

**CORRECTED
PLAN COMMISSION MINUTES**

The City Plan Commission held a regular Zoning Hearing on June 4, 2020, by videoconference call as authorized by Texas Government Code Section 551.127 with the briefing starting at 10:47 a.m., and the public hearing at 1:55 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, P. Michael Jung, Tipton Housewright, Kristine Schwope, Margot Murphy, Wayne Garcia and Brent Rubin. The following Commissioner was absent from this hearing as defined in the City Plan Commission rules: Lori Blair. 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: Sharmila Gurung-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) **S190-128**

Motion: It was moved to **approve** an application to replat a 1.013-acre tract of land containing all of Lot 35 in City Block 5743 and part of City Block 5743 to create one lot on property located on Lucas Drive at Production Drive, west corner, subject to compliance with the conditions listed in the docket.

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

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

Against: 0
Absent: 1 - Blair
Vacancy: 0

Speakers: None

(2) S190-130

Motion: It was moved to **approve** an application to replat a 2.9877-acre tract of land containing all of Lot 1A in City Block 6275 to create two lots on property located on Jim Miller Road at Great Trinity Forest Way, northeast corner, subject to compliance with the conditions listed in the docket.

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

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

Against: 0
Absent: 1 - Blair
Vacancy: 0

Speakers: None

(3) S190-131

Motion: It was moved to **approve** an application to replat a 0.276-acre tract of land containing part of Lots 22, 23, and 24 in City Block K/6301 to create one lot on property located on Dell Garden Avenue, west of Buckner Boulevard, subject to compliance with the conditions listed in the docket.

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

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

Against: 0
Absent: 1 - Blair
Vacancy: 0

Speakers: None

(4) S190-132

Motion: It was moved to **approve** an application to replat a 0.550-acre tract of land containing part of Lots 3, 4, and 5 in City Block 2/715 to create one lot on property located on Scurry Street at Burlew Street, south corner, subject to compliance with the conditions listed in the docket.

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

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

Against: 0
Absent: 1 - Blair
Vacancy: 0

Speakers: None

(5) S190-134

Motion: It was moved to **approve** an application to replat an 8.606-acre tract of land in City Block 4423 to create one lot on property located on Bachman Drive, east of Webb Chapel Extension, subject to compliance with the conditions listed in the docket.

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

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

Against: 0
Absent: 1 - Blair
Vacancy: 0

Speakers: None

(6) S190-137

Motion: It was moved to **approve** an application to create 117 residential lots and 3 common areas from a 17.75-acre tract of land in City Block 7862 on property located on Fireside Drive, east of Dowdy Ferry Road, subject to compliance with the conditions listed in the docket.

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

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

Against: 0
Absent: 1 - Blair
Vacancy: 0

Speakers: None

(7) S190-138

Motion: It was moved to **approve** an application to replat a 2.2159-acre tract of land containing all of Lots 1 through 11 in City Block 6/849 and part of City Block 851 to create one 0.5797-acre lot and one 1.6362-acre lot on property located between Commerce Street and Canton Street, east of Murray Street, subject to compliance with the conditions listed in the docket.

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

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

Against: 0
Absent: 1 - Blair
Vacancy: 0

Speakers: None

(8) S190-140

Motion: It was moved to **approve** an application to replat a 3.588-acre tract of land containing all of Lots 10A through 10D, abandoned Love Joy Street, and a portion of an abandoned alley in City Block 6280 to create one lot on property located on Elam Road, southwest of US Highway 175, subject to compliance with the conditions listed in the docket.

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

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

Against: 0
Absent: 1 - Blair
Vacancy: 0

Speakers: None

Residential Replat/Building Line Removal:

(9) S190-127

Building Line Motion: It was moved to **deny** an application to remove an existing 50-foot platted building line with a finding of fact that the removal of the platted building line will be contrary to the public interest; adversely affect neighboring properties; and adversely affect the plan for the orderly development of the subdivision on property located on Tulip Lane, east of Tibbs Road.

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

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

Against: 0
Absent: 1 - Blair
Vacancy: 0

Replat Motion: An application to replat a 0.284-acre tract of land containing all of Lot 13 in City Block 2/5498 to create one lot on property located on Tulip Lane, east of Tibbs Road.

Result: **Replat Motion was considered a moot matter, due to the denial of the Building Line motion.**

Notices: Area: 200 Mailed: 18
Replies: For: 1 Against: 4

Speakers: For: Victor Toledo, 6435 Tulip Ln., Dallas, TX, 75230
Kathryn Gruner, 6428 Tulip Ln., Dallas, TX, 75230
Against: Mason Griffin, 6423 Tulip Ln., Dallas, TX, 75230

Residential Replat:

(10) **S190-129**

Motion: It was moved to **approve** an application to replat a 2.437-acre tract of land containing all of Lots 23, 51, and 52 in City Block 1/8757 to create one 0.923-acre lot and one 1.513-acre lot on property located at 17415 Pauma Valley Circle, subject to compliance with the conditions listed in the docket.

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

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

Against: 0
Absent: 1 - Blair
Vacancy: 0

Notices: Area: 200 Mailed: 16
Replies: For: 6 Against: 0

Speakers: For: Lee Kirner, 1999 Bryan St., Dallas, TX, 75201
Against: None

(11) **S190-133**

Motion: It was moved to **approve** an application to replat a 7.6230-acre tract of land containing all of Lots 1B, 1C, 1D, and 1E in City Block 5516 to create a 4-lot Shared Access Development ranging in size from 79,979 square feet (1.8361-acre) to 84,397 square feet (1.9375-acre) on property located on Walnut Hill Lane, west of Dallas North Tollway, subject to compliance with the conditions listed in the docket.

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

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

Against: 0
Absent: 1 - Blair
Vacancy: 0

Notices: Area: 200 Mailed: 12
Replies: For: 0 Against: 2

Speakers: For: Bryan Klein, 7075 Twin Hills Ave., Dallas, TX, 75231
Against: None

(12) **S190-135**

Motion: It was moved to **deny** an application to replat a 1.39-acre tract of land containing all of Lot 1 in City Block 4/3965 to create 5 residential lots ranging in size from 7,509 square feet to 14,497 square feet on property located on Stafford Avenue at Edgefield Avenue, northeast corner; due to non-compliance with Section 51A-8.503 of the Dallas Development Code.

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

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

Against: 0
Absent: 1 - Blair
Vacancy: 0

Notices: Area: 200 Mailed: 18
Replies: For: 1 Against: 0

Speakers: For: Brent Jackson, 1212 W. Commerce St., Dallas, TX, 75208
Against: None

(13) **S190-136**

Motion: It was moved to **approve** an application replat a 0.46-acre tract of land containing all of Lot 23 in City Block A/7580 to create two 10,000 square foot lots on property located at 9407 Newhall Street, subject to compliance with the conditions listed in the docket.

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

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

Against: 0
Absent: 1 - Blair
Vacancy: 0

Notices: Area: 200 Mailed: 20
Replies: For: 1 Against: 1

Speakers: None

(14) **S190-139**

Motion: It was moved to **approve** an application to replat a 5.106-acre tract of land containing all of Tract 6 and part of Tract 7 in City Block 1/6682 to create 23 residential lots ranging in size from 7,500 square feet to 15,360 square feet on property located on Masters Drive at the terminus of Budtime Lane, subject to compliance with the conditions listed in the docket.

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

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

Against: 0
Absent: 1 - Blair
Vacancy: 0

Notices: Area: 200 Mailed: 24
Replies: For: 0 Against: 0

Speakers: None

Miscellaneous Items:

D190-001

Planner: Abraham Martinez

Motion: It was moved to **approve** a development plan and landscape plan on a portion of property zoned Subarea C within Planned Development District No. 758, on the southeast corner of Walnut Hill Lane and Skillman Street.

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

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

Against: 0
Absent: 1 - Blair
Vacancy: 0

Speakers: None

W190-006

lanner: Jeremy Tennant

Motion I: It was moved to **approve** a waiver of the two-year waiting period to submit a zoning application on property zoned Planned Development District No. 619, between Pacific Avenue and Elm Street, east of North Akard Street.

Maker: Garcia
Second: Johnson
Result: Failed: 3 to 11

For: 3 - Johnson, Jackson, Garcia
Against: 11 - MacGregor, Stinson, Hampton, Shidid,
Carpenter, Jung, Housewright, Schultz,
Schwope, Murphy, Rubin
Absent: 1 - Blair
Vacancy: 0

Motion II: It was moved to **deny** a waiver of the two-year waiting period to submit a zoning application on property zoned Planned Development District No. 619, between Pacific Avenue and Elm Street, east of North Akard Street.

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

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

Speakers: For: Suzan Kedron, 2323 Ross Ave., Dallas, TX, 75201
For (Did not speak): Erin Watkins, 1528 Slocum St., Dallas, TX, 75207
Against: None

Zoning Cases – Consent:

1. **Z190-219(JT)**

Planner: Jeremy Tennant

Motion: It was moved to recommend **approval** of the renewal of Specific Use Permit No. 2050 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 Elm Street, west of North Crowds Street.

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

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

Against: 0
Absent: 1 - Blair
Vacancy: 0

Notices: Area: 200 Mailed: 13
Replies: For: 3 Against: 0

Speakers: None

2. **Z190-187(CT)**

Planner: Carlos Talison

Motion: It was moved to recommend **approval** of an amendment to deed restrictions [Z834-109] on property zoned an RR Regional Retail District and a NO(A) Neighborhood Office District, on the northwest corner of West Ledbetter Drive and South Polk Street.

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

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

Against: 0
Absent: 1 - Blair
Vacancy: 0

Notices: Area: 400 Mailed: 55
Replies: For: 3 Against: 0

Speakers: None

3. Z190-173(PD)

Planner: Pamela Daniel

Motion: It was moved to recommend **approval** of a Specific Use Permit for an auto service center for a five-year period, subject to a site plan and conditions on property zoned Subdistrict 5 within Planned Development District No. 714, the West Commerce Street/Fort Worth Avenue Special Purpose District for mixed uses, on the east side of North Westmoreland Road, north of Fort Worth Avenue.

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

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

Against: 0
Absent: 1 - Blair
Vacancy: 0

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

Speakers: None

Zoning Cases – Under Advisement:

4. Z189-366(PD)

Planner: Pamela Daniel

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 use on property zoned an RR-D-1 Regional Retail District with a D-1 Liquor Control Overlay, on the southwest corner of North Jim Miller Road and Samuell Boulevard, it was moved to **hold** this case under advisement until July 9, 2020.

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

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

Against: 0
Absent: 1 - Blair
Vacancy: 0

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

Speakers: None

5. Z190-123(JM)

Planner: Jennifer Muñoz

Motion: It was moved to recommend **approval** of 1) a new subdistrict for a commercial amusement (inside) limited to an amusement center and Subdistrict 6 uses; and 2) **approval** of a Specific Use Permit for an alcoholic beverage establishment limited to a private-club bar and a commercial amusement (inside) limited to an amusement center for a three-year period, subject to conditions with the following modifications:

- Throughout the ordinance, strike references and definition for “Private Event and Entertainment Venue”; add instead under residential uses “Commercial amusement (inside); limited to an amusement center”
- In Subsection 117 (off-street parking) – require one parking space per 220 SQFT of floor area (1:220) ...if a customer drop-off location for carpooling or hired transport is designated on private property... [see detail in actual ordinance] as highlighted in the ordinance provided in the docket; AND to allow a maximum of twelve parking space reductions per every 4 bicycle stations
- In Subsection 121 (SIGNS), to allow rooftop signs per applicant’s request with the following limitations:
 - (a) Shall not exceed 12 feet in width
 - (b) Shall not exceed 5 feet in height.
 - (c) Shall have a maximum elevation of 5 feet off of the roof deck.
 - (d) Shall have a maximum effective area of 60 square feet.
 - (e) Shall be attached to or supported by the roof of the building.
 - (f) Shall not be internally illuminated.
 - (g) Shall only be mounted on Legacy Buildings
 - (h) No more than two (2) signs are allowed within this subdistrict.
- SUP Conditions
 - Para. 1: Strike out private event and entertainment venue and add “commercial amusement (inside) (limited to an amusement center)”
 - Para. 3: Renewal:
 - The SUP will expire in 3 years, not eligible for automatic renewals.

- Para. 5: Hours of operation: Mon. - Wed., 5 to midnight; Thrs. - Fri., 3 to midnight; Sat. - Sun., 8 a.m. to midnight.
- Para. 6: No rooftop patios are permitted within these uses
- Para. 7: No outside speakers are permitted within these uses
- Other: Staff to add language that limits to 12,000 sf the total floor area devoted to commercial amusement (inside), Alcoholic Beverage Establishment (or Pvt Club) or Restaurant. FYI, Total floor area includes approximately 20,150 SQFT:
 - Cliff House is 4,250
 - Retro venue is 4,000
 - Main Bldg is 11,900
20,150

on property zoned Subdistrict 6 within Planned Development District No. 830, on the east side of North Tyler Street, between West Davis and Fouraker Street.

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

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

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

Notices: Area: 500 Mailed: 103
Replies: For: 32 Against: 11

Speakers: For: Santos Martinez, 12 Tanager Terrace Angel Fire, NM, 87710
David Spence, 408 W. 8th St., Dallas, TX, 75208
Jason Roberts, 700 W. Davis St., Dallas, TX, 75208
Jose Rodriguez, 814 W. Sheridan, Oklahoma City, OK, 73106
Diana Diaz, 831 W. Davis St., Dallas, TX, 75208
David Preziosi, 2922 Swiss Ave., Dallas, TX, 75204
Against: Laura Palmer, 911 N. Madison Ave., Dallas, TX, 75208
Staff: David Nevarez, Traffic Engineer, Sustainable Development & Construction

6. Z190-145(JM)

Planner: Jennifer Muñoz

Motion: In considering an application for an amendment to Planned Development District No. 889, on the southeast corner of North Central Expressway and Carroll Avenue, it was moved to **hold** this case under advisement until July 9, 2020.

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

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

Against: 0
Absent: 1 - Blair
Vacancy: 0

Notices: Area: 500 Mailed: 71
Replies: For: 3 Against: 0

Speakers: None

7. Z190-202(JT)

Planner: Jeremy Tennant

Motion: It was moved to recommend **approval** of 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 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 Elm Street, east of North Good Latimer Expressway.

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

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

Against: 0
Absent: 1 - Blair
Vacancy: 0

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

Speakers: None

Other Matters

Minutes:

Motion: It was moved to **approve** the May 21, 2020, City Plan Commission meeting minutes, as revised.

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

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

Against: 0
Absent: 1 - Blair
Vacancy: 0

Speakers: None

Adjournment

Motion: It was moved to **adjourn** the June 4, 2020, City Plan Commission meeting at 5:37 p.m.

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

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

Against: 0
Absent: 1 - Blair
Vacancy: 0

Speakers: None


Tony Shidid, Chair

**CITY PLAN COMMISSION MEMBER
JUNE 2020 ATTENDANCE**

	6/4/2020	6/11/2020	6/18/2020	6/25/2020
Enrique MacGregor [1]	√			
Joanna Hampton [2]	√			
Ronald Stinson [3]	√			
LeDouglas Johnson [4]	√			
Tony Shidid [5]	√			
Deborah Carpenter [6]	√			
Timothy Jackson [7]	√			
Lorie Blair [8]	X			
P. Michael Jung [9]	√			
Tipton Housewright [10]	√			
Jaynie Schultz [11]	√			
Kristine Schwope [12]	√			
Margot Murphy [13]	√			
Wayne Garcia [14]	√			
Brent Rubin [15]	√			

√ = Present
X = Absent
H = Holiday
V = Vacant