

## PLAN COMMISSION MINUTES

The City Plan Commission held a regular Zoning Hearing on May 20, 2021, by videoconference call as authorized by Texas Government Code Section 551.127 with the briefing starting at 10:37 a.m., and the public hearing at 1:36 p.m. Presiding were, Tony Shidid, Chair and Margot Murphy, Vice-Chair. The following Commissioners were present during the hearing: Enrique MacGregor, Joanna Hampton, LeDouglas Johnson, Deborah Carpenter, Timothy Jackson, Lorie Blair, P. Michael Jung, Jayne Suhler, Kristine Schwope, Wayne Garcia, and Brent Rubin. The following Commissioner was absent from this hearing as defined in the City Plan Commission rules: Ronald Stinson. There was one vacancy - District 10.

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

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

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

### **PUBLIC HEARINGS:**

#### Subdivision Docket

Planner: 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) **S201-645**

**Motion:** It was moved to **approve** an application to create an 11.864-acre lot from a tract of land in City Block 8605 on property located on Mountain Creek Parkway, south of Eagle Ford Drive, subject to compliance with the conditions listed in the docket.

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

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

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

**Speakers:** None

(2) **S201-646**

**Motion:** It was moved to **approve** an application to create a 1.5251-acre lot from a tract of land in City Block 8043 on property located on Northwest Highway (State Highway Spur No. 244), east of Executive Drive, subject to compliance with the conditions listed in the docket.

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

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

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

**Speakers:** None

(3) **S201-647**

**Motion:** It was moved to **approve** an application to create a 13.167-acre lot from a tract of land in City Block 14/7671 on property located on Keeneland Parkway at Duncanville Road, southwest corner, subject to compliance with the conditions listed in the docket.

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

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

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

**Speakers:** None

**(4) S201-648**

**Motion:** It was moved to **approve** an application to replat a 0.3607-acre tract of land containing all of Lot 11 and part of Lot 12 in City Block 9/1616 to create one lot on property located on Cedar Springs Road at Wycliff Avenue, south corner, subject to compliance with the conditions listed in the docket.

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

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

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

**Speakers:** None

**(5) S201-650**

**Motion:** It was moved to **approve** an application to create a 57 lot single family subdivision with lots ranging in size from 3,000-square feet to 4,093-square feet and 2 common areas from a 9.721-acre tract of land on property located in the Dallas Extra Territorial Jurisdiction (ETJ) on Devonshire Drive at Ravenhill Road, south corner, subject to compliance with the conditions listed in the docket.

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

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

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

**Speakers:** None

(6) **S201-651**

**Motion:** It was moved to **approve** an application to create a 76 lot single family subdivision with lots ranging in size from 6,000-square feet to 17,257-square feet and 7 common areas from a 22.923-acre tract of land on property located in the Dallas Extra Territorial Jurisdiction (ETJ) on south Ravenhill Road, west of F.M. 548, subject to compliance with the conditions listed in the docket.

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

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

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

**Speakers:** None

(7) **S201-652**

**Motion:** It was moved to **approve** an application to create a 5.514-acre lot and a common area from a 6.198-acre tract of land in City Block G/7487 on property located on Walnut Hill Lane at Wickersham Road, southeast corner, subject to compliance with the conditions listed in the docket.

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

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

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

**Speakers:** None

(8) **S201-653**

**Motion:** It was moved to **approve** an application to replat a 0.84-acre tract of land containing all of Lots 24 through 28 in City Block 3/1631 to create one 8,792-square foot lot and one 27,826-square foot lot on property located on R L Thornton Freeway/Interstate Highway No. 30, west of Winslow Avenue, subject to compliance with the conditions listed in the docket.

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

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

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

**Speakers:** None

(9) **S201-655**

**Motion:** It was moved to **approve** an application to create a 17.9998-acre tract of land in City Block 8155 on property located on Whitehurst Drive at Abrams Road, northwest corner, subject to compliance with the conditions listed in the docket.

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

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

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

**Speakers:** None

(10) **S201-656**

**Motion:** It was moved to **approve** an application to create a 0.72-acre lot from a tract of land in City Block A/1352 on property located on Pennsylvania Avenue, south of Trunk Avenue, subject to compliance with the conditions listed in the docket.

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

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

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

**Speakers:** None

(11) **S201-657**

**Motion:** It was moved to **approve** an application to create a 5.3810-acre lot from a tract of land in City Block E/2367 on property located on Forest Park Road at Hawes Avenue, north corner, subject to compliance with the conditions listed in the docket.

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

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

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

**Speakers:** None

(12) **S201-659**

**Motion:** It was moved to **approve** an application to replat a 1.550-acre tract of land containing all of Lots 12 and 13 in City Block 6475 to create one lot on property located on Maybank Drive at Lombardy Lane, northeast corner, subject to compliance with the conditions listed in the docket.

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

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

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

**Speakers:** None

(13) **S201-662**

**Motion:** It was moved to **approve** an application to replat a 0.178-acre tract of land containing part of Lots 10, 11, and 12 in City Block 5/704 to create one lot on property located on Bennett Avenue, north of San Jacinto Street, subject to compliance with the conditions listed in the docket.

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

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

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

**Speakers:** None

(14) **S201-663**

**Motion:** It was moved to **approve** an application to create a 0.589-acre lot from a tract of land in City Block 1/7577 on property located on Polk Street, south of Wheatland Road, subject to compliance with the conditions listed in the docket.

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

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

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

**Speakers:** None

Residential Replats:

(15) **S201-649**

**Motion:** It was moved to **approve** an application to replat a 0.459-acre tract of land containing a portion of City Block 10/8617 to create two 10,000-square foot lots on property located on Wilhurt Avenue, south of Balch Drive, subject to compliance with the conditions listed in the docket.

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

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

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

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

**Speakers:** For: Audra Buckley, 1414 Belleview St., Dallas, TX, 75215  
Against: None



(16) **S201-654**

**Motion:** It was moved to **approve** an application to replat a 0.581-acre tract of land containing a portion of City Block 1/8775 to create 3 lots ranging in size from 7,855-square feet to 8,953-square feet on property located on Haymarket Road at Rylie Road, northeast corner, subject to compliance with the conditions listed in the docket.

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

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

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

**Notices:** Area: 200 Mailed: 35  
**Replies:** For: 0 Against: 0

**Speakers:** None

(17) **S201-658**

**Motion:** It was moved to **approve** an application to replat a 0.206-acre tract of land containing part of Lot 29 in City Block 2/2023 to create one lot on property located on Avondale Avenue at Fitzhugh Avenue, south corner, subject to compliance with the conditions listed in the docket.

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

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

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

**Notices:** Area: 200 Mailed: 29  
**Replies:** For: 0 Against: 1

**Speakers:** None

(18) **S201-660**

**Motion:** It was moved to **approve** an application to replat a 13.695-acre tract of land containing all of Lot 1 in City Block A/8185 and a tract of land in City Block 8185 to create one lot on property located on Belt Line Road at Hillcrest Road, south east corner, subject to compliance with the conditions listed in the docket.

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

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

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

**Notices:** Area: 200 Mailed: 37  
**Replies:** For: 0 Against: 2

**Speakers:** For: Andrea Carter, 6748 Mossvine Pl., Dallas, TX, 75254  
Against: None

(19) **S201-661**

**Motion:** It was moved to **approve** an application to replat a 0.115-acre tract of land containing all of Lots 14 and 15 in City Block 11/2553 to create one lot on property located on Bethurum Avenue, south of Welch Avenue, subject to compliance with the conditions listed in the docket.

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

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

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

**Notices:** Area: 200                      Mailed: 43  
**Replies:** For: 0                              Against: 0

**Speakers:** None

Street Name Change:

(20) **NC201-001**

Planner: Sharmila Shrestha

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

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

For: 6 - Hampton, Johnson, Jackson, Blair, Garcia, Rubin

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

Absent: 1 - Stinson

Vacancy: 1 - District 10

**Motion II:** In considering an application to change the name of Kirnwood Drive, between Hampton Road and Indian Ridge Trail, to “Dr. KD Wesley Way”, it was moved to **hold** this case under advisement until July 1, 2021.

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

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

Against: 0

Absent: 1 - Stinson

Vacancy: 1 - District 10

**Notices:** Area: 1'                              Mailed: 11  
**Replies:** For: 0                              Against: 1

**Speakers:** For: Dawn Miller, 5414 Cedar Springs Dr., Dallas, TX, 75235  
Cheryl Wesley, 935 Bentle Branch Ln., Cedar Hill, TX, 75104  
Joel Leach, 1025 Broken Crest Dr., Dallas, TX, DeSoto, TX, 75115  
Against: None  
Staff: David Cossum, Sustainable Development & Construction Department

(21) **NC201-002**

Planner: Sharmila Shrestha

**Motion:** It was moved to recommend **approval** of street name change of Village Fair Place, between Village Fair Drive and Ledbetter Drive, to "Pastor Pryor Drive".

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

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

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

\*out of the room, shown voting in favor

**Notices:** Area: 1' Mailed: 0  
**Replies:** For: 0 Against: 0

**Speakers:** None

Miscellaneous Items:

**M201-024**

Planner: Hannah Carrasco

**Motion:** It was moved to recommend **approval** a minor amendment to an existing development plan on property zoned Planned Development District No. 153, at the southwest corner of Carlisle Street and Lemmon Avenue.

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

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

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

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

Zoning Cases - Consent:

1. **Z201-194(LG)**

Planner: La’Kisha Girder

**Note: The Commission considered this item individually.**

**Motion:** In considering an application for a Specific Use Permit for commercial amusement inside limited to a Class A dance hall and an alcoholic beverage establishment limited to a private-club bar use on property zoned Planned Development District No. 498, the Harry Hines Corridor Special Purpose District, on the northwest corner of Harry Hines Boulevard and Joe Fields Road, it was moved to **hold** this case under advisement until June 3, 2021.

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

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

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

**Notices:** Area: 400 Mailed: 11  
**Replies:** For: 0 Against: 0

**Speakers:** None

2. **Z201-209(LG)**

Planner: La’Kisha Girder

**Note: The Commission considered this item individually.**

**Motion:** It was moved to recommend **approval** of an amendment to Specific Use Permit No. 651 for a college, subject to a revised site plan and conditions on property zoned R-1/2ac(A) District, at the southeast corner of Walnut Street and Abrams Road.

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

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

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

**Notices:** Area: 500 Mailed: 1050  
**Replies:** For: 14 Against: 7

**Speakers:** For: Jonathan Vinson, 2323 Ross Ave., Dallas, TX, 75201  
David Zatopek, 401 N. Houston Street., Dallas, TX, 75202  
Against: None

3. **Z201-212(LG)**

Planner: La’Kisha Girder

**Note: The Commission considered this item individually.**

**Motion:** In considering an application for the expansion of Planned Development District No. 980 on property zoned A(A) Agricultural District, on the south side of Cedardale Road, east of Altamoore Drive, it was moved to **hold** this case under advisement until June 17, 2021.

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

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

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

**Notices:** Area: 500 Mailed: 16  
**Replies:** For: 0 Against: 0

**Speakers:** For: None  
For (Did not speak): Dennis Chovan, 1201 N. Bowser Rd., Richardson, TX, 75081  
Against: None

4. Z201-214(LG)

Planner: La’Kisha Girder

**Note: The Commission considered this item individually.**

**Motion:** In considering an application for a Planned Development District for single family uses on property zoned R-7.5(A) Single Family District, at the southwest corner of Highland Road and Barbaree Boulevard, it was moved to **hold** this case under advisement until June 17, 2021.

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

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

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

\*out of the room, shown voting in favor

**Notices:** Area: 500 Mailed: 68  
**Replies:** For: 3 Against: 8

**Speakers:** For: Rob Baldwin, 3904 Elm St., Dallas, TX, 75226  
James Moore, 1510 Pecos, Dallas, TX, 75204  
Against: Rebecca Boatman, 8207 Barbaree Blvd., TX, 75228  
Against (Did not Speak): Marc Leediker, 1724 Glenlivet Dr., Dallas, TX, 75218

**Note: The Commission recessed for a short break at 3:20 p.m. and reconvened at 3:34 p.m. The Commission continued with the regular order of the agenda and heard Zoning Cases - Individual agenda item #5. Z201-216(LG) next.**

Zoning Cases - Individual:

5. Z201-216(LG)

Planner: La’Kisha Girder

**Motion:** In considering an application for a Specific Use Permit for a tower/antenna for cellular communication use on property zoned R-7.5(A) Single Family District, on the east side of Pleasant Drive, north of Lake June Road, it was moved to **hold** this case under advisement until June 17, 2021.

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

For: 13 - MacGregor, Hampton, Johnson, Shidid,  
Carpenter, Jackson, Blair, Jung, Suhler,  
Schwope, Murphy, Garcia, Rubin  
Against: 0  
Absent: 1 - Stinson  
Vacancy: 1 - District 10

**Notices:** Area: 200 Mailed: 25  
**Replies:** For: 0 Against: 0

**Speakers:** None

**6. Z201-202(OA)**

Planner: Oscar Aguilera

**Motion:** It was moved to recommend **approval** of an R-5(A) Single Family District, as requested by the applicant, on property zoned CS Commercial Service District, on the north line of Corregidor Street, east of Carbondale Street.

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

For: 13 - MacGregor, Hampton, Johnson, Shidid,  
Carpenter, Jackson, Blair, Jung, Suhler,  
Schwope, Murphy, Garcia, Rubin  
Against: 0  
Absent: 1 - Stinson  
Vacancy: 1 - District 10

**Notices:** Area: 200 Mailed: 34  
**Replies:** For: 1 Against: 0

**Speakers:** For: Audra Buckley, 1414 Belleview St., Dallas, TX, 75215  
Pandian Kumar, 1204 Normandy Dr., Carrollton, TX, 75006  
Against: None

**7. Z201-140(ND)**

Planner: Neva Dean

**Motion:** In considering an application for a Planned Development Subdistrict for CA-1 Central Area Subdistrict uses on property zoned an MF-3 Multiple Family Subdistrict, within Planned Development District No. 193, the Oak Lawn Special Purpose District, on the southeast side of Nowitzki Way, between North Houston Street and North Field Street, it was moved to **hold** this case under advisement until June 17, 2021.



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

For: 12 - MacGregor, Hampton, Johnson, Shidid,  
Carpenter, Jackson, Blair, Jung, Suhler,  
Murphy, Garcia, Rubin

Against: 0  
Absent: 2 - Stinson, Schwope  
Vacancy: 1 - District 10

**Notices:** Area: 500 Mailed: 268  
**Replies:** For: 17 Against: 0

**Speakers:** For: Laura Hoffmann, 2728 N. Harwood St., Dallas, TX, 75201  
For (Did not speak): Tommy Mann, 2728 N. Harwood St., Dallas, TX, 75201  
Colin Fitzgibbons, 1900 N. Akard St., Dallas, TX, 75201  
Brad Moss, 13455 Noel Rd., Dallas, TX, 75204  
Scot Johnson, 13455 Noel Rd., Dallas, TX, 75204  
Forth Bagley, 11 W. 42<sup>nd</sup> St., New York, NY, 10036  
Victoria Dushku, 11 W. 42<sup>nd</sup> St., New York, NY, 10036  
Rob Gray, 1901 Baltimore Ave., Kansas City, MO, 64108  
Robert Graustein, 11 W. 42<sup>nd</sup> St., New York, NY, 10036  
Doug Hocking, 11 W. 42<sup>nd</sup> St., New York, NY, 10036  
Against: Carol Booth, 2430 Victory Park Ln., Dallas, TX, 75219  
Against (Did not speak): Adrie Schneider, 2323 N. Houston St., Dallas, TX, 75219  
Brooke Zrno, 2430 Victory Park Ln., Dallas, TX, 75219  
C. Keith Grisham, 2430 Victory Park Ln., Dallas, TX, 75219  
Ahmed El-Hag, 2408 Victory Park Ln., Dallas, TX, 75219  
James Jensen, 2430 Victory Park Ln., Dallas, TX, 75219  
William Faia, 2430 Victory Park Ln., Dallas, TX, 75219  
Daniel King, 2408 Victory Park Ln., Dallas, TX, 75219  
Melinda Jones, 4669 Livingston Ave., Dallas, TX, 75209  
Sylvia Hargrave, 2430 Victory Park Ln., Dallas, TX, 75219  
Fernando Varela, 2408 Victory Park Ln., Dallas, TX, 75219  
Bobby Abtahi, 2430 Victory Park Ln., Dallas, TX, 75219  
David Johnson, 2408 Victory Park Ln., Dallas, TX, 75219  
Juan Carlos Luna, 2430 Victory Park Ln., Dallas, TX, 75219  
Bo Kice, 2408 Victory Park Ln., Dallas, TX, 75219

**Note: Chair Shidid made a change to the order of the agenda and the Commission heard Zoning Cases – Under Advisement agenda item #10. Z201-137(LG) next.**

Zoning Cases - Under Advisement:

8. **Z201-199(ND)**

Planner: Neva Dean

**Motion:** It was moved to recommend **approval** of amended deed restrictions [Z767-296] volunteered by the applicant in lieu of the termination of deed restrictions [Z767-296] on property zoned a CR Community Retail District, on the east line of Gaston Avenue, northwest of Garland Road.

Maker: Jung  
Second: Carpenter  
Result: Carried: 6 to 5

For: 6 - MacGregor, Johnson, Shidid, Carpenter, Jung, Suhler

Against: 5 - Hampton, Blair, Murphy, Garcia, Rubin  
Absent: 3 - Stinson, Jackson, Schwope  
Vacancy: 1 - District 10

**Notices:** Area: 400 Mailed: 22  
**Replies:** For: 1 Against: 0

**Speakers:** For: Andrew Ruegg, 2201 Main St., Dallas, TX, 75201  
Dallas Cothrum, 2201 Main St., Dallas, TX, 75201  
Steve Stoner, 7557 Rambler Rd., Dallas, TX, 75231  
Bob Potter, 3200 N. Town East Blvd., Mesquite, TX, 75150  
Against: Leslie Hearn, 1519 Waterside Ct., Dallas, TX, 75218  
Carolyn Jones, 1234 San Rafael Dr., Dallas, TX, 75218  
Angie Clarke, 7132 Wildgrove Ave., Dallas, TX, 75214  
Michael DeGroot, 7014 Coronado Ave., Dallas, TX, 75214  
Against (Did not speak): R. Jones, 1234 San Rafael Dr., Dallas, TX, 75218  
Ileana Cuevas, 2311 Loving Ave., Dallas, TX, 75214

9. **Z201-132(CT)**

Planner: Carlos Talison

**Motion:** In considering an application for a Planned Development District for R-16(A) Single Family District uses and a public school other than an open enrollment charter school use on property zoned an R-16(A) Single Family District, on the southwest corner of Midway Road and Killion Drive, it was moved to **hold** this case under advisement until July 1, 2021.

Maker: Murphy  
Second: MacGregor  
Result: Carried: 11 to 0

For: 11 - MacGregor, Hampton, Johnson, Shidid,  
Carpenter, Blair, Jung, Suhler, Murphy, Garcia,  
Rubin

Against: 0

Absent: 3 - Stinson, Jackson, Schwope

Vacancy: 1 - District 10

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

**Speakers:** For: None

FOR (Did not speak): Karl Crawley, 2201 Main St., Dallas, TX, 75201

Jean Laswell, 13420 Midway Rd., Dallas TX, 75244

Donovan Howard, 12377 Merit Dr., Dallas, TX, 75251

Against: Lisa Bloodgood, 4148 S. Better Dr., Dallas, TX, 75229

Against (Did not Speak): Brad Bell, 10306 Gooding Dr., Dallas, TX, 75229

Carolyn Stalder, 4146 Creekdale Dr., Dallas, TX, 75229

Lance Hartsell, 10557 Somerton Dr., Dallas, TX, 75229

Riley Griffin, 10147 Fieldfare Ct., Dallas, TX, 75229

Deats Beard, 10507 Westlawn Dr., Dallas, TX, 75229

Linda DeSanders, 10507 Westlawn Dr., Dallas, TX, 75229

Tim Weil, 3801 Meadowdale Ln., Dallas, TX, 75229

John Bennett, 10125 Fieldfare Ct., Dallas, TX, 75229

Collin Ice, 4033 Killion Dr., Dallas, TX, 75229

Chillon Joersz, 10156 Betty Lane Pl., Dallas, TX, 75229

Andrew Alvarado, 3809 Martha Ln., Dallas, TX, 75229

Erina Alvarado, 3809 Martha Ln., Dallas, TX, 75229

Kathy Rabuse, 10207 Best Dr., Dallas, TX, 75229

Charles Kallassy, 4074 S. Better Dr., Dallas, TX, 75229

Kathy Adcock-Smith, 10535 Somerton Dr., Dallas, TX, 75229

Christopher Garcia, 10149 Fieldfare Ct., Dallas, TX, 75229

Marla Hartsell, 10557 Somerton Dr., Dallas, TX, 75229

Thomas Bloodgood, 4148 S. Better Dr., Dallas, TX, 75229

David Rogers, 4122 S. Better Dr., Dallas, TX, 75229

Rex Weigand, 4170 Walnut Meadow Ln., Dallas, TX, 75229

**Note: The Commission continued with the regular order of the agenda and heard  
Authorization of a Hearing agenda item next.**

10. Z201-137(LG)

Planner: La’Kisha Girder

**Note: The Commission recessed for a short break at 4:14 p.m. and reconvened at 4:22 p.m. The Commission continued the discussion of zoning case Z201-137(LG).**

**Motion:** It was moved to recommend **denial without prejudice** of a D(A) Duplex Subdistrict on property zoned an R-5(A) Single Family Subdistrict within Planned Development District No. 595, the South Dallas/Fair Park Special Purpose District, north of Silkwood Street, between Jarvis Street and Woodville Street.

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

For: 12 - MacGregor, Hampton, Johnson, Shidid,  
Carpenter, Jackson, Blair, Jung, Suhler,  
Murphy, Garcia, Rubin

Against: 0  
Absent: 2 - Stinson, Schwope  
Vacancy: 1 - District 10

**Notices:** Area: 200 Mailed: 41  
**Replies:** For: 0 Against: 0

**Speakers:** For: None

For (Did not speak): Cassandra Harried, 7006 Covington Rd., Siloam Springs, AR, 72761  
Against: None

**Note: The Commission returned to the regular order of the agenda and heard Zoning Cases – Under Advisement agenda items. The Commission heard Zoning Cases – Under Advisement agenda item #8. Z201-199(ND) next.**

Authorization of a Hearing:

Planner: Donna Moorman

**Motion:** In considering the authorizing of a public hearing to consider amending Chapter 51A of the Dallas Development Code, with consideration to be given to requiring a specific use permit for commercial amusement (inside) limited to a poker room, it was moved to **hold** this case under advisement until June 3, 2021.

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

For: 11 - MacGregor, Hampton, Johnson, Shidid,  
Carpenter, Blair, Jung, Suhler, Murphy, Garcia,  
Rubin

Against: 0  
Absent: 3 - Stinson, Jackson, Schwope  
Vacancy: 1 - District 10

**Speakers:** None

---

Other Matters

Consideration of Appointments to CPC Committees:  
**ZONING ORDINANCE ADVISORY COMMITTEE (ZOAC)**

Chair Shidid announced appointment of Ms. Jennifer Rangel to the Zoning Ordinance Advisory Committee.

Minutes:

**Motion:** It was moved to **approve** the May 6, 2021, City Plan Commission meeting minutes, as revised.

Maker: Jung  
Second: MacGregor  
Result: Carried: 11 to 0

For: 11 - MacGregor, Hampton, Johnson, Shidid,  
Carpenter, Blair, Jung, Suhler, Murphy, Garcia,  
Rubin

Against: 0  
Absent: 3 - Stinson, Jackson, Schwope  
Vacancy: 1 - District 10

**Speakers:** None

Adjournment:

**Motion:** It was moved to **adjourn** the May 20, 2021, City Plan Commission meeting at 5:37 p.m.

Maker: MacGregor  
Second: Johnson  
Result: Carried: 11 to 0

For: 11 - MacGregor, Hampton, Johnson, Shidid,  
Carpenter, Blair, Jung, Suhler, Murphy, Garcia,  
Rubin

Against: 0

Absent: 3 - Stinson, Jackson, Schwope

Vacancy: 1 - District 10

---

Tony Shidid, Chair