

## PLAN COMMISSION MINUTES

The City Plan Commission held a regular Zoning Hearing on May 21, 2020, by videoconference call as authorized by Texas Government Code Section 551.127 with the briefing starting at 10:09 a.m., and the public hearing at 1:30 p.m. Presiding were, Tony Shidid, Chair and Jaynie Schultz, Vice-Chair. The following Commissioners were present during the hearing: Enrique MacGregor, Joanna Hampton, Ronald Stinson, LeDouglas Johnson, Deborah Carpenter, Timothy Jackson, Lori Blair, P. Michael Jung, Tipton Housewright, Kristine Schwope, Margot Murphy, Wayne Garcia and Brent Rubin. The following Commissioners were absent from this hearing as defined in the City Plan Commission rules: None. There were no vacancies.

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

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

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

### **PUBLIC HEARINGS:**

#### Subdivision Docket

Planner: Mohammad Bordbar

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

#### Consent Items:

#### (1) **S190-122**

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

**Motion:** It was moved to **approve** an application to replat a 0.264-acre tract of land containing all of Lot 11 in City Block E/2002 to create five lots ranging in size from 1,781 square feet to 3,000 square feet on property located at 4535 Weldon Street, northeast of Carroll Avenue, subject to compliance with the conditions listed in the docket.

Maker: Hampton  
Second: Schultz  
Result: Carried: 15 to 0

For: 15 - MacGregor, Stinson, Hampton, Johnson,  
Shidid, Carpenter, Jackson, Blair, Jung,  
Housewright, Schultz, Schwope, Murphy,  
Garcia, Rubin

Against: 0  
Absent: 0  
Vacancy: 0

**Speakers:** For: None

For (Did not speak): Mark Weatherford, 3811 Pine Tree Ct., Dallas, TX, 75206

Against: None

**Note: The Commission returned to the regular order of the agenda and heard Subdivision - Residential Replat item #5. S190-121 next.**

**(2) S190-123**

**Motion:** It was moved to **approve** an application to create two 19,925 square foot lots from a 1.374-acre tract of land in City Block 7356 on property located on La Prada Drive, south of Oates Drive, subject to compliance with the conditions listed in the docket.

Maker: Jackson  
Second: Schultz  
Result: Carried: 15 to 0

For: 15 - MacGregor, Stinson, Hampton, Johnson,  
Shidid, Carpenter, Jackson, Blair, Jung,  
Housewright, Schultz, Schwope, Murphy,  
Garcia, Rubin

Against: 0  
Absent: 0  
Vacancy: 0

**Speakers:** None

**(3) S190-124**

**Motion:** It was moved to **approve** an application to replat a 14.839-acre lot from a tract of land containing all of Lot 3 in City Block 1/5714 to create one lot on property located on Shiloh Road at Centerville Road, northwest corner, subject to compliance with the conditions listed in the docket.

Maker: Jackson  
Second: Schultz  
Result: Carried: 15 to 0

For: 15 - MacGregor, Stinson, Hampton, Johnson,  
Shidid, Carpenter, Jackson, Blair, Jung,  
Housewright, Schultz, Schwope, Murphy,  
Garcia, Rubin

Against: 0  
Absent: 0  
Vacancy: 0

**Speakers:** None

**(4) S190-126**

**Motion:** It was moved to **approve** an application to replat a 7.833-acre tract of land containing all of Lot 2B and a portion of Lot 2 in City Block G/8465 to create one lot on property located on Saintsbury Street, east of Cypress Water Boulevard, subject to compliance with the conditions listed in the docket.

Maker: Jackson  
Second: Schultz  
Result: Carried: 15 to 0

For: 15 - MacGregor, Stinson, Hampton, Johnson,  
Shidid, Carpenter, Jackson, Blair, Jung,  
Housewright, Schultz, Schwope, Murphy,  
Garcia, Rubin

Against: 0  
Absent: 0  
Vacancy: 0

**Speakers:** None

**Note: The Commission heard Subdivision - Consent item #1. S190-122, upon the conclusion of the Subdivision - Consent agenda. The Commission heard Subdivision - Consent item #1. S190-122 next.**

Residential Replat:

(5) **S190-121**

**Motion:** It was moved to **approve** an application to replat a 40.104-acre tract of land containing all of Lot 1 in City Block A/6222 and a tract of land in City Block 6222 to create one lot on property bounded by Walnut Hill Lane, Hedgeway Drive, Killion Drive, and Gooding Drive, subject to compliance with the conditions listed in the docket.

Maker: Murphy  
Second: Schultz  
Result: Carried: 15 to 0

For: 15 - MacGregor, Stinson, Hampton, Johnson, Shidid, Carpenter, Jackson, Blair, Jung, Housewright, Schultz, Schwope, Murphy, Garcia, Rubin

Against: 0  
Absent: 0  
Vacancy: 0

**Notices:** Area: 200 Mailed: 53  
**Replies:** For: 0 Against: 0

**Speakers:** None

Miscellaneous Items:

**M190-016**

Planner: Abraham Martinez

**Motion:** It was moved to **approve** a minor amendment to an existing site plan for Specific Use Permit No. 2299 for an open-enrollment charter school use on property zoned an IR Industrial Research District, generally on the south line of Skillman Street, east of Pagemill Road.

Maker: Housewright  
Second: Murphy  
Result: Carried: 15 to 0

For: 15 - MacGregor, Stinson, Hampton, Johnson, Shidid, Carpenter, Jackson, Blair, Jung, Housewright, Schultz, Schwope, Murphy, Garcia, Rubin

Against: 0  
Absent: 0  
Vacancy: 0

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

**M190-025**

Planner: Abraham Martinez

**Motion:** It was moved to **approve** a minor amendment to an existing development plan for a property zoned Planned Development Subdistrict No. 101 within Planned Development District No. 193, the Oak Lawn Special Purpose District, with Historic District No. 22 [*Warwick Melrose Hotel*], on the west corner of Cedar Springs Road and Oak Lawn Avenue.

Maker: Hampton  
Second: Murphy  
Result: Carried: 15 to 0

For: 15 - MacGregor, Stinson, Hampton, Johnson, Shidid, Carpenter, Jackson, Blair, Jung, Housewright, Schultz, Schwope, Murphy, Garcia, Rubin

Against: 0  
Absent: 0  
Vacancy: 0

**Speakers:** None

Miscellaneous Items - Under Advisement:

**M190-010**

Planner: Abraham Martinez

**Motion:** It was moved to **deny without prejudice** a minor amendment to an existing development plan on property zoned Subarea 1C of Planned Development District No. 298, the Bryan Area Special Purpose District, in an area bounded by Ross Avenue, North Washington Avenue, San Jacinto Street, and Villars Street.

Maker: Garcia  
Second: Hampton  
Result: Carried: 15 to 0

For: 15 - MacGregor, Stinson, Hampton, Johnson, Shidid, Carpenter, Jackson, Blair, Jung, Housewright, Schultz, Schwope, Murphy, Garcia, Rubin

Against: 0  
Absent: 0  
Vacancy: 0

**Speakers:** For: Rob Baldwin, 3904 Elm St., Dallas, TX, 75226  
For (Did not speak): Carl Starry, 3500 Maple Ave., Dallas, TX, 75219  
Against: None

**Note: Commissioner Carpenter logged off due to technical difficulties.**

**M190-017**

Planner: Abraham Martinez

**Motion:** It was moved to **approve** a minor amendment to an existing development plan, subject to a revised development plan (circulated 5/19/2020) on property zoned Planned Development District No. 311, on the northwest corner of East Mockingbird Lane and West Lawther Drive [CC Young Senior Living.

Maker: Jung  
Second: Rubin  
Result: Carried: 15 to 0

For: 15 - MacGregor, Stinson, Hampton, Johnson, Shidid, Carpenter\*, Jackson, Blair, Jung, Housewright, Schultz, Schwope, Murphy, Garcia, Rubin

Against: 0  
Absent: 0  
Vacancy: 0

\*out of the room, shown voting in favor

**Speakers:** For: None  
For (Did not speak): Wes Hoblit, 2201 Main St., Dallas, TX, 75201  
Dallas Cothrum, 2201 Main St., Dallas, TX, 75201  
Against: None

Certificates of Appropriateness for Signs:

Downtown Retail A Subdistrict SPSD:

**Note: Certificates of Appropriateness for Sign items 2002050015 and 2002050016 were read into the record and heard together.**

**2002050015**

Planner: Oscar Aguilera

**Motion:** It was moved to **approve** a Certificate of Appropriateness by Bobby Nichols of Chandler Signs for a 50-square foot detached multi-tenant monument sign at 1601 Elm Street (south elevation).

Maker: Garcia  
Second: Schultz  
Result: Carried: 15 to 0

For: 15 - MacGregor, Stinson, Hampton, Johnson, Shidid, Carpenter\*, Jackson, Blair, Jung, Housewright, Schultz, Schwope, Murphy, Garcia, Rubin

Against: 0  
Absent: 0  
Vacancy: 0

\*out of the room, shown voting in favor

**Speakers:** None

**2002050016**

Planner: Oscar Aguilera

**Motion:** It was moved to **approve** a Certificate of Appropriateness by Bobby Nichols of Chandler Signs for a 50-square foot detached multi-tenant monument sign at 1601 Elm Street (north elevation).

Maker: Garcia  
Second: Schultz  
Result: Carried: 15 to 0

For: 15 - MacGregor, Stinson, Hampton, Johnson, Shidid, Carpenter\*, Jackson, Blair, Jung, Housewright, Schultz, Schwope, Murphy, Garcia, Rubin

Against: 0  
Absent: 0  
Vacancy: 0

\*out of the room, shown voting in favor

**Speakers:** None

**2001230020**

Planner: Oscar Aguilera

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

**Motion:** It was moved to **approve** a Certificate of Appropriateness by Perfect Signs for a 64-square foot illuminated light-emitting diode (LED) attached upper-level projecting sign at 1222 Commerce Street (north elevation).

Maker: Garcia  
Second: Schultz  
Result: Carried: 15 to 0

For: 15 - MacGregor, Stinson, Hampton, Johnson, Shidid, Carpenter\*, Jackson, Blair, Jung, Housewright, Schultz, Schwope, Murphy, Garcia, Rubin

Against: 0  
Absent: 0  
Vacancy: 0

\*out of the room, shown voting in favor

**Speakers:** For: None

FOR (Did not speak): Joe Aguirre, 2449 Trenton Drive, Mesquite, TX, 75150  
Against: None

Downtown Perimeter SPSD:

**2002100018**

Planner: Oscar Aguilera

**Motion:** It was moved to **approve** a Certificate of Appropriateness by Jacob Capetillo of Barnett Signs for 70-square foot attached sign at 1909 Woodall Rodgers Freeway (east elevation).

Maker: Garcia  
Second: Schultz  
Result: Carried: 14 to 1



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

Against: 1 - MacGregor  
Absent: 0  
Vacancy: 0

**Speakers:** For: Zeke Bullock, 4250 Action Dr., Mesquite, TX, 75150  
Against: None

Southside Entertainment SPSD:

**2002130001**

Planner: Oscar Aguilera

**Motion:** It was moved to **approve** a Certificate of Appropriateness by James Decicco of The Five Experience for a 30.66-square foot flat attached sign at 1319 South Lamar Street (north elevation).

Maker: Hampton  
Second: Murphy  
Result: Carried: 15 to 0

For: 15 - MacGregor, Stinson, Hampton, Johnson,  
Shidid, Carpenter, Jackson, Blair, Jung,  
Housewright, Schultz, Schwope, Murphy,  
Garcia, Rubin

Against: 0  
Absent: 0  
Vacancy: 0

**Speakers:** None

**Note:** Chair Shidid announced that all Zoning Cases - Consent agenda items would be heard individually. Chair Shidid change the order of the agenda and announced that Zoning Cases - Individual agenda items #10. Z190-161(AU), #11. Z190-171(CT), #13. Z190-206(CT), #15. Z190-172(CT), #16. Z189-228(PD), and #19. Z178-271(JM/AU) would be heard next and that after the conclusion of Zoning Cases - Individual agenda item #19. Z178-271(JM/AU) the Commission would return to the regular order of the agenda. The Commission heard Zoning Cases - Individual agenda item #10. Z190-161(AU) next.

Zoning Cases – Consent:

1. **Z190-167(AU)**

Planner: Andreea Udrea

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

**Motion:** It was moved to recommend **approval** of the renewal of Specific Use Permit No. 1396 for a public of private school for a ten-year period with eligibility for automatic renewals for additional ten-year periods, subject to a traffic management plan and revised conditions to reflect a change to the reference of “private school” to “public school” in SUP Condition #10 on property zoned an TH-1(A) Townhouse District with deed restrictions [Z912-127], on the northeast corner of Timberglen Road and Vail Street.

Maker: Schwope  
Second: Murphy  
Result: Carried: 15 to 0

For: 15 - MacGregor, Hampton, Stinson, Johnson, Shidid, Carpenter, Jackson, Blair, Jung, Housewright, Schultz, Schwope, Murphy, Garcia, Rubin

Against: 0  
Absent: 0  
Vacancy: 0

**Notices:** Area: 400 Mailed: 109  
**Replies:** For: 5 Against: 0

**Speakers:** For: Lelia Goehring 1801 N. Lamar St., Dallas, TX 75202  
Robert Howman, 4500 Fuller Dr, Irving, TX 75038  
Against: None

**Note: The Commission heard Zoning Cases - Consent agenda item #2 Z190-189(AU) next.**

2. **Z190-189(AU)**

Planner: Andreea Udrea

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

**Motion:** It was moved to recommend **approval** of a Specific Use Permit for an office use for a three-year period with eligibility for automatic renewals for additional five-year periods, subject to a site/landscape plan and conditions on property zoned Area 2 within Planned Development District No. 465, the Arlington Park Special Purpose District, on the southeast line of Record Crossing Road, east of Cushata Lane.

Maker: Hampton  
Second: Schwope  
Result: Carried: 15 to 0

For: 15 - MacGregor, Hampton, Stinson, Johnson,  
Shidid, Carpenter, Jackson, Blair, Jung,  
Housewright, Schultz, Schwope, Murphy,  
Garcia, Rubin

Against: 0  
Absent: 0  
Vacancy: 0

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

**Speakers:** For: David Dinoff, 1322 Record Crossing Rd., TX, 75235  
Against: None

**Note: The Commission heard Zoning Cases - Consent agenda item #3 Z190-175(JT) next.**

### 3. Z190-175(JT)

Planner: Jeremy Tennant

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

**Motion:** It was moved to recommend **approval** of the renewal of Specific Use Permit No. 1913 for a bar, lounge, or tavern for a five-year period, subject to conditions on property zoned Tract A within Planned Development District No. 269, the Deep Ellum/Near East Side District, on the south line of Elm Street, east of North Good Latimer Expressway.

Maker: Hampton  
Second: Blair  
Result: Carried: 15 to 0

For: 15 - MacGregor, Hampton, Stinson, Johnson,  
Shidid, Carpenter, Jackson, Blair, Jung,  
Housewright, Schultz, Schwope, Murphy,  
Garcia, Rubin

Against: 0  
Absent: 0  
Vacancy: 0

**Notices:** Area: 200 Mailed: 16  
**Replies:** For: 5 Against: 0

**Speakers:** None

**Note: The Commission heard Zoning Cases - Consent agenda item #4 Z190-202(JT) next.**

**4. Z190-202(JT)**

Planner: Jeremy Tennant

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

**Motion:** In considering an application for the renewal of Specific Use Permit No. 2019 for a bar, lounge, or tavern with live music and a commercial amusement inside use limited to a live music venue on property zoned Tract A within Planned Development District No. 269, the Deep Ellum/Near East Side District, on the south line of Elm Street, east of North Good Latimer Expressway, it was moved to **hold** this case under advisement until June 4, 2020.

Maker: Hampton  
Second: Murphy  
Result: Carried: 15 to 0

For: 15 - MacGregor, Hampton, Stinson, Johnson, Shidid, Carpenter, Jackson, Blair, Jung, Housewright, Schultz, Schwope, Murphy, Garcia, Rubin

Against: 0  
Absent: 0  
Vacancy: 0

**Notices:** Area: 200 Mailed: 15  
**Replies:** For: 3 Against: 0

**Speakers:** None

**Note: The Commission continued with the regular order of the agenda and heard Zoning Cases – Under Advisement items. The Commission heard Zoning Cases - Under Advisement item #5. Z167-311(VP) next.**

Zoning Cases – Under Advisement:

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

Planner: Vasavi Pilla

**Motion:** In considering a City Plan Commission authorized hearing to determine proper zoning on property zoned Planned Development District No. 317, the Cedars Area Special Purpose District, CA-1(A) Central Area District, and Planned Development District No. 715 with consideration given to expanding Planned Development District No. 317 on property zoned CA-1(A) Central Area District and Planned Development District No. 715 and amending zoning regulations including use, development standards, and other appropriate regulations of Planned Development District No. 317, in an area generally bound by Interstate Highway 45, the DART Rail right-of-way, the Union Pacific Railroad right-of-way, the northwestern side of Interstate Highway 30 from Union Pacific Railroad to Griffin Street, Canton Street between Griffin Street and Ervay Street, Ervay Street, the northern border of the Interstate Highway 30 right-of-way between Ervay Street and St. Paul Street, and Interstate Highway 30, it was moved to **hold** this case under advisement until July 23, 2020.

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

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

Against: 0  
Absent: 0  
Vacancy: 0  
Conflict: 1 - Jung\*\*  
Abstain: 1 - Jackson\*\*\*

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

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

**Speakers:** For: None  
Against: Eric Hall, 1419 Gripping Street E. Dallas, TX 75215  
Christopher Weiss, 2400 S. Ervay St., Dallas, TX, 75215  
Against (Did not speak): Bill Dahlstrom, 2323 Ross Ave., Dallas, TX, 75201

6. Z189-277(CY/JT)

Planner: Carolina Yumet

**Motion:** It was moved to recommend **denial** of an application for 1) an MF-2(A) Multifamily District with deed restrictions volunteered by the applicant, and 2) of the termination of existing deed restrictions [Z889-187, Tract 2] on property zoned an NS(A) Neighborhood Service District with existing deed restrictions on the north side of West Camp Wisdom Road, east of Clark Road.

Maker: Stinson  
Second: Schultz  
Result: Carried: 15 to 0

For: 15 - MacGregor, Hampton, Stinson, Johnson, Shidid, Carpenter, Jackson, Blair, Jung, Housewright, Schultz, Schwope, Murphy, Garcia, Rubin

Against: 0  
Absent: 0  
Vacancy: 0

**Notices:** Area: 300 Mailed: 39  
**Replies:** For: 4 Against: 7

**Speakers:** For: Santos Martinez, P.O. Box 1275 Angel Fire, NM, 87710  
Against: Francis Escobar, 6915 Rolling Creek Ln. Dallas, TX, 75232  
Against (Did not speak): Robin Everett, 6915 Rolling Creek Ln., Dallas, TX, 75236

7. Z189-318(CY/AU)

Planner: Andreea Udrea

**Motion:** It was moved to recommend **denial without prejudice** of a Planned Development District for R-7.5(A) Single Family District uses and manufactured home park, manufactured home subdivision or campground use (limited to a campground use) on property zoned an R-7.5(A) Single Family District, on the north side of the Interstate Highway 20 service road, south of Rylie Road, and west of Haymarket Road.

Maker: Blair  
Second: Stinson  
Result: Carried: 15 to 0

For: 15 - MacGregor, Hampton, Stinson, Johnson, Shidid, Carpenter, Jackson, Blair, Jung, Housewright, Schultz, Schwope, Murphy, Garcia, Rubin

Against: 0  
Absent: 0  
Vacancy: 0

**Notices:** Area: 500 Mailed: 137  
**Replies:** For: 0 Against: 14

**Speakers:** None

**8. Z190-143(AU)**

Planner: Andreea Udrea

**Motion:** In considering an application for an MH(A) Manufactured Home District with deed restrictions volunteered by the applicant on property zoned an A(A) Agricultural District, on the northeast line of Lasater Road, southeast of Stacy Street, it was moved to **hold** this case to a later date and to instruct staff to re-advertise for a planned development district.

Maker: Blair  
Second: Hampton  
Result: Carried: 15 to 0

For: 15 - MacGregor, Hampton, Stinson, Johnson, Shidid, Carpenter, Jackson, Blair, Jung, Housewright, Schultz, Schwope, Murphy, Garcia, Rubin

Against: 0  
Absent: 0  
Vacancy: 0

**Notices:** Area: 500 Mailed: 746  
**Replies:** For: 2 Against: 1

**Speakers:** For: Collette Mcnamee, 5947 Ross Ave., Dallas, TX, 75206  
For (Did not speak): David Zulejkic, 3705 Lakeview Pkwy., Rowlett, TX, 75088  
Doug Whitby, 5206 Panama Dr, Rowlett, TX, 75088

**9. Z190-116(PD)**

Planner: Pamela Daniel

**Motion:** It was moved to recommend **denial without prejudice** of a Planned Development District for MU-3 Mixed Use District uses on property zoned an IM Industrial Manufacturing District and an IR Industrial Research District, on the southeast corner of West Commerce Street and Neal Street.

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

For: 12 - MacGregor, Stinson, Johnson, Shidid,  
Jackson, Blair, Jung, Schultz, Schwope,  
Murphy, Garcia, Rubin

Against: 0  
Absent: 1 - Carpenter  
Vacancy: 0  
Conflict: 2 - Hampton\*\*, Housewright\*\*

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

**Notices:** Area: 500 Mailed: 71  
**Replies:** For: 3 Against: 4

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

**Note: The Commission continued with the regular order of the agenda upon the conclusion of Zoning Cases – Under Advisement items. The Commission heard the remaining Zoning Cases – Individual items. The Commission heard Zoning Cases – Individual agenda item #12. Z190-196(CT) next.**

Zoning Cases – Individual:

10. **Z190-161(AU)**

Planner: Andreea Udrea

**Motion:** It was moved to recommend **approval** of the renewal of Specific Use Permit No. 1831 for a bail bonds office for a two-year period, subject to conditions on property within the Mixmaster Riverfront Subarea of Planned Development District No. 784, the Trinity River Corridor Special Purpose District, on the southeast corner of Reunion Boulevard and Riverfront Boulevard.

Maker: Carpenter  
Second: Murphy  
Result: Carried: 15 to 0

For: 15 - MacGregor, Hampton, Stinson, Johnson,  
Shidid, Carpenter, Jackson, Blair, Jung,  
Housewright, Schultz, Schwope, Murphy,  
Garcia, Rubin



Against: 0  
Absent: 0  
Vacancy: 0

**Notices:** Area: 200 Mailed: 7  
**Replies:** For: 3 Against: 0

**Speakers:** For: Santos Martinez, P.O. Box 1275 Angel Fire, NM 87710  
FOR (Did not speak): Marianne Percy, 4407 Alta Vista Ln., Dallas, TX 75229  
Against: None

**Note: The Commission heard Zoning Cases - Individual agenda item #11. Z190-171(CT) next.**

**11. Z190-171(CT)**

Planner: Carlos Talison

**Motion:** It was moved to recommend **approval** of a Specific Use Permit for a Commercial Parking Lot or garage use for a five-year period, subject to site plan and conditions with an additional provision that surface paving must be concrete or asphalt on property zoned Subdistrict 1A within Planned Development District No. 714, the West Commerce Street/Fort Worth Avenue Special Purpose District, on the east line of May Street, south of Harbin Street.

Maker: Carpenter  
Second: Murphy  
Result: Carried: 15 to 0

For: 15 - MacGregor, Hampton, Stinson, Johnson, Shidid, Carpenter, Jackson, Blair, Jung, Housewright, Schultz, Schwope, Murphy, Garcia, Rubin

Against: 0  
Absent: 0  
Vacancy: 0

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

**Speakers:** None

**Note: The Commission heard Zoning Cases - Individual agenda item #13 Z190-206(CT) next.**

12. Z190-196(CT)

Planner: Carlos Talison

**Motion:** It was moved to recommend **approval** of an amendment to Planned Development District No. 409 for R-7.5(A) Single Family District uses and a public school other than an open-enrollment charter school, subject to a revised development plan, traffic management plan and conditions with the following changes: 1) under SEC. 51P- 409.108.1 OFF-STREET PARKING AND LOADING. (b) require minimum of 5.9 parking spaces per classroom (minimum total of 315 spaces) must be provided for a high school; and 2) require a landscape plan be presented to CPC for approved before issuance of a building permit for work on Tract 2 with the following inclusions: (a) provide 1 tree per 30 feet on the eastern lot line, b) provide a fence and 4 foot buffer zone, (c) protect landscaping on the development plan, and (d) comply with Article X on the southern lot line of the property with an H/144 Historic Overlay No. 144, on the southeast corner of West Jefferson Boulevard and Tennant Street.

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

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

Against: 0  
Absent: 1 - Carpenter  
Vacancy: 0

**Notices:** Area: 500 Mailed: 227  
**Replies:** For: 5 Against: 1

**Speakers:** For: Rob Baldwin, 3904 Elm St., Dallas, TX, 75226  
For (Did not speak): Christy Lambeth, 8637 County Rd., Kaufman, TX, 75142  
Against: None

**Note: The Commission heard Zoning Cases – Individual agenda item #14. Z190-210(CT) next.**

13. Z190-206(CT)

Planner: Carlos Talison

**Motion:** It was moved to recommend **approval** of a change to Subdistrict 2A within Planned Development District No. 714, the West Commerce/Fort Worth Avenue Special Purpose District, on property zoned an R-7.5(A) Single Family District, on the southeast corner of Castle Street and North Montclair Avenue.

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

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

Against: 0  
Absent: 1 - Rubin  
Vacancy: 0

**Notices:** Area: 500 Mailed: 56  
**Replies:** For: 1 Against: 7

**Speakers:** For: Zachary Krochtengel, 6807 Ledyard Dr. Dallas, TX, 75248  
Against: Alfonso Barajas, 1618 Bradley St., Dallas, TX, 75208  
Carlos Lopez, 1327 Castle Creek Dallas, TX, 75208  
Sergio Ortiz, 1321 Castle St. Dallas, TX, 75208  
Against (Did not speak): Tommy Jones, 1703 N. Montclair Ave., Dallas, TX, 75208

**Note: The Commission heard Zoning Cases - Individual agenda item #15 Z190-172(CT) next.**

**14. Z190-210(CT)**

Planner: Carlos Talison

**Motion:** In considering an application for an amendment to the site plan for Specific Use Permit No. 1945 for a child-care facility use on property zoned an R-7.5(A) Single Family District, on the east line of North St. Augustine Drive, between Homeplace Drive and Talmalpais Drive, it was moved to **hold** this case under advisement indefinitely and instruct staff to re-advertise upon the expiration of the two-year waiting period or the approval of a waiver of the two-year waiting period.

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

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

Against: 0  
Absent: 1 - Carpenter  
Vacancy: 0

**Notices:** Area: 200 Mailed: 25  
**Replies:** For: 1 Against: 0

**Speakers:** None

**Note: The Commission heard Zoning Cases – Individual agenda item #17. Z190-139(PD) next.**

15. Z190-172(CT)

Planner: Carlos Talison

**Motion:** It was moved to recommend **approval** of a Specific Use Permit for a Commercial Amusement (inside) use for a five-year period, subject to site plan and conditions with the following additional conditions: 1) under Outdoor speakers and amplification: (a) use of outdoor speakers or sound amplification is limited to rooftop deck only and (b) speaker location must direct sound to the south or east; and 2) under Rooftop deck screening: (a) rooftop deck must be screened on the north and west by a solid wall minimum 8 feet tall on property zoned Subdistrict 1A within Planned Development District No. 714, the West Commerce/Ft. Worth Avenue Special Purpose District, on the east line of Hardwick Street, south of West Commerce Street.

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

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

Against: 0  
Absent: 1 - Rubin  
Vacancy: 0

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

**Speakers:** None

**Note: The Commission heard Zoning Cases - Individual agenda item #16 Z189-228(PD) next.**

16. Z189-228(PD)

Planner: Pamela Daniel

**Motion:** It was moved to recommend **approval** of a Planned Development District for TH-2(A) Townhouse District uses, subject to a conceptual plan and conditions (as briefed) on property zoned an IM Industrial Manufacturing District, on the north side of Hale Street, east of North Dwight Avenue.

Maker: Carpenter  
Second: Schultz  
Result: Carried: 15 to 0

For: 15 - MacGregor, Hampton, Stinson, Johnson, Shidid, Carpenter, Jackson, Blair, Jung, Housewright, Schultz, Schwope, Murphy, Garcia, Rubin

Against: 0  
Absent: 0  
Vacancy: 0

**Notices:** Area: 500 Mailed: 54  
**Replies:** For: 1 Against: 2

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

**Note: The Commission heard Zoning Cases - Individual agenda item #19 Z178-271(JM/AU) next.**

17. Z190-139(PD)

Planner: Pamela Daniel

**Motion:** In considering an application for a new subdistrict within Planned Development District No. 842 with a MD-1 Modified Delta Overlay, on the east line of Greenville Avenue, north of La Vista Drive, it was moved to **hold** this case under advisement until June 18, 2020.

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

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

Against: 0  
Absent: 1 - Carpenter  
Vacancy: 0

**Notices:** Area: 500 Mailed: 99  
**Replies:** For: 0 Against: 7

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

**Note: The Commission heard Zoning Cases – Individual agenda item #18. Z190-191(ND) next.**

**18. Z190-191(ND)**

Planner: Neva Dean

**Motion:** It was moved to recommend **approval** of a CR Community Retail District, subject to deed restrictions volunteered by the applicant on property zoned an R-10(A) Single Family District, on the north side of South Belt Line Road, northeast of Seagoville Road.

Maker: Blair  
Second: Rubin  
Result: Carried: 10 to 4

For: 10 - Hampton, Stinson, Johnson, Jackson, Blair,  
Jung, Schultz, Schwope, Garcia, Rubin

Against: 4 - MacGregor, Shidid, Housewright, Murphy  
Absent: 1 - Carpenter  
Vacancy: 0

**Notices:** Area: 200 Mailed: 8  
**Replies:** For: 5 Against: 0

**Speakers:** For: Arlyn Samuelson, 2740 Dallas Pkwy, Plano, TX, 75093  
Francisco Baeza, 25823 Trickling Rock, San Antonio, TX, 78260  
Against: None

**Note: The Commission heard Zoning Cases – Individual agenda item #20. Z190-197(AU) next.**

19. **Z178-271(JM/AU)**

Planner: Andreea Udrea

**Motion:** In considering an application for 1) an amendment to Planned Development District No. 944 from R-5(A) Single Family District uses to MU-1 Mixed Use District uses; and 2) an expansion of Planned Development District No. 944 on property zoned an IR Industrial Research District and an IM Industrial Manufacturing District, in an area bounded by Duluth Street and Singleton Boulevard to the north, Borger Street to the east, Pablo Street to the south, and Vilbig Road to the west, it was moved to **hold** this case under advisement until June 18, 2020.

Maker: Carpenter  
Second: MacGregor  
Result: Carried: 15 to 0

For: 15 - MacGregor, Hampton, Stinson, Johnson, Shidid, Carpenter, Jackson, Blair, Jung, Housewright, Schultz, Schwope, Murphy, Garcia, Rubin

Against: 0  
Absent: 0  
Vacancy: 0

**Notices:** Area: 500 Mailed: 279  
**Replies:** For: 21 Against: 15

**Speakers:** For: Santos Martinez, P.O. Box 1275 Angel Fire, NM, 87710  
Against: None  
Against (Did not speak): Brandi Patterson, 2601 La Altura Ln., Dallas, TX, 75212

**Note: The Commission returned to the regular order of the agenda and heard Zoning Cases - Consent item #1. Z190-167(AU) next.**

20. **Z190-197(AU)**

Planner: Andreea Udrea

**Motion:** It was moved to recommend **approval** of an amendment to and an expansion of Planned Development District No. 346, subject to a development plan, landscape plan, and staff's recommended conditions (as briefed) on property zoned Planned Development District No. 346 and an IM Industrial Manufacturing District, on the northwest line of Hickory Street, on both sides of Jeffries Street, northeast of South Malcom X Boulevard and southwest of Chestnut Street.

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

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

Against: 1 - Hampton  
Absent: 1 - Carpenter  
Vacancy: 0

**Notices:** Area: 500 Mailed: 73  
**Replies:** For: 9 Against: 3

**Speakers:** For: Daniel Roby, 2929 Hickory St. Dallas, TX, 75226  
Angela Hunt, 500 N. Akard St. Dallas, TX, 75201  
Larry James, P.O. Box 141345 Dallas, TX, 75226  
Blake Fetterman, 5302 Harry Hines Blvd. Dallas, TX, 75235  
Paige Flint, 11722 Marsh Lane, Dallas, TX, 75229  
Nancy Best, 9762 Audubon Pl., Dallas, TX, 75220  
Brenda Snitzer, 1835 Young St., Dallas, TX, 75201  
Scott Wegener, 1601 Elm Street, Dallas, TX, 75201  
Steve Stoner, 7557 Rambler Rd., Dallas, TX, 75231  
Lindsay Kramer, 500 N. Akard St., Dallas, TX, 75201  
Ashlynn Gartner, 219 N. Jobson Rd., Sunnyvale, TX, 75182  
Keith Smith, 2900 Dawson St., Dallas, TX, 75226  
Mrs. Hardy, Address not given  
For (Did not speak): Hinga Mbogo, 1703 Chesnut St., Dallas, TX, 75226  
Vernon Hunt, 9737 Whitehurst St, Dallas, TX, 75243  
Norm Hitzges, 3581 Pinnacle Bay Point, Little Elm, TX, 75068  
Jaclyn Szafranic, 10515 Yorkford Dr., Dallas, TX, 75238  
Gloria Sandoval, 1500 Marilla St., Dallas, TX, 75201  
Kevin Oden, 1500 Marilla St., Dallas, TX, 75201  
Neutral: Kelly Hunt, Address not given  
Against: None

**Note: The Commission heard Zoning Cases – Individual agenda item #21. Z190-203(AU) next.**

**21. Z190-203(AU)**

Planner: Andreea Udrea

**Motion:** It was moved to recommend **approval** of a new Planned Development Subdistrict for mixed uses, subject to a revised development plan, revised landscape plan, and staff's recommended conditions with a modification to allow a maximum 4 ft. height for front yard encroachment on property zoned an HC Heavy Commercial Subdistrict within Planned Development District No. 193, the Oak Lawn Special Purpose District, on the northwest line of Woodall Rodgers Freeway, between North St. Paul Street and North Harwood Street.



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

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

Against: 0  
Absent: 1 - Carpenter  
Vacancy: 0  
Conflict: 1 - Housewright\*\*

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

**Notices:** Area: 500 Mailed: 187  
**Replies:** For: 7 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: Mark Williams, 2025 Woodall Rodgers Fwy., Dallas, TX, 75201  
Walter Levy, 2025 Woodall Rogers Fwy., Dallas, TX, 75201  
Sunil Jagwani, 2025 Woodall Rodgers Fwy., Dallas, TX, 75201

Authorization of Hearings:

Planner: Donna Moorman

**Motion:** It was moved to **authorize** a public hearing to determine the proper zoning on property zoning on property zoned a TH-2(A) Townhouse District and an MF-1(A) Multifamily District with Specific Use Permit (SUP) No. 1012, for a public school on the north side of Timberglen Road between Kelly Boulevard and Justice Lane and containing approximately 12 acres with consideration to be given to reducing the size of the Specific Use Permit by removing the single family developed lots on the west side of Justice Lane and amending the SUP to allow for the reconstruction of the school. **This is a hearing to consider the request to authorize the hearing and not the rezoning of property at this time.**

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

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

Against: 0  
Absent: 1 - Carpenter  
Vacancy: 0

**Speakers:** None

---

### Other Matters

#### Minutes:

**Motion:** It was moved to **approve** the May 14, 2020, City Plan Commission meeting minutes, as revised.

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

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

Against: 0  
Absent: 1 - Carpenter  
Vacancy: 0

**Speakers:** None

### Adjournment

**Motion:** It was moved to **adjourn** the May 21, 2020, City Plan Commission meeting at 8:13 p.m.

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

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

Against: 0  
Absent: 1 - Carpenter  
Vacancy: 0

---

Tony Shidid, Chair