

PLAN COMMISSION MINUTES

The City Plan Commission held a regular Zoning Hearing on June 3, 2021, by videoconference call as authorized by Texas Government Code Section 551.127 with the briefing starting at 10:36 a.m., and the public hearing at 1:33 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, Wayne Garcia, and Brent Rubin. The following Commissioners were absent from this hearing as defined in the City Plan Commission rules: None. 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) **S201-664**

Motion: It was moved to **approve** an application to replat a 4.442-acre tract of land containing all of Lot 1 in City Block 11/4565 to create one 0.4104-acre lot and one 4.0319-acre lot on property located on Wentworth Street, between Franklin Street and Hampton Road, subject to compliance with the conditions listed in the docket and an additional condition to read as follows: "Prior to the final plat submittal, provide an access easement between proposed Lot 1A1 and Lot 1A2".

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

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

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

Speakers: None

(2) **S201-665**

Motion: It was moved to **approve** an application to replat a 0.284-acre tract of land containing all of Lots 12 and 13 in City Block 1/2001 to create one lot on property located on Manett Street, northeast of Kirby Street, subject to compliance with the conditions listed in the docket.

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

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

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

Speakers: For: None
Against: None
Staff: David Cossum, Administrator, Sustainable Development and Construction

(3) **S201-666**

Motion: It was moved to **approve** an application to create one 0.221-acre lot from a tract of land in City Block 6893 on property located on Oak Dale Road, southeast of Givendale Road, subject to compliance with the conditions listed in the docket.

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

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

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

Speakers: None

(4) **S201-667**

Note: The zoning district in the agenda and staff report was corrected to PD No. 830, Subdistrict 6.

Motion: It was moved to **approve** an application to replat a 1.426-acre tract of land containing all of Lots 8 through 14 in City Block 1/3141, all of Lots 8 through 10 in City Block 21/3141, and 0.5 feet of an abandoned alley, and portion of an abandoned Zang Boulevard to create one lot on property located on Seventh Street, between Madison Avenue and Zang Boulevard, subject to compliance with the conditions listed in the docket.

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

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

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

Speakers: For: None

For (Did not speak): Kim Lan, 3012 Fairmount St., Dallas, TX, 75201

Against: None

(5) **S201-668**

Motion: It was moved to **approve** an application to create one 11.12-acre lot from a tract of land in City Block 8681 on property located on Camp Wisdom Road, west of Clark Road, subject to compliance with the conditions listed in the docket.

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

For: 14 - MacGregor, Hampton, Stinson, Johnson,
Shidid, Carpenter, Jackson, Blair, Jung,
Suhler, Schwope, Murphy, Garcia, Rubin
Against: 0
Absent: 0
Vacancy: 1 - District 10

Speakers: None

(6) **S201-669**

Motion: It was moved to **approve** an application to replat a 0.265-acre tract of land containing all of Lot 7 and part of Lot 6 in City Block 2/650 to create one lot on property located on Ross Avenue at Ashby Street, northwest corner, subject to compliance with the conditions listed in the docket.

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

For: 14 - MacGregor, Hampton, Stinson, Johnson,
Shidid, Carpenter, Jackson, Blair, Jung,
Suhler, Schwope, Murphy, Garcia, Rubin
Against: 0
Absent: 0
Vacancy: 1 - District 10

Speakers: None

Miscellaneous Items:

M190-040

Planner: Nabila Nur

Motion: It was moved to recommend **approval** a minor amendment to an existing development plan and landscape plan on property zoned Planned Development Subdistrict No. 141 within Planned Development District No. 193, the Oak Lawn Special Purpose District, at the southeast corner of Armstrong Avenue and Cole Avenue.

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

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

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

Speakers: For: Alex Martin, 5516 Richard Ave., Dallas, TX, 75206
David Dierkes, 8111 Preston Rd., Dallas, TX, 75225
Jonathan Wood, 2808 Fairmount St., Dallas, TX, 75201
Evan Beattie, 2323 N. Akard St., Dallas, TX, 75201
Against: None

Zoning Cases - Consent:

1. **Z201-219(OA)**

Planner: Oscar Aguilera

Motion: It was moved to recommend **approval** of the renewal of Specific Use Permit No. 2219 for the sale of alcoholic beverages in conjunction with a restaurant without drive-in or drive-through service for a five-year period with eligibility for automatic renewals for additional five-year periods, subject to conditions on property zoned Subarea 1 within Planned Development District No. 366, the Buckner Boulevard Special Purpose District with a D-1 Liquor Control Overlay, on the east side of South Buckner Boulevard, between Scyene Road and Bearden Lane.

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

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

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

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

Speakers: None

2. Z201-220(RM)

Planner: Ryan Mulkey

Note: The Commission considered this item individually.

Motion: In considering an application for the renewal of Specific Use Permit No. 2332 for the sale of alcoholic beverages in conjunction with a general merchandise or food store greater than 3,500 square feet on property zoned a CS-D-1 Commercial Service District with a D-1 Liquor Control Overlay, at the northeast corner of South Belt Line Road and C.F. Hawn Freeway, it was moved to **hold** this case under advisement until July 15, 2021.

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

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

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

Notices: Area: 300 Mailed: 14
Replies: For: 0 Against: 0

Speakers: For: Lauren Montgomery, 6009 West Parker Rd., Plano, TX, 75010
Against: None

Note: The Commission heard Zoning agenda item #4. Z201-191(CT) next.

3. Z201-223(RM)

Planner: Ryan Mulkey

Motion: It was moved to recommend **approval** of for the renewal of Specific Use Permit No. 2341 for a bar, lounge, or tavern for a three-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 Exposition Avenue, west of Parry Avenue.

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

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

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

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

Speakers: For: None
For (Did not speak): Antonio Everette, 835 Exposition Dallas, TX, 75226
Against: None

4. Z201-191(CT)

Planner: Carlos Talison

Note: The Commission considered this item individually.

Motion: It was moved to recommend **approval** of a Specific Use Permit for a private school use for a five-year period, subject to a site plan, traffic management plan, and conditions on property zoned an RR Regional Retail District and MU-2 Mixed Use District, at the terminus of Caruth Plaza, northwest of Twin Hills Connection.

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

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

Against: 0
Absent: 0
Vacancy: 1 - District 10
Conflict: 1 - Jung**

**out of the room, when vote taken

Notices: Area: 400 Mailed: 25
Replies: For: 0 Against: 0

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

Note: The Commission returned to the regular order of the agenda and heard Zoning Cases - Individual agenda item #7. Z201-177(CT) next.

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

Planner: Carlos Talison

Motion: In considering an application for the renewal of Specific Use Permit No. 2344 for the sale of alcoholic beverages in conjunction with a general merchandise or food store 3,500 square feet or less on property zoned NS(A)-D-1 Neighborhood Service District with a D-1 Liquor Control Overlay, at the southeast corner of Elam Road and Pleasant Road, it was moved to **hold** this case under advisement until July 1, 2021.

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

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

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

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

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

6. **Z201-236(CT)**

Planner: Carlos Talison

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

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

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

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

Notices: Area: 200 Mailed: 26
Replies: For: 2 Against: 0

Speakers: For: None
For (Did not speak): Timothy Dlugos, 5026 Manett St., Dallas, TX, 75206
Against: None

Note: The Commission heard Zoning - Consent agenda Item #2. Z201-220(RM), upon the conclusion of the Consent agenda. Zoning - Consent agenda Item #2. Z201-220(RM) was heard next.

Zoning Cases - Individual:

7. Z201-177(CT)

Planner: Carlos Talison

Motion: It was moved to recommend **approval** of a Specific Use Permit for a community service center use for a three-year period, subject to a site plan and staff's recommended conditions on property zoned a MF-2(A) Multifamily District, on the south line of Laughlin Drive, west line of Avenue Q.

Maker: Jackson
Second: Rubin
Result: Carried: 13 to 1

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

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

Notices: Area: 300 Mailed: 31
Replies: For: 2 Against: 0

Speakers: For: Kisha Kay, 2201 Main St., Dallas, TX, 75201
Diana Pollak, 2360 Laughlin Dr., Dallas, TX, 75228
Against: None

Zoning Cases - Under Advisement:

8. Z201-186(CT)

Planner: Carlos Talison

Motion: In considering an application for a Specific Use Permit for a commercial motor vehicle parking use on property zoned IR Industrial Research District, on the east line of Duncanville Road, north of Ranchero Lane, it was moved to **hold** this case under advisement until July 1, 2021.

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

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

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

Notices: Area: 400 Mailed: 25
Replies: For: 0 Against: 1

Speakers: For: George Wainaina, 5218 Duncanville Rd., Dallas, TX, 75236
Judd Mullinix, 13455 Noel Road, Dallas, TX, 75240
Against: None

9. **Z201-194(LG)**

Planner: La’Kisha Girder

Motion: It was moved to recommend **approval** of a Specific Use Permit for commercial amusement inside limited to a Class A dance hall for a two-year period, subject to a site plan and conditions with clarification to remove references to an alcoholic beverage establishment limited to a private-club bar use on property zoned Planned Development District No. 498, the Harry Hines Corridor Special Purpose District, on the northwest corner of Harry Hines Boulevard and Joe Fields Road.

Maker: Carpenter
Second: Hampton
Result: Carried: 13 to 1

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

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

Notices: Area: 400 Mailed: 11
Replies: For: 0 Against: 1

Speakers: For: Tory Clark, 3004 Albany Dr., Mesquite, TX, 75150
Against: None

Authorization of a Hearing – Under Advisement:

Planner: Donna Moorman

Motion: It was moved to **authorize** a public hearing to consider amending Chapter 51A of the Dallas Development Code with consideration to be given to requiring a specific use permit for commercial amusement (inside) limited to a poker room. **This is a hearing to consider the request to authorize the hearing and not the amendment to the Code at this time.**

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

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

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

Speakers: None

Other Matters

Minutes:

Motion: It was moved to **approve** the May 20, 2021, City Plan Commission meeting minutes.

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

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

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

Speakers: None

Adjournment:

Motion: It was moved to **adjourn** the June 3, 2021, City Plan Commission meeting at 3:43 p.m.

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

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

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

Tony Shidid, Chair