

PLAN COMMISSION MINUTES

The City Plan Commission held a regular Zoning Hearing on September 2, 2021, by videoconference call as authorized by Texas Government Code Section 551.127 with the briefing starting at 10:46 a.m., and the public hearing at 1:52 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, 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 were two vacancies – District 4 and 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) **S201-721**

Motion: It was moved to **approve** an application to create one 0.207-acre lot from a tract of land in City Block 712 on property located on Carroll Avenue, northwest of Bryan Street, subject to compliance with the conditions listed in the docket.

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

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

Against: 0
Absent: 0
Vacancy: 2 - District 4, District 10

Speakers: None

(2) **S201-722**

Motion: It was moved to **approve** an application to replat a 1.022-acre tract of land containing all of Lots 1 through 7 in City Block 11/193 to create one lot on property located on Taylor Street, between Crowdus Street and Malcolm X Boulevard, subject to compliance with the conditions listed in the docket with revision to Per Paving and Drainage, Condition No. 15 to read: "On the final plat, dedicate 25 feet of right-of-way (via fee simple or street easement) from the established centerline of Crowdus Street."

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

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

Against: 0
Absent: 0
Vacancy: 2 - District 4, District 10

Speakers: None

(3) **S201-724**

Motion: It was moved to **approve** an application to replat a 0.254-acre tract of land containing all of Lot 13 in City Block D/7916 to create one 5,000-square foot lot and one 6,103-square foot lot on property located on Pickfair Circle, east of Riverside Drive, subject to compliance with the conditions listed in the docket.

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

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

Against: 0
Absent: 0
Vacancy: 2 - District 4, District 10

Speakers: None

(4) S201-729

Motion: It was moved to **approve** an application to replat a 0.3306-acre tract of land containing part of Lots 4 and 5, and all of Lot 6 in City Block D/456 to create one lot on property located on Park Avenue at Hickory Street, west corner, subject to compliance with the conditions listed in the docket with revision to Per Paving and Drainage, Condition No. 15 to read "On the final plat, dedicate 25 feet of right-of-way (via fee simple or street easement) from the established centerline of Park Avenue and Hickory Street."

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

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

Against: 0
Absent: 0
Vacancy: 2 - District 4, District 10

Speakers: For: Dhaval Patel, 4120 Buckner Ave., Irving, TX, 75063
FOR (Did not speak): Vimal Leava, 4120 Buckner Ave., Irving, TX, 75063
Against: None

(5) S201-731

Motion: It was moved to **approve** an application to replat a 0.639-acre tract of land containing all of Lots 1, 2, and 3 in City Block 18/8342 to create one lot on property located on Jefferson Boulevard at Bagley Street, northwest corner, subject to compliance with the conditions listed in the docket.

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

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

Against: 0
Absent: 0
Vacancy: 2 - District 4, District 10

Speakers: None

(6) S201-732

Motion: It was moved to **approve** an application to replat a 0.681-acre tract of land containing all of Lots 1, 2, and 3 in City Block 20/8342 to create one lot on property located on Jefferson Boulevard at Tatum Avenue, northwest corner, subject to compliance with the conditions listed in the docket.

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

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

Against: 0
Absent: 0
Vacancy: 2 - District 4, District 10

Speakers: None

(7) S201-733

Motion: It was moved to **approve** an application to create one 0.6251-acre lot from a tract of land in City Block 5505 on property located at 5920 Royal Lane, west of Preston Road, subject to compliance with the conditions listed in the docket.

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

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

Against: 0
Absent: 0
Vacancy: 2 - District 4, District 10

Speakers: For: None
For (Did not speak): Ian Gillespie, 100 Glass St., 75027
Against: None

(8) **S201-734**

Motion: It was moved to **approve** an application to replat a 0.7938-acre tract of land containing all of Lots 14, 15, and part of Lot 16 in City Block 13/969 to create one lot on property located on Cole Avenue, north of Bowen Street, subject to compliance with the conditions listed in the docket.

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

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

Against: 0
Absent: 0
Vacancy: 2 - District 4, District 10

Speakers: None

Residential Replat:

(9) **S201-719**

Motion: It was moved to **approve** an application to replat a 0.449-acre tract of land containing all of Lots 21A in City Block F/5699 to create one 0.223-acre (9,702-square foot) lot and one 0.226-acre (9,852-square foot) on property located on Kenwell Street, at the terminus of Savage Street, subject to compliance with the conditions listed in the docket.

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

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

Against: 0
Absent: 0
Vacancy: 2 - District 4, District 10

Notices: Area: 200 Mailed: 26
Replies: For: 1 Against: 6

Speakers: For: Angel Marshal, 5002 W. Mockingbird Ln., Dallas, TX, 75209
Larry Hartman, 5002 W. Mockingbird Ln., Dallas, TX, 75209
Against: None

(10) **S201-720**

Motion: It was moved to **deny** an application to replat a 0.456-acre tract of land containing all of Lot 6 in City Block 23/5400 and part of Lot 20 in City Block 22/5399 to create two 9,943-square foot lots on property located at the cul-de-sac of Waterview Road, with the finding of fact the proposed lots do not conform in width, depth, and area to the lot pattern already established in adjacent areas as required by Section 51A-8.503 of the Dallas Development Code.

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

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

Against: 0
Absent: 0
Vacancy: 2 - District 4, District 10

Notices: Area: 200 Mailed: 13
Replies: For: 0 Against: 9

Speakers: For: Rob Baldwin, 3904 Elm St., Dallas, TX, 75226
Against: James Thruston, 9306 Waterview Rd., Dallas, TX, 75218
John R. Young III, 9301 Waterview Rd., Dallas, TX, 75218
Andre Persson, 9311 Waterview Rd., Dallas, TX, 75218
Toni Herrin, 9303 Waterview Rd., Dallas, TX, 75218
Mary Young, 9311 Waterview Rd., Dallas, TX, 75218
Against (Did not speak): David Biehn, 9319 Waterview Rd., Dallas, TX, 75218

(11) **S201-725**

Motion: It was moved to **deny** an application to replat a 0.287-acre tract of land containing all of Lot 10 in City Block 22/6890 to create two 6,250-square foot lots on property located on Blunter Street, northwest of Lyola Street, with the finding of fact the proposed lots do not conform in width, depth, and area to the lot pattern already established in adjacent areas as required by Section 51A-8.503 of the Dallas Development Code.

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

For: 9 - MacGregor, Hampton, Stinson, Jackson, Blair,
Jung, Schwope, Garcia, Rubin

Against: 4 - Shidid, Carpenter, Suhler, Murphy,
Absent: 0
Vacancy: 2 - District 4, District 10

Notices: Area: 200 Mailed: 19
Replies: For: 0 Against: 0

Speakers: For: Mr. Pon, Address not given
Against: None

(12) **S201-726**

Motion: It was moved to **deny** an application to replat a 0.278-acre tract of land containing all of Lot 5 in City Block 12/6890 to create one 6,044-square foot lot and one 6,052-square foot lot on property located on Kemrock Drive, south east of Plum Dale Road, with the finding of fact the proposed lots do not conform in width, depth, and area to the lot pattern already established in adjacent areas as required by Section 51A-8.503 of the Dallas Development Code.

Maker: Blair
Second: Hampton
Result: Carried: 8 to 5

For: 8 - Hampton, Stinson, Carpenter, Jackson, Blair,
Jung, Schwope, Garcia

Against: 5 - MacGregor, Shidid, Suhler, Murphy, Rubin
Absent: 0
Vacancy: 2 - District 4, District 10

Notices: Area: 200 Mailed: 23
Replies: For: 0 Against: 0

Speakers: For: William Hall, 2920 Forest Ln., Dallas, TX, 75206
Against: None

(13) **S201-727**

Motion I: It was moved to **deny** an application to replat a 0.275-acre tract of land containing portion of Lot 10 and Lot 11 in City Block 12/6890 to create two 5,999-square foot lots on property located on Kemrock Drive, north of Lyola Street, with the finding of fact the proposed lots do not conform in width, depth, and area to the lot pattern already established in adjacent areas as required by Section 51A-8.503 of the Dallas Development Code.

Maker: Blair
Second: Hampton
Result: Failed: 6 to 7

For: 6 - Hampton, Stinson, Jackson, Blair, Schwope,
Garcia

Against: 7 - MacGregor, Shidid, Carpenter, Jung, Suhler,
Murphy, Rubin

Absent: 0

Vacancy: 2 - District 4, District 10

Motion II: It was moved to **approve** an application to replat a 0.275-acre tract of land containing portion of Lot 10 and Lot 11 in City Block 12/6890 to create two 5,999-square foot lots on property located on Kemrock Drive, north of Lyola Street, subject to compliance with the conditions listed in the docket.

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

For: 9 - MacGregor, Shidid, Carpenter, Blair, Jung,
Suhler, Schwope, Murphy, Rubin

Against: 4 - Hampton, Stinson, Jackson, Garcia,

Absent: 0

Vacancy: 2 - District 4, District 10

Notices: Area: 200 Mailed: 22
Replies: For: 0 Against: 1

Speakers: For: William Hall, 2920 Forest Ln., Dallas, TX, 75206
Against: None

(14) **S201-728**

Motion: It was moved to **deny** an application to replat a 0.287-acre tract of land containing all of Lot 15 in City Block 16/6890 to create two 6,250-square foot lots on property located on Kevasar Drive, west of Tracy Road, with the finding of fact the proposed lots do not conform in width, depth, and area to the lot pattern already established in adjacent areas as required by Section 51A-8.503 of the Dallas Development Code.

Maker: Blair
Second: Hampton
Result: Carried: 7 to 6

For: 7 - Hampton, Stinson, Jackson, Blair, Jung,
Schwope, Garcia,

Against: 6 - MacGregor, Shidid, Carpenter, Suhler, Murphy,
Rubin

Absent: 0

Vacancy: 2 - District 4, District 10

Notices: Area: 200 Mailed: 23

Replies: For: 0 Against: 1

Speakers: For: William Hall, 2920 Forest Ln., Dallas, TX, 75206
Against: None

Note: Chair Shidid announced a change to the order of the agenda and the Commission heard Zoning Case – Consent item #8. Z201-244(LG) next.

(15) **S201-730**

Motion: It was moved to **deny** an application to replat a 0.345-acre tract of land containing all of Lots 6, 7, and 8 in City Block 10/7265 to create three 3,753-square foot lots and one 3,785-square foot lot on property located on Muncie Avenue, west of Winnetka Street, with the finding of fact the proposed lots do not conform in width, depth, and area to the lot pattern already established in adjacent areas as required by Section 51A-8.503 of the Dallas Development Code.

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

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

Against: 0
Absent: 0
Vacancy: 2 - District 4, District 10

Notices: Area: 200 Mailed: 36
Replies: For: 0 Against: 5

Speakers: For: Rob Baldwin, 3904 Elm St., Dallas, TX, 75226
Against: Tatiana Farrow, 2407 N. Winnetka Ave., Dallas, TX, 75212

Note: The Commission recessed for a short break at 4:37 p.m. and reconvened at 4:47 p.m. The Commission continued with the regular order of the agenda and heard Certificates of Appropriateness for Signs items next.

Certificates of Appropriateness for Signs:

Central Business Subdistrict, Downtown SPSD:

2106220004

Motion: It was moved to **approve** a Certificate of Appropriateness by Bobby Nichols of Chandler Signs, Inc., for an 82.16 sq. ft. mid-level flat-attached non-illuminated sign at 750 North St. Paul Street, Ste. 900 (southwest elevation).

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

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

Against: 0
Absent: 0
Vacancy: 2 - District 4, District 10
Conflict: 1 - Rubin**

*out of the room, shown voting in favor
**out of the room, when vote taken

Speakers: For: None
For (Did not speak): Richard Brown, 10105 Panther Ridge Trail, Dallas, TX, 75243
Against: None

Deep Ellum/Near East Side SPSD:

2107010015

Motion: It was moved to **approve** a Certificate of Appropriateness by Mike Gary of Giant Sign Co., for a 33.75 sq. ft. LED-illuminated attached projecting sign at 2615 Elm Street (south elevation).

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

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

Against: 0
Absent: 0
Vacancy: 2 - District 4, District 10

*out of the room, shown voting in favor

Speakers: None

Farmer's Market SPSD:

2107160009

Motion: It was moved to **approve** a Certificate of Appropriateness by Marie Byrum of Byrum Sign and Lighting, Inc., for a 72 sq. ft. LED-illuminated detached sign at 507 South Harwood Street (at the northeast corner of Harwood and Young).

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

For: 12 - MacGregor, Stinson, Shidid*, Carpenter,
Jackson, Blair, Jung, Suhler, Schwope,
Murphy, Garcia, Rubin*

Against: 0
Absent: 0
Vacancy: 2 - District 4, District 10
Conflict: 1 - Hampton**

*out of the room, shown voting in favor

**out of the room, when vote taken

Speakers: None

Thoroughfare Plan Amendments:

Park Avenue between Young Street and Marilla Street

Planner: Kimberly Smith

Motion: It was moved to recommend **approval** of an amendment to the City of Dallas Central Business District Streets and Vehicular Circulation Plan to change the right-of-way and pavement width on Park Avenue between Young Street and Marilla Street from 50 feet of right-of-way and 25 feet of pavement to 48 feet of right-of-way and 26 feet of pavement.

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

For: 12 - MacGregor, Stinson, Shidid*, Carpenter,
Jackson, Blair, Jung, Suhler, Schwope,
Murphy, Garcia, Rubin*

Against: 0
Absent: 0
Vacancy: 2 - District 4, District 10
Conflict: 1 - Hampton**

*out of the room, shown voting in favor

**out of the room, when vote taken

Speakers: For: Christy Lambeth, 8637 County Road 148, Kaufman, TX, 75142
For (Did not speak): Michael Meadows, 1835 Young St., Dallas, TX, 75201
Against: None

(1) Cleveland Road between Dallas City Limits and Unnamed SE3; and (2) Cleveland Road between Unnamed SE 3 and BNSF Railroad tracks

Planner: Kimberly Smith

Motion: It was moved to recommend **approval** of an amendment to the City of Dallas Thoroughfare Plan to **(1)** delete Cleveland Road between Dallas City Limits and Unnamed SE3 from the Thoroughfare Plan; and **(2)** change Cleveland Road between Unnamed SE3 BNSF Railroad tracks from a standard six-lane divided roadway (S-6-D) in 107 feet of right-of-way to a special four-lane undivided roadway (SPCL 4U) in 80 feet of right-of-way.

Note: The Commission recessed for a short break at 5:05 p.m. due to technical difficulties during the discussion period of this item. The Commission reconvened at 5:16 p.m.

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

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

Against: 0
Absent: 0
Vacancy: 2 - District 4, District 10

*out of the room, shown voting in favor

Speakers: For: Preston Walhood, 4040 N. Central Expwy., Dallas, TX, 75204
Against: None

Miscellaneous Items:

M201-037

Planner: Hannah Carrasco

Motion: It was moved to **approve** a minor amendment to an existing development plan on property zoned Tract 3A within Planned Development District No. 247, at the southwest corner of Keeneland Parkway and Duncanville Road.

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

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

Against: 0
Absent: 0
Vacancy: 2 - District 4, District 10

*out of the room, shown voting in favor

Speakers: For: Caleb Jones, 13455 Noel Rd., Dallas, TX, 75240
For (Did not speak): Jonathan Kerby, 3455 Noel Rd., Dallas, TX, 75240
Against: None

Note: Vice Chair Murphy announced a change to the order of the agenda and the Commission heard Zoning Case – Consent item #1. Z201-265(LG) next.

Miscellaneous Items - Under Advisement:

M201-027

Planner: Hannah Carrasco

Motion: It was moved to recommend **denial without prejudice** of a minor amendment to an existing development plan on property zoned Planned Development District No. 578, at the south line of Forest Lane, between Inwood Parkway and Welch Road.

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

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

Against: 0
Absent: 0
Vacancy: 2 - District 4, District 10

Speakers: For: JT Coats, 11600 Welch Rd., Dallas, TX, 75229
Jonah Guzman, 11600 Welch Rd., Dallas, TX, 75229
Zachary Christeson, 3200 Southwest Fwy., Houston, TX, 77027
Laura Hoffmann, 2728 N. Harwood St., Dallas, TX, 75201
Tommy Mann, 500 Winstead Building, Dallas, TX, 75201
Courtney Joyner, 4627 Hallmark Dr., Dallas TX, 75229
Will Dawson, 4607 Hallmark Dr., Dallas TX, 75229
For (Did not speak): Katie McLeroy, 4719 Hallmark Dr., Dallas, TX, 75229
Courtney Johnson, 4559 Hallmark Dr., Dallas, TX, 75229
Against: None

Note: The Commission returned to Zoning Case - Under Advisement item #7. Z190-341(LG).

Zoning Cases - Consent:

1. **Z201-265(LG)**

Planner: La’Kisha Girder

Note: The Commission considered this item individually.

Motion: It was moved to recommend **approval** of an amendment to Planned Development District No. 1015 for MF-2(A) Multifamily District uses and a public school other than an open-enrollment charter school, subject to revised conditions; as briefed, with the following addition to Section 51P-1015.113(d)(2), to add that the window film signs in the main library on the east elevation may not exceed a maximum of 332 square feet and the window film signs in the gym entry on the south elevation may not exceed a maximum of 223 square feet, on the west line of Bonnie View Road, north of Morrell Avenue.

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

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

Against: 0
Absent: 0
Vacancy: 2 - District 4, District 10

*out of the room, shown voting in favor

Notices: Area: 500 Mailed: 277
Replies: For: 0 Against: 0

Speakers: For: Rob Baldwin, 3904 Elm St., Dallas, TX, 75226
Against: None
Staff: Jason Pool, Sign Inspector, Sustainable Development and Construction

Note: The Commission heard Zoning Case - Consent item #2. Z201-258(RM) next.

2. **Z201-258(RM)**

Planner: Ryan Mulkey

Note: The Commission considered this item individually.

Motion: In considering an application for a new subdistrict on property zoned Planned Development District No. 842, the Lower Greenville Avenue Special Provision District, with an 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 September 23, 2021.

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

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

Against: 0
Absent: 0
Vacancy: 2 - District 4, District 10

*out of the room, shown voting in favor

Notices: Area: 500 Mailed: 108
Replies: For: 18 Against: 0

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

Note: The Commission heard Zoning Case - Consent item #3. Z201-276(RM) next.

3. Z201-276(RM)

Planner: Ryan Mulkey

Note: The Commission considered this item individually.

Motion: In considering an application for a Specific Use Permit for a handicapped group dwelling unit on property zoned an R-7.5(A) Single Family District, on the west line of Amador Avenue, north of Summer Meadow Lane, it was moved to **hold** this case under advisement until September 23, 2001.

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

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

Against: 0
Absent: 0
Vacancy: 2 - District 4, District 10

*out of the room, shown voting in favor

Notices: Area: 200 Mailed: 26
Replies: For: 2 Against: 16

Speakers: For: None

FOR (Did not speak): Mary Nagle-Perkins, 18615 Amador Ave., Dallas, TX, 75252
Larry Cropp, 18615 Amador Ave., Dallas, TX, 75252
Linda Chow, 6807 Flanery Ln., Dallas, TX, 75252
Chris Chow, 6807 Flanery Ln., Dallas, TX, 75252
Jen Christilles, 18508 Crownover Ct., Dallas, TX, 75252
Michael Gunnels, 18611 Amador Ave., Dallas, TX, 75252
Arnie Knecht, 4318 Running Brook, Rowlett, TX, 75088
Michael Sanderson, 5918 Bentwood Trail, Dallas, TX, 75252
Steve Nagel-Perkins, 18615 Amador Ave., Dallas, TX, 75252

Against: Richard Casadone, 6704 Summer Meadow Ln., Dallas, TX, 75252
Robert DiCicco, 6711 Summer Meadow Ln., Dallas, TX, 75252

Against (Did not speak): Robert Embree, 18627 Amador Ave., Dallas, TX, 75252
George Howell, 625 Southview Trail, Southlake, TX, 76092
Rachael Kelley, 18619 Amador Ave., Dallas, TX, 75252
Kathy Mertz, 18704 Amador Ave., Dallas, TX, 75252
Christine McNamara, 6720, Dallas, TX, 75252
Melissa Moore, 6634 Flanary Ln., Dallas, TX, 75252
Jerry Chambers, 18708 Amador Ave., Dallas, TX, 75252
Patricia Howell, 625 Southview Trail, Southlake, TX, 76092
Ryan Kelley, 18619 Amador Ave., Dallas, TX, 75252
Hannah Brunner, 1603 SW Hayfield Ave., Bentonville, AR, 72713
Courtney Peckenpaugh, 6337 Sudbury Dr., Dallas, TX, 75214
Ashley Friend, 3610 Convent St., Dallas, TX, 75204

Staff: David Nevarez, Traffic Engineer, Sustainable Development & Construction

Note: The Commission heard Zoning Case - Consent item #4. Z201-280(KC) next.

4. Z201-280(KC)

Planner: Karina Castillo

Note: The Commission considered this item individually.

Motion: In considering an application for an MU-2 Mixed Use District on a property zoned MU-1 Mixed Use District, at the southwest corner of Greenville Avenue and Markville Drive, it was moved to **hold** this case under advisement until September 23, 2001.

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

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

Against: 0

Absent: 0

Vacancy: 2 - District 4, District 10

*out of the room, shown voting in favor

Notices: Area: 300 Mailed: 10
Replies: For: 1 Against: 0

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

Note: The Commission continued with the regular order of the agenda and heard Zoning Case - Individual item #5. Z201-282(KC) next.

Zoning Cases - Individual:

5. Z201-282(KC)

Planner: Karina Castillo

Motion: In considering an application for the renewal of Specific Use Permit No. 1750 for a commercial motor vehicle parking use on property zoned CS Commercial Service District, at the northwest corner of Chalk Hill Road and Fitchburg Street, it was moved to **hold** this case under advisement until September 23, 2001.

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

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

Against: 0
Absent: 0
Vacancy: 2 - District 4, District 10

*out of the room, shown voting in favor

Notices: Area: 200 Mailed: 14
Replies: For: 2 Against: 0

Speakers: For: None
For (Did not speak): Michael Coker, 3111 Canton St., Dallas, TX, 75226
Against: None

6. Z201-279(RM)

Planner: Ryan Mulkey

Motion: In considering an application for 1) a Planned Development District for R-10(A) Single Family District uses, a child-care facility, and a private school use; and 2) the termination of Specific Use Permit No. 1642 for a child-care facility on property zoned an R-10(A) Single Family District, at the southeast corner of Diceman Drive and Old Gate Lane, it was moved to **hold** this case under advisement until October 7, 2021.

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

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

Against: 0
Absent: 0
Vacancy: 2 - District 4, District 10

*out of the room, shown voting in favor

Notices: Area: 500 Mailed: 102
Replies: For: 0 Against: 11

Speakers: For: Rob Baldwin, 3904 Elm St., Dallas, TX, 75226
Christy Lambeth, 8637 County Road 148, Kaufman, TX, 75142
For (Did not speak): Craig Carney, 5700 Granite Parkway, Plano, TX, 75024
Scott Remphrey, 8305 Catawba Rd., Dallas, TX, 75209
Tyler Adams, 100 N. Cottonwood Dr., Richardson, TX, 75080
Josh Wills, 10 Orchard Rd., Lake Forest, CA, 92630
Elan Walshe, 10 Orchard Rd., Lake Forest, CA, 92630
Against: None
Against (Did not speak): Miles Zitmore, 1512 San Saba Dr., Dallas, TX, 75218
Barbara Van Pelt, 1511 San Saba Dr., Dallas, TX, 75218
Nancy Lewis-Irvin, 1507 San Saba Dr., Dallas, TX, 75218

Note: Vice Chair Murphy announced a change to the order of the agenda and the Commission heard Zoning Case – Under Advisement item #9. Z201-210(LG) next.

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 September 23, 2021.

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

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

Against: 0
Absent: 0
Vacancy: 2 - District 4, District 10

Notices: Area: 500 Mailed: 228
Replies: For: 61 Against: 28

Speakers: For: David Baad, 4100 Merrell Rd., Dallas, TX, 75229
Ruth Burke, 3241 Camelot Dr., Dallas, TX, 75229
Dallas Cothrum, 2201 Main St., Dallas, TX, 75201
Andrew Ruegg, 2201 Main St., Dallas, TX, 75201
Karl Crawley, 2201 Main St., Dallas, TX, 75201
Wes Hoblit, 2201 Main St., Dallas, TX, 75201
Nathan Parrott, 3501 Olympus Blvd., Dallas, TX, 75019
Steve Stoner, 7557 Rambler Rd., Dallas, TX, 75231
Jody Trumble, 4100 Merrell Rd., Dallas, TX, 75229
Robert Buchholz, 4100 Merrell Rd., Dallas, TX, 75229
Michael Munir, 10235 Gooding Dr., Dallas, TX, 75229
Jay Michael, 4100 Merrell Rd., Dallas, TX, 75229
For (Did not Speak): Bryan Stuart, 4100 Merrell Rd., Dallas, TX, 75229
Jan Timmons, 10424 Eastlawn Dr., Dallas, TX, 75229
John Willingham, 4414 Northcrest Rd., Dallas, TX, 75229
Robert Elliott, 3928 Princess Dr., Dallas, TX, 75229
Stephanie Logan, 4346 Shirley Dr., Dallas, TX, 75229
Steven Nussbaumer, 10405 Somerton Dr., Dallas, TX, 75229
Margie Nussbaumer, 10405 Somerton Dr., Dallas, TX, 75229
Linda DeSanders, 10507 Westlawn Dr., Dallas, TX, 75229
Theresa Khoury, 10452 Rosser Cr., Dallas, TX, 75229

Preston Herold, 4323 Merrell Rd., Dallas, TX, 75229
Marilyn Kapral, 10262 Better Dr., Dallas, TX, 75229
Against: Jay Michael, 4100 Merrell Rd., Dallas, TX, 75229
David Smith, 4115 S. Better Dr., Dallas, TX, 75229
Against (Did not speak): Randy Best, 4067 S. Better Dr., Dallas, TX, 75229
Staff: David Nevarez, Traffic Engineer, Sustainable Development & Construction

Note: The Commission heard Zoning Case – Under Advisement item #10. Z201-271(LG) next.

8. Z201-244(LG)

Planner: La’Kisha Girder

Motion: It was moved to recommend **approval** of a Specific Use Permit for vehicle or engine repair or maintenance use for a three-year period, subject to a site plan and staff’s recommended conditions with an added SUP provision for Hours of Operation from 8:00 a.m. to 5:00 p.m., Monday through Sunday on property zoned Planned Development District No. 534, the C.F. Hawn Special Purpose District No. 2, Subdistrict 1 with D-1 Liquor Control Overlay, at the northeast corner of San Marino Avenue and Turin Avenue.

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

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

Against: 0
Absent: 0
Vacancy: 2 - District 4, District 10

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

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

Note: The Commissioner returned to the regular order of the agenda and heard Subdivision item S201-730 next.

9. Z201-210(LG)

Planner: La’Kisha Girder

Note: Commissioner MacGregor moved to table further discussion of this item until later in the meeting. Commissioner Suhler seconded the motion. The Commission voted unanimously to table the item until later in the meeting. The Commission recessed for a short break at 6:42 p.m., reconvened at 6:50 p.m., and returned to discuss of case Z201-210(LG).

Motion: In considering an application for a Planned Development District for MF-2(A) Multifamily District uses on property zoned TH-3(A) Townhouse District, MF-2(A) Multifamily District, and Planned Development District No. 714, the West Commerce Street/Fort Worth Avenue Special Purpose District, Subdistrict 5 with deed restrictions [Z834-417], on the east line of North Westmoreland Road, south of West Colorado Boulevard, it was moved to **hold** this case under advisement until September 23, 2021.

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

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

Against: 0
Absent: 0
Vacancy: 2 - District 4, District 10

Notices: Area: 500 Mailed: 60
Replies: For: 0 Against: 0

Speakers: For: Rob Baldwin, 3904 Elm St., Dallas, TX, 75226
Casey Plummer, 6510 Del Norte Ln., Dallas, TX, 75225
Against: None

Note: Chair Shidid announced a change to the order of the agenda and returned to Miscellaneous item M201-027. The Commission heard Miscellaneous item M201-027 next.

10. **Z201-271(LG)**

Planner: La’Kisha Girder

Motion: It was moved to recommend **approval** of an amendment to Planned Development District No. 324 Tract II, subject to a revised development plan and revised conditions; as briefed, with the following additional conditions: 1) Section 106 Tract II front yard encroachments limited to 2.5 feet; 2) Section 110.2 Tract II development standards: Entrances. All dwelling units fronting on North Carroll Street must have individual entries that face the street and access the street with an improved path connecting to the sidewalk. All other dwelling units must have individual entries that access an improved path connecting to the sidewalk along Scurry Street; 3) Section 110.2 Tract II development standards Add: “To be compatible with Tract I Legacy building, exterior building materials are recommended to be masonry, cast stone, stucco or similar materials.”; and 4) Section 112 Landscaping, item (c) Tract II (1) Street Trees (C) to be: “Street trees must be planted within the area parallel to and between two and one-half and ten feet from the back of the projected curb with a minimum parkway width of four feet.” on property zoned Planned Development District No. 324 Tract II, on the southeast corner of Scurry Street and North Carroll Avenue.

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

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

Against: 0
Absent: 0
Vacancy: 2 - District 4, District 10

Notices: Area: 500 Mailed: 86
Replies: For: 0 Against: 0

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

Note: The Commission heard Zoning Case – Under Advisement item #11. Z201-272(LG) next.

11. **Z201-272(OA)**

Planner: Oscar Aguilera

Motion: It was moved to recommend **approval** of the renewal of Specific Use Permit No. 2353 for an auto service center use for a three-year period, subject to a revised site plan and conditions on property zoned Subdistrict 1A within Planned Development District No. 621, the Old Trinity and Design District, at the northwest corner of North Riverfront Boulevard and Pittsburg Street.

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

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

Against: 0
Absent: 0
Vacancy: 2 - District 4, District 10

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

Speakers: For: Paul Wieneskie, 1300 Summit Ave., Fort Worth, TX, 76102
Against: None

Other Matters

Minutes:

Motion: It was moved to **approve** the August 19, 2021, City Plan Commission meeting minutes, as revised.

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

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

Against: 0
Absent: 0
Vacancy: 2 - District 4, District 10

Speakers: None

Adjournment:

Motion: It was moved to **adjourn** the September 2, 2021, City Plan Commission meeting at 9:25 p.m.

Maker: MacGregor

Second: Stinson

Result: Carried: 13 to 0

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

Against: 0

Absent: 0

Vacancy: 2 - District 4, District 10

Tony Shidid, Chair