

## PLAN COMMISSION MINUTES

The City Plan Commission held a regular Zoning Hearing on April 8, 2021, by videoconference call as authorized by Texas Government Code Section 551.127 with the briefing starting at 10:06 a.m., and the public hearing at 1:50 p.m. Presiding were, Tony Shidid, Chair and Deborah Carpenter, Acting Vice-Chair. The following Commissioners were present during the hearing: Enrique MacGregor, Joanna Hampton, Ronald Stinson, LeDouglas Johnson, Timothy Jackson, Lorie Blair, P. Michael Jung, Jayne Suhler, Kristine Schwope, Wayne Garcia, and Brent Rubin. The following Commissioner was absent from this hearing as defined in the City Plan Commission rules: Margot Murphy. There was one vacancy - District 10.

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

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

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

**Note: The Commission was briefed on Zoning Case - Consent items #7. Z201-182(NN) and #8. Z201-183(NN) at the beginning of the Public Hearing. The Commission returned to the regular order of the agenda upon the conclusion of #7. Z201-182(NN) and #8. Z201-183(NN) briefings and heard the Subdivision Docket; Consent Items next.**

### PUBLIC HEARINGS:

#### Subdivision Docket

Planner: Sharmila Shrestha

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

#### Consent Items:

##### (1) **S190-031R**

**Motion:** It was moved to **approve** an application to revise a previously approved preliminary plat S190-031 to create 1,030 single family lots ranging in size from 4,500 square feet to 22,185 square feet and 13 common areas from a 213.925-acre tract of land on property located in the Dallas Extra Territorial Jurisdiction (E.T.J) on F.M. 548, south of Falcon Road, subject to compliance with the conditions listed in the docket.

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

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

Against: 0  
Absent: 1 - Murphy  
Vacancy: 1 - District 10

**Speakers:** For: None  
For (Did not speak): Jim Nichols, 801 E. Campbell Rd., Richardson, TX, 75081  
Against: None

(2) **S201-606**

**Motion:** It was moved to **approve** an application to create one 0.7721-acre lot from a tract of land in City Block Y/854 on property located at 3100 Oak Lane, southwest of Trunk Avenue, subject to compliance with the conditions listed in the docket.

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

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

Against: 0  
Absent: 1 - Murphy  
Vacancy: 1 - District 10

**Speakers:** None

(3) **S201-607**

**Motion:** It was moved to **approve** an application to create one 10.4567-acre lot and one 13.1762-acre lot from a 23.6329-acre tract of land in City Block 8322 and 8323 on property located on Bonnie View Road, north of Wintergreen Road, subject to compliance with the conditions listed in the docket.

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

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

Against: 0  
Absent: 1 - Murphy  
Vacancy: 1 - District 10

**Speakers:** None

(4) **S201-608**

**Motion:** It was moved to **approve** an application to create one 23.074-acre lot from a tract of land in City Block 8048 on property located at 12900 L B J Freeway, at the terminus of International Parkway, subject to compliance with the conditions listed in the docket.

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

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

Against: 0  
Absent: 1 - Murphy  
Vacancy: 1 - District 10

**Speakers:** For: None

For (Did not speak): Ryan Bertrand, 3102 Maple Ave., Dallas, TX, 75201  
Against: None

(5) **S201-609**

**Motion:** It was moved to **approve** an application to replat a 0.558-acre tract of land containing all of Lots 17, 18, and part of Lot 19 in City Block 36/3156 to create one lot on property located on 9<sup>th</sup> Street, east of Adams Avenue, subject to compliance with the conditions listed in the docket.

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

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

Against: 0  
Absent: 1 - Murphy  
Vacancy: 1 - District 10

**Speakers:** None

**(6) S201-610**

**Motion:** It was moved to **approve** an application to replat a 0.92-acre tract of land containing all of Lot 1 in City Block 7747 and a part of City Block A/7319 to create one lot on property located on Forest Lane, east of Forest Central Drive, subject to compliance with the conditions listed in the docket.

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

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

Against: 0  
Absent: 1 - Murphy  
Vacancy: 1 - District 10

**Speakers:** None

**(7) S201-611**

**Motion:** It was moved to **approve** an application to replat a 1.227-acre tract of land containing all of Lots 1, 2, 3, and 4 in City Block A/2477 and a tract of land in City Block 2474, and to abandon a portion of an alley to create one lot on property located on Lemmon Avenue, between Versailles Avenue and Dorothy Street, subject to compliance with the conditions listed in the docket.

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

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

Against: 0  
Absent: 1 - Murphy  
Vacancy: 1 - District 10

**Speakers:** None

(8) **S201-613**

**Motion:** It was moved to **approve** an application to create one 18.3619-acre lot from a tract of land on property located on Walnut Hill Lane, between Lynbrook Drive and Ferndale Road, subject to compliance with the conditions listed in the docket.

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

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

Against: 0  
Absent: 1 - Murphy  
Vacancy: 1 - District 10

**Speakers:** None

(9) **S201-614**

**Motion:** It was moved to **approve** an application to replat a 139.6163-acre tract of land containing all of Lot 1 in City Block 7153 and all of City Blocks 7153 and 7154 to create one 10.5891-acre lot, one 41.0063-acre lot, and one 88.0209-acre lot on property located on Singleton Boulevard, west of Norwich Street, subject to compliance with the conditions listed in the docket.

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

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

Against: 0  
Absent: 1 - Murphy  
Vacancy: 1 - District 10

**Speakers:** None

(10) **S201-615**

**Motion:** It was moved to **approve** an application to replat a 180.0041-acre tract of land containing all of Lots 1 through 8 in City Block 37/7618, all of Lot 1 in City Block A/8290, all of Lot 1 in City Block A/8312, and a tract of land in City Blocks A/8290, 83123,A/8312, 8289, 8290, and to dedicate a public right-of-way, to create 6 lots ranging in size from 2.4002 acre to 64.0132 acre on property located on Cedardale Road at Honeysuckle Lane, south of Interstate Highway No. 20, subject to compliance with the conditions listed in the docket.

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

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

Against: 0  
Absent: 1 - Murphy  
Vacancy: 1 - District 10

**Speakers:** None

Residential Replats:

(11) **S201-604**

**Motion:** It was moved to **approve** an application to replat a 0.302-acre tract of land containing all of Lot 10 in City Block B/8140 and Common Area B in City Block 8/8135 to create one lot on property located at 9077 Fairglen Drive, subject to compliance with the conditions listed in the docket.

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

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

Against: 0  
Absent: 1 - Murphy  
Vacancy: 1 - District 10

**Notices:** Area: 200 Mailed: 31  
**Replies:** For: 3 Against: 0

**Speakers:** For: Ken Brunkenhoefer, 9077 Fairglen Dr., Dallas, TX, 75231  
Against: None

(12) **S201-605**

**Motion:** It was moved to **approve** an application to replat a 0.110-acre tract of land containing all of Lot 1 and Common Area D in City Block D/8420 to move the internal lines between the lot and the common area to create one 3,506-square foot lot and one 1,277-square foot common area on property located on Forest Star Drive at Bramble Drive, northwest corner, subject to compliance with the conditions listed in the docket with the following added condition: "Common Area D is reserved for parking and pedestrian access".

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

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

Against: 0  
Absent: 1 - Murphy  
Vacancy: 1 - District 10

**Notices:** Area: 200 Mailed: 5  
**Replies:** For: 0 Against: 0

**Speakers:** For: Diane Cheatham, 1 Vanguard Way, Dallas, TX, 75243  
Against: None

(13) **S201-612**

**Motion:** It was moved to **approve** an application to replat a 0.287-acre tract of land containing all of Lot 5 in City Block 24/6890 to create one 6,241-square foot lot and one 6,246-square foot lot on property located on Tracy Road, northwest of Simpson Stuart Road, subject to compliance with the conditions listed in the docket.

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

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

Against: 0  
Absent: 1 - Murphy  
Vacancy: 1 - District 10

**Notices:** Area: 200 Mailed: 19  
**Replies:** For: 1 Against: 0

**Speakers:** None

(14) **S201-616**

**Motion:** It was moved to **approve** an application to replat a 1.898-acre tract of land containing all of Lots 20, 21, and Common Area D in City Block A/7037 to move the internal lines between the two lots and common area to create one 2,877-square foot lot, one 3,066-square foot lot, and one 76,715-square foot common area on property located on Emerald Rock Drive, northeast of White Grove Drive, subject to compliance with the conditions listed in the docket.

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

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

Against: 0  
Absent: 1 - Murphy  
Vacancy: 1 - District 10

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

**Speakers:** None



Residential Replats and Building Line Reduction:

(15) **S201-617**

**Building Line Motion:** It was moved to **approve** an application to reduce a portion of an existing platted building line to wrap around an existing structure that is encroaching into the existing 30-foot building line on the north line of Paramount Avenue 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 Paramount Avenue, west of Algonquin Drive.

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

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

Against: 0  
Absent: 1 - Murphy  
Vacancy: 1 - District 10

**Replat Motion:** It was moved to **approve** an application to replat a 0.47-acre tract of land containing all of Lots 18 and 19 in City Block A/6680 to move an internal lot line between two lots to create one 8,820-square foot lot and one 11,620-square foot lot; on property located on Paramount Avenue, west of Algonquin Drive, subject to compliance with the conditions listed in the docket.

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

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

Against: 0  
Absent: 1 - Murphy  
Vacancy: 1 - District 10

**Notices:** Area: 200                      Mailed: 29  
**Replies:** For: 0                              Against: 0

**Speakers:** None

(16) **S201-618**

**Building Line Motion:** It was moved to **approve** an application to reduce a portion of an existing platted 30-foot building line to 25-feet 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 at 6616 Blue Valley.

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

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

Against: 0  
Absent: 1 - Murphy  
Vacancy: 1 - District 10

**Replat Motion:** It was moved to **approve** an application to replat a 0.222-acre tract of land containing all of Lot 13 in City Block 17/2970 to create one lot on property located at 6616 Blue Valley Lane, subject to compliance with the conditions listed in the docket.

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

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

Against: 0  
Absent: 1 - Murphy  
Vacancy: 1 - District 10

**Notices:** Area: 200 Mailed: 34  
**Replies:** For: 2 Against: 2

**Speakers:** None

Miscellaneous Items:

**M201-019**

Planner: Hannah Carrasco

**Motion:** It was moved to **approve** a minor amendment to the existing development plan, subject to the proposed land uses shown on the development plan on property zoned Planned Development District No. 1008, on the southwest corner of Wycliff Avenue and Monitor Street.

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

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

Against: 0  
Absent: 1 - Murphy  
Vacancy: 1 - District 10

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

**M201-021**

Planner: Hannah Carrasco

**Motion:** It was moved to **approve** a minor amendment to a site plan on property zoned S-2b in the South Zone within Planned Development District No. 521 with Specific Use Permit No. 1739 for an open-enrollment charter school use, on the southwest corner of Eagle Ford Drive and Camp Wisdom Road.

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

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

Against: 0  
Absent: 1 - Murphy  
Vacancy: 1 - District 10

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

Miscellaneous Item – Under Advisement:

**M201-005**

Planner: Hannah Carrasco

**Motion:** In considering an application for a minor amendment to an existing development plan and landscape plan on property zoned Planned Development District No. 623 for a private school use in an area generally on the southeast corner of Royal Lane and Webb Chapel Road, it was moved to **hold** this case under advisement until April 22, 2021.

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

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

Against: 0  
Absent: 1 - Murphy  
Vacancy: 1 - District 10

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

Certificates of Appropriateness for Signs:

Downtown CBD Subdistrict:

**2102110002**

Planner: Jennifer Muñoz

**Motion:** It was moved to **approve** a Certificate of Appropriateness by Bobby Nichols of Chandler Signs for a 480 sq. ft. attached LED illuminated sign at 700 North Pearl (north elevation).

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

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

Against: 0  
Absent: 1 - Murphy  
Vacancy: 1 - District 10

**Speakers:** For: Matt Wilson, 14201 Sovereign Rd., Fort Worth, TX, 76155  
Against: None

Deep Ellum/Near East Side SPSPD:

**2102240011**

Planner: Jennifer Muñoz

**Motion:** It was moved to **approve** a Certificate of Appropriateness by Taylor Tompkins of Willow Creek Signs for a 98 sq. ft. attached LED illuminated sign at 2700 Commerce (north elevation).

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

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

Against: 0  
Absent: 1 - Murphy  
Vacancy: 1 - District 10

**Speakers:** For: None  
For (Did not Speak): Eric Zwick, 27255 Katy Freeway, Katy, TX, 77494  
Against: None

Zoning Cases – Consent:

1. **Z190-323(CT)**

Planner: Carlos Talison

**Note: The Commission considered this item individually. During the speaker period of this item Rob Baldwin, the applicant's representative, requested to hold further discussion to allow him additional time to resolve concerns. Chair Shidid announced the item would return later in the meeting. The Commission continued with the regular order of the agenda and heard zoning agenda item #2. Z201-132(CT) next.**

**Motion:** It was moved to recommend **approval** of the renewal of Specific Use Permit No. 2278 for an extended-hours historic house museum and meeting space and fundraising use for a three-year period, subject to revised conditions to include the following changes: 1) extend the Specific Use Permit renewal term to January 24, 2024 and 2) require the Aldredge House to file monthly activity reports with District 14 City Council office on property zoned Area G within Planned Development District No. 63, on the southeast corner of Swiss Avenue and Parkmont Street.

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

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

Against: 0  
Absent: 1 - Murphy  
Vacancy: 1 - District 10

**Notices:** Area: 300 Mailed: 29  
**Replies:** For: 5 Against: 18

**Speakers:** For: Rob Baldwin, 3904 Elm St., Dallas, TX, 75226  
Brenda Hino, 3306 Princeton Ave., Dallas, TX, 75205  
Sara Bloch, 4706 Swiss Ave., Dallas, TX, 75204  
Jim Anderson, 4706 Swiss Ave., Dallas, TX, 75204  
Larry Offutt, 6038 Bryan Pkwy., Dallas, TX, 75206  
Laura Noe, 3948 Centenary Dr., Dallas, TX, 75225  
Mike Holub, 5020 Swiss Ave., Dallas, TX, 75214  
David Preziosi, 2922 Swiss Ave., Dallas, TX, 75204  
Melanie Vanlandingham, 6311 Lakeshore Dr., Dallas, TX, 75214  
Harryette Ehrhardt, 3525 Turtle Creek Blvd., Dallas, TX, 75219  
FOR (Did not Speak): Jennifer Hironoto, 3904 Elm St., Dallas, TX, 75226  
RuLan Hebel, 3600 Lexington Ave., Dallas, TX, 75205  
Kaki Hopkins, 4707 Crooked Ln., Dallas, TX, 75229  
Sawnie McEntire, 1700 Pacific Ave., Dallas, TX, 75201  
Robert Gunby, 4224 Swiss Ave., Dallas, TX, 75204  
Elizabeth Gunby, 3209 Colgate Ave., Dallas, TX, 75204  
Delva King, 1243 W. Pleasant Run, DeSoto, TX, 75115  
Marianne Howells, 6005 Swiss Ave., Dallas, TX, 75214  
Michelle Manners, 5520 Swiss Ave., Dallas, TX, 75214  
Katherine Seale, 5500 Chatham Hill Rd., Dallas, TX, 75220  
Against: David Bailey, 5516 Gaston Ave., Dallas, TX, 75214  
Jean Dean, 5420 Swiss Ave., Dallas, TX, 75214  
Ken Kuesel, 5215 Swiss Ave., Dallas, TX, 75214  
David Dean, 5420 Swiss Ave., Dallas, TX, 75214  
Risa Weinberger, 5501 Bryan St., Dallas, TX, 75206  
Louise Finley, 5421 Swiss Ave., Dallas, TX, 75214  
Gary Hoffman, 6017 Swiss Ave., Dallas, TX, 75214  
Vanessa Hoffman, 6017 Swiss Ave., Dallas, TX, 75214  
Against (Did not Speak): Brian Shultz, 5007 Swiss Ave., Dallas, TX, 75214  
Stephanie Stanley, 5505 Swiss Ave., Dallas, TX, 75214  
Steve Putnam, 5430 Gaston Ave., Dallas, TX, 75214  
Michael Carleton, 5501 Bryan St., Dallas, TX, 75206

Paul Hartmann, 5527 Swiss Ave., Dallas, TX, 75214  
Jerry Baus, 5617 Swiss Ave., Dallas, TX, 75214  
Jan Mohamed, 6011 Swiss Ave., Dallas, TX, 75214  
Michael McCune, 5514 Swiss Ave., Dallas, TX, 75214  
Rhonda McCune, 5514 Swiss Ave., Dallas, TX, 75214

**Note: The Commission returned to the regular order of the agenda and heard Other Matters. The Other Matters agenda item regarding the approval of the March 25, 2021 CPC Minutes was heard next.**

**2. Z201-132(CT)**

Planner: Carlos Talison

**Note: The Commission considered this item individually. During the speaker period of this item the Commission recessed for a short break at 3:06 p.m. and reconvened at 3:16 p.m.**

**Motion:** In considering an application for a Planned Development District for R-16(A) Single Family District uses and a public school other than an open enrollment charter school use on property zoned an R-16(A) Single Family District, on the southwest corner of Midway Road and Killion Drive, it was moved to **hold** this case under advisement until May 6, 2021.

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

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

Against: 0  
Absent: 1 - Murphy  
Vacancy: 1 - District 10

**Notices:** Area: 500 Mailed: 101  
**Replies:** For: 2 Against: 25

**Speakers:** For: Karl Crawley, 2201 Main St., Dallas, TX, 75201  
Against: None  
Against (Did not Speak): Tom Bloodgood, 4148 S. Better Dr., Dallas, TX, 75229

**Note: The Commission heard Zoning Cases - Consent agenda item #3. Z201-166(CT) next.**

3. Z201-166(CT)

Planner: Carlos Talison

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

**Motion:** In considering an application for a Specific Use Permit for a bed and breakfast on property zoned Subarea 3 within Planned Development District No. 362 with H/72 Peak's Suburban Addition Neighborhood Historic District Overlay, on the east side of Gaston Avenue, south of South Fitzhugh Avenue, it was moved to **hold** this case under advisement until April 22, 2021.

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

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

Against: 0  
Absent: 1 - Murphy  
Vacancy: 1 - District 10

**Notices:** Area: 200 Mailed: 21  
**Replies:** For: 3 Against: 0

**Speakers:** For: Gaby Rawlins, 2323 Ross Ave., Dallas, TX, 75201  
Jim Anderson, 4706 Swiss Ave., Dallas, TX, 75204  
For (Did not speak): Liz Gibson, 4821 Victor St., Dallas, TX, 75246  
Sara Bloch, 4706 Swiss Ave., Dallas, TX, 75204  
Against: None

**Note: The Commission heard Zoning Cases - Consent agenda item #4. Z201-176(RM) next.**

4. Z201-176(RM)

Planner: Ryan Mulkey

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

**Motion:** It was moved to recommend **approval** of a Planned Development District for R-7.5(A) Single Family District uses and a public school other than an open enrollment charter school use, subject to a development plan, a traffic management plan, and conditions on property zoned an R-10(A) and R-7.5(A) Single Family Districts, at the northwest corner of Brentfield Drive and Meadowcreek Drive.



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

For: 12 - MacGregor, Hampton, Stinson, Johnson,  
Shidid, Carpenter, Jackson, Blair, Jung,  
Suhler, Garcia, Rubin

Against: 0  
Absent: 1 - Murphy  
Vacancy: 1 - District 10  
Conflict: 1 - Schwope\*\*

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

**Notices:** Area: 500 Mailed: 219  
**Replies:** For: 23 Against: 1

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

**Note: The Commission heard Zoning Cases - Consent agenda item #5. Z201-181(RM) next.**

5. **Z201-181(RM)**

Planner: Ryan Mulkey

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

**Motion:** It was moved to recommend 1) **approval** of an amendment to and an expansion of Planned Development District No. 794, subject to a revised conceptual plan and conditions; and 2) **approval** of the termination of Specific Use Permit No. 1714 for a community service center on property zoned Planned Development District No. 794 and CR Community Retail District, on the northwest side of Inwood Road, between Cedar Springs Road and Nash Street.

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

For: 12 - Hampton, Stinson, Johnson, Shidid, Carpenter,  
Jackson, Blair, Jung, Suhler, Schwope, Garcia,  
Rubin

Against: 0  
Absent: 1 - Murphy  
Vacancy: 1 - District 10  
Conflict: 1 - MacGregor\*\*

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

**Notices:** Area: 500 Mailed: 33  
**Replies:** For: 2 Against: 1

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

**Note: The Commission heard Zoning Cases - Consent agenda item #6. Z201-184(RM) next.**

6. Z201-184(RM)

Planner: Ryan Mulkey

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

**Motion:** It was moved to recommend **approval** of a Planned Development District for D(A) Duplex District uses and a Fire Station use, subject to a development plan, a landscape plan, and conditions on property zoned a D(A) Duplex District, on the south side of Royal Lane, west of Preston Road.

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

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

Against: 0  
Absent: 1 - Murphy  
Vacancy: 1 - District 10

**Notices:** Area: 500 Mailed: 217  
**Replies:** For: 1 Against: 0

**Speakers:** For: Peter Hernandez, 14135 Midway Rd., Dallas, TX, 75001  
For (Did not Speak): Susan Self, 5906 Royal Ln., Dallas, TX, 75230  
Adam Keith, 5826 Gramercy Pl., Dallas, TX, 75230  
Against: None  
Staff: Andriana Castaneda, Office of Bond & Construction Management  
Dominique Artis, Chief, Dallas Fire and Rescue Department

**Note: The Commission returned to the regular order of the agenda and heard Zoning Cases - Individual agenda items. The Commission heard Zoning Cases - Individual agenda item #9. Z201-164(NN) next.**

7. **Z201-182(NN)**

Planner: Nabila Nur

**Motion:** It was moved to recommend **approval** of a TH-3(A) Townhouse District on property zoned an R-7.5(A) Single Family District, on the west side of South Denley Drive, north of Arden Road.

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

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

Against: 0  
Absent: 1 - Murphy  
Vacancy: 1 - District 10

**Notices:** Area: 300 Mailed: 24  
**Replies:** For: 2 Against: 3

**Speakers:** For: None

FOR (Did not speak): Warren Ellis, Frisco, TX, 75034  
Tamara Lias, 223 Briar Oak Dr., Murphy, TX, 75094  
Quan Smith, 6333 E. Mockingbird Ln., Dallas, TX, 75214  
Howard Wesley, 2312 Gibbs Williams Cr., Dallas, TX, 75224

Against: None

8. **Z201-183(NN)**

Planner: Nabila Nur

**Motion:** It was moved to recommend **approval** of a TH-3(A) Townhouse District on property zoned an R-7.5(A) Single Family District, on the west side of South Denley Drive, south of East Ledbetter Drive.

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

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

Against: 0  
Absent: 1 - Murphy  
Vacancy: 1 - District 10

**Notices:** Area: 200 Mailed: 18  
**Replies:** For: 3 Against: 1

**Speakers:** For: None  
For (Did not speak): Warren Ellis, Frisco, TX, 75034  
Tamara Lias, 223 Briar Oak Dr., Murphy, TX, 75094  
Howard Wesley, 2312 Gibbs Williams Cr., Dallas, TX, 75224  
Against: None

**Note: The Commission recessed for a short break at 2:45 p.m. and reconvened at 2:57 p.m. The Commission heard Zoning - Consent agenda item #1. Z190-323(CT) next.**

Zoning Cases – Individual:

**9. Z201-164(NN)**

Planner: Nabila Nur

**Motion:** It was moved to recommend **approval** of a Planned Development District for R-7.5(A) Single Family District uses and a Fire Station use, subject to a development plan, a landscape plan, and staff's recommended revised conditions on property zoned an R-7.5(A) Single Family District, in an area generally bound by South Beacon Street, East Grand Avenue, and Winslow Avenue.

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

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

Against: 0  
Absent: 1 - Murphy  
Vacancy: 1 - District 10

**Notices:** Area: 500 Mailed: 56  
**Replies:** For: 0 Against: 0

**Speakers:** For: Ken Pope, 3535 Travis St., Dallas, TX, 75204  
Against: None  
Staff: Robert Van Buren, Sr. Architect, Office of Bond Program  
Dominique Artis, Chief, Dallas Fire and Rescue Department  
Andriana Castaneda, Office of Bond & Construction Management

10. **Z201-178(AU)**

Planner: Andreea Udrea

**Motion:** It was moved to recommend **approval** of an amendment to Planned Development District No. 372, subject to a revised development plan, a revised landscape plan, and applicant's recommended conditions, south of McKinney Avenue, between Lemmon Avenue East and Lemmon Avenue.

Maker: Garcia  
Second: Rubin  
Result: Carried: 8 to 4

For: 8 - MacGregor, Johnson, Blair, Jung, Suhler,  
Schwope, Garcia, Rubin

Against: 4 - Stinson, Shidid, Carpenter, Jackson  
Absent: 1 - Murphy  
Vacancy: 1 - District 10  
Conflict: 1 - Hampton\*\*

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

**Notices:** Area: 500 Mailed: 97  
**Replies:** For: 22 Against: 0

**Speakers:** For: Walt Mountford, 8115 Preston Rd., Dallas, TX, 75225  
Michael Alost, 8115 Preston Rd., Dallas, TX, 75225  
Suzan Kedron, 2323 Ross Ave., Dallas, TX, 75201

Against: None

Staff: David Nevarez, Traffic Engineer, Sustainable Development & Construction

11. **Z190-223(ND)**

Planner: Neva Dean

**Motion:** It was moved to recommend **approval** of a Planned Development District for MF-1(A) Multifamily District uses in one subdistrict and certain NS(A) Neighborhood Service District uses in a second subdistrict, subject to a development plan and conditions on property zoned an R-7.5(A) Single Family District with consideration given to an MF-1(A) Multifamily District and an NS(A) Neighborhood Service District uses 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.

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

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

Against: 0  
Absent: 1 - Murphy  
Vacancy: 1 - District 10

**Notices:** Area: 500 Mailed: 193  
**Replies:** For: 0 Against: 2

**Speakers:** For: Tim White, 151 Player's Cr., Southlake, TX, 76262  
Correen Robertson, 151 Player's Cr., Southlake, TX, 76262  
Catrice Robison, 5555 Confidential Ln., Dallas, TX, 75253  
Against: None

12. **Z201-175(LG)**

Planner: La'Kisha Girder

**Motion:** It was moved to recommend **approval** of an amendment to and an expansion of Planned Development District No. 451, subject to a revised development plan and conditions on property zoned Planned Development District No. 451 and Planned Development District No. 467, on the north side of Church Road, east of White Rock Trail.

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

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

Against: 0  
Absent: 1 - Murphy  
Vacancy: 1 - District 10

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

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

13. **Z201-169(CT)**

Planner: Carlos Talison

**Motion:** It was moved to recommend **approval** of an R-10(A) Single Family District on the portion of the property currently zoned an NO(A) Neighborhood Office District, on the northeast corner of Greenville Avenue and Windy Crest Drive.

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

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

Against: 0  
Absent: 1 - Murphy  
Vacancy: 1 - District 10

**Notices:** Area: 200 Mailed: 16  
**Replies:** For: 2 Against: 1

**Speakers:** For: Leticia Cuellar, 2632 Mount View Dr., Farmers Branch, TX, 75234  
Against: None

Zoning Cases – Under Advisement:

14. **Z190-279(CT)**

Planner: Carlos Talison

**Motion:** It was moved to recommend **approval** of a Planned Development District for TH-3(A) Townhouse District Uses, subject to a revised conceptual plan and updated conditions, as briefed; on property zoned an IR Industrial Research District and an TH-3(A) Townhouse District, south of Muncie Avenue, between Conklin Street and Berger Street.

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

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

Against: 0  
Absent: 1 - Murphy  
Vacancy: 1 - District 10

**Notices:** Area: 500 Mailed: 144  
**Replies:** For: 5 Against: 1

**Speakers:** For: Rob Baldwin, 3904 Elm St., Dallas, TX, 75226  
For (Did not Speak): Jennifer Hiromoto, 3904 Elm St., Dallas, TX, 75226  
Against: None  
Staff: David Nevarez, Traffic Engineer, Sustainable Development & Construction

**Note: The Commission recessed for a short break at 5:15 p.m. and reconvened at 5:30 p.m. The Commission continued with the regular order of the agenda and heard Zoning Cases – Consent agenda item #15. Z201-125(HC) next.**

15. **Z201-125(HC)**

Planner: Hannah Carrasco

**Motion:** It was moved to recommend **approval** of the renewal of Specific Use Permit No. 2326 for an alcoholic beverage establishment limited to a bar, lounge, or tavern for a three-year period, subject to a site plan and conditions on property zoned Subdistrict 1 within Planned Development District No. 621, the Old Trinity and Design District Special Purpose District, on the northeast side of Market Center Boulevard, southeast of Oak Lawn Avenue.

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

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

Against: 0  
Absent: 1 - Murphy  
Vacancy: 1 - District 10

**Notices:** Area: 200 Mailed: 30  
**Replies:** For: 2 Against: 0

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

16. **Z201-106(LG)**

Planner: La’Kisha Girder

**Motion:** It was moved to recommend **approval** of a Specific Use Permit for a commercial surface parking lot for a five-year period, subject to a site plan and conditions on property zoned Subdistrict F (WMU 12) within Planned Development District No. 468, the Oak Cliff Gateway Special Purpose District, on the northwest corner of East 11<sup>th</sup> Street and South Ewing Avenue.



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

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

Against: 0  
Absent: 1 - Murphy  
Vacancy: 1 - District 10

**Notices:** Area: 200 Mailed: 6  
**Replies:** For: 0 Against: 0

**Speakers:** For: Blake Thames, 2808 Fairmount St., Dallas, TX, 75201  
Jonathon Bazan, 600 Commerce St., Dallas, TX, 75202  
Luis Tamayo, 411 Elm St., Dallas, TX, 75202  
Tommy Mann, 2728 N. Harwood St., Dallas, TX, 75201  
Against: None  
Staff: David Nevarez, Traffic Engineer, Sustainable Development & Construction

17. **Z201-137(LG)**

Planner: La’Kisha Girder

**Motion:** In considering an application for a D(A) Duplex Subdistrict on property zoned an R-5(A) Single Family Subdistrict within Planned Development District No. 595, the South Dallas/Fair Park Special Purpose District, north of Silkwood Street, between Jarvis Street and Woodville Street, it was moved to **hold** this case under advisement until May 20, 2021.

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

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

Against: 0  
Absent: 1 - Murphy  
Vacancy: 1 - District 10

**Notices:** Area: 200 Mailed: 41  
**Replies:** For: 0 Against: 0

**Speakers:** None

18. **Z201-154(LG)**

Planner: La’Kisha Girder

**Motion:** It was moved to recommend **approval** of the renewal of Specific Use Permit No. 1903 for a late-hours establishment limited to a restaurant without drive-in or drive-through service for a two-year period, subject to a site plan and conditions, as briefed; on property zoned Planned Development District No. 842 with MD-1 Modified Delta Overlay District, on the north side of Alta Avenue, west of Greenville Avenue.

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

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

Against: 0  
Absent: 1 - Murphy  
Vacancy: 1 - District 10

**Notices:** Area: 200 Mailed: 19  
**Replies:** For: 0 Against: 1

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

19. **Z201-141(RM)**

Planner: Ryan Mulkey

**Motion:** It was moved to recommend **denial** of a Specific Use Permit for a commercial amusement (inside) use on property zoned an MU-3 Mixed Use District, on the east side of Greenville Avenue, south of Phoenix Drive with the finding of fact that the use will not contribute to, enhance or promote the welfare of the area of request and the adjacent property.

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

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

Against: 0  
Absent: 1 - Murphy  
Vacancy: 1 - District 10

**Notices:** Area: 200 Mailed: 50  
**Replies:** For: 0 Against: 0

**Speakers:** For: None  
For (Did not speak): Latrice Andrews, 1701 N. Collins Blvd., Richardson, TX, 75080  
Against: None

20. **Z201-158(ND)**

Planner: Ryan Mulkey

**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 an RR-D-1 Regional Retail District with a D-1 Liquor Control Overlay, at the southeast corner of East R.L. Thornton Freeway and North Jim Miller Road, it was moved to **hold** this case under advisement until July 15, 2021.

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

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

Against: 0  
Absent: 1 - Murphy  
Vacancy: 1 - District 10

**Notices:** Area: 200 Mailed: 8  
**Replies:** For: 0 Against: 0

**Speakers:** For: None  
For (Did not speak): Chris Valentine, 8111 LBJ Fwy., Dallas, TX, 75251  
Against: None

21. **Z201-142(PD)**

Planner: Janna Keller

**Motion:** In considering an application for an amendment to Planned Development District No. 553 to create two subareas on property zoned Planned Development District No. 553 at the southeast corner of Preston Road and Orchid Lane, it was moved to **hold** this case under advisement until April 22, 2021.

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

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

Against: 0  
Absent: 1 - Murphy  
Vacancy: 1 - District 10

**Notices:** Area: 500 Mailed: 205  
**Replies:** For: 12 Against: 2

**Speakers:** For: David Dini, 10600 Preston Rd., Dallas, TX, 75230  
Suzan Kedron, 2323 Ross Ave., Dallas, TX, 75201  
Against: Doug Hazelbaker, 6304 Orchid Ln., Dallas, TX, 75230  
Peggy Doughty, 6234 Orchid Ln., Dallas, TX, 75230  
Staff: David Nevarez, Traffic Engineer, Sustainable Development & Construction

**Note: The Commission recessed for a short break at 7:40 p.m. and reconvened at 7:51 p.m. The Commission returned to Zoning Case - Consent agenda item #1. Z190-323(CT).**

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### Other Matters

#### Minutes:

**Motion:** It was moved to **approve** the March 25, 2021, City Plan Commission meeting minutes.

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

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

Against: 0  
Absent: 1 - Murphy  
Vacancy: 1 - District 10

**Speakers:** None

Adjournment:

**Motion:** It was moved to **adjourn** the April 8, 2021, City Plan Commission meeting at 8:30 p.m.

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

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

Against: 0  
Absent: 1 - Murphy  
Vacancy: 1 - District 10

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Tony Shidid, Chair