

PLAN COMMISSION MINUTES

The City Plan Commission held a regular Zoning Hearing on April 22, 2021, by videoconference call as authorized by Texas Government Code Section 551.127 with the briefing starting at 10:05 a.m., and the public hearing at 1:51 p.m. Presiding were, Tony Shidid, Chair and Margot Murphy, Vice-Chair. The following Commissioners were present during the hearing: Enrique MacGregor, Joanna Hampton, Ronald Stinson, LeDouglas Johnson, Deborah Carpenter, Timothy Jackson, Lorie Blair, P. Michael Jung, Jayne Suhler, Kristine Schwope, Wayne Garcia, and Brent Rubin. The following Commissioners were absent from this hearing as defined in the City Plan Commission rules: None. There was one vacancy - District 10.

The City Plan Commission was briefed by staff on each item on the agenda and a question and answer period followed each briefing.

A variety of dockets, requests and briefings were presented to the Commission during the open public hearing. The applicants or their representatives presented their arguments, citizen comments were heard, and using the information and staff recommendations in the hearing dockets, the Commission took the following actions.

NOTE: For more detailed information on discussion on any issue heard during this briefing and public hearing, refer to the tape recording retained on file in the Department of Sustainable Development and Construction. Briefing and public hearing recordings are retained on file for 90 days after approval of CPC minutes.

Note: The Commission was briefed on Zoning Case - Consent item #5. Z201-186(CT) at the beginning of the Public Hearing. The Commission returned to the regular order of the agenda upon the conclusion of #5. Z201-186(CT) briefing and heard the Subdivision Docket; Consent Items next.

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) **S201-623**

Motion: It was moved to **approve** an application to replat an 11.7195-acre tract of land containing part of Lot 2 in City Block A/6828, and a tract of land in City Block A/6828 to create 3 lots ranging in size from 2.2265-acres to 4.8472-acres and to dedicate right-of-way on property located on Riverfront Boulevard, south of Continental Avenue, subject to compliance with the conditions listed in the docket.

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

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

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

Speakers: None

(2) **S201-624**

Motion: It was moved to **approve** an application to replat a 0.705-acre tract of land containing all of Lot 4 in City Block A/943 to create one lot on property located on Maple Avenue, south of Randall Street, subject to compliance with the conditions listed in the docket.

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

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

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

Speakers: None

(3) **S201-625**

Motion: It was moved to **approve** an application to create a 1.0426-acre lot from a tract of land in City Block A/5089 on Property located on West Northwest Highway/State highway Loop No. 12 at Lemmon Avenue, southeast corner, subject to compliance with the conditions listed in the docket.

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

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

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

Speakers: None

(4) **S201-627**

Motion: It was moved to **approve** an application to create a 1.155-acre lot from a tract of land in City Block 4021 on property located on Sylvan Avenue at Kessler Parkway, northeast corner, subject to compliance with the conditions listed in the docket.

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

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

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

Speakers: For: None

For (Did not speak): Geronimo Realzola, 1408 N. Riverfront Blvd., Dallas, TX, 75207
Ebbah Realzola, 1408 N. Riverfront Blvd., Dallas, TX, 75207

Against: None

(5) **S201-628**

Motion: It was moved to **approve** an application to replat a 1.237-acre tract of land containing all of Lot 1, and a tract of land in City Block Q/6260 to create one lot on property located on Creek Cove Drive at Great Trinity Forest Way, northeast corner, subject to compliance with the conditions listed in the docket.

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

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

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

Speakers: None

(6) **S201-630**

Motion: It was moved to **approve** an application to replat a 65.59-acre tract of land containing all of Lot 1 in City Block B/8310 and all of a tract of land in City Block 8310 to create one lot on property located between Cedardale Road and Telephone Road, subject to compliance with the conditions listed in the docket.

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

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

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

Speakers: None

Residential Replats:

(7) **S201-619**

Motion: It was moved to **approve** an application to replat a 4.931-acre tract of land containing part of Lots 1 through 7 and all of Lots 8 through 14 in City Block B/7091, all of Lots 1 through 7 in City Block C/7091, part of Lots 1, 2, and 21, 22, and all of Lots 23, 24, and 45, through 48 in City Block 7093 to create one lot on property located on Singleton Boulevard at Herbert Street, northwest corner, subject to compliance with the conditions listed in the docket.

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

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

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

Notices: Area: 200 Mailed: 37
Replies: For: 0 Against: 1

Speakers: None

(8) **S201-621**

Motion: It was moved to **approve** an application to replat a 17.096-acre tract of land containing all of City Blocks 15/8195, 8193, and 8195 and to dedicate right-of-way to create one lot on property located on Meadowcreek Drive at Brentfield Drive, northwest corner, subject to compliance with the conditions listed in the docket.

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

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

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

Notices: Area: 200 Mailed: 76
Replies: For: 0 Against: 1

Speakers: None

(9) **S201-622**

Motion: It was moved to **approve** an application to replat a 5.463-acre tract of land containing part of City Block 2/3545 to create one lot on property bounded by Taft Street, Montclair Avenue, Ranier Street, and Mary Cliff Road, subject to compliance with the conditions listed in the docket.

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

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

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

Notices: Area: 200 Mailed: 48
Replies: For: 1 Against: 0

Speakers: None

(10) **S201-626**

Note: Staff corrected the zoning to PDD No. 455 (Subarea A).

Motion: It was moved to **approve** an application to replat a 2.215-acre tract of land containing all of Lots 7 and E-1 in City Block S/4988 to create one lot on property located on Cherokee Trail, south of Alandale Lane, subject to compliance with the conditions listed in the docket.

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

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

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

Notices: Area: 200 Mailed: 28
Replies: For: 1 Against: 0

Speakers: None

(11) **S201-629**

Motion: It was moved to **approve** an application to replat a 0.908-acre tract of land containing all of Lot 7A in City Block 5081 to create 3 lots ranging in size from 10,026 -square feet to 18,722-square feet on property located on Midway Road at Rosa Road, southwest corner, subject to compliance with the conditions listed in the docket.

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

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

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

Notices: Area: 200 Mailed: 16
Replies: For: 2 Against: 0

Speakers: None

Miscellaneous Items:

M201-015

Planner: Hannah Carrasco

Motion: It was moved to **approve** a minor amendment to an existing development plan on property zoned Planned Development District No. 1013, on the southwest corner of Lyndon B. Johnson Service Road and Bankway Lane.

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

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

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

Speakers: For: Bill Dahlstrom, 2323 Ross Ave., Dallas, TX, 75201
Against: None

M201-016

Planner: Hannah Carrasco

Motion: It was moved to **approve** a minor amendment to an existing site plan and landscape plan for Specific Use Permit No. 2329 on property zoned Planned Development District No. 1013, on the southwest corner of Lyndon B. Johnson Service Road and Bankway Lane.

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

For: 14 - MacGregor, Hampton, Stinson, Johnson,
Shidid, Carpenter, Jackson, Blair, Jung,
Suhler, Schwope, Murphy, Garcia, Rubin
Against: 0
Absent: 0
Vacancy: 1 - District 10

Speakers: For: Bill Dahlstrom, 2323 Ross Ave., Dallas, TX, 75201
Against: None

W201-002

Planner: Nabila Nur

Motion: It was moved to **approve** a waiver of the two-year waiting period to submit a zoning application with a finding of significant change circumstance on property zoned Planned Development District No. 1028, on the west corner of Mockingbird Lane and Maple Avenue.

Maker: Hampton
Second: MacGregor
Result: Carried: 10 to 4

For: 10 - MacGregor, Hampton, Stinson, Johnson,
Shidid, Jackson, Blair, Suhler, Schwope,
Garcia
Against: 4 - Carpenter, Jung, Murphy, Rubin
Absent: 0
Vacancy: 1 - District 10

Speakers: For: Jonathan Vinson, 2323 Ross Ave., Dallas, TX, 75201
Jorge Ramirez, 8117 Preston Rd., Dallas, TX, 75225
Against: None

Miscellaneous Item - Under Advisement:

M201-005

Planner: Hannah Carrasco

Motion: It was moved to **approve** a minor amendment to an existing development plan and landscape plan, subject to a development plan and a revised landscape plan on property zoned Planned Development District No. 623 for a private school use, in an area generally on the southeast corner of Royal Lane and Webb Chapel Road.

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

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

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

Speakers: None

Zoning Cases - Consent:

1. Z190-301(AM)

Planner: Ryan Mulkey

Motion: It was moved to recommend **approval** of the renewal of Specific Use Permit No. 2118 for a vehicle display, sales, and service use for a three-year period, subject to a site plan and conditions on property zoned Subdistrict 2 within Planned Development District No. 534, the C.F. Hawn Special Purpose District No. 2, with D-1 Liquor Control Overlay, on the south line of C F Hawn Service Road, east of Murdock Road.

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

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

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

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

Speakers: None

2. **Z201-187(LG)**

Planner: La’Kisha Girder

Motion: It was moved to recommend **approval** of an amendment to and the renewal of Specific Use Permit No. 2186 for a private school use for a five-year period with eligibility for automatic renewals for additional five-year periods, subject to a revised site plan, a revised traffic management plan and conditions on property zoned CR-D Community Retail District with a D Liquor Control Overlay, on the southwest corner of East Grand Avenue and Shadyside Lane.

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

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

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

Notices: Area: 300 Mailed: 35
Replies: For: 0 Against: 0

Speakers: For: None
FOR (Did not Speak): Rob Baldwin, 3904 Elm St., Dallas, TX, 75226
Against: None

Note: The Commission recessed for a short break at 2:50 p.m. and reconvened at 3:00 p.m. The Commission heard Zoning Case - Consent agenda item #3. Z201-196(LG) next.

3. **Z201-196(RM)**

Planner: La’Kisha Girder

Note: The Commission considered this item individually.

Motion: It was moved to recommend **approval** of an IR Industrial Research District on property zoned CR Commercial Retail District, on the east side of Denton Road, south of Brookfield Avenue.

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

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

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

**out of the room, when vote taken

Notices: Area: 300 Mailed: 26
Replies: For: 0 Against: 0

Speakers: For: None
FOR (Did not speak): Mike White, 8611 Lemmon Ave., Dallas, TX, 75209
Chris White, 8611 Lemmon Ave., Dallas, TX, 75209
Against: None

Note: The Commission heard Zoning Case - Consent agenda item #5. Z201-186(CT) next.

4. **Z190-157(CT)** Planner: Carlos Talison

This item was removed from the agenda.

5. **Z201-186(CT)** Planner: Carlos Talison

Note: The Commission considered this item individually.

Motion: In considering an application for a Specific Use Permit for a commercial motor vehicle parking use on property zoned IR Industrial Research District, on the east line of Duncanville Road, north of Rancho Lane, it was moved to **hold** this case under advisement until June 3, 2021.

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

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

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

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

Speakers: None

Note: The Commission continued with the regular order of the agenda and heard Zoning Cases - Individual agenda items. The Commission heard Zoning Case - Individual agenda item #6. Z201-148(CT) next.

Zoning Cases - Individual:

6. Z201-148(CT)

Planner: Carlos Talison

Motion: It was moved to recommend **approval** of the renewal of Specific Use Permit No. 1889 for a late hours establishment limited to an alcoholic beverage establishment limited to a bar, lounge, or tavern use for a three-year period, subject to conditions on property zoned Planned Development District No. 842 with an MD-1 Modified Delta Overlay District, on the east line of Greenville Avenue, north of Prospect Avenue.

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

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

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

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

Speakers: For: None

For (Did not Speak): Roger Albright, 1701 N. Collins Blvd., Richardson, TX, 75080
Against: None

7. Z201-139(NN)

Planner: Nabila Nur

Motion: It was moved to recommend **denial without prejudice** of a Planned Development District for MU-1 Mixed Use District uses and termination of deed restrictions [Z990-137] on property zoned an MU-1 Mixed Use District and a CR Community Retail District, at the southeast corner of Gaston Avenue, Garland Road, and East Grand Avenue.

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

For: 9 - MacGregor, Stinson, Johnson, Carpenter,
Blair, Jung, Suhler, Schwope, Garcia

Against: 4 - Shidid, Jackson, Murphy, Rubin
Absent: 0
Vacancy: 1 - District 10
Conflict: 1 - Hampton**

**out of the room, when vote taken

Notices: Area: 500 Mailed: 53
Replies: For: 33 Against: 0

Speakers: For: Rob Baldwin, 3904 Elm St., Dallas, TX, 75226
Kevin Hickman, 5910 N. Central Expy., Dallas, TX, 75206
Michael Blackwell, 8845 Fenchurch Rd., Dallas, TX, 75238
Mark Mayer, 2001 Bryan St., Dallas, TX, 75201
Jonathan Wood, 8543 Eustis Ave., Dallas, TX, 75218
Sarah Scott, 1824 Euclid Ave., Dallas, TX, 75206
Jake Halter, 13455 Noel Rd., Dallas, TX, 75240
Tommy Mann, 500 Winstead Building, Dallas, TX, 75201
Cody Edge, 7413 E. Grand Ave., Dallas, TX, 75214
Jeff Burrow, 3030 McKinney Ave., Dallas, TX, 75204
Alex Winslow, 6661 Avalon Ave., Dallas, TX, 75214
Stephen Lohr, 8522 San Benito Way, Dallas, TX, 75218
Robert Westerberg, 8311 Forest Hills Blvd., Dallas, TX, 75218
Samuel Montimer, 1623 Main St., Dallas, TX, 75201
Gerald Worrall, 6704 Velasco Ave., Dallas, TX, 75214
William Gietema, 8142 Garland Rd., Dallas, TX, 75218
Warren Melton, 613 Mt. Auburn Ave., Dallas, TX, 75223
Adam Howells, 8334 Forest Hills Blvd., Dallas, TX, 75218
John McBride, 6411 Lavendale Ave., Dallas, TX, 75230
Brad Grist, 8523 San Pedro Pkwy., Dallas, TX, 75218
FOR (Did not speak): Scott Lacina, 9907 Losa Dr., Dallas, TX, 75218
Kate White, 7128 Hillgreen Dr., Dallas, TX, 75214

Thomas White, 7128 Hillgreen Dr., Dallas, TX, 75214
Against: Price Johnson, 8416 Santa Clara Dr., Dallas, TX, 75218
Melanie Vanlandingham, 6311 Lakeshore Dr., Dallas, TX, 75214
Rosanne Mills, 6906 Casa Loma Ave., Dallas, TX, 75214
Thomas Sheshene, 1251 Waterside Cir., Dallas, TX, 75218
C. Jones, 1234 San Rafael Dr., Dallas, TX, 75218
Li Bruni, 6871 Loma Ln., Dallas, TX, 75214
Bob Jones, 1234 San Rafael Dr., Dallas, TX, 75218
Preethi Pillaipakkam, 7419 Coronado Ave., Dallas, TX, 75214
Karen Dyer, 1704 Glenlivet Dr., Dallas, TX, 75218
Sandy Hargrove, 1247 Waterside Cir., Dallas, TX, 75218
Jenni Tittle, 1455 Waterside Dr., Dallas, TX, 75218
Glenna Taite, 1555 Waterside Ct., Dallas, TX, 75218
Toni Burt, 7970 Xavier Ct., Waterside Dr., Dallas, TX, 75218
Melinda Fagin, 7138 Wildgrove Ave., Dallas, TX, 75214
Angie Clarke, 7132 Wildgrove Ave., Dallas, TX, 75214
Blake Gillespie, 1423 Waterside Dr., Dallas, TX, 75218
Mary Wuertz, 1567 Waterside Ct., Dallas, TX, 75218
Diane Gollhofer, 1445 Waterside Dr., Dallas, TX, 75218
Vickers Cunningham, Gaston Ave., Dallas, TX, 75214
Mark Hearn, 1519 Waterside Ct., Dallas, TX, 75218
Alex Henvey, 12032 Valley Springs Dr., Dallas, TX, 75218
Mike DeGroot, 7014 Coronado Ave., Dallas, TX, 75214
Gay Casey, 1559 Waterside Ct., Dallas, TX, 75218
Leslie Hearn, 1519 Waterside Ct., Dallas, TX, 75218
Against (Did not speak): Ronnie Elchler, 4502 Capitol Ave., Dallas, TX, 75204
Blake Kresl, 1531 Waterside Ct., Dallas, TX, 75218
Melissa Oosterhof, 7010 Hammond Ave., Dallas, TX, 75223
Andrea Pedigo, 6812 Casa Loma Ave., Dallas, TX, 75214
Cary Broussard, 1115 Valencia St., Dallas, TX, 75223
Adam LeCours, 7004 Hammond Ave., Dallas, TX, 75223
Susan Stephens, 1535 Waterside Ct., Dallas, TX, 75218
Robert Hogue, 7126 La Vista Dr., Dallas, TX, 75214
Caitlin Hoblely, 8438 San Benito Way, Dallas, TX, 75218
Anthony Hoblely, 8438 San Benito Way, Dallas, TX, 75218
Chris Shafer, 7003 Casa Loma Ave., Dallas, TX, 75214
Arthur Willcox, 1539 Waterside Ct., Dallas, TX, 75218
Staff: David Nevarez, Traffic Engineer, Sustainable Development & Construction

Note: The Commission recessed for a short break at 6:15 p.m. and reconvened at 6:30 p.m. The Commission continued with the regular order of the agenda and heard Zoning Case - Individual agenda item #8. Z190-367(ND) next.

8. Z190-367(ND)

Planner: Neva Dean

Motion: It was moved to recommend **approval** of an amendment to and an expansion of Planned Development District No. 597, subject to a conceptual plan, a revised development plan, a revised landscape plan, a revised traffic management plan, and staff's recommended conditions on property zoned an FWMU-3 Form Walkable Mixed Use Subdistrict with SH-3 Shop Front Overlay on a portion; an NC Neighborhood Commercial Subdistrict; and an MF-2(A) Multifamily Subdistrict with Planned Development District No. 595, the South Dallas/Fair Park Special Purpose District and Planned Development District No. 597, in an area generally bound by both sides of Peabody Avenue, Julius Schepps Freeway, Panama Place, and Holmes Street.

Maker: Jackson
Second: Rubin
Result: Carried: 13 to 1

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

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

Notices: Area: 500 Mailed: 191
Replies: For: 38 Against: 4

Speakers: For: David Martin, 2728 N. Harwood St., Dallas, TX, 75201
Terry Flowers, 1600 Pennsylvania Ave., Dallas, TX, 75215
Julie Saqueton, 1600 Pennsylvania Ave., Dallas, TX, 75215
LaSharyl Walker, 3607 Hamburg Ct., Dallas, TX, 75215
Bill Keslar, 1600 Pennsylvania Ave., Dallas, TX, 75215
Tommy Mann, 500 Winstead Building, Dallas, TX, 75201
Against: Cassia Wesley, 414 W. Louisiana Ave., Dallas, TX, 75224
Michael Murphy, 3620 Windelkin St., Dallas, TX, 75215

Zoning Cases - Under Advisement:

9. Z190-158(PD)

Planner: Pamela Daniel

Motion: In considering an application for a Planned Development District for office and mixed uses on property zoned an IR Industrial Research District, on the northeast corner of Gulden Lane and Singleton Boulevard, it was moved to **hold** this case under advisement until July 15, 2021.

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

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

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

Notices: Area: 500 Mailed: 60
Replies: For: 1 Against: 0

Speakers: For: Tommy Mann, 500 Winstead Building, Dallas, TX, 75201
Against: None

10. **Z201-166(CT)**

Planner: Carlos Talison

Motion: It was moved to recommend **approval** of a Specific Use Permit for a bed and breakfast for a two-year period, subject to a site plan and conditions; as briefed, on property zoned Subarea 3 within Planned Development District No. 362 with H/72 Peak's Suburban Addition Neighborhood Historic District Overlay, on the east side of Gaston Avenue, south of South Fitzhugh Avenue.

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

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

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

Notices: Area: 200 Mailed: 21
Replies: For: 4 Against: 0

Speakers: For: Gaby Rawlins, 2323 Ross Ave., Dallas, TX, 75201
Liz Gibson, 4802 Gaston Ave., Dallas, TX, 75246
Against: None

11. **Z190-348(LG)**

Planner: La’Kisha Girder

Motion: It was moved to recommend **approval** of a Planned Development District for MU-3 Mixed Use District uses and warehouse and outside storage uses, subject to a revised development plan, revised landscape plan and applicant’s recommended conditions; as briefed, on property zoned an MU-3 Mixed Use District, on the south side of West Mockingbird Lane, east of Elmbrook Drive.

Maker: Hampton
Second: Garcia
Result: Failed: 6 to 8

For: 6 - Hampton, Jung, Suhler, Schwope, Garcia, Rubin
Against: 8 - MacGregor, Stinson, Johnson, Shidid, Carpenter, Jackson, Blair, Murphy
Absent: 0
Vacancy: 1 - District 10

Motion II: It was moved to recommend **denial** of a Planned Development District for MU-3 Mixed Use District uses and warehouse and outside storage uses on property zoned an MU-3 Mixed Use District, on the south side of West Mockingbird Lane, east of Elmbrook Drive.

Maker: Carpenter
Second: MacGregor
Result: Carried: 10 to 4

For: 10 - MacGregor, Stinson, Johnson, Shidid, Carpenter, Jackson, Blair, Jung, Suhler, Garcia
Against: 4 - Hampton, Schwope, Murphy, Rubin
Absent: 0
Vacancy: 1 - District 10

Notices: Area: 500 Mailed: 39
Replies: For: 0 Against: 2

Speakers: For: Tommy Mann, 500 Winstead Building, Dallas, TX, 75201
Brad Williams, 2728 N. Harwood St., Dallas, TX, 75201
Jessica Breaux, 401 Commerce St., Nashville, TN, 37206
Jake Marks, 2100 McKinney Ave., Dallas, TX, 75201
Against: None
Staff: David Nevarez, Traffic Engineer, Sustainable Development & Construction

Note: The Commission recessed for a short break at 8:40 p.m. and reconvened at 8:47 p.m. The Commission continued with the regular order of the agenda and heard Zoning Case - Under Advisement agenda item #12. Z201-142(JK) next.

12. Z201-142(JK)

Planner: Nabila Nur

Motion: It was moved to recommend **approval** of an amendment to Planned Development District No. 553 to create two subareas, subject to a conceptual plan, a revised development plan for Subarea A, a revised traffic management plan, and conditions on property zoned Planned Development District No. 553 at the southeast corner of Preston Road and Orchid Lane.

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

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

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

Notices: Area: 500 Mailed: 205
Replies: For: 12 Against: 2

Speakers: For: Bill Dahlstrom, 2323 Ross Ave., Dallas, TX, 75201
Against: None

13. Z201-153(RM)

Planner: Ryan Mulkey

Motion: It was moved to recommend **approval** of the renewal of Specific Use Permit No. 2276 for vehicle display, sales, and service for a two-year period, subject to a revised site plan and conditions on property zoned Planned Development District No. 535, the C.F. Hawn Special Purpose District No. 3, with a D-1 Liquor Control Overlay, at the southwest corner of Ellenwood Drive and C.F. Hawn Freeway.

Maker: Blair
Second: Rubin
Result: Carried: 14 to 0

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

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

Notices: Area: 300 Mailed: 13
Replies: For: 1 Against: 0

Speakers: For: Salvador Jimenez, 1111 Ellenwood St., Dallas, TX, 75217
Against: None

14. **Z201-159(RM)**

Planner: Ryan Mulkey

Motion: It was moved to recommend **approval** of 1) a Planned Development District for MU-1 Mixed Use District uses, subject to a development plan and staff recommended conditions; and 2) **approval** of the termination of Specific Use Permit No. 1057 for an establishment for the care of alcoholic, narcotic, and psychiatric patients on property zoned an MF-2(A) Multifamily District, on the west side of North Westmoreland Road, south of Canyon Bluff Boulevard.

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

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

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

Notices: Area: 500 Mailed: 22
Replies: For: 0 Against: 1

Speakers: For: Rob Baldwin, 3904 Elm St., Dallas, TX, 75226
Todd Howard, 1506 Griffin West St., Dallas, TX, 75215
Against: None

Authorization of a Hearing - Under Advisement:

Planner: Donna Moorman

Motion: It was moved to **authorize** a public hearing to determine the proper zoning on property zoned an R-7.5(A) Single Family District with Specific Use Permit (SUP) No.139 for an Electric Substation and Specific Use Permit (SUP) No.1164 for a Transit Passenger Station or Transfer Center on a portion, an R-5(A) Single Family District, an LO-1 Limited Office District, a CR Community Retail District, and an IM Industrial Manufacturing District in an area generally bound by and contains the first six parcels east of Polk Street on the north side of Elmdale Place on the south, parcels along the east side of Polk Street from Elmdale Place to Lebanon Avenue on the west, Lebanon Avenue from Polk Street to South Edgefield Avenue on the south, South Edgefield Avenue from Lebanon Avenue to West Clarendon Avenue on the west, West Clarendon Avenue from South Edgefield Avenue to both sides of Nolte Drive on the north, both sides of Nolte Drive from West Clarendon Avenue to Tyler Street on the south; and both sides of the DART R.O.W from Tyler Street to Polk Street and containing approximately 74.62 acres with consideration being given to appropriate zoning for the area to include but not limited to use, development standards, and other appropriate regulations. **This is a hearing to consider the request to authorize the hearing and not the rezoning of property at this time.**

Maker: MacGregor
Second: Suhler
Result: Failed: 4 to 10

For: 4 - MacGregor, Shidid, Jackson, Garcia

Against: 10 - Hampton, Stinson, Johnson, Carpenter, Blair,
Jung, Suhler, Schwoppe, Murphy, Rubin

Absent: 0

Vacancy: 1 - District 10

Speakers: For: Matthew Glenn, 1115 S. Polk St., Dallas, TX, 75208
Violeta Gallardo Montejano, 1310 Melbourne Ave., 75224
Ryan Behring, 1044 Burlington Blvd., Dallas, TX, 75208
Andrew Wallace, 1407 Melbourne Ave., Dallas, TX, 75224
Against: Yolanda Alameda, 1607 S. Tyler St., Dallas, TX, 75224
Christine Hopkins, 1118 Elmwood Blvd., Dallas, TX, 75224
Patrick Ford, 633 N. Manus Dr., Dallas, TX, 75224

Other Matters

Minutes:

Motion: It was moved to **approve** the April 8, 2021, City Plan Commission meeting minutes.

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

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

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

Speakers: None

Adjournment:

Motion: It was moved to **adjourn** the April 22, 2021, City Plan Commission meeting at 10:12 p.m.

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

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

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

Tony Shidid, Chair