

PLAN COMMISSION MINUTES

The City Plan Commission held a regular Zoning Hearing on October 21, 2021, with the briefing starting at 10:17 a.m., and the public hearing at 1:50 p.m., in the Council Chambers and by videoconference as authorized by Texas Government Code Section 551.127. Presiding were, Tony Shidid, Chair and Brent Rubin Vice-Chair. The following Commissioners were present during the hearing: Enrique MacGregor, Joanna Hampton, Jasmond Anderson, Deborah Carpenter, Timothy Jackson, Lorie Blair, P. Michael Jung, Jayne Suhler, Aaliyah Haqq, Claire Stanard, and Melissa Kingston. The following Commissioners were absent from this hearing as defined in the City Plan Commission rules: None. There were two vacancies - District 3 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: Mohammad Bordbar

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) **S189-272BR**

Motion: It was moved to **approve** an application to revise a previously approved plat to replat a 21.582-acre tract of land containing all of Lots 1C, 2A and a portion of Lots 1A and 1B in City block 18/2006 and an abandoned alley to create 3 lots ranging in size from 2.511 acres to 9.777 acres on property located on North Central Expressway between Haskell Avenue and Carroll Avenue, subject to compliance with the conditions listed in the docket; as briefed.

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

For: 13 - MacGregor, Hampton, Anderson, Shidid,
Carpenter, Jackson, Blair, Jung, Suhler, Haqq,
Stanard, Kingston, Rubin

Against: 0
Absent: 0
Vacancy: 2 - District 3, District 10

Speakers: None

(2) **S201-768**

Motion: It was moved to **approve** an application to create two 2.469-acre (107,557-square feet) lots from a 4.938-acre tract of land in City Block C/8824 on property located on Ord Street at the terminus of Fallen Leaf Drive, subject to compliance with the conditions listed in the docket; as briefed.

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

For: 13 - MacGregor, Hampton, Anderson, Shidid,
Carpenter, Jackson, Blair, Jung, Suhler, Haqq,
Stanard, Kingston, Rubin

Against: 0
Absent: 0
Vacancy: 2 - District 3, District 10

Speakers: None

(3) **S201-769**

Motion: It was moved to **approve** an application to create a 57-lot single family subdivision with lots ranging in size from 5,520-square feet to 11,477-square feet and 4 common areas from a 12.854-acre tract of land on property located in the Dallas Extra Territorial Jurisdiction (ETJ) on Ravenhill Road, south of Falcon Way, subject to compliance with the conditions listed in the docket; as briefed.

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

For: 13 - MacGregor, Hampton, Anderson, Shidid,
Carpenter, Jackson, Blair, Jung, Suhler, Haqq,
Stanard, Kingston, Rubin

Against: 0
Absent: 0
Vacancy: 2 - District 3, District 10

Speakers: None

(4) S201-770

Motion: It was moved to **approve** an application to create one 4.438-acre (193,306-square feet) and one 5.707-acre (248,605 square feet) lots from a 10.145-acre tract of land in City Block 1/6629 on property located on East Camp Wisdom Road at Houston School Road, southwest corner, subject to compliance with the conditions listed in the docket; as briefed.

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

For: 13 - MacGregor, Hampton, Anderson, Shidid,
Carpenter, Jackson, Blair, Jung, Suhler, Haqq,
Stanard, Kingston, Rubin

Against: 0
Absent: 0
Vacancy: 2 - District 3, District 10

Speakers: None

(5) S201-771

Motion: It was moved to **approve** an application to replat a 0.962-acre tract of land containing all of Lots 1 through 4 and all of Lots 8 through 10 in City Block 2/7077 to create one lot on property located on Boston Street at Carlton Garret Street, west corner, subject to compliance with the conditions listed in the docket.

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

For: 13 - MacGregor, Hampton, Anderson, Shidid,
Carpenter, Jackson, Blair, Jung, Suhler, Haqq,
Stanard, Kingston, Rubin

Against: 0
Absent: 0
Vacancy: 2 - District 3, District 10

Speakers: None

Note: The Commission returned to the regular order of the agenda and heard Residential Replat agenda items. The Commission heard Residential Replat agenda item #13. S201-774 next.

(6) S201-772

Motion: It was moved to **approve** an application to replat a 1.421-acre tract of land containing all of Lots 1 through 10 in City Block 4/3144 to create one lot on property located on West Eight Street, between Adams Avenue and Llewellyn Avenue, subject to compliance with the conditions listed in the docket; as briefed.

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

For: 13 - MacGregor, Hampton, Anderson, Shidid,
Carpenter, Jackson, Blair, Jung, Suhler, Haqq,
Stanard, Kingston, Rubin

Against: 0
Absent: 0
Vacancy: 2 - District 3, District 10

Speakers: None

(7) S201-773

Motion: It was moved to **approve** an application to replat a 1.239-acre tract of land containing all of Lots 11 through 19 in City Block 25/3145 to create one lot on property located on West Eight Street at Adams Avenue southwest corner, subject to compliance with the conditions listed in the docket; as briefed.

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

For: 13 - MacGregor, Hampton, Anderson, Shidid,
Carpenter, Jackson, Blair, Jung, Suhler, Haqq,
Stanard, Kingston, Rubin

Against: 0
Absent: 0
Vacancy: 2 - District 3, District 10

Speakers: None

(8) **S201-775**

Note: Staff corrected subdistrict to PDS 161 for the record.

Motion: It was moved to **approve** an application to replat a 3.8029-acre tract of land containing all of Lots 1 through 3 in City Block 14/968 and Lots 1 and 2 in City Block 968 and a tract of land in City Block 968 to create one lot on property located on Carlisle Street, between Hall Street and Bowen Street, subject to compliance with the conditions listed in the docket; as briefed.

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

For: 13 - MacGregor, Hampton, Anderson, Shidid,
Carpenter, Jackson, Blair, Jung, Suhler, Haqq,
Stanard, Kingston, Rubin

Against: 0
Absent: 0
Vacancy: 2 - District 3, District 10

Speakers: None

(9) **S201-776**

Motion: It was moved to **approve** an application to create a 1.1420-acre lot from a tract of land in City Block 561 on property located on McKinney Avenue at Boll Street, east corner, subject to compliance with the conditions listed in the docket; as briefed.

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

For: 13 - MacGregor, Hampton, Anderson, Shidid,
Carpenter, Jackson, Blair, Jung, Suhler, Haqq,
Stanard, Kingston, Rubin

Against: 0
Absent: 0
Vacancy: 2 - District 3, District 10

Speakers: None

(10) **S201-778**

Motion: It was moved to **approve** an application to create a 0.992-acre lot from a tract of land in City Block 8792 on property located on Silverado Drive, south of C.F. Hawn Freeway (U.S. Highway No. 175), subject to compliance with the conditions listed in the docket; as briefed.

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

For: 13 - MacGregor, Hampton, Anderson, Shidid,
Carpenter, Jackson, Blair, Jung, Suhler, Haqq,
Stanard, Kingston, Rubin

Against: 0
Absent: 0
Vacancy: 2 - District 3, District 10

Speakers: None

(11) **S201-779**

Motion: It was moved to **approve** an application to replat a 0.275-acre tract of land containing all Lots 1 and 2 in City Block 1/7072 to create one lot on property located on Silkwood Street at Bexar Street, northeast corner, subject to compliance with the conditions listed in the docket; as briefed.

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

For: 13 - MacGregor, Hampton, Anderson, Shidid,
Carpenter, Jackson, Blair, Jung, Suhler, Haqq,
Stanard, Kingston, Rubin

Against: 0
Absent: 0
Vacancy: 2 - District 3, District 10

Speakers: None

(12) **S201-780**

Motion: It was moved to **approve** an application to replat a 0.275-acre tract of land containing all of Lots 1 and 2 in City Block C/7071 to create one lot on property located on Valentine Street at Bexar Street, southeast corner, subject to compliance with the conditions listed in the docket; as briefed.

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

For: 13 - MacGregor, Hampton, Anderson, Shidid,
Carpenter, Jackson, Blair, Jung, Suhler, Haqq,
Stanard, Kingston, Rubin

Against: 0
Absent: 0
Vacancy: 2 - District 3, District 10

Speakers: None

Note: The Commission heard Subdivision agenda item #5, S201-771 upon the conclusion of the Subdivision - Consent agenda.

Residential Replat:

(13) **S201-774**

Motion: It was moved to **approve** an application to replat a 0.9468-acre tract of land containing all of Lots 11, 12A and 14 through 16 in City Block B/1703 to create one lot on property located on Latimer Street at Metropolitan Avenue, north corner, subject to compliance with the conditions listed in the docket.

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

For: 13 - MacGregor, Hampton, Anderson, Shidid,
Carpenter, Jackson, Blair, Jung, Suhler, Haqq,
Stanard, Kingston, Rubin

Against: 0
Absent: 0
Vacancy: 2 - District 3, District 10

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

Speakers: None

(14) **S201-777**

Motion: It was moved to **approve** an application to replat a 0.251-acre tract of land containing part of Lot 15 in City Block 2842 to create one lot on property located on Vanderbilt Avenue at Norris Street, southeast corner, subject to compliance with the conditions listed in the docket.

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

For: 13 - MacGregor, Hampton, Anderson, Shidid,
Carpenter, Jackson, Blair, Jung, Suhler, Haqq,
Stanard, Kingston, Rubin

Against: 0
Absent: 0
Vacancy: 2 - District 3, District 10

Notices: Area: 200 Mailed: 30
Replies: For: 2 Against: 0

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

Miscellaneous Items – Under Advisement:

M201-028

Planner: Hannah Carrasco

Motion: In considering an application for a minor amendment to an existing development plan on property zoned Planned Development District No. 667, south of Gibbs Williams Road, between Deerfield Lane and South Franklin Street, it was moved to **hold** this case under advisement until November 18, 2021.

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

For: 13 - MacGregor, Hampton, Anderson, Shidid,
Carpenter, Jackson, Blair, Jung, Suhler, Haqq,
Stanard, Kingston, Rubin

Against: 0
Absent: 0
Vacancy: 2 - District 3, District 10

Speakers: For: Andrew Ruegg, 2201 Main St., Dallas, TX, 75201
For (Did not speak): Dallas Cothrum, 2201 Main St., Dallas, TX, 75201
Karl Crawley, 2201 Main St., Dallas, TX, 75201
Against: None

Miscellaneous Items:

M201-036

Planner: Hannah Carrasco

Motion: It was moved to **approve** a minor amendment to an existing development plan; as briefed, on property zoned Tract 1A within Planned Development District No. 278, north of Irving Boulevard, west of Inwood Road.

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

For: 12 - MacGregor, Hampton, Anderson, Shidid,
Carpenter, Jackson, Blair, Suhler, Haqq,
Stanard, Kingston, Rubin

Against: 0
Absent: 0
Vacancy: 2 - District 3, District 10
Conflict: 1 - Jung**

**out of the room, when vote taken

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

D201-012

Planner: Hannah Carrasco

Motion: In considering an application for a development plan and a landscape plan for a mixed-use development that includes multifamily, retail/personal service, and commercial amusement (outside) uses on property zoned Planned Development District No. 1049, on the south side of Singleton Boulevard and east side of Vilbig Road, it was moved to **hold** this case under advisement until November 18, 2021, with a request for a traffic study.

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

For: 13 - MacGregor, Hampton, Anderson, Shidid,
Carpenter, Jackson, Blair, Jung, Suhler, Haqq,
Stanard, Kingston, Rubin

Against: 0
Absent: 0
Vacancy: 2 - District 3, District 10

Speakers: For: Santos Martinez, 12 Tanager Terrace, Angel Fire, NM, 87710
Against: None

M201-043

Planner: Athena Seaton

Motion: It was moved to **approve** a minor amendment to an existing site plan to include text regarding open fence and a landscape plan for Specific Use Permit No. 2377 for commercial motor vehicle parking use on property zoned IR Industrial Research District, at the southwest corner of Zodiac Lane and Dairy Milk Lane.

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

For: 13 - MacGregor, Hampton, Anderson, Shidid,
Carpenter, Jackson, Blair, Jung, Suhler, Haqq,
Stanard, Kingston, Rubin

Against: 0
Absent: 0
Vacancy: 2 - District 3, District 10

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

M201-049

Planner: Athena Seaton

Motion: It was moved to **approve** a minor amendment to an existing development plan and landscape plan on property zoned Planned Development District No. 1057; on the south line of Royal Lane, west of Preston Road.

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

For: 13 - MacGregor, Hampton, Anderson, Shidid,
Carpenter, Jackson, Blair, Jung, Suhler, Haqq,
Stanard, Kingston, Rubin

Against: 0
Absent: 0
Vacancy: 2 - District 3, District 10

Speakers: For: Peter Hernandez, 14135 Midway Rd., Addison, TX, 75001
Against: None

Thoroughfare Plan Amendment:

Hillcrest Road between Campbell Road and McCallum Boulevard

Planner: Kimberly Smith

Motion: It was moved to recommend **approval** of an amendment to the City of Dallas Thoroughfare Plan to change the dimensional classification of Hillcrest Road, between Campbell Road and McCallum Boulevard from a six-lane divided roadway (M-6-Da) in 100 feet of right-of-way to a special four-lane divided roadway (SPCL 4D) in 100 feet of right-of-way.

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

For: 13 - MacGregor, Hampton, Anderson, Shidid,
Carpenter, Jackson*, Blair, Jung, Suhler,
Haqq, Stanard, Kingston, Rubin

Against: 0
Absent: 0
Vacancy: 2 - District 3, District 10

*out of the room, shown voting in favor

Speakers: For: None
Against: Maura Schreier-Fleming, 7028 Judi St., Dallas, TX, 75252
Against (Did not speak): Jerry Lytle, 7012 Judi St., Dallas, TX, 75252
Dane Cofer, 17103 Davenport Rd., Dallas, TX, 75248

Zoning Cases - Consent:

1. Z201-328(LG)

Planner: La’Kisha Girder

Motion: It was moved to recommend **approval** the renewal of Specific Use Permit No. 2348 for a commercial amusement (outside) use for a three-year period, subject to conditions on property zoned Subarea A within Planned Development District No. 741, on the north line of Olympus Boulevard, east of Wharf Road.

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

For: 12 - MacGregor, Hampton, Anderson, Shidid,
Carpenter, Jackson*, Blair, Jung, Suhler,
Haqq, Stanard, Kingston

Against: 0
Absent: 0
Vacancy: 2 - District 3, District 10
Conflict: 1 - Rubin**

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

Notices: Area: 400 Mailed: 20
Replies: For: 18 Against: 0

Speakers: None

2. Z201-329(LG)

Planner: La’Kisha Girder

Motion: It was moved to recommend **approval** of the renewal of Specific Use Permit No. 1456 for a community service center use for a ten-year period with eligibility for automatic renewals for additional ten-year periods, subject to a revised site plan, a revised landscape plan and revised conditions on property zoned an R-5(A) Single Family District, on the northeast corner of McBroom Street and North Winnetka Avenue.

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

For: 13 - MacGregor, Hampton, Anderson, Shidid,
Carpenter, Jackson, Blair, Jung, Suhler, Haqq,
Stanard, Kingston, Rubin

Against: 0
Absent: 0
Vacancy: 2 - District 3, District 10

Notices: Area: 200 Mailed: 20
Replies: For: 1 Against: 0

Speakers: For: Shellie Ross, 2536 Wentworth St., Dallas, TX, 75211
Against: None

3. Z201-189(CT)

Planner: Carlos Talison

Motion: In considering an application for a Planned Development District for a public school other than an open enrollment charter school use and R-7.5(A) Single Family District uses on property zoned a R-7.5(A) Single Family District, on the north line of Walnut Hill Lane, between Ferndale Road and Lynbrook Drive, it was moved to **hold** this case under advisement until November 4, 2021.

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

For: 13 - MacGregor, Hampton, Anderson, Shidid,
Carpenter, Jackson, Blair, Jung, Suhler, Haqq,
Stanard, Kingston, Rubin

Against: 0
Absent: 0
Vacancy: 2 - District 3, District 10

Notices: Area: 500 Mailed: 253
Replies: For: 15 Against: 2

Speakers: For: Andrew Ruegg, 2201 Main St., Dallas, TX, 75201
For (Did not speak): Dallas Cothrum, 2201 Main St., Dallas, TX, 75201
James Watson, 400 S. Greenville Ave., Richardson, TX, 75081
Karl Crawley, 2201 Main St., Dallas, TX, 75201
Christy Lambeth, 8637 County Road 148, Kaufman, TX, 75142
Against: None

4. Z201-320(CT)

Planner: Carlos Talison

Motion: In considering an application for the termination of deed restrictions [Z834-127] on property zoned Planned Development District No. 1036, on the north line of Ridge Center Drive, west of Cedar Ridge Drive, it was moved to **hold** this case under advisement until November 4, 2021.

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

For: 13 - MacGregor, Hampton, Anderson, Shidid,
Carpenter, Jackson, Blair, Jung, Suhler, Haqq,
Stanard, Kingston, Rubin

Against: 0
Absent: 0
Vacancy: 2 - District 3, District 10

Notices: Area: 400 Mailed: 12
Replies: For: 1 Against: 1

Speakers: For: David Martin, 2728 N. Harwood St., Dallas, TX, 75201
Against: None

Zoning Cases - Individual:

5. **Z201-213(CT)**

Planner: Carlos Talison

Motion: It was moved to recommend **approval** of the creation of a subdistrict, subject to staff's recommended conditions to include Exhibits A through D and the following amendments in SEC. (d) Development Standards. (12) Off-street parking and loading. (C) Subarea 1, for the Legacy Building.: 1) Subparagraph (i) to read as follows: "No off-street parking is required for a Legacy Building and delta credit parking in this district is abolished. Future delta credit parking is prohibited."; 2) under (C) (ii), strike Options 1 and 2; 3) Strike subparagraph "(iii)"; 4) Subparagraph "(iv)" relabeled to "(ii)" and to read as follows: "existing parking spaces, in the City's right-of-way along Greenville Avenue and Marquita Avenue."; 5) relabel subparagraph "(v)" to "(iii)"; and 6) where "OMITTED FOR BREVITY" information be included in final ordinance, within Conservation District No. 11, the M Streets East Conservation District, on the east line of Greenville Avenue, south of Marquita Avenue.

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

For: 13 - MacGregor, Hampton, Anderson, Shidid,
Carpenter, Jackson, Blair, Jung, Suhler, Haqq,
Stanard, Kingston, Rubin

Against: 0
Absent: 0
Vacancy: 2 - District 3, District 10

Notices: Area: 200 Mailed: 40
Replies: For: 1 Against: 1

Speakers: For: Rob Baldwin, 3904 Elm St., Dallas, TX, 75226
Steven Dimitt, 1201 N. Riverfront Blvd., Dallas, TX, 75207
Bruce Richardson, 5607 Richmond Ave., Dallas, TX, 75206
Kristen Boyd, 6801 Lochwood Ct., Garland, TX, 75044

Sue Marchman, 5805 Cascade Dr., Chapel Hill, NC, 27514
Mike Northrup, 5703 Goliad Ave., Dallas, TX, 75206
FOR (Did not speak): Tom Shields, 418 E Shore Dr., Clear Lake Shores, TX, 77565
Rick Bentley, 5551 Vickery Blvd., Dallas, TX, 75206
Matt Joeckel, 4518 St. Landry Dr., Dallas, TX, 75214
Ann Shields, 1658 Snowberry Ridge Rd., Ann Arbor, MI, 48103
Against: Roger Albright, 1701 N. Collins Blvd., Richardson, TX, 75080
Against (Did not speak): Pasha Heidari, 3020 Greenville Ave., Dallas, TX, 75206

6. Z201-319(MP)

Planner: Michael Pepe

Motion: In considering an application for an amendment to Tract IV within Planned Development District No. 812, on the east line of Fran Way, between East 11th Street and Avenue B, it was moved to **hold** this case under advisement until November 4, 2021.

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

For: 13 - MacGregor, Hampton, Anderson, Shidid,
Carpenter, Jackson, Blair*, Jung, Suhler,
Haqq, Stanard, Kingston, Rubin

Against: 0
Absent: 0
Vacancy: 2 - District 3, District 10

*out of the room, shown voting in favor

Notices: Area: 500 Mailed: 134
Replies: For: 2 Against: 1

Speakers: For: Luke Franz, 2323 Ross Ave., Dallas, TX, 75201
For (Did not speak): Aaron Wolf, 3503 Carlton Ct., Sachse, TX, 75048
Bob Lamkin, 14881 Quorum Dr., Dallas, TX, 75254
Tekevwe Okobiah, 3030 LBJ Fwy., Dallas, TX, 75234
Against: None

7. Z201-270(LG)

Planner: La’Kisha Girder

Motion: In considering an application for a CR Community Retail District on property zoned R-7.5(A) Single Family District, on the south line of Lake June Road, between Houghton Road and Whitley Drive, it was moved to **hold** this case under advisement until November 18, 2021.

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

For: 13 - MacGregor, Hampton, Anderson, Shidid,
Carpenter, Jackson, Blair, Jung, Suhler, Haqq,
Stanard, Kingston, Rubin

Against: 0
Absent: 0
Vacancy: 2 - District 3, District 10

Notices: Area: 300 Mailed: 29
Replies: For: 1 Against: 2

Speakers: For: None

FOR (Did not Speak): Chris Trevino, 1878 W. Belt Line Rd., Cedar Hill, TX, 75104
Albert Perez, 709 Southgate Ln., Dallas, TX, 75217

Against: None

8. Z201-171(RM)

Planner: Ryan Mulkey

Motion: In considering an application for 1) a new Planned Development Subdistrict for LI Light Industrial District uses; and 2) a Specific Use Permit for a commercial motor vehicle parking use on property zoned Subdistrict 1 within Planned Development District No. 534, the C.F. Hawn Special Purpose District No. 2, with a D-1 Liquor Control Overlay, on the east line of San Marino Avenue, south of Turin Drive, it was moved to **hold** this case under advisement until November 4, 2021.

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

For: 13 - MacGregor, Hampton, Anderson, Shidid,
Carpenter, Jackson, Blair, Jung, Suhler, Haqq,
Stanard, Kingston, Rubin

Against: 0
Absent: 0
Vacancy: 2 - District 3, District 10

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

Speakers: For: Jokabet Anaya, 8605 San Marino Ave., Dallas, TX, 75217

Against: None

Note: The Commission recessed for a short break at 3:15 p.m. and reconvened at 3:34 p.m. The Commission continued with the regular order of the agenda and heard Zoning Cases – Under Advisement agenda items. The Commission heard Zoning Case – Under Advisement agenda item #9. Z201-260(RM) next.

Zoning Cases - Under Advisement:

9. Z201-260(RM)

Planner: Ryan Mulkey

Motion: In considering an application for a Planned Development District for MU-1 Mixed Use District uses on property zoned an MU-1 Mixed Use District on the west line of North Beckley Avenue, between West 8th Street and Melba Street, it was moved to **hold** this case under advisement until November 18, 2021.

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

For: 12 - MacGregor, Hampton, Anderson, Shidid,
Carpenter, Jackson, Blair, Suhler, Haqq,
Stanard, Kingston, Rubin

Against: 0
Absent: 0
Vacancy: 2 - District 3, District 10
Conflict: 1 - Jung***

***abstained from voting, due to conflict of interest

Notices: Area: 500 Mailed: 52
Replies: For: 1 Against: 0

Speakers: For: Rob Baldwin, 3904 Elm St., Dallas, TX, 75226
For (Did not speak): Emily Demarest, 2001 Market St., Philadelphia, PA, 19103
Ash Shetty, 2420 Hugo St., Dallas, TX, 75204
Paul Gahng, 1111 W. Mockingbird Ln., Dallas, TX, 75247
Against: None

10. **Z201-305(RM)**

Planner: Ryan Mulkey

Motion: It was moved to recommend **approval** of a Planned Development Subdistrict for P Parking Subdistrict uses and an automobile or motorcycle display, sales, and service (outside display) use, subject to a revised development plan and revised plan development conditions; as circulated with the following changes: 1) Section 110, items e and f, revised “may” to ‘to’; and 2) Section 110, add new item “sidewalks at drive entry points to be continuous and level across the drive lanes all locations.”, on property zoned a Parking [P] Subdistrict within Planned Development District No. 193, the Oak Lawn Special Purpose District, on the south line of Dorothy Avenue, west of Browser Avenue.

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

For: 13 - MacGregor, Hampton, Anderson, Shidid, Carpenter, Jackson, Blair, Jung, Suhler, Haqq, Stanard, Kingston, Rubin

Against: 0
Absent: 0
Vacancy: 2 - District 3, District 10

Notices: Area: 500 Mailed: 150
Replies: For: 6 Against: 3

Speakers: For: David Martin, 2728 N. Harwood St., Dallas, TX, 75201
David Bond, 765 Custer Rd., Plano, TX, 75075
Scott Sower, 3629 McFarlin Blvd., University Park, Dallas, TX, 75201
Ken Schnitzer, 2100 McKinney Ave., Dallas, TX, 75201
For (Did not speak): Mike Kendall, 8150 N. Central Expy., Dallas, TX, 75206
Against: None

11. **Z201-315(KC)**

Planner: Karina Castillo

Motion: In considering an application for 1) a D-1 Liquor Control Overlay District; and 2) a Specific Use Permit for the sale of alcoholic beverages in conjunction with a restaurant without drive-in or drive-through service or a retail food store on property zoned LC Commercial Subdistrict within Planned Development District No. 193, the Oak Lawn Special Purpose District with D Liquor Control Overlay, at the intersection of McKinney Avenue and Harvard Avenue (north of Monticello Ave, west of North Central Expressway), it was moved to **hold** this case under advisement until November 18, 2021, and to instruct staff to re-notice for consideration of volunteered deed restrictions.

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

For: 13 - MacGregor, Hampton, Anderson, Shidid,
Carpenter, Jackson, Blair, Jung, Suhler, Haqq,
Stanard, Kingston, Rubin

Against: 0
Absent: 0
Vacancy: 2 - District 3, District 10

Notices: Area: 200 Mailed: 10
Replies: For: 1 Against: 3

Speakers: For: Laura Hoffmann, 2728 N. Harwood St., Dallas, TX, 75201
Orrin Emanoil, 2300 N. Field St., Dallas, TX, 75201
Against: Louis Bickel, 4925 McKinney Ave., Dallas, TX, 75205
Against (Did not speak): Javier Gutierrez, 4912 Cole Ave., Dallas, TX, 75205

12. **Z201-261(OA)**

Planner: Oscar Aguilera

Motion: In considering an application for a Specific Use Permit for an auto service center use on a property zoned Subdistrict 5 within Planned Development District No. 714, the West Commerce Street/Fort Worth Avenue Special Purpose District, with D Liquor Control Overlay, on the north line of Fort Worth Avenue, west of Jacqueline Drive, it was moved to **hold** this case under advisement until December 2, 2021.

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

For: 13 - MacGregor, Hampton, Anderson, Shidid,
Carpenter, Jackson, Blair, Jung, Suhler, Haqq,
Stanard, Kingston, Rubin

Against: 0
Absent: 0
Vacancy: 2 - District 3, District 10

Notices: Area: 200 Mailed: 8
Replies: For: 0 Against: 2

Speakers: None

13. **Z201-297(OA)**

Planner: Oscar Aguilera

Note: The Commission was briefed on Z201-297(OA) during the public hearing.

Motion: It was moved to recommend 1) **approval** of a MF-2(A) Multifamily District; and 2) **approval** of the termination of deed restrictions [Z68-305] on property zoned a LO-1 Limited Office District with deed restrictions [Z68-305], on the west line of Mark Trail Way, southeast of Swansea Street.

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

For: 13 - MacGregor, Hampton, Anderson, Shidid,
Carpenter, Jackson, Blair, Jung, Suhler, Haqq,
Stanard, Kingston, Rubin

Against: 0
Absent: 0
Vacancy: 2 - District 3, District 10

Notices: Area: 300 Mailed: 34
Replies: For: 1 Against: 6

Speakers: For: Rob Baldwin, 3904 Elm St., Dallas, TX, 75226
Apurva Patel, 18300 Minnetonka Blvd., Wayzata, MN, 55391
Against: None
Staff: Phil Erwin, Chief Arborist, Dallas Building Inspections

14. **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 November 18, 2021.

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

For: 13 - MacGregor, Hampton, Anderson, Shidid,
Carpenter, Jackson, Blair, Jung, Suhler, Haqq,
Stanard, Kingston, Rubin

Against: 0
Absent: 0
Vacancy: 2 - District 3, District 10

Notices: Area: 500 Mailed: 228
Replies: For: 62 Against: 28

Speakers: For: Andrew Ruegg, 2201 Main St., Dallas, TX, 75201
Dallas Cothrum, 2201 Main St., Dallas, TX, 75201
Against: Junita Morrow, 4115 S. Better Dr., Dallas, TX, 75229
David Smith, 4115 S. Better Dr., Dallas, TX, 75229

15. **Z201-225(LG)**

Planner: La’Kisha Girder

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 on property zoned CR-D-1 Community Retail District with D-1 Liquor Control Overlay, on the south line of Bruton Road, east of Lewiston Avenue, it was moved to **hold** this case under advisement until December 2, 2021.

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

For: 13 - MacGregor, Hampton, Anderson, Shidid,
Carpenter, Jackson, Blair, Jung, Suhler, Haqq,
Stanard, Kingston, Rubin

Against: 0
Absent: 0
Vacancy: 2 - District 3, District 10

Notices: Area: 300 Mailed: 45
Replies: For: 1 Against: 1

Speakers: None

16. **Z201-246(LG)**

Planner: La’Kisha Girder

Motion: In considering an application for an MU-1 Mixed Use District on property zoned CS Commercial Service District on the north side of Belmont Avenue, between North Carroll Avenue and North Peak Street, it was moved to **hold** this case under advisement until staff meets with Building Inspection Department to clarify on site parking.

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

For: 13 - MacGregor, Hampton, Anderson, Shidid,
Carpenter, Jackson, Blair, Jung, Suhler, Haqq,
Stanard, Kingston, Rubin

Against: 0
Absent: 0
Vacancy: 2 - District 3, District 10

Notices: Area: 200 Mailed: 14
Replies: For: 1 Against: 1

Speakers: For: None

For (Did not speak): Robert Reeves, 3807 Vinecrest Dr., Dallas, TX, 75229
Against: None

17. Z201-284(LG)

Planner: La’Kisha Girder

Motion: In considering an application for a CS Commercial Service District on property zoned NO(A) Neighborhood Office District with D-1 Liquor Control Overlay with consideration for a Specific Use Permit for a restaurant without drive-in or drive-through service on the south line of Bruton Road, east of Pleasant Drive, it was moved to **hold** this case under advisement until November 18, 2021, to allow the applicant time to submit a revised site plan meeting landscape permitting requirements.

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

For: 13 - MacGregor, Hampton, Anderson, Shidid,
Carpenter, Jackson, Blair, Jung, Suhler, Haqq,
Stanard, Kingston, Rubin

Against: 0
Absent: 0
Vacancy: 2 - District 3, District 10

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

Speakers: None

Note: The Commission recessed for a short break at 5:29 p.m. and reconvened at 5:50 p.m. The Commission continued with the regular order of the agenda and heard Zoning Cases – Under Advisement agenda items. The Commission heard Zoning Case – Under Advisement agenda item #18. Z201-288(LG) next.

18. Z201-288(LG)

Planner: La’Kisha Girder

Motion: It was moved to recommend **approval** of an amendment to Planned Development District No. 1028 for IR Industrial Research District uses and a general merchandise or food store greater than 3,500 square feet use, subject to revised conditions; as briefed, on the north line of West Mockingbird Lane, west of Maple Avenue.

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

For: 13 - MacGregor, Hampton, Anderson, Shidid,
Carpenter, Jackson, Blair, Jung, Suhler, Haqq,
Stanard, Kingston, Rubin
Against: 0
Absent: 0
Vacancy: 2 - District 3, District 10

Notices: Area: 500 Mailed: 22
Replies: For: 3 Against: 0

Speakers: For: Jonathan Vinson, 2323 Ross Ave., Dallas, TX, 75201
For (Did not speak): Jorge Ramirez, 8117 Preston Rd., Dallas, TX, 75225
Against: None

19. Z201-247(CT)

Planner: Carlos Talison

Motion: It was moved to recommend **approval** of a CR Community Retail District, subject to deed restrictions volunteered by the applicant; as briefed, on property zoned Tract 3 within Planned Development District No. 44, on the south side of Greenville Avenue, east of Lyndon B. Johnson Freeway.

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

For: 13 - MacGregor, Hampton, Anderson, Shidid,
Carpenter, Jackson, Blair, Jung, Suhler, Haqq,
Stanard, Kingston, Rubin

Against: 0
Absent: 0
Vacancy: 2 - District 3, District 10

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

Speakers: For: Andrew Ruegg, 2201 Main St., Dallas, TX, 75201
Dallas Cothrum, 2201 Main St., Dallas, TX, 75201
Against: None

20. **Z201-287(CT)**

Planner: Carlos Talison

Motion: It was moved to recommend **approval** of a Specific Use Permit for a restaurant with drive-in or drive-through service for a two-year period, subject to a site plan, landscape plan, and conditions on property zoned CA-1(A) Central Area District 1, on the southwest corner of Commerce Street and South Griffin Street.

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

For: 13 - MacGregor, Hampton, Anderson, Shidid,
Carpenter, Jackson, Blair, Jung, Suhler, Haqq,
Stanard, Kingston, Rubin

Against: 0
Absent: 0
Vacancy: 2 - District 3, District 10

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

Speakers: For: Rob Baldwin, 3904 Elm St., Dallas, TX, 75226
Jimmy Lopez, 2309 Watercrest Dr., Keller, TX, 76248
Against: None

21. **Z201-299(CT)**

Planner: Carlos Talison

Motion: It was moved to recommend **approval** of a Planned Development District for R-5(A) Single Family District uses, subject to a conceptual plan and staff's recommended conditions; as briefed, on property zoned an R-7.5(A) Single Family District, south of Rylie Road, west of Haymarket Road, north of Lyndon B. Johnson Freeway, and east of Prater Road.

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

For: 13 - MacGregor, Hampton, Anderson, Shidid,
Carpenter, Jackson, Blair, Jung, Suhler, Haqq,
Stanard, Kingston, Rubin

Against: 0
Absent: 0
Vacancy: 2 - District 3, District 10

Notices: Area: 500 Mailed: 146
Replies: For: 0 Against: 8

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

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

Planner: Andreea Udrea

Motion: In considering an application for an amendment to Tract 13(A) for Multi-Family MF-2(A) Tract within Planned Development District No. 508, on the north line of Singleton Boulevard, east of North Westmoreland Road, it was moved to **hold** this case under advisement until November 18, 2021.

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

For: 13 - MacGregor, Hampton, Anderson, Shidid,
Carpenter, Jackson, Blair, Jung, Suhler, Haqq,
Stanard, Kingston, Rubin

Against: 0
Absent: 0
Vacancy: 2 - District 3, District 10

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

Speakers: None

Other Matters

2022 City Plan Commission Calendar

UA From: September 23, 2021.

Motion: In considering the 2022 City Plan Commission Calendar, it was moved to **hold** this matter under advisement until November 4, 2021.

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

For: 13 - MacGregor, Hampton, Anderson, Shidid,
Carpenter, Jackson, Blair, Jung, Suhler, Haqq,
Stanard, Kingston, Rubin

Against: 0
Absent: 0
Vacancy: 2 - District 3, District 10

Speakers: None

Minutes:

Motion: It was moved to **approve** the October 7, 2021, City Plan Commission meeting minutes, as submitted.

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

For: 13 - MacGregor, Hampton, Anderson, Shidid,
Carpenter, Jackson, Blair, Jung, Suhler, Haqq,
Stanard, Kingston, Rubin

Against: 0
Absent: 0
Vacancy: 2 - District 3, District 10

Speakers: None

Adjournment:

Motion: It was moved to **adjourn** the October 21, 2021, City Plan Commission meeting at 7:25 p.m.

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

For: 13 - MacGregor, Hampton, Anderson, Shidid,
Carpenter, Jackson, Blair, Jung, Suhler, Haqq,
Stanard, Kingston, Rubin

Against: 0
Absent: 0
Vacancy: 2 - District 3, District 10

Tony Shidid, Chair