

PLAN COMMISSION MINUTES

The City Plan Commission held a regular Zoning Hearing on December 2, 2021, with the briefing starting at 9:35 a.m., and the public hearing at 1:51 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: Amanda Popken, Joanna Hampton, Deborah Carpenter, Timothy Jackson, Lorie Blair, P. Michael Jung, Jayne Suhler, Aaliyah Haqq, Claire Stanard, and Melissa Kingston. The following Commissioner was absent from this hearing as defined in the City Plan Commission rules: Jasmond Anderson. 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:

Note: The Commission was briefed on Zoning Cases – Consent Item #4. Z201-338(RM), Item #5. Z201-353(MP), Item #6. Z201-256(KC), and Item #7. Z201-357(KC) at the beginning of the Public Hearing. The Commission returned to the regular order of the agenda and heard Subdivision Docket; Consent Items next.

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) **S212-028**

Motion: It was moved to **approve** an application to create one 1.0-acre lot from a tract of land in City Block 8828 on property located on Garden Grove Drive, north of Ravenview Road, subject to compliance with the conditions listed in the docket.

Maker: Blair
Second: Suhler
Result: Carried: 12 to 0

For: 12 - Popken, Hampton, Shidid, Carpenter, Jackson,
Blair, Jung, Suhler, Haqq, Stanard, Kingston,
Rubin

Against: 0
Absent: 1 - Anderson
Vacancy: 2 - District 3, District 10

Speakers: None

(2) **S212-029**

Motion: It was moved to **approve** an application to create one 0.375-acre lot from a tract of land in City Block 4602 on property located on Jefferson Boulevard, south of Ninth Street, subject to compliance with the conditions listed in the docket.

Maker: Blair
Second: Suhler
Result: Carried: 12 to 0

For: 12 - Popken, Hampton, Shidid, Carpenter, Jackson,
Blair, Jung, Suhler, Haqq, Stanard, Kingston,
Rubin

Against: 0
Absent: 1 - Anderson
Vacancy: 2 - District 3, District 10

Speakers: For: None

For (Did not speak): Robb Clardy, 539 W. Commerce St., Dallas, TX, 75208
Against: None

(3) **S212-030**

Motion: It was moved to **approve** an application to create one 3.2421-acre lot from a tract of land in City Block 7332 on property located on Kiest Boulevard, south of Van Cleave Drive, subject to compliance with the conditions listed in the docket.

Maker: Blair
Second: Suhler
Result: Carried: 12 to 0

For: 12 - Popken, Hampton, Shidid, Carpenter, Jackson,
Blair, Jung, Suhler, Haqq, Stanard, Kingston,
Rubin

Against: 0
Absent: 1 - Anderson
Vacancy: 2 - District 3, District 10

Speakers: For: None

FOR (Did not speak): Matt Higgins, 4203 Brookhollow Dr., Colleyville, TX, 76034

Against: None

(4) S212-031

Motion: It was moved to **approve** an application to create one 3.0391-acre lot from tract of land in City Block 7332 on property located on Kiest Boulevard, south of Van Cleave Drive, subject to compliance with the conditions listed in the docket.

Maker: Blair
Second: Suhler
Result: Carried: 12 to 0

For: 12 - Popken, Hampton, Shidid, Carpenter, Jackson,
Blair, Jung, Suhler, Haqq, Stanard, Kingston,
Rubin

Against: 0
Absent: 1 - Anderson
Vacancy: 2 - District 3, District 10

Speakers: For: None

FOR (Did not speak): Matt Higgins, 4203 Brookhollow Dr., Colleyville, TX, 76034

Against: None

(5) S212-032

Motion: It was moved to **approve** an application to create one 7.368-acre lot from a tract of land in City Block 6442 on property located between Dartmoor Drive and Flair Drive, west of Sonnet Drive, subject to compliance with the conditions listed in the docket.

Maker: Blair
Second: Suhler
Result: Carried: 12 to 0

For: 12 - Popken, Hampton, Shidid, Carpenter, Jackson,
Blair, Jung, Suhler, Haqq, Stanard, Kingston,
Rubin

Against: 0

Absent: 1 - Anderson

Vacancy: 2 - District 3, District 10

Speakers: For: None

FOR (Did not speak): Katy Lenihan, 9400 Central Expressway, Dallas, TX, 75231

Against: None

(6) **S212-033**

Motion: It was moved to **approve** an application to create one 12.7295-acre lot, one 15.5362-acre lot, and one 18.3442-acre lot from a 46.6100-acre tract of land in City Block 8286 on property located between Bonnie View Road and Cleveland Road, north of Langdon Road, subject to compliance with the conditions listed in the docket.

Maker: Blair

Second: Suhler

Result: Carried: 12 to 0

For: 12 - Popken, Hampton, Shidid, Carpenter, Jackson,
Blair, Jung, Suhler, Haqq, Stanard, Kingston,
Rubin

Against: 0

Absent: 1 - Anderson

Vacancy: 2 - District 3, District 10

Speakers: For: None

FOR (Did not speak): Eric Hawk, 8390 LBJ Freeway, Dallas, TX, 75243

Justin Howe, 8010 Makaha Cir., Houston, TX, 77095

Against: None

(7) **S212-034**

Motion: It was moved to **approve** an application to replat a 0.111-acre tract of land containing part of Lot 14 in City Block 10/605 to create one 2,142-square foot lot and one 2,703-square foot lot on property located on Caddo Street, north of Munger Avenue, subject to compliance with the conditions listed in the docket.

Maker: Blair

Second: Suhler

Result: Carried: 12 to 0

For: 12 - Popken, Hampton, Shidid, Carpenter, Jackson,
Blair, Jung, Suhler, Haqq, Stanard, Kingston,
Rubin

Against: 0

Absent: 1 - Anderson

Vacancy: 2 - District 3, District 10

Speakers: None

(8) **S212-035**

Motion: It was moved to **approve** an application to replat a 3.334-acre tract of land containing all of Lots 2A, 3, and 4A in City Block H/6616 to create one 1.4032-acre lot and one 1.9308-acre lot on property located on Forest Lane, west of Marsh Lane, subject to compliance with the conditions listed in the docket.

Maker: Blair

Second: Suhler

Result: Carried: 12 to 0

For: 12 - Popken, Hampton, Shidid, Carpenter, Jackson,
Blair, Jung, Suhler, Haqq, Stanard, Kingston,
Rubin

Against: 0

Absent: 1 - Anderson

Vacancy: 2 - District 3, District 10

Speakers: None

(9) **S212-036**

Motion: It was moved to **approve** an application to create one 18.174-acre lot from a tract of land in City Block 7566 on property located on Wheatland Road, west of Indian Ridge Trail, subject to compliance with the conditions listed in the docket.

Maker: Blair

Second: Suhler

Result: Carried: 12 to 0

For: 12 - Popken, Hampton, Shidid, Carpenter, Jackson,
Blair, Jung, Suhler, Haqq, Stanard, Kingston,
Rubin

Against: 0
Absent: 1 - Anderson
Vacancy: 2 - District 3, District 10

Speakers: None

Residential Replat:

(10) **S212-027**

Motion: It was moved to **approve** an application to replat a 0.510-acre tract of land containing all of Lots 47 through 56, and Common Area D in City Block 6/4726 to adjust the internal lines between the 10-residential lots and to reduce the common area on property located on Fort Worth Avenue, south of Rook Drive, subject to compliance with the conditions listed in the docket.

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

For: 12 - Popken, Hampton, Shidid, Carpenter, Jackson, Blair, Jung, Suhler, Haqq, Stanard, Kingston, Rubin

Against: 0
Absent: 1 - Anderson
Vacancy: 2 - District 3, District 10

Notices: Area: 200 Mailed: 24
Replies: For: 0 Against: 1

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

Building Line Removal:

(11) **S212-026**

Building Line Motion: It was moved to **approve** an application to remove an existing 30-foot platted building line to create one lot with the finding of fact that removal of that portion of the platted building line will not require a minimum front, side, or rear yard setback line less than required by the zoning regulation; be contrary to the public interest; adversely affect neighboring properties; or adversely affect the plan for the orderly development of the subdivision on property located between Fabens Road and Glenda Lane, west of Stemmons Freeway/Interstate Highway No. 35E.

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

For: 12 - Popken, Hampton, Shidid, Carpenter, Jackson,
Blair, Jung, Suhler, Haqq, Stanard, Kingston,
Rubin

Against: 0
Absent: 1 - Anderson
Vacancy: 2 - District 3, District 10

Replat Motion: It was moved to **approve** an application to replat a 2.0227-acre tract of land containing part of Lot 151C and a tract of land in City Block 6533 to create one lot, subject to compliance with the conditions listed in the docket on property located between Fabens Road and Glenda Lane, west of Stemmons Freeway/Interstate Highway No. 35E.

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

For: 12 - Popken, Hampton, Shidid, Carpenter, Jackson,
Blair, Jung, Suhler, Haqq, Stanard, Kingston,
Rubin

Against: 0
Absent: 1 - Anderson
Vacancy: 2 - District 3, District 10

Speakers: For: Brandon Cathey, 2367 Glenda Ln., Dallas, TX, 75229
For (Did not speak): Ian Gillespie, 100 Glass St., Dallas, TX, 75207
Against: None

Miscellaneous Items:

M201-051

Planner: Athena Seaton

Motion: It was moved to **approve** a minor amendment to an existing development plan for Planned Development Subdistrict No. 151 within Planned Development District No. 193, on the west corner at the intersection of Oak Lawn Avenue and Lemmon.

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

For: 12 - Popken, Hampton, Shidid, Carpenter, Jackson, Blair, Jung, Suhler, Haqq, Stanard, Kingston, Rubin

Against: 0

Absent: 1 - Anderson

Vacancy: 2 - District 3, District 10

Speakers: For: Greg Coutant, 2300 N. Field St., Dallas, TX, 75201
FOR (Did not speak): Tommy Mann, 500 Winstead Building, Dallas, TX, 75201
Against: None

W212-001

Planner: Donna Moorman

Motion: It was moved to **approve** a waiver of the two-year waiting period to submit a zoning application on property zoned Planned Development District No. 1029, on the west side of Prichard Lane, between Umpress Road and Stonehurst Street.

Maker: Shidid
Second: Hampton
Result: Carried: 7 to 4

For: 7 - Hampton, Shidid, Carpenter, Jackson, Blair, Suhler, Haqq

Against: 4 - Jung, Stanard, Kingston, Rubin

Absent: 1 - Anderson

Vacancy: 2 - District 3, District 10

Conflict: 1 - Popken**

**out of the room, when vote taken

Speakers: For: Karl Crawley, 2201 Main St., Dallas, TX, 75201
Against: None

W212-002

Planner: Donna Moorman

Motion: It was moved to **approve** a waiver of the two-year waiting period to submit a zoning application on property zoned Planned Development District No. 824, on the northeast corner of Peavy Road and Millmar Drive.

Maker: Carpenter
Second: Blair
Result: Carried: 9 to 2

For: 9 - Hampton, Shidid, Carpenter, Jackson, Blair, Suhler, Haqq, Stanard, Kingston

Against: 2 - Jung, Rubin
Absent: 1 - Anderson
Vacancy: 2 - District 3, District 10
Conflict: 1 - Popken**

**out of the room, when vote taken

Speakers: For: Karl Crawley, 2201 Main St., Dallas, TX, 75201
Against: None

Miscellaneous Items - Under Advisement:

M201-047

Planner: Hannah Carrasco

Motion: It was moved to **approve** a minor amendment to an existing development plan on property zoned Subdistrict 134 within Planned Development District No. 193, generally on the north line of Hershel Avenue, east of Throckmorton Street and west of Oak Lawn Avenue.

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

For: 12 - Popken, Hampton, Shidid, Carpenter, Jackson,
Blair, Jung, Suhler, Haqq, Stanard, Kingston,
Rubin

Against: 0
Absent: 1 - Anderson
Vacancy: 2 - District 3, District 10

Speakers: For: Robert Reeves, 3807 Vinecrest Dr., Dallas, TX, 75229
For (Did not speak): Gabriela Blake, 3535 Travis St., Dallas, TX, 75204
Ryan Carron, 130 E. Randolph St., Chicago, IL, 60601
Against: None

Certificates of Appropriateness for Signs:

Jefferson Area Special Purpose District (PD No. 316):

2110140015

Planner: Jason Pool

Note: During the speaker portion of this item Chair Shidid tabled the item to later in the meeting to allow those speaker register to speak time to logon to the meeting to give their statements. The Commission returned to this item later in the meeting.

Motion: It was moved to **approve** a Certificate of Appropriateness by Amanda Mittag of Barnett Signs Inc., for a 96.9-square-foot illuminated attached sign at 611 West Jefferson Boulevard, Ste. 103 (south elevation).

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

For: 12 - Popken, Hampton, Shidid, Carpenter, Jackson, Blair, Jung, Suhler, Haqq, Stanard, Kingston, Rubin

Against: 0
Absent: 1 - Anderson
Vacancy: 2 - District 3, District 10

Speakers: For: None

FOR (Did not speak): Edgar Hinojosa, 4250 Action Dr., Mesquite, TX, 75150

Against: None

Note: The Commission returned to the regular order of the agenda and heard Zoning Cases – Consent agenda items. The Commission heard Zoning Cases – Consent agenda item #4. Z201-338(RM) next.

Downtown Special Provision Sign District:

2110150006

Planner: Jason Pool

Motion: It was moved to **approve** a Certificate of Appropriateness by Janet Glasscock of Brazo Sign Company, for a 70.04-square-foot illuminated attached sign at 1900 Cedar Springs Road (west elevation).

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

For: 12 - Popken, Hampton, Shidid, Carpenter, Jackson,
Blair, Jung, Suhler, Haqq, Stanard, Kingston,
Rubin

Against: 0
Absent: 1 - Anderson
Vacancy: 2 - District 3, District 10

Speakers: For: Janet Glasscock, 7220 Chippewa Blvd., Houston, TX, 77086
Against: None

Note: The Commission continued with the regular order of the agenda and heard Certificate of Appropriateness for Sign item 2110150007 next.

2110150007

Planner: Jason Pool

Motion: It was moved to **approve** a Certificate of Appropriateness by Janet Glasscock of Brazo Sign Company, for a 67.98-square-foot illuminated attached sign at 1900 Cedar Springs Road (west elevation).

Maker: Kingston
Second: Blair
Result: Carried: 12 to 0

For: 12 - Popken, Hampton, Shidid, Carpenter, Jackson,
Blair, Jung, Suhler, Haqq, Stanard, Kingston,
Rubin

Against: 0
Absent: 1 - Anderson
Vacancy: 2 - District 3, District 10

Speakers: For: Janet Glasscock, 7220 Chippewa Blvd., Houston, TX, 77086
Against: None

Note: The Commission heard Certificate of Appropriateness for Sign item 2110150008 next.

2110150008

Planner: Jason Pool

Motion: It was moved to **approve** a Certificate of Appropriateness by Janet Glasscock of Brazo Sign Company, for a 84.79-square-foot illuminated attached sign at 1900 Cedar Springs Road (north elevation).

Maker: Kingston
Second: Suhler
Result: Carried: 12 to 0

For: 12 - Popken, Hampton, Shidid, Carpenter, Jackson,
Blair, Jung, Suhler, Haqq, Stanard, Kingston,
Rubin

Against: 0

Absent: 1 - Anderson

Vacancy: 2 - District 3, District 10

Speakers: For: Janet Glasscock, 7220 Chippewa Blvd., Houston, TX, 77086
Against: None

Note: The Commission returned to Certificate of Appropriateness for Sign item 2110140015.

Zoning Cases - Consent:

1. **Z201-317(OA)**

Planner: Oscar Aguilera

Note: The Commission considered this item individually.

Motion: It was moved to recommend **denial without prejudice** of a NS Neighborhood Service District on property zoned R-5(A) Single Family District, at the southeast corner of Jeff Street (North Walton Walker Boulevard) and Martinez Trail.

Maker: Carpenter

Second: Hampton

Result: Carried: 12 to 0

For: 12 - Popken, Hampton, Shidid, Carpenter, Jackson,
Blair, Jung, Suhler, Haqq, Stanard, Kingston,
Rubin

Against: 0

Absent: 1 - Anderson

Vacancy: 2 - District 3, District 10

Notices: Area: 200 Mailed: 26

Replies: For: 0 Against: 1

Speakers: None

Note: The Commission heard Zoning Cases – Consent agenda item #2. Z212-104(OA) next.

2. Z212-104(OA)

Planner: Oscar Aguilera

Note: The Commission considered this item individually.

Motion: In considering an application for a Specific Use Permit for a Paraphernalia Shop on property zoned an IM Industrial Manufacturing District with Specific Use Permit No. 98, at the northwest corner of Adler Drive and Communications Drive, it was moved to **hold** this case under advisement until January 6, 2022.

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

For: 12 - Popken, Hampton, Shidid, Carpenter, Jackson, Blair, Jung, Suhler, Haqq, Stanard, Kingston, Rubin

Against: 0
Absent: 1 - Anderson
Vacancy: 2 - District 3, District 10

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

Speakers: For: Moe Assi, 2902 Franciscan Dr., Arlington, TX, 76015
Against: None

Note: The Commission heard Zoning Cases – Consent agenda item #3. Z212-105(OA) next.

3. Z212-105(OA)

Planner: Oscar Aguilera

Note: The Commission considered this item individually.

Motion: It was moved to recommend **approval** of an amendment to Specific Use Permit No. 1838 for the sale of alcoholic beverages in conjunction with a general merchandise or food store greater than 3,500 square feet, subject to the revised site plan and conditions on property zoned CR-D-1 Community Retail District with a D-1 Liquor Control Overlay, on the southwest line of South Belt Line Road, south of Seagoville Road.

Maker: Blair
Second: Hampton
Result: Carried: 11 to 0

For: 11 - Hampton, Shidid, Carpenter, Jackson, Blair,
Jung, Suhler, Haqq, Stanard, Kingston, Rubin

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

**out of the room, when vote taken

Notices: Area: 300 Mailed: 27
Replies: For: 0 Against: 0

Speakers: For: Karl Crawley, 2201 Main St., Dallas, TX, 75201
Against: None

Note: The Commission heard Zoning Cases – Consent agenda item #4. Z201-338(RM) next.

4. Z201-338(RM)

Planner: Ryan Mulkey

Note: The Commission considered this item individually.

Motion: It was moved to recommend **approval** of a Specific Use Permit for an open enrollment charter school for a five-year period, subject to a site plan, a revised traffic management plan to include that “a staff member with a safety vest be present near the south driveway of the site and near the corner of Chenault Street and Buckner Boulevard”, and conditions on property zoned an RR Regional Retail District, on the east line of North Buckner Boulevard, north of East R. L. Thornton Freeway.

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

For: 12 - Popken, Hampton, Shidid, Carpenter, Jackson,
Blair, Jung, Suhler, Haqq, Stanard, Kingston,
Rubin

Against: 0
Absent: 1 - Anderson
Vacancy: 2 - District 3, District 10

Notices: Area: 300 Mailed: 9
Replies: For: 0 Against: 0

Speakers: For: Lance Lilly, 5741 Legacy Dr., Plano, TX, 75024
Gabriel Dowell, 400 S. Houston St., Dallas, TX, 75202
Kent Brown, 1301 Waters Ridge, Lewisville, TX, 75057
Lauren Fellers, 1301 Waters Ridge Dr., Lewisville, TX, 75057
Austin Tull, 1301 Waters Ridge Rd., Lewisville, TX, 75057
Don Nicolini, 1311 Palm Canyon Dr., Dallas, TX, 75204
Against: None
Staff: David Nevarez, Sr. Traffic Engineer, Development Services

Note: The Commission heard Zoning Cases – Consent agenda item #6. Z201-256(KC) next.

5. Z201-353(MP)

Planner: Michael Pepe

Motion: It was moved to recommend **approval** of a new subarea, subject to revised conditions within Tract II of Planned Development District No. 314, the Preston Center Special Purpose District, on the north line of Sherry Lane, west of Douglas Avenue.

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

For: 12 - Popken, Hampton, Shidid, Carpenter, Jackson, Blair, Jung, Suhler, Haqq, Stanard, Kingston, Rubin

Against: 0
Absent: 1 - Anderson
Vacancy: 2 - District 3, District 10

Notices: Area: 500 Mailed: 151
Replies: For: 0 Against: 0

Speakers: For: None
For (Did not speak): Stephanie Roman, 4141 Southwest Fwy., Houston, TX, 77027
Isaac Lunger, 707 E Arapaho Rd., Richardson, TX, 75081
Against: None

6. Z201-256(KC)

Planner: Karina Castillo

Note: The Commission considered this item individually.

Motion: It was moved to recommend **approval** of the renewal of Specific Use Permit No. 1954 for commercial amusement (inside) limited to a Class A dance hall for a three-year period, subject to a revised site plan correcting the required parking on the data table and conditions on property zoned CR Community Retail District, at the northwest corner of Singleton Boulevard and Peoria Avenue.

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

For: 12 - Popken, Hampton, Shidid, Carpenter, Jackson, Blair, Jung, Suhler, Haqq, Stanard, Kingston, Rubin

Against: 0
Absent: 1 - Anderson
Vacancy: 2 - District 3, District 10

Notices: Area: 300 Mailed: 23
Replies: For: 0 Against: 0

Speakers: None

Note: The Commission recessed for a short break at 3:20 p.m. and reconvened at 3:33 p.m. The Commission continued with the regular order of the agenda and heard Zoning Case – Individual agenda item #8. Z201-253(KC) next.

7. Z201-357(KC)

Planner: Karina Castillo

Motion: It was moved to recommend **approval** of a R-5(A) Single-Family District on property zoned as CR- Community Retail District, at the southwest corner of Canada Drive and (the terminus of) Darien Street.

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

For: 12 - Popken, Hampton, Shidid, Carpenter, Jackson, Blair, Jung, Suhler, Haqq, Stanard, Kingston, Rubin

Against: 0
Absent: 1 - Anderson
Vacancy: 2 - District 3, District 10

Notices: Area: 200 Mailed: 29
Replies: For: 2 Against: 0

Speakers: None

Note: The Commission heard Zoning – Consent agenda item #1. Z201-317(OA), upon the conclusion of the Zoning Consent agenda. The Commission heard Zoning agenda item #1. Z201-317(OA) next.

Zoning Cases – Individual:

8. Z201-253(KC)

Planner: Karina Castillo

Motion: It was moved to recommend **approval** of a Specific Use Permit for a metal salvage facility for a five-year period, subject to a site plan and staff's recommended conditions on property zoned an IM Industrial Manufacturing District with deed restrictions [Z145-236], on the south line of Ryan Road, east of Luna Road.

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

For: 12 - Popken, Hampton, Shidid, Carpenter, Jackson, Blair, Jung, Suhler, Haqq, Stanard, Kingston, Rubin

Against: 0
Absent: 1 - Anderson
Vacancy: 2 - District 3, District 10

Notices: Area: 400 Mailed: 17
Replies: For: 0 Against: 0

Speakers: For: Ron Baldwin, 3904 Elm St., Dallas, TX, 75226
Against: None
Staff: David Nevarez, Sr. Traffic Engineer, Development Services

9. **Z201-307(KC)**

Planner: Karina Castillo

Motion: In considering an application for a Specific Use Permit for a foster home on property zoned R-7.5(A) Single Family District with Specific Use Permit No. 1340, at the southeast corner of Military Parkway and Academy Drive, it was moved to **hold** this case under advisement until December 16, 2021.

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

For: 12 - Popken, Hampton, Shidid, Carpenter, Jackson, Blair, Jung, Suhler, Haqq, Stanard, Kingston, Rubin

Against: 0
Absent: 1 - Anderson
Vacancy: 2 - District 3, District 10

Notices: Area: 300 Mailed: 45
Replies: For: 0 Against: 0

Speakers: For: Jarvis James, 6508 Military Parkway, Dallas, TX, 75227
Against: None

10. **Z201-342(KC)**

Planner: Karina Castillo

Motion: It was moved to recommend **approval** of the renewal of Specific Use Permit No. 2210 for an instructional arts studio and theatre use for a five-year period with eligibility for automatic renewals for additional five-year periods, subject to a site plan and applicant's recommended conditions with outdoor amplification from 12:00 p.m. to 9:00 p.m., limited to Thursday, Friday and Saturday on property zoned Planned Development District No. 87, Tract 1(a) with H/15 Winnetka Heights Historic Overlay District, on the north line of West 12th Street, east of South Windomere Avenue.

Maker: Popken
Second: Stanard
Result: Carried: 8 to 4

For: 8 - Popken, Shidid, Jackson, Suhler, Haqq, Stanard, Kingston, Rubin

Against: 4 - Hampton, Carpenter, Blair, Jung
Absent: 1 - Anderson
Vacancy: 2 - District 3, District 10

Notices: Area: 200 Mailed: 23
Replies: For: 1 Against: 1

Speakers: For: Jonathan Vinson, 2323 Ross Ave, Dallas, TX, 75201
Todd Lott, 6722 Lakewood Blvd., Dallas, Texas 75214
Against: None

11. **Z212-101(KC)**

Planner: Karina Castillo

Motion: In considering an application for the renewal of Specific Use Permit No. 1898 to allow for a late hours establishment limited to a general merchandise or food store 3,500 square feet or less and a motor vehicle fueling station on property zoned Planned Development District No. 842, the Lower Greenville Avenue Special Provision District with MD-1 Modified Delta Overlay, at the southeast corner of Richmond Avenue and Greenville Avenue, it was moved to **hold** this case under advisement until January 6, 2022.

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

For: 12 - Popken, Hampton, Shidid, Carpenter, Jackson,
Blair, Jung, Suhler, Haqq, Stanard, Kingston,
Rubin

Against: 0
Absent: 1 - Anderson
Vacancy: 2 - District 3, District 10

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

Speakers: For: Sally Stewart, 901 Main St., Dallas, TX, 75202
Against: None

Zoning Cases – Under Advisement:

12. **Z201-282(KC)**

Planner: Karina Castillo

Motion: It was moved to recommend **approval** of the renewal of Specific Use Permit No. 1750 for a commercial motor vehicle parking use for a three-year period, subject to staff's recommended conditions on property zoned CS Commercial Service District, at the northwest corner of Chalk Hill Road and Fitchburg Street.

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

For: 12 - Popken, Hampton, Shidid, Carpenter, Jackson,
Blair, Jung, Suhler, Haqq, Stanard, Kingston,
Rubin

Against: 0
Absent: 1 - Anderson
Vacancy: 2 - District 3, District 10

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

Speakers: For: Michael Coker, 3111 Canton St., Dallas, TX, 75226
Against: None

13. **Z201-336(KC)**

Planner: Karina Castillo

Motion: In considering an application for an IR Industrial Research District with deed restrictions volunteered by the applicant on property zoned MU-3 Mixed Use District, on the south line of Lyndon B Johnson Service Road, west of Newberry Street, it was moved to **hold** this case under advisement until January 6, 2022.

Maker: Carpenter
Second: Hampton
Result: Carried: 11 to 0

For: 11 - Hampton, Shidid, Carpenter, Jackson, Blair,
Jung, Suhler, Haqq, Stanard, Kingston, Rubin

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

**out of the room, when vote taken

Notices: Area: 500 Mailed: 27
Replies: For: 0 Against: 4

Speakers: For: Dallas Cothrum, 2201 Main St., Dallas, TX, 75201
For (Did not speak): Danielle Mathews, 2201 Main St., Dallas, TX, 75201
Against: None

14. **Z201-352(MP)**

Planner: Michael Pepe

Motion: In considering an application for a Specific Use Permit for an alcoholic beverage establishment limited to a bar, lounge or tavern on property zoned Subdistrict 3B within Planned Development District No. 830, the Bishop Arts Mixed Use District at the southeast corner of North Madison Avenue and West 9th Street, it was moved to **hold** this case under advisement until January 6, 2022, and instruct staff to readvertise for a private club bar.

Maker: Carpenter
Second: Rubin
Result: Carried: 10 to 0

For: 10 - Hampton, Shidid, Carpenter, Jackson, Blair,
Suhler, Haqq, Stanard*, Kingston, Rubin

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

*out of the room, shown voting in favor

**out of the room, when vote taken

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

Speakers: For: Dallas Cothrum, 2201 Main St., Dallas, TX, 75201
For (Did not speak): Danielle Matthews, 2201 Main St., Dallas, TX, 75201
Against: None

15. **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 January 20, 2022.

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

For: 12 - Popken, Hampton, Shidid, Carpenter, Jackson,
Blair, Jung, Suhler, Haqq, Stanard, Kingston,
Rubin

Against: 0
Absent: 1 - Anderson
Vacancy: 2 - District 3, District 10

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

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

16. **Z201-291(OA)**

Planner: Oscar Aguilera

Motion: It was moved to recommend **denial without prejudice** of a Planned Development District for MF-2(A) Multifamily District uses on property zoned an NO(A) Neighborhood Office District, on the south line of Lyndon B Johnson Freeway, west of Hillcrest Road.

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

For: 12 - Popken, Hampton, Shidid, Carpenter, Jackson, Blair, Jung, Suhler, Haqq, Stanard, Kingston, Rubin

Against: 0
Absent: 1 - Anderson
Vacancy: 2 - District 3, District 10

Notices: Area: 500 Mailed: 72
Replies: For: 1 Against: 22

Speakers: For: Luke Franz, 2323 Ross Ave., Dallas, TX, 75201
Against: None
Against (Did not speak): Melissa Mitchell, 39 Downs Lake Cir., Dallas, TX, 75230
Jaime Ramon, 4 Cape Ct., Dallas, TX, 75230
Victoria Agnich, 11 Cheltenham Way, Dallas, TX, 75230

17. **Z201-225(RM)**

Planner: Ryan Mulkey

Motion: It was moved to recommend **denial without prejudice** of 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.

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

For: 12 - Popken, Hampton, Shidid, Carpenter, Jackson,
Blair, Jung, Suhler, Haqq, Stanard, Kingston,
Rubin

Against: 0
Absent: 1 - Anderson
Vacancy: 2 - District 3, District 10

Notices: Area: 300 Mailed: 45
Replies: For: 0 Against: 1

Speakers: For: Chris Valentine, 8111 LBJ Fwy., Dallas, TX, 75251
Tailim Song, 8111 LBJ Fwy., Dallas, TX, 75251
For (Did not speak): Chris Ellison, 4412 Middleton Rd., Dallas, TX, 75229
Against: None

Note: The Commission recessed for a short break at 5:21 p.m. and reconvened at 5:40 p.m. The Commission continued with the regular order of the agenda and heard Zoning Case – Under Advisement agenda item #18. Z190-341(RM) next

18. Z190-341(RM)

Planner: Ryan Mulkey

Motion: It was moved to recommend **approval** of an amendment to and an expansion of Planned Development District No. 400, subject to a revised development plan, a south and southwest landscape buffer exhibit, a revised traffic management plan dated November 30, 2021, and applicant's recommended conditions excluding the alternate provisions regarding the stadium field lighting and stadium field hours of operation circulated yesterday and today; and **approval** of a specific use permit for an open space use for a five-year period, subject to a site plan and applicant's recommended conditions with the following changes:

- Revise the definition of Montwood Line to add the following to the definition: "that it is the area within 190 feet of the southern Property line."
- Revise Section 51P-400.111(b)(3) to:
 - 1. Remove the words "starting June 1, 2022."
 - 2. Remove the words "June through January" in romanette (i);
 - 3. Delete the provisions in romanette (ii) in its entirety;
 - 4. Revise the hours for Saturday in romanette (iv) to read as follows: "8:00 a.m. to 7:00 p.m., except that the stadium field lighting for authorized athletic events may extend to 10:00 p.m. or 30 minutes following the conclusion of an authorized athletic event, whichever is later."

- 5. Delete provision (D) in romanette (iv) in its entirety that reads “in the event of scheduling conflicts limited to the last two weeks in October and January and the first two weeks in November and February during sports season crossover periods, stadium field lighting shall be permitted as early as 6:00 a.m.”
- 6. Revise 51P-400.111(b)(3) by adding “stadium field lighting is prohibited in the month of July.”
- Follow staff’s recommendation for Section 51P-400.111(c)(2) that reads “no amplified sound shall be allowed during athletic events.”
- Revise Section 51P-400.111(c)(3) to delete the words “special circumstances including.”
- Revise Section 51P-400.111(c)(5) to add the following to the provision “the use of artificial crowd noises or noise makers through amplification is also prohibited.”
- Add a new Paragraph (6) in Section 51P-400.111(c) to read as follows: “Pre-game music and halftime music is only allowed for varsity level authorized athletic events.”
- Revise Section 51P-400.111(g) to add the following to the provision, “with Phase XIII, internal lighting must be turned off from 8:00 p.m. to 6:00 a.m. (the next day).”
- Revise Section 51P-400.112(d) to:
 - 1. Remove the words “starting June 1, 2022.”
 - 2. Remove the words “June through January” in Paragraph (1).
 - 3. Delete the provisions in Paragraph (2) in its entirety.
 - 4. Revise the hours for Saturday in Paragraph (4) to read as follows: “8:00 a.m. to 7:00 p.m., except that the authorized athletic events may extend to 10:00 p.m. or 30 minutes following the conclusion of an authorized athletic event, whichever is later.”
- Revise Section 51P-400.114(3) to read as follows: “In addition to the requirements for Phase A landscaping as shown on the south and southwest landscape buffer (Exhibit 400B), a minimum combined total of 50 large evergreen shrubs with a minimum height of eight feet at installation and trees with a minimum caliper of six inches and a maximum caliper of eight inches at installation must be provided along the solid wood perimeter fence in the Phase A landscape buffer to provide additional screening for the benefit of adjacent residential properties.”
- Revise Section 51P-400.118(e) to read as follows: “Indoor lighting must be turned off from 8:00 p.m. to 6:00 a.m. (the next day), except for motion security lights.”
- Revise Section 51P-400.119(c)(4) to read as follows: “Upon submission to the director, the traffic study and any subsequent updates must be published on the official website of the private school located on the Property.”
- In Section 51P-400.120(b), follow staff recommendation for student pick-up and drop-off.

- In the specific use permit, revise provision number 4, the days and hours of operations, to add the following to the provision: "Set up and take down for each special event is only permitted from north of the Montwood line."

on property zoned Planned Development District No. 400 and an R-16(A) Single Family District, on the southwest and northwest corners of Merrell Road and Midway Road.

Maker: Stanard
Second: Hampton
Result: Carried: 9 to 2

For: 9 - Hampton, Shidid, Jackson, Blair, Jung, Suhler,
Stanard, Kingston, Rubin

Against: 2 - Carpenter, Haqq
Absent: 1 - Anderson
Vacancy: 2 - District 3, District 10
Conflict: 1 - Popken**

**out of the room, when vote taken

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

Speakers: For: Andrew Ruegg, 2201 Main St., Dallas, TX, 75201
Nate Parrott, 3501 Olympus Blvd., Dallas, TX, 75019
Steve Stoner, 7557 Rambler Rd., Dallas, TX, 75231
Robert Buchholz, 4100 Merrell Rd., Dallas, TX, 75229
Bryan Stuart, 4024 Montwood Ln., Dallas, TX, 75229
Ruth Burke, 3241 Camelot Dr., Dallas, TX, 75229
Jay Michael, 2606 High Cotton Ln., Garland, TX, 75042
Therese Khoury, 10452 Rosser Cir., Dallas, TX, 75229
John Whitham, 4107 S. Better Dr., Dallas, TX, 75229
Michael Munir, 10235 Gooding Dr., Dallas, TX, 75229
Linda DeSanders, 10507 Westlawn Dr., Dallas, TX, 75229
David Tollison, 4100 Merrell Rd., Dallas, TX, 75229
Dallas Cothrum, 2201 Main St., Dallas, TX, 75201
Chris Elliston, 4412 Middleton Rd., Dallas, TX, 75229
For (Did not speak): Wes Hoblit, 2201 Main St., Dallas, TX, 75201
Jan Timmons, 10424 Eastlawn Dr., Dallas, TX, 75229
Against: David Smith, 4115 S. Better Dr., Dallas, TX, 75229
Juanita Morrow, 4115 S. Better Dr., Dallas, TX, 75229

19. Z190-169(AU)

Planner: Andreea Udrea

Motion: It was moved to recommend **approval** of a new subdistrict, subject to a conceptual plan, a revised Exhibit 714F, and staff's recommended conditions; as briefed, with the following change: follow applicant's recommended condition on loading under Sec. 51P-714.113(n)(4), to read: "In Subdistrict 1E, residential loading must be located outside the public right of way. For the purposes of this subsection, Blocks 4 and 6 as shown on the conceptual plan are exempt." on property zoned Subdistrict 1A and 1B within Planned Development District No. 714, West Commerce Street/Fort Worth Avenue Special Purpose District, generally on both sides of Main Street, between Herbert Street and Sylvan Avenue, north of West Commerce Street, west of Guest Street and east of Beaver Street, and at the terminus of Yuma Street, Topeka Avenue, and Evanston Avenue.

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

For: 12 - Popken, Hampton, Shidid, Carpenter, Jackson, Blair, Jung, Suhler, Haqq, Stanard, Kingston, Rubin

Against: 0
Absent: 1 - Anderson
Vacancy: 2 - District 3, District 10

Notices: Area: 500 Mailed: 119
Replies: For: 7 Against: 0

Speakers: For: Angela Hunt, 500 N. Akard St., Dallas, TX, 75201
Eduardo Garza, 512 W. Davis St., Dallas, TX, 75208
Against: None

Authorization of a Hearing:

Planner: Donna Moorman

Motion: It was moved to **authorize** a public hearing to consider amending Chapters 51 and 51A of the Dallas Development Code, with consideration to be given to amending Section 51-4.216.1, "Lodging Uses," and Section 51A-4.205, "Lodging Uses," to define a new use called "Short Term Rental Lodging," and related regulations. **This is a hearing to consider the request to authorize the hearing and not amendments to the Dallas Development Code at this time.**

Maker: Kingston
Second: Jung
Result: Carried: 11 to 1

For: 11 - Popken, Hampton, Shidid, Carpenter, Blair,
Jung, Suhler, Haqq, Stanard, Kingston, Rubin

Against: 1 - Jackson
Absent: 1 - Anderson
Vacancy: 2 - District 3, District 10

Speakers: For: Ashley Travis, 7717 La Bolsa Dr., Dallas, TX, 75248
Bruce Richardson, 5607 Richmond Ave., Dallas, TX, 75206
Karen Roberts, 502 Cameron Ave., Dallas, TX, 75223
Phillip Terry, 11028 Glen Echo Ct., Dallas, TX, 75238
Norma Minnis, 6219 Prospect Ave., Dallas, TX, 75214
Matt Bach, 15746 Covewood Cir., Dallas, TX, 75248
Sherri Mixon, 5106 Bexar St., Dallas, TX, 75215
For (Did not speak): Dale Harwell, 6202 Prospect Ave., Dallas, TX, 75214
Mary Nagler, 12025 Loch Ness Dr., Dallas, TX, 75218
Ed Zahra, 1003 Valencia, Dallas, TX, 75223
Olive Talley, 6133 Prospect Ave., Dallas, TX, 75214
Emil Lippe, 6828 Gaston Ave., Dallas, TX, 75214
Against: None
Against (Did not speak): Maurice Barnett, 3617 Goldenfield Dr., Dallas, TX, 75241
Neutral: Neil Kieran, 7224 Westlake Ave., Dallas, TX, 75214

Other Matters

Minutes:

Motion: It was moved to **approve** the November 18, 2021, City Plan Commission meeting minutes, as submitted.

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

For: 12 - Popken, Hampton, Shidid, Carpenter, Jackson,
Blair, Jung, Suhler, Haqq, Stanard, Kingston,
Rubin

Against: 0
Absent: 1 - Anderson
Vacancy: 2 - District 3, District 10

Speakers: None

Adjournment:

The December 2, 2021, City Plan Commission meeting **adjourned** at 8:36 p.m.

Tony Shidid, Chair