

PLAN COMMISSION MINUTES

The City Plan Commission held a regular Zoning Hearing on May 6, 2021, by videoconference call as authorized by Texas Government Code Section 551.127 with the briefing starting at 10:13 a.m., and the public hearing at 1:43 p.m. Presiding were, Tony Shidid, Chair and Margot Murphy, Vice-Chair. The following Commissioners were present during the hearing: Enrique MacGregor, Joanna Hampton, Ronald Stinson, LeDouglas Johnson, Deborah Carpenter, Timothy Jackson, Lorie Blair, P. Michael Jung, Jayne Suhler, Kristine Schwope, and Brent Rubin. The following Commissioner was absent from this hearing as defined in the City Plan Commission rules: Wayne Garcia. 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.

PUBLIC HEARINGS:

Subdivision Docket

Planner: Sharmila Shrestha

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

Consent Items:

(1) **S201-631**

Motion: It was moved to **approve** an application to create one 5.32-acre lot from a tract of land in City Block 6549 on property located on Royal Lane, south of Harcourt Street, subject to compliance with the conditions listed in the docket.

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

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

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

Speakers: None

(2) **S201-632**

Motion: It was moved to **approve** an application to create 188 single family lots ranging in size from 4,800 square feet to 10,352 square feet and 7 common areas from a 36.495-acre tract of land on property located in the Dallas Extra Territorial Jurisdiction (E.T.J.) on University Drive, east of Ranch Road, subject to compliance with the conditions listed in the docket.

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

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

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

Speakers: None

(3) **S201-633**

Motion: It was moved to **approve** an application to create 163 single family lots ranging in size from 4,860 square feet to 11,027 square feet, 1 amenity lot and 2 common areas from a 33.714-acre tract of land on property located in the Dallas Extra Territorial Jurisdiction (E.T.J.) on Belman Lane, at the terminus of Roundtree Road, northeast of Longbridge Road, subject to compliance with the conditions listed in the docket.

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

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

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

Speakers: None

(4) S201-634

Motion: It was moved to **approve** an application to create 186 single family lots ranging in size from 4,703 square feet to 7,483 square feet and 6 common areas from a 35.640-acre tract of land on property located in the Dallas Extra Territorial Jurisdiction (E.T.J.) on University Drive, northwest of F.M. 548, subject to compliance with the conditions listed in the docket.

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

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

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

Speakers: None

(5) S201-635

Motion: It was moved to **approve** an application to replat a 1.034-acre tract of land containing all of Lots 1, 2, 3, and 4 in City Block 1/716 to create one lot on property located on Bryan Street, between Carroll Avenue and Burlew Street, subject to compliance with the conditions listed in the docket.

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

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

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

Speakers: None

(6) **S201-636**

Motion: It was moved to **approve** an application to create one 2.377-acre lot from a tract of land in City Block A/7579 on property located on Beckleymeade Avenue, south of Lyndon B Johnson Freeway /Interstate Highway No. 20, subject to compliance with the conditions listed in the docket.

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

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

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

Speakers: None

(7) **S201-637**

Motion: It was moved to **approve** an application to create one 3.104-acre lot from a tract of land in City Block 8291 on property located on Cedardale Drive, south of Interstate Highway No. 20, subject to compliance with the conditions listed in the docket.

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

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

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

Speakers: None

(8) **S201-640**

Motion: It was moved to **approve** an application to replat a 0.865-acre tract of land containing all of Lots 8, 9, 10, and 11 in City Block B/5710 to create one lot on property located on Sadler Circle, northwest of Inwood Road, subject to compliance with the conditions listed in the docket.

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

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

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

Speakers: None

(9) **S201-641**

Motion: It was moved to **approve** an application to create one 1.03-acre lot from a tract of land in City Block 7554 on property located on Hampton Road at Cliff Creek Crossing Drive, southwest corner, subject to compliance with the conditions listed in the docket.

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

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

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

Speakers: None

(10) **S201-643**

Motion: It was moved to **approve** an application to create two lots from a 0.8683-acre tract of land in City Block 2668 on property bounded by East Grand Avenue (A.K.A. State Highway No. 78, Winslow Avenue, and Beacon Street, subject to compliance with the conditions listed in the docket.

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

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

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

Speakers: None

(11) **S201-644**

Motion: It was moved to **approve** an application to replat a 0.7622-acre tract of land containing part of Lot 2 in City Block 6963 to create one lot on property located on Exchange Service Drive, east of Walton Walker Boulevard, subject to compliance with the conditions listed in the docket.

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

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

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

Speakers: None

Residential Replats:

(12) **S201-638**

Motion: It was moved to **approve** an application to replat a 0.312-acre tract of land containing all of Lots 53, 54, 55, 56, and Common Area D in City Block 6/4726 to move the internal lines between the lots and the common area to create two 1,387-square foot lots, two 1,635-square foot lots, and one 6,044-square foot common area on property located on Fort Worth Avenue, south of Rook Drive, subject to compliance with the conditions listed in the docket.

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

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

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

Notices: Area: 200 Mailed: 13
Replies: For: 0 Against: 0

Speakers: None

(13) **S201-642**

Motion: It was moved to **approve** an application to replat a 0.376-acre tract of land containing all of Lots 7A through 7F and Lots 8A through 8F in City Block 6/1597 to create a 12-lot shared access development ranging in size from 1,201 square feet to 1,819 square feet on property located on Cabell Drive, south of Annex Avenue, subject to compliance with the conditions listed in the docket.

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

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

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

Notices: Area: 200 Mailed: 58
Replies: For: 1 Against: 0

Speakers: For: None
For (Did not speak): Howard Pitts, 8140 Walnut Hill Ln., Dallas, TX, 75231
Against: None

Thoroughfare Plan Amendment:

(1) Nowitzki Way from Houston Street to Field Street, (2) Field Street from Nowitzki Way to Ashland Street, and (3) Harwood Street from Cedar Springs Road to Woodall Rodgers Freeway.

Planner: Kimberly Smith

Motion: It was moved to recommend **approval** of (1) change the dimensional classification of Nowitzki Way from Houston Street to Field Street from a special six-lane undivided roadway (SPCL 6U) within 122 feet of right-of-way to a special five-lane divided roadway (SPCL 5D) with two-way cycle track on the south side of the roadway in 122 feet of right-of-way; (2) change the dimensional classification of Field Street from Nowitzki Way to Ashland Street from an existing right-of-way (EXST) to a special six-lane divided roadway (SPCL 6D) with a two-way cycle track in 100 feet of right-of-way; and (3) change the dimensional classification of Harwood Street from Cedar Springs roadway to Woodall Rodgers Freeway from standard four-lane undivided roadway (S-4-U) in 60 feet of right-of-way to a special three-lane roadway (SPCL 3U) with two-way cycle track on the west side of roadway in 60 to 62 feet of right-of-way.

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

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

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

Speakers: For: James Reeder, 1925 Cedar Springs, Dallas, TX, 75201
Against: Heather McNair, 809 Brookshire Cr., Garland, TX, 75043

Zoning Cases - Consent:

1. **Z201-198(AO)**

Planner: Oscar Aguilera

Motion: It was moved to recommend **approval** of the renewal of Specific Use Permit No. 2155 for a recycling buy-back center for the collection of household and industrial metals for a two-year period, subject to a site plan and conditions on property zoned an IM Industrial Manufacturing District, on the southwest line of South Lamar Street, between Martin Luther King Jr. Boulevard and Lenway Street.

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

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

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

Notices: Area: 300 Mailed: 36
Replies: For: 0 Against: 0

Speakers: For: None
For (Did not speak): Prabha Cinclair, 1800 Valley View Ln., Farmer Branch, TX, 75234
Jerry Amman, 3301 Botham Jean Blvd., Dallas, TX, 75215
Against: None

2. **Z190-157(CT)**

Planner: Carlos Talison

Motion: It was moved to recommend **approval** of the renewal of and an amendment to Specific Use Permit No. 2021 for a motor vehicle fueling station for a five-year period with eligibility for automatic renewals for additional five-year periods, subject to a revised site plan and conditions on property zoned NC(E) Neighborhood Commercial (Enhanced) Subdistrict within Planned Development District No. 595, the South Dallas/Fair Park Special Purpose District, at the southwest corner of South Central Expressway and Elsie Faye Heggins Street.

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

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

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

Notices: Area: 200 Mailed: 32
Replies: For: 2 Against: 0

Speakers: For: None
FOR (Did not Speak): Tahir Pervaiz, 4707 S. Central Expy., TX, 75215
Against: None

3. Z201-160(CT)

Planner: Carlos Talison

Motion: It was moved to recommend **approval** of a Planned Development District for R-7.5(A) Single Family District uses, subject to a conceptual plan and conditions on property zoned an R-7.5(A) Single Family District with Specific Use Permit No. 105 for Convalescent Home & Institutional Uses, at the southeast corner of Samuell Boulevard and Grove Hill Road.

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

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

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

Notices: Area: 500 Mailed: 75
Replies: For: 3 Against: 2

Speakers: For: None
FOR (Did not Speak): Matt Johnson, 5307 Mockingbird Ln., TX, 75206
Rob Baldwin, 3904 Elm St., Dallas, TX, 75226
Against: None

4. **Z201-163(CT)**

Planner: Carlos Talison

Motion: It was moved to recommend **approval** of an IR Industrial Research District on property zoned Planned Development District No. 394, at the southwest corner of North Stemmons Freeway and Southwell Road.

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

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

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

Notices: Area: 400 Mailed: 27
Replies: For: 3 Against: 0

Speakers: For: None
FOR (Did not Speak): Rob Baldwin, 3904 Elm St., Dallas, TX, 75226
Brad Cooper, 3819 Maple Ave., Dallas, TX, 75219
Against: None

5. **Z201-211(CT)**

Planner: Carlos Talison

Motion: It was moved to recommend **approval** of the renewal of Specific Use Permit No. 2093 for the sale of alcoholic beverages in conjunction with a general merchandise or food store 3,500 square feet or less use for a five-year period with eligibility for automatic renewals for additional five-year periods, subject to conditions on property zoned CS-D-1 Commercial Service District with a D-1 Liquor Control Overlay, on the south line Bruton Road, between North Jim Miller Road and Joan Drive.

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

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

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

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

Speakers: None

6. **Z201-217(CT)**

Planner: Carlos Talison

Motion: It was moved to recommend **approval** of an amendment to Specific Use Permit No. 2218 for a local utilities use limited to utility services, subject to a revised site plan and revised conditions on property zoned MF-2(A) Multifamily District, on the south line of Bank Street, east of Herndon Drive.

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

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

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

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

Speakers: None

7. **Z189-308(ND)**

Planner: Neva Dean

Motion: It was moved to recommend **approval** of an amendment to Planned Development District No. 663 for UC-2 Urban Corridor District uses, subject to a revised conceptual plan, revised Area 2 development plan, and conditions at the northwest corner of Bengal Street and Macatee Drive.

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

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

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

Notices: Area: 500 Mailed: 28
Replies: For: 1 Against: 0

Speakers: For: None

FOR (Did not Speak): Brad Williams, 2728 N. Harwood St., Dallas, TX, 75201
Jill Cumnock, 4707 Bengal St., Dallas, TX, 75235

Against: None

8. Z201-173(ND)

Planner: Neva Dean

Motion: It was moved to recommend **approval** of an amendment to and an expansion of Planned Development District No. 936, subject to a revised development plan, a revised landscape plan, and conditions on property zoned an R-5(A) Single Family Subdistrict within Planned Development District No. 595, the South Dallas/Fair Park Special Purpose District, and Planned Development District No. 936, at the southwest corner of Bexar Street and Vesper Street.

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

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

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

Notices: Area: 500 Mailed: 43
Replies: For: 0 Against: 0

Speakers: None

9. Z201-199(ND)

Planner: Neva Dean

Note: The Commission considered this item individually.

Motion: In considering an application for the termination of deed restrictions [Z767-296] on property zoned a CR Community Retail District, on the east line of Gaston Avenue, northwest of Garland Road, it was moved to **hold** this case under advisement until May 20, 2021.

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

For: 13 - MacGregor, Hampton, Stinson, Johnson, Shidid, Carpenter, Jackson, Blair, Jung, Suhler, Schwoppe, Murphy, Rubin
Against: 0
Absent: 1 - Garcia
Vacancy: 1 - District 10

Notices: Area: 400 Mailed: 22
Replies: For: 0 Against: 0

Speakers: For: Dallas Cothrum, 2201 Main St., Dallas, TX, 75201
Andrew Ruegg, 2201 Main St., Dallas, TX, 75201
Steve Stoner, 7557 Rambler Rd., Dallas, TX, 75231
Rob Potter, 3200 N. Town East Blvd., Mesquite, TX, 75150
Will Strickler, 7302 Fisher Rd., Dallas, TX, 75214
Against: Angie Clarke, 7132 Wildgrove Ave., Dallas, TX, 75214
Alex Henvey, 6725 Gaston Ave., Dallas, TX, 75214
Leslie Hearn, 1519 Waterside Ct., Dallas, TX, 75218
Michael DeGroot, 7014 Coronado Ave., Dallas, TX, 75214
Diane Raines, 1445 Waterside Dr., Dallas, TX, 75218
Against (Did not speak): Carolyn Jones, 1234 San Rafael Dr., Dallas, TX, 75218
Staff: David Nevarez, Traffic Engineer, Sustainable Development & Construction

Note: The Commission heard Zoning Case - Consent agenda item #10. Z201-200(RM) next.

10. Z201-200(RM)

Planner: Ryan Mulkey

Note: The Commission considered this item individually.

Motion: It was moved to recommend **approval** of an MF-2(A) Multifamily District, subject to deed restrictions volunteered by the applicant to: 1) Provide 50' setback for structures over 26' in height from the northwest property line, 2) Three large canopy trees are required per Article X spaced a maximum of 30' apart along northwest property line, and 3) Large canopy trees are required per Article X spaced a maximum of 30' apart along the northeast property line on property zoned an IR Industrial Research District, on the northwest line of Empire Central, southwest of Mohawk Drive.

Maker: Hampton
Second: Blair
Result: Carried: 9 to 4

For: 9 - MacGregor, Hampton, Stinson, Johnson, Blair,
Jung, Suhler, Schwope, Rubin

Against: 4 - Shidid, Carpenter, Jackson, Murphy

Absent: 1 - Garcia

Vacancy: 1 - District 10

Notices: Area: 200 Mailed: 25
Replies: For: 1 Against: 2

Speakers: For: Andrew Ruegg, 2201 Main St., Dallas, TX, 75201
Dallas Cothrum, 2201 Main St., Dallas, TX, 75201
Valentin DeLeon, 7035 Bee Caves Rd., Austin, TX, 78746
Jason Haskins, 703 Elder Way, Round Rock, TX, 78664
Against: Claudia Morales Herrera, 7007 Mohawk Dr., Dallas, TX, 75235
Against (Did Not speak): Diana Almaguer, 2214 Shea Rd., Dallas, TX, 75235

Note: The Commission heard Zoning Case - Consent agenda item #11. Z201-201(RM) next.

11. Z201-201(RM)

Planner: Ryan Mulkey

Note: The Commission considered this item individually.

Motion: It was moved to recommend **approval** of an MF-2(A) Multifamily District, subject to deed restrictions volunteered by the applicant to: 1) Provide 50' setback for structures over 26' in height from the northwest property line, and 2) Three large canopy trees per Article X are required spaced a maximum of 30' apart along the northwest property line, on property zoned an IR Industrial Research District, on the northwest side of the intersection of Empire Central and Forest Park Road.

Maker: Hampton
Second: Rubin
Result: Carried: 10 to 2

For: 10 - MacGregor, Hampton, Stinson, Johnson,
Shidid, Jackson, Blair, Jung, Suhler, Rubin

Against: 2 - Carpenter, Murphy
Absent: 2 - Schwope, Garcia
Vacancy: 1 - District 10

Notices: Area: 200 Mailed: 27
Replies: For: 4 Against: 0

Speakers: For: Andrew Ruegg, 2201 Main St., Dallas, TX, 75201
Valentin DeLeon, 7035 Bee Caves Rd., Austin, TX, 78746
Jason Haskins, 703 Elder Way, Round Rock, TX, 78664
FOR (Did not speak): Dallas Cothrum, 2201 Main St., Dallas, TX, 75201
Against: None

Note: The Commission recessed for a short break at 4:08 p.m. and reconvened at 4:25 p.m. The Commission continued with the regular order of the agenda and heard Zoning Case - Individual agenda item #13. Z190-341(LG) next.

12. Z201-192(LG)

Planner: La'Kisha Girder

Motion: It was moved to recommend **approval** of a Planned Development District for R-5(A) Single Family District uses and Private School, Community Service Center, and Child-care Facility uses, subject to a development plan, a traffic management plan, and conditions on property zoned Planned Development District No. 595, the South Dallas/Fair Park Special Purpose District with H/61 Phyllis Wheatley Elementary School Historic Overlay and H/100 Wheatley Place Historic District Overlay, on the southeast line of Metropolitan Avenue, between Meyers Street and Havana Street.

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

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

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

Notices: Area: 500 Mailed: 183
Replies: For: 10 Against: 1

Speakers: For: None

For (Did not speak): David Wright, 1431 Greenway Dr., Irving, TX, 75038
Jon Rollins, 2808 Fairmount St., Dallas, TX, 75201
Tommy Mann, 2728 N. Harwood St., Dallas, TX, 75201
David Martin, 2728 N. Harwood St., Dallas, TX, 75201
Kristi Lichtenberg, 2815 S. Ervay St., Dallas, TX, 75215
Wayne Sims, 2815 S. Ervay St., Dallas, TX, 75215
Todd Atkins, 3918 Crozier St., Dallas, TX, 75215

Against: None

Note: The Commission heard Zoning - Consent agenda item #9. Z201-199(ND), upon the conclusion of the Zoning Consent agenda. The Commission heard Zoning agenda item #9. Z201-199(ND) next.

Zoning Cases - Individual:

13. Z190-341(LG)

Planner: La’Kisha Girder

Motion: In considering an application for an amendment to and an expansion of Planned Development District No. 400 for R-16(A) Single Family District uses and a private school use on property zoned Planned Development District No. 400 and an R-16(A) Single Family District, on the southwest and northwest corners of Merrell Road and Midway Road, it was moved to **hold** this case under advisement until June 3, 2021, and to instruct staff to re-advertise for a specific use permit.

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

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

Against: 0
Absent: 2 - Schwope, Garcia
Vacancy: 1 - District 10

Notices: Area: 500 Mailed: 228
Replies: For: 14 Against: 19

Speakers: For: Andrew Ruegg, 2201 Main St., Dallas, TX, 75201
FOR (Did not Speak): Dallas Cothrum, 2201 Main St., Dallas, TX, 75201
Wes Hoblit, 2201 Main St., Dallas, TX, 75201
Against: None

14. **Z190-349(LG)**

Planner: La’Kisha Girder

De minimus Significant Change Motion: In considering the requirement in Section 5(m)(1)(B) of the CPC Rules of Procedure, the finding is it does not apply because the impact of increased landscape and setbacks in the Commission’s judgement are *de minimus* in nature.

Maker: Murphy
Second: Rubin
Result: Carried: 10 to 2

For: 10 - MacGregor, Hampton, Stinson, Johnson,
Shidid, Carpenter, Blair, Suhler, Murphy, Rubin

Against: 2 - Jackson, Jung
Absent: 2 - Schwope, Garcia
Vacancy: 1 - District 10

Motion: It was moved to recommend **approval** of a Planned Development District for single family uses, subject to a revised development plan to include a 31 foot shared access drive and conditions on property zoned an R-16(A) Single Family District, at the northwest corner of Forest Lane and Nuestra Drive intersection.

Maker: Murphy
Second: Rubin
Result: Carried: 10 to 2

For: 10 - MacGregor, Hampton, Stinson, Johnson,
Shidid, Carpenter, Blair, Suhler, Murphy, Rubin

Against: 2 - Jackson, Jung
Absent: 2 - Schwope, Garcia
Vacancy: 1 - District 10

Notices: Area: 500 Mailed: 84
Replies: For: 3 Against: 31

Speakers: For: Lynn Kadleck, 2740 Dallas Pkwy, Plano, TX, 75093
Tommy Mann, 500 Winstead Building, Dallas, TX, 75201
Brad Williams, 500 Winstead Building, Dallas, TX, 75201
Bill Davis, 3377 Blackburn St., Dallas, TX, 75204
Linda Vallala, 5975 Lindenshire Ln., Dallas, TX, 75230
Steven Ellis, 5540 Lindenshire Ln., Dallas, TX, 75230
For (Did not Speak): Randy Kaniecki, 5656 Brookstown Dr., Dallas, TX, 75230
Maureen Milligan, 5918 Williamstown Rd., Dallas, TX, 75230
Against: Mitchell Fonberg, 5452 Glen Lakes Dr, ., Dallas, TX, 75231
Greg Curry, 5615 Brookstown Dr., Dallas, TX, 75230
Matt Pehrson, 5640 Brookstown Dr., Dallas, TX, 75230
Kaelyn Pehrson, 5650 Brookstown Dr., Dallas, TX, 75230
Janelle Alcantara, 5650 Brookstown Dr., Dallas, TX, 75230
Against (Did not Speak): Neil Fisher, 5650 Brookstown Dr., Dallas, TX, 75230
David Veeder, 5705 Ridgetown Cr., Dallas, TX, 75230
Daniel Gray, 5740 Willow Ln., Dallas, TX, 75230
Staff: David Nevarez, Traffic Engineer, Sustainable Development & Construction

Note: The Commission recessed for a short break at 5:55 p.m. and reconvened at 6:05 p.m. The Commission continued with the regular order of the agenda and heard Zoning Case - Individual agenda item #15. Z201-162(LG) next.

15. Z201-162(LG)

Planner: La’Kisha Girder

Motion: It was moved to recommend **approval** of a Planned Development District for MC-4 Multiple Commercial District uses and single family uses, subject to a revised conceptual plan and revised conditions on property zoned an MC-4 Multiple Commercial District, on the southwest corner of Skillman Street and Whitehurst Drive.

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

For: 11 - MacGregor, Stinson, Johnson, Shidid,
Carpenter, Jackson, Blair, Jung, Suhler,
Murphy, Rubin

Against: 0
Absent: 2 - Schwope, Garcia
Vacancy: 1 - District 10
Conflict: 1 - Hampton**

**out of the room, when vote taken

Notices: Area: 500 Mailed: 46
Replies: For: 5 Against: 1

Speakers: For: Tommy Mann, 500 Winstead Building, Dallas, TX, 75201
Graham Irvine, 1717 Main St., Dallas, TX, 75201
Brad Williams, 2728 N. Harwood St., Dallas, TX, 75201
For (Did not Speak): Stephen Lohr, 1845 Woodall Rodgers Fwy., Dallas, TX, 75201
Against: None

16. **Z201-110(AU)**

Planner: Andreea Udrea

Motion: In considering an application for an amendment to Tract 13(A) for Multi-Family [MF-2(A)] Tract within Planned Development District No. 508, on the north line of Singleton Boulevard, east of North Westmoreland Road, it was moved to **hold** this case under advisement until June 17, 2021.

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

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

Against: 0
Absent: 2 - Schwope, Garcia
Vacancy: 1 - District 10

Notices: Area: 500 Mailed: 27
Replies: For: 0 Against: 0

Speakers: For: Victor Toledo, 7255 Mimosa Ln., Dallas, TX, 75230
For (Did not Speak): Kent Casey, 5711 Redwood Ln., Dallas, TX, 75209
Against: None

17. **Z201-205(NN)**

Planner: Nabila Nur

Motion: It was moved to recommend **denial** of a TH-2(A) Townhouse District with deed restrictions volunteered by the applicant on property zoned an R-10(A) Single Family District, on the northeast side of Whispering Oaks Drive, south of Jordan Ridge Drive.

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

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

Against: 0
Absent: 2 - Schwope, Garcia
Vacancy: 1 - District 10

Notices: Area: 400 Mailed: 164
Replies: For: 0 Against: 6

Speakers: For: Brian Cunningham, 4601 Duncanville Rd., Dallas, TX, 75236
FOR (Did not Speak): Lee Radley, 2121 Midway Rd., Carrollton, TX, 75006
Against: Michael Coker, 3111 Canton St., Dallas, TX, 75226
Mark Petersen, 5109 Moneta Ln., Dallas, TX, 75236
David Henley, 5232 Moneta Ln., Dallas, TX, 75236
Christo Philip, 5300 Lantern Ln., Dallas, TX, 75236
Larry Jackson, 5221 Whispering Oaks Dr., Dallas, TX, 75236
Against (Did not speak): Bryan Kaeser, 5406 Cliff Haven Dr., Dallas, TX, 75236
Staff: Phil Erwin, Chief Arborist, Dallas Building Inspections

Zoning Cases - Under Advisement:

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

Planner: Carlos Talison

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 20, 2021.

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

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

Against: 0

Absent: 2 - Schwope, Garcia

Vacancy: 1 - District 10

Notices: Area: 500 Mailed: 101
Replies: For: 4 Against: 46

Speakers: For: None

FOR (Did not speak): Karl Crawley, 2201 Main St., Dallas, TX, 75201
Donovan Howard, 12377 Merit Dr., Dallas, TX, 75251
Seth Stevens, 12377 Merit Dr., Dallas, TX, 75251
Jean Laswell, 13420 Midway Rd., Farmers Branch, TX, 75244
Mark Maxey, 6017 Reiger Ave., Dallas, TX, 75214

Against (Did not Speak): Andrew Alvarado, 3809 Martha Ln., Dallas, TX, 75229
Erina Alvarado, 3809 Martha Ln., Dallas, TX, 75229
Linda DeSanders, 10507 Westlawn Dr., Dallas, TX, 75229
Natalia Saenz, 4165 Meadowdale Ln., Dallas, TX, 75229
Rex Weigand, 4170 Walnut Meadow Ln., Dallas, TX, 75229
John Bennett, 10125 Fieldfare Ct., Dallas, TX, 75229
Tim Weil, 3801 Meadowdale Ln., Dallas, TX, 75229
Collin Ice, 4033 Killion Dr., Dallas, TX, 75229
Lance Hartsell, 10557 Somerton Dr., Dallas, TX, 75229
Brad Bell, 10306 Gooding Dr., Dallas, TX, 75229
Chillon Joersz, 10156 Betty Lane Pl., Dallas, TX, 75229
Thomas Bloodgood, 4148 S. Better Dr., Dallas, TX, 75229
David Rogers, 4122 S. Better Dr., Dallas, TX, 75229
Charles Kallassy, 4074 S. Better Dr., Dallas, TX, 75229
Barbara Stone, 3879 Duchess Trail, Dallas, TX, 75229
Kathy Adcock-Smith, 10535 Somerton Dr., Dallas, TX, 75229
Christopher Garcia, 10149 Fieldfare Ct., Dallas, TX, 75229
Maria Hartssell, 10557 Somerton Dr., Dallas, TX, 75229

Other Matters

Minutes:

Motion: It was moved to **approve** the April 22, 2021, City Plan Commission meeting minutes, as submitted.

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

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

Against: 0
Absent: 2 - Schwope, Garcia
Vacancy: 1 - District 10

Speakers: None

Adjournment:

The May 6, 2021, City Plan Commission meeting **adjourned** at 7:13 p.m.

Tony Shidid, Chair