

PLAN COMMISSION MINUTES

The City Plan Commission held a regular Zoning Hearing on July 1, 2021, by videoconference call as authorized by Texas Government Code Section 551.127 with the briefing starting at 10:35 a.m., and the public hearing at 1:49 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 Wayne Garcia. The following Commissioner was absent from this hearing as defined in the City Plan Commission rules: Brent Rubin. 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) **S201-682**

Motion: It was moved to **approve** an application to replat a 41.80-acre tract of land containing part of Lot 1A in City Block A/8303 to create one 18.80-acre lot and one 23.0-acre lot on property located on Altamoore Drive, east of Van Horn Drive, subject to compliance with the conditions listed in the docket.

Maker: Hampton

Second: Blair

Result: Carried: 13 to 0

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

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

Speakers: For: None

FOR (Did not speak): Dennis Chovan, 1201 N. Bowser Rd., Richardson, TX, 75081

Against: None

(2) **S201-683**

Motion: It was moved to **approve** an application to create one 0.8985-acre lot from a tract of land in City Block 109 on property located on St. Paul Street, between Wood Street and Young Street, subject to compliance with the conditions listed in the docket.

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

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

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

Speakers: None

(3) **S201-684**

Motion: It was moved to **approve** an application to create one 30.007-acre lot from a tract of land in City Block 8281 on property located on Cleveland Road, east of Bonnie View Road, subject to compliance with the conditions listed in the docket.

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

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

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

Speakers: None

(4) S201-687

Motion: It was moved to **approve** an application to create one 25.2-acre lot from a tract of land in City Block 8031 on property located on Crystal Lake Boulevard at Dan Morton Drive, northwest corner, subject to compliance with the conditions listed in the docket.

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

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

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

Speakers: None

Residential Replats:

(5) S201-686

Motion: It was moved to **approve** an application to replat a 1.178-acre (51,308-square foot) tract of land containing all of Lot 3 and part of Lot 2 in City Block M/4982 to create one 23,781-square foot lot and one 27,527-square foot lot on property located on Canyon Drive, south of Watauga Road, subject to compliance with the conditions listed in the docket.

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

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

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

Notices: Area: 200 Mailed: 17
Replies: For: 4 Against: 0

Speakers: For: Billy Duckworth, 2220 Gus Thomasson Rd., Mesquite, TX, 75150
David Martin, 2728 N. Harwood St., Dallas, TX, 75201
Tommy Mann, 500 Winstead Building, Dallas, TX, 75201
William Schoellkopf, 8726 Canyon Dr., Dallas, TX, 75209
For (Did not speak): Charles Knuff, 8732 Canyon Dr., Dallas, TX, 75209
Against: None

Street Name Change - Under Advisement:

(6) **NC201-001**

Planner: Sharmila Shrestha

Motion: It was moved to recommend **approval** of name change of Kirnwood Drive, between Hampton Road and Indian Ridge Trail, to "Dr. KD Wesley Way".

Maker: Blair
Second: Schwope
Result: Carried: 10 to 3

For: 10 - MacGregor, Hampton, Stinson, Johnson
Jackson, Blair, Suhler, Schwope, Murphy,
Garcia

Against: 3 - Shidid, Carpenter, Jung
Absent: 1 - Rubin
Vacancy: 1 - District 10

Speakers: For: Dawn Miller, 5414 Cedar Springs Rd., Cedar Hill, TX, 75235
Joel Leach, 1025 Broken Crest Dr., DeSoto, TX, 75115
Against: None

Miscellaneous Items:

W201-003

Planner: Nabila Nur

Motion: It was moved to recommend **approval** a waiver of the two-year waiting period to submit a zoning application on property zoned Planned Development District No. 317, Subdistrict 3B, Tract 1, on the east of McKee Street, south of Pitt Street.

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

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

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

Speakers: For: Audra Buckley, 1414 Belleview St., Dallas, TX, 75215
Jared Earney, 801 Cherry St., Ft. Worth, TX, 76102
Against: None

M201-030

Planner: Hannah Carrasco

Motion: It was moved to recommend **approval** a minor amendment to an existing development plan and landscape plan on property zoned Planned Development District No. 919, in an area bound by West Page Avenue, South Adams Avenue, West Pembroke Avenue, and South Llewellyn Avenue.

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

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

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

Speakers: For: Debbie Quitugua, 3939 N. Hampton Rd., Dallas, TX, 75212
Deborah Welchel, 21518 Patton Ave., Lago Vista, TX, 78645
Kiesha Kay, 2201 Main St., Dallas, TX, 75201
Against: None

Zoning Cases - Consent:

1. **Z190-265(HC)**

Planner: Hannah Carrasco

Motion: It was moved to recommend **approval** of a Specific Use Permit for an alcoholic beverage establishment limited to a private club-bar for a two-year period with eligibility for automatic renewals for additional two-year periods, subject to a site plan and conditions; as briefed, on property zoned a CR Community Retail District, south of Ferguson Road, east of Maylee Boulevard.

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

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

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

Notices: Area: 200 Mailed: 26
Replies: For: 0 Against: 3

Speakers: None

2. **Z201-195(HC)**

Planner: Hannah Carrasco

Motion: It was moved to recommend **approval** of the renewal of Specific Use Permit No. 2340 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, subject to conditions; as briefed, on property zoned RR-D-1 Regional Retail District with a D-1 Liquor Control Overlay, south of Great Trinity Forest Way, west of Murdock Road.

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

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

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

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

Speakers: None

3. **Z201-193(CT)**

Planner: Carlos Talison

Motion: In considering an application for a Planned Development District for R-10(A) Single Family District uses and a medical clinic or ambulatory surgical center use on property zoned R-10(A) Single Family District, on the southwest corner of Forest Lane and Stultz Road, it was moved to **hold** this case under advisement until July 15, 2021.

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

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

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

Notices: Area: 500 Mailed: 115
Replies: For: 1 Against: 6

Speakers: For: None

FOR (Did not speak): Jonathan Vinson, 2323 Ross Ave., Dallas, TX, 75201
Beall Carothers, 5200 Harry Hines Blvd., Dallas, TX, 75235

Against: None

4. **Z201-190(LG)**

Planner: La’Kisha Girder

Note: The Commission considered this item individually.

Motion: It was moved to recommend **denial** of a CS Commercial Service District on property zoned A(A) Agricultural District, on the west line of South Central Expressway, south of Simpson Stuart Road.

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

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

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

Notices: Area: 300 Mailed: 16
Replies: For: 0 Against: 0

Speakers: None

Note: The Commission returned to the regular order of the agenda and heard Zoning Cases - Individual agenda item #6. Z201-237(OA) next.

5. Z201-234(LG)

Planner: La’Kisha Girder

Motion: It was moved to recommend **approval** of a Planned Development Subdistrict, subject to conditions; as briefed, on property zoned Logistics Retail (LR) subdistrict and Logistics Industrial (LI) subdistrict within Planned Development District No. 761, on the southeast corner of Bonnie View Road and Interstate 20.

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

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

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

Notices: Area: 500 Mailed: 12
Replies: For: 2 Against: 0

Speakers: For: None

FOR (Did not speak): Andrew Malzer, 200 Galleria Parkway SE, Atlanta, GA, 30339
Brad Williams, 2728 N. Harwood St., Dallas, TX, 75201

Against: None

Note: The Commission heard Zoning - Consent agenda Item #4. Z201-190(LG), upon the conclusion of the Consent agenda. Zoning - Consent agenda Item #4. Z201-190(LG) was heard next.

Zoning Cases - Individual:

6. **Z201-237(OA)**

Planner: Oscar Aguilera

Motion: It was moved to recommend **approval** of an R-7.5(A) Single Family District on property zoned CR-D Community Retail District with D Liquor Control Overlay, on the west line of Seaford Drive, south of Maddox Avenue.

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

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

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

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

Speakers: For: Peter Kavanaugh, 1620 Handley Dr., Dallas, TX, 75208
Against: None

Zoning Cases - Under Advisement:

7. **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 with consideration for a Specific Use Permit for an open space use on property zoned Planned Development District No. 400 and 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 August 19, 2021.

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

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

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

Notices: Area: 500 Mailed: 228
Replies: For: 48 Against: 25

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

8. Z201-233(LG)

Planner: La’Kisha Girder

Motion: It was moved to recommend **approval** of a Planned Development Subdistrict for GR General Retail District uses, subject to a conceptual plan, a transportation management plan (reviewed and finalized by staff), and conditions; as briefed, on property zoned GR General Retail within Planned Development District No. 193, the Oak Lawn Special Purpose District, on the west line of Vine Street, between Cole Street and Laclede Street.

Maker: Garcia
Second: Murphy
Result: Carried: 12 to 1

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

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

Notices: Area: 500 Mailed: 26
Replies: For: 19 Against: 0

Speakers: For: Brenda Kronenberg, 3500 Maple Ave., Dallas, TX, 75219
Against: None

Note: The Commission recessed for a short break at 3:08 p.m. to allow Ms. Gerard, meeting mediator, to contact registered speakers for Zoning Cases - Under Advisement agenda item #9. Z201-132(CT). The Commission reconvened at 3:26 p.m. The Commission continued with the regular order of the agenda and heard Zoning Cases - Under Advisement agenda item #9. Z201-132(CT) next.

9. Z201-132(CT)

Planner: Carlos Talison

Motion: It was moved to recommend **approval** of a Planned Development District for R-16(A) Single Family District uses and a public school other than an open enrollment charter school use, subject to a development plan, a landscape plan, a traffic management plan following staff recommended exhibit and revised conditions with the following additions: 1) a provision regarding the noise level from the chillers at the surrounding bounding lot line not exceed those limits allowed for a residential zoning district; 2) Parking lot lighting maximum 15 feet height of any parking lot lighting within 100 feet of residential zoning and Security lighting maximum 15 feet height of any parking lot lighting within 100 feet of residential zoning; and 3) if permissible, provide a provision to protect the original façade of the Spanish title roof building, on property zoned an R-16(A) Single Family District, on the southwest corner of Midway Road and Killion Drive.

Maker: Murphy
Second: MacGregor
Result: Carried: 11 to 2

For: 11 - MacGregor, Hampton, Stinson, Johnson, Shidid, Carpenter, Blair, Suhler, Schwope, Murphy, Garcia

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

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

Speakers: For: Edwin Flores, 14775 Lochinvar Dallas, TX, 75254
Dan Micciche, 1140 Bally Mote Dr., Dallas, TX, 75218
Oswaldo Alvarenga, 107 Easterner Pl., Rockwall, TX, 75032
Jean Laswell, 13420 Midway Rd., Dallas, TX, 75244
David Downing, 4317 Cedar Springs Rd., Dallas, TX, 75219
Seth Stevens, 12377 Merit Dr., Dallas, TX, 75251
Hunter Lemley, 7557 Rambler Rd., Dallas, TX, 75231
Karl Crawley, 2201 Main St., Dallas, TX, 75201
Against: Brad Bell, 10306 Gooding Dr., Dallas, TX, 75229
Ross Coulter, 3851 Regent Dr., Dallas, TX, 75229
Martha Shoultz, 4021 Killion Dr., Dallas, TX, 75229
Riley Griffin, 10147 Fieldfare Ct., Dallas, TX, 75229
Aaron Van Pelt, 4136 Creekdale Dr., Dallas, TX, 75229
Michelle Romine, 4078 Killion Dr., Dallas, TX, 75229
John Bennett, 10125 Fieldfare Ct., Dallas, TX, 75229
Michelle Petersen, 4077 Northlawn Dr., Dallas, TX, 75229

David Smith, 4115 S. Better Dr., Dallas, TX, 75229
Juanita Morrow, 4115 S. Better Dr., Dallas, TX, 75229
Sharon Wetzel, 3850 Beutel Ct., Dallas, TX, 75229
Amy Fraler, 10315 Sherbrook Ln., Dallas, TX, 75229
Andrew Maish, 4334 Northcrest Rd., Dallas, TX, 75229
Marla Hartsell, 10557 Somerton Dr., Dallas, TX, 75229
John Whitham, 4107 S. Better Dr., Dallas, TX, 75229
Will Woods, 4243 Middleton Rd., Dallas, TX, 75229
Patricio Delgado, 10315 Sherbrook Ln., Dallas, TX, 75229
Lance Hartsell, 10557 Somerton Dr., Dallas, TX, 75229
Kathryn Rabuse, 10207 Best Dr., Dallas, TX, 75229
Deats Beard, 10507 Westlawn Dr., Dallas, TX, 75229
Patrice Newman, 4045 Killion Dr., Dallas, TX, 75229
Jillann Ivan, 4152 South Better Dr., Dallas, TX, 75229
Gretchen Weber, 4051 Creekdale Dr., Dallas, TX, 75229
Kathy Adcock-Smith, 10535 Somerton Dr., Dallas, TX, 75229
Doyletta Minix, 10506 Westlawn Dr., Dallas, TX, 75229
Linda DeSanders, 10507 Westlawn Dr., Dallas, TX, 75229
Patty Tomaso, 4422 Northcrest Rd., Dallas, TX, 75229
Chillon Joersz, 10156 Betty Jane Pl., Dallas, TX, 75229
Christopher Garcia, 10149 Fieldfare Ct., Dallas, TX, 75229
David Rogers, 4122 S. Better Dr., Dallas, TX, 75229
Rex Weigand, 4170 Walnut Meadow Ln., Dallas, TX, 75229
Charles Kallassy, 4074 S. Better Dr., Dallas, TX, 75229
Thomas Bloodgood, 4148 S. Better Dr., Dallas, TX, 75229
Barbara Stone, 3879 Duchess Trl., Dallas, TX, 75229
Against (Did not speak): Jeffrey Rogers, 4222 Northcrest Rd., Dallas, TX, 75229
Marilyn Kapral, 10262 Better Dr., Dallas, TX, 75229
Thomas (Brad) Keating, 10238 Better Dr., Dallas, TX, 75229
Tim Weil, 3801 Meadowdale Ln., Dallas, TX, 75229
Erina Alvarado, 3809 Martha Ln., Dallas, TX, 75229
Staff: David Nevarez, Traffic Engineer, Sustainable Development & Construction

10. **Z201-186(CT)**

Planner: Carlos Talison

Motion: It was moved to recommend **approval** of a Specific Use Permit for a commercial motor vehicle parking use for a two-year period, subject to a site plan and conditions on property zoned IR Industrial Research District, on the east line of Duncanville Road, north of Ranchero Lane.

Maker: Stinson
Second: Blair
Result: Carried: 10 to 3

For: 10 - MacGregor, Stinson, Johnson, Shidid,
Jackson, Blair, Jung, Suhler, Schwope, Garcia

Against: 3 - Hampton, Carpenter, Murphy
Absent: 1 - Rubin
Vacancy: 1 - District 10

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

Speakers: For: Judd Mullinix, 13455 Noel Rd., Dallas, TX, 75240
Against: None

11. **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 15, 2021.

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

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

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

Notices: Area: 200 Mailed: 21
Replies: For: 0 Against: 1

Speakers: For: Wes Hoblit, 2201 Main St., Dallas, TX, 75201
Against: None

Other Matters

Minutes:

Motion: It was moved to **approve** the June 17, 2021, City Plan Commission meeting minutes, as submitted.

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

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

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

Speakers: None

Adjournment:

Motion: It was moved to **adjourn** the July 1, 2021, City Plan Commission meeting at 5:50 p.m.

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

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

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

Speakers: None

Tony Shidid, Chair