west of Guest Street and east of Beaver Street, and at the terminus of Yuma Street, Topeka Avenue, and Evanston Avenue, it was moved to **hold** this case under advisement until December 2, 2021.

Maker: Carpenter
Second: Rubin
Result: Carried: 12 to 0

For: 12 - Hampton, Anderson, Shidid, Carpenter,
Jackson, Blair, Jung, Suhler, Haqq, Stanard,
Kingston, Rubin
Against: 0
Absent: 0
Vacancy: 3 - District 1, District 3, District 10

Notices: Area: 500 Mailed: 119
Replies: For: 2 Against: 0

Speakers: None

Zoning Cases - Under Advisement:

8. **Z201-319(MP)**

Planner: Michael Pepe

Motion: In considering an application for an amendment to Tract IV within Planned Development District No. 812, on the east line of Fran Way, between East 11th Street and Avenue B, it was moved to **hold** this case under advisement until November 18, 2021.

Maker: Anderson
Second: Suhler
Result: Carried: 12 to 0

For: 12 - Hampton, Anderson, Shidid, Carpenter,
Jackson, Blair, Jung, Suhler, Haqq, Stanard,
Kingston, Rubin
Against: 0
Absent: 0
Vacancy: 3 - District 1, District 3, District 10

Notices: Area: 500 Mailed: 134
Replies: For: 17 Against: 2

Speakers: For: None
For (Did not speak): Suzan Kedron, 2323 Ross Ave., Dallas, TX, 75201
Luke Franz, 2323 Ross Ave., Dallas, TX, 75201
Against: None

9. **Z201-189(CT)**

Planner: Carlos Talison

Motion: It was moved to recommend **approval** of a Planned Development District for a public school other than an open enrollment charter school use and R-7.5(A) Single Family District uses, subject to a development plan, a revised traffic management plan, and conditions on property zoned a R-7.5(A) Single Family District, on the north line of Walnut Hill Lane, between Ferndale Road and Lynbrook Drive.

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

For: 12 - Hampton, Anderson, Shidid, Carpenter,
Jackson, Blair, Jung, Suhler, Haqq, Stanard,
Kingston, Rubin

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

Notices: Area: 500 Mailed: 253
Replies: For: 19 Against: 4

Speakers: For: Karl Crawley, 2201 Main St., Dallas, TX, 75201
James Watson, 400 S. Greenville Ave., Richardson, TX, 75081
For (Did not speak): Christy Lambeth, 8637 County Road 148, Kaufman, TX, 75142
Against: None

10. **Z201-320(CT)**

Planner: Carlos Talison

Motion: It was moved to recommend **approval** of the termination of deed restrictions [Z834-127] on property zoned Planned Development District No. 1036, on the north line of Ridge Center Drive, west of Cedar Ridge Drive.

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

For: 12 - Hampton, Anderson, Shidid, Carpenter,
Jackson, Blair, Jung, Suhler, Haqq, Stanard,
Kingston, Rubin

Against: 0

Absent: 0

Vacancy: 3 - District 1, District 3, District 10

Notices: Area: 400 Mailed: 12

Replies: For: 1 Against: 1

Speakers: For: David Martin, 2728 N. Harwood St., Dallas, TX, 75201
Rusty Ross, 600 E. Las Colinas Blvd., Irving, TX, 75039
Tommy Mann, 500 Winstead Building, Dallas, TX, 75201
Against: None

11. **Z201-171(RM)**

Planner: Ryan Mulkey

Motion: It was moved to recommend 1) **approval** of a new Planned Development Subdistrict for LI Light Industrial District uses; subject to revised conditions; and 2) **approval** of a Specific Use Permit for a commercial motor vehicle parking use for a two-year period, subject to a site plan and conditions on property zoned Subdistrict 1 within Planned Development District No. 534, the C.F. Hawn Special Purpose District No. 2, with a D-1 Liquor Control Overlay, on the east line of San Marino Avenue, south of Turin Drive.

Maker: Shidid

Second: Suhler

Result: Carried: 12 to 0

For: 12 - Hampton, Anderson, Shidid, Carpenter,
Jackson, Blair, Jung, Suhler, Haqq, Stanard,
Kingston, Rubin

Against: 0

Absent: 0

Vacancy: 3 - District 1, District 3, District 10

Notices: Area: 500 Mailed: 19

Replies: For: 0 Against: 0

Speakers: For: Jokabet Anaya, 6805 San Marino Ave., Dallas, TX, 75089
Against: None

Note: The Commission recessed for a short break at 4:09 p.m. and reconvened at 4:22 p.m. The Commission continued with the regular order of the agenda and heard Zoning Cases – Under Advisement agenda items. The Commission heard Zoning Case – Under Advisement agenda item #12. Z201-239(RM) next.

12. Z201-239(RM)

Planner: Ryan Mulkey

Motion: It was moved to recommend 1) **denial without prejudice** of 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) **denial without prejudice** of 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.

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

For: 12 - Hampton, Anderson, Shidid, Carpenter,
Jackson, Blair, Jung, Suhler, Haqq, Stanard,
Kingston, Rubin

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

Notices: Area: 400 Mailed: 244
Replies: For: 1 Against: 0

Speakers: For: Peter Kavanagh, 1620 Handley Dr., Dallas, TX, 75208
Mayra Velecela, 220 Franklin Rd., Randolph, NJ, 07869
Rudy Cerda, 435 Big Oaks Dr., Dallas, TX, 75217
Freddy Vestal, 379 Jim Jones Rd., Van Alstyne, TX, 75495
Against: None

13. Z201-279(RM)

Planner: Ryan Mulkey

Motion: It was moved to recommend 1) **approval** of a Planned Development District for R-10(A) Single Family District uses, a child-care facility, and a private school use; subject to conditions; and 2) **approval** of an amendment to Specific Use Permit No. 1642 for a child-care facility and a proposed private school use, for a four-year period, subject to the applicant's site plan (submitted 11/4/2021), a traffic management plan, and staff's recommended conditions with the following amendments:

- 1) In SUP condition #3, substitute a 4-year time limit, without eligibility for automatic renewals.

- 2) Amend SUP condition #5 to read: "Combined enrollment in the child-care facility and private school may not exceed 208."
- 3) Amend SUP condition #9 to read: "Parking must be located as shown on the attached site plan. Spaces shown in gray on the site plan may not be counted toward required off-street parking for the child-care facility and private school uses."
- 4) Add an SUP condition to read: "Off-street parking must be screened from residentially-zoned lots across Old Gate Lane. Screening must be constructed of one of or a combination of the following materials:
 - (1) brick, stone, concrete, stucco, wood, or metal wall or fence, or any combination of these materials with a maximum 10 square inches of openings in any given square foot of surface between two and three feet above the parking surface; or
 - (2) evergreen plant materials recommended for local area use by the building official. The plant materials must be located in a bed that is at least three feet wide with a minimum soil depth of 24 inches. Initial plantings must be capable of obtaining a solid appearance within three years. Plant materials must be placed a maximum of 24 inches on center over the entire length of the bed unless the building official approves an alternative planting density that the building official certifies as being capable of providing a solid appearance within three years.Screening must be maintained in a state of good repair at all times such that:
 - (1) the screening is not out of vertical alignment more than six inches, measured at the top of the screening; and
 - (2) any rotted, fire-damaged, or broken slats or support posts are repaired or replaced; and
- 5) Limit the SUP to Tract 1. Amend the applicant's proposed site plan to reflect Tract 1 only on property zoned an R-10(A) Single Family District, at the southeast corner of Diceman Drive and Old Gate Lane.

Maker: Jung
Second: Rubin
Result: Carried: 11 to 1

For: 11 - Hampton, Anderson, Shidid, Carpenter,
Jackson, Blair, Jung, Suhler, Haqq, Kingston,
Rubin

Against: 1 - Stanard
Absent: 0
Vacancy: 3 - District 1, District 3, District 10

Notices: Area: 500 Mailed: 199
Replies: For: 3 Against: 14

Speakers: For: Tommy Mann, 500 Winstead Building, Dallas, TX, 75201
Rob Baldwin, 3904 Elm St., Dallas, TX, 75226
Christy Lambeth, 8637 County Road 148, Kaufman, TX, 75142
Against: Megan Freeman, 8903 San Benito Way, Dallas, TX, 75218
Abigail Hoffman, 1436 San Saba Dr., Dallas, TX, 75218
Sterling Whitmore, 8603 Angora St., Dallas, TX, 75218
Miles Zitmore, 1512 San Saba Dr., Dallas, TX, 75218
Erica Cole, 9246 Forest Hills Blvd., Dallas, TX, 75218
Emily Cabral, 9030 Daytonia Ave., Dallas, TX 75218

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

Planner: Ryan Mulkey

Motion: It was moved to recommend **denial** of 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.

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

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

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

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

Speakers: None

15. **Z201-282(KC)**

Planner: Karina Castillo

Motion: In considering an application for the renewal of Specific Use Permit No. 1750 for a commercial motor vehicle parking use on property zoned CS Commercial Service District, at the northwest corner of Chalk Hill Road and Fitchburg Street, it was moved to **hold** this case under advisement until December 2, 2021.

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

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

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

Notices: Area: 200 Mailed: 14
Replies: For: 2 Against: 0

Speakers: None

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

Planner: Karina Castillo

Motion: It was moved to recommend **approval** of a Specific Use Permit for a retirement housing for a twenty-year period with eligibility for automatic renewals for additional twenty-year periods, subject to the site plan and conditions 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.

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

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

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

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

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

Other Matters

Consideration of Appointments to CPC Committees:

Motion: It was moved to **approve** the appointment of City Plan Commissioner Aaliyah Haqq to the Special Sign District Advisory Committee (SSDAC).

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

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

Against: 0

Absent: 1 - Hampton

Vacancy: 3 - District 1, District 3, District 10

Speakers: None

2022 City Plan Commission Calendar:

UA From: September 23, 2021.

Motion: It was moved to **approve** the 2022 City Plan Commission Calendar, as proposed by staff and to require 30-day notice if the May 5, 2022, and/or the December 1, 2022, meetings are added to the calendar.

Maker: Rubin

Second: Blair

Result: Carried: 10 to 1

For: 10 - Anderson, Shidid, Carpenter, Jackson, Blair,
Suhler, Haqq, Stanard, Kingston, Rubin

Against: 1 - Jung

Absent: 1 - Hampton

Vacancy: 3 - District 1, District 3, District 10

Speakers: None

Minutes:

Motion: It was moved to **approve** the October 21, 2021, City Plan Commission meeting minutes, as submitted.

Maker: Jung

Second: Rubin

Result: Carried: 11 to 0

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

Against: 0

Absent: 1 - Hampton

Vacancy: 3 - District 1, District 3, District 10

Speakers: None

Adjournment:

Motion: It was moved to **adjourn** the November 4, 2021, City Plan Commission meeting at 6:05 p.m.

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

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

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

Tony Shidid, Chair