

PLAN COMMISSION MINUTES

The City Plan Commission held a regular Zoning Hearing on June 17, 2021, by videoconference call as authorized by Texas Government Code Section 551.127 with the briefing starting at 10:39 a.m., and the public hearing at 1:49 p.m. Presiding were, Tony Shidid, Chair and Deborah Carpenter, Acting Vice-Chair. The following Commissioners were present during the hearing: Enrique MacGregor, Joanna Hampton, LeDouglas Johnson, Timothy Jackson, Lorie Blair, P. Michael Jung, Jayne Suhler, Wayne Garcia, and Brent Rubin. The following Commissioners were absent from this hearing as defined in the City Plan Commission rules: Ronald Stinson, Kristine Schwope, and Margot Murphy. 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) **S201-670**

Motion: It was moved to **approve** an application to create a 0.719-acre lot from a tract of land in City Block 8606 on property located on Clark Road, south of Mountain Creek Parkway, subject to compliance with the conditions listed in the docket.

Maker: Blair
Second: Suhler
Result: Carried: 10 to 0

For: 10 - MacGregor, Hampton, Shidid, Carpenter,
Jackson, Blair, Jung, Suhler, Garcia, Rubin

Against: 0
Absent: 4 - Stinson, Johnson, Schwope, Murphy
Vacancy: 1 - District 10

Speakers: None

(2) **S201-672**

Motion: It was moved to **approve** an application to create a 3.589-acre lot from a tract of land in City Block 8793 on property located on C.F. Hawn/US Highway No. 175, north of Silverado Drive, subject to compliance with the conditions listed in the docket.

Maker: Blair
Second: Suhler
Result: Carried: 10 to 0

For: 10 - MacGregor, Hampton, Shidid, Carpenter,
Jackson, Blair, Jung, Suhler, Garcia, Rubin

Against: 0
Absent: 4 - Stinson, Johnson, Schwope, Murphy
Vacancy: 1 - District 10

Speakers: For: None

For (Did not speak): Josh Adams, 1475 Richardson Dr., Richardson, TX, 75080
Against: None

(3) **S201-674**

Motion: It was moved to **approve** an application to create a 5.448-acre lot from a tract of land in City Block 6866 on property located on Bishop College Drive, northwest of Branham Drive, subject to compliance with the conditions listed in the docket.

Maker: Blair
Second: Suhler
Result: Carried: 10 to 0

For: 10 - MacGregor, Hampton, Shidid, Carpenter,
Jackson, Blair, Jung, Suhler, Garcia, Rubin

Against: 0
Absent: 4 - Stinson, Johnson, Schwope, Murphy
Vacancy: 1 - District 10

Speakers: None

(4) **S201-675**

Motion: It was moved to **approve** an application to replat a 0.209-acre tract of land containing all of Lot 2 in City Block 29/4228 to create two 4,550-square foot lots on property located on Britton Avenue at East Illinois Avenue, southeast corner, subject to compliance with the conditions listed in the docket.

Maker: Blair
Second: Suhler
Result: Carried: 10 to 0

For: 10 - MacGregor, Hampton, Shidid, Carpenter,
Jackson, Blair, Jung, Suhler, Garcia, Rubin

Against: 0
Absent: 4 - Stinson, Johnson, Schwope, Murphy
Vacancy: 1 - District 10

Speakers: None

(5) **S201-676**

Motion: It was moved to **approve** an application to replat a 1.2753-acre tract of land containing all of Lots 44 through 48 in City Block G/6094 to create one lot on property located on Illinois Avenue at Beauchamp street, northwest corner, subject to compliance with the conditions listed in the docket.

Maker: Blair
Second: Suhler
Result: Carried: 10 to 0

For: 10 - MacGregor, Hampton, Shidid, Carpenter,
Jackson, Blair, Jung, Suhler, Garcia, Rubin

Against: 0
Absent: 4 - Stinson, Johnson, Schwope, Murphy
Vacancy: 1 - District 10

Speakers: None

(6) **S201-677**

Motion: It was moved to **approve** an application to replat 0.5903-acre tract of land containing part of Lot 2 and all of Lots 3 and 4 in City Block F/1606 to create one lot on property located on Pine Street at Colonial Avenue, north corner, subject to compliance with the conditions listed in the docket.

Maker: Blair
Second: Suhler
Result: Carried: 10 to 0

For: 10 - MacGregor, Hampton, Shidid, Carpenter,
Jackson, Blair, Jung, Suhler, Garcia, Rubin

Against: 0
Absent: 4 - Stinson, Johnson, Schwope, Murphy
Vacancy: 1 - District 10

Speakers: None

(7) **S201-679**

Motion: It was moved to **approve** an application to replat an 11.966-acre tract of land containing all of Lot 1 in City Block 2/6592 to create one 1.859-acre lot and one 10.107-acre lot on property located on Webb Chapel Road at Lyndon B. Johnson Freeway/Interstate Highway No. 635, southwest corner, subject to compliance with the conditions listed in the docket.

Maker: Blair
Second: Suhler
Result: Carried: 10 to 0

For: 10 - MacGregor, Hampton, Shidid, Carpenter,
Jackson, Blair, Jung, Suhler, Garcia, Rubin

Against: 0
Absent: 4 - Stinson, Johnson, Schwope, Murphy
Vacancy: 1 - District 10

Speakers: None

(8) **S201-680**

Motion: It was moved to **approve** an application to replat a 1.155-acre tract of land containing all of Lot 14 in City Block 38/7888 and a tract of land in City Block 38/7888 to create one lot on property located on Oak Lawn Avenue, north of Market Center Boulevard, subject to compliance with the conditions listed in the docket.

Maker: Blair
Second: Suhler
Result: Carried: 10 to 0

For: 10 - MacGregor, Hampton, Shidid, Carpenter,
Jackson, Blair, Jung, Suhler, Garcia, Rubin

Against: 0
Absent: 4 - Stinson, Johnson, Schwope, Murphy
Vacancy: 1 - District 10

Speakers: None

(9) **S201-681**

Motion: It was moved to **approve** an application to create one lot from a 1.5164-acre tract of land in City Block 8598 on property located on Camp Wisdom Road at Clark Road, northwest corner, subject to compliance with the conditions listed in the docket.

Maker: Blair
Second: Suhler
Result: Carried: 10 to 0

For: 10 - MacGregor, Hampton, Shidid, Carpenter,
Jackson, Blair, Jung, Suhler, Garcia, Rubin

Against: 0
Absent: 4 - Stinson, Johnson, Schwope, Murphy
Vacancy: 1 - District 10

Speakers: For: None

For (Did not speak): Michael Konetski, 1701 Southwest Pkwy., College Station, TX, 77840
Against: None

Residential Replats:

(10) **S201-671**

Motion: It was moved to **approve** an application to replat a 0.239-acre tract of land containing all of Lot 33 in City Block A/5508 to create two 5,206-square foot lots on property located on Orchid Lane, west of Preston Road, subject to compliance with the conditions listed in the docket.

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

For: 10 - MacGregor, Hampton, Shidid, Carpenter,
Jackson, Blair, Jung, Suhler, Garcia, Rubin

Against: 0
Absent: 4 - Stinson, Johnson, Schwope, Murphy
Vacancy: 1 - District 10

Notices: Area: 200 Mailed: 32
Replies: For: 4 Against: 0

Speakers: None

Residential Building Line Reduction:

(11) **S201-678**

Reduction of Building Line Motion I: It was moved to **deny** an application to reduce an existing platted 50-foot building line to 30-feet along the north line of Capps Drive with the finding of fact that reduction of that portion of the platted building line will adversely affect neighboring properties; and adversely affect the plan for the orderly development of the subdivision.

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

For: 10 - MacGregor, Hampton, Shidid, Carpenter,
Jackson, Blair, Jung, Suhler, Garcia, Rubin

Against: 0
Absent: 4 - Stinson, Johnson, Schwope, Murphy
Vacancy: 1 - District 10

Reduction of Building Line Motion II: It was moved to **deny** an application to reduce an existing platted 50-foot building line to 30-feet along the west line of Lakemont Drive with the finding of fact that reduction of that portion of the platted building line will adversely affect neighboring properties; and adversely affect the plan for the orderly development of the subdivision.

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

For: 10 - MacGregor, Hampton, Shidid, Carpenter,
Jackson, Blair, Jung, Suhler, Garcia, Rubin

Against: 0
Absent: 4 - Stinson, Johnson, Schwope, Murphy
Vacancy: 1 - District 10

Replat Motion III: It was moved to **deny** the application to replat a 0.818-acre tract of land containing all of Lot 10 in City Block 5067 into one lot and because for the reason the site is a platted lot and the denial of the request to reduce the existing platted building line eliminate the need to replat the lot on property located on Capps Drive at Lakemont Drive northwest corner.

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

For: 10 - MacGregor, Hampton, Shidid, Carpenter,
Jackson, Blair, Jung, Suhler, Garcia, Rubin

Against: 0
Absent: 4 - Stinson, Johnson, Schwope, Murphy
Vacancy: 1 - District 10

Notices: Area: 200 Mailed: 22
Replies: For: 1 Against: 5

Speakers: For: Brent Hicks, 8611 Lakemont Dr., Dallas, TX, 75209
Josh Adams, Dr., 475 Richardson Dr., Richardson, TX, 75080
Against: None

Miscellaneous Items:

M201-023

Planner: Hannah Carrasco

Motion: It was moved to recommend **approval** a minor amendment to an existing development plan, subject to a revised development plan reflecting the landscape plan on property zoned Planned Development District No. 670, on the south side of West Lovers Lane and west side of Bluffview Boulevard.

Maker: Hampton
Second: Garcia
Result: Carried: 10 to 0

For: 10 - MacGregor, Hampton, Johnson, Shidid,
Carpenter, Jackson, Blair, Suhler, Garcia,
Rubin

Against: 0
Absent: 3 - Stinson, Schwope, Murphy,
Vacancy: 1 - District 10
Conflict: 1 - Jung**

**out of the room, when vote taken

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

Zoning Cases - Consent:

1. **Z201-206(RM)**

Planner: Ryan Mulkey

Note: The Commission considered this item individually.

Motion: In considering an application for a Planned Development District for NO(A) Neighborhood Office District uses and a car wash use on property zoned an NO(A) Neighborhood Office District, on the south line of Forest Lane, west of Meadowknoll Drive, it was moved to **hold** this case under advisement until July 15, 2021.

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

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

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

Notices: Area: 500 Mailed: 258
Replies: For: 1 Against: 4

Speakers: For: None
For (Did not speak): Kevin Patel, 1784 W. McDermitt Dr., Allen, TX, 75013
John Young, 2727 LBJ Fwy., Dallas, TX, 75234
Against: Addis Mengeste, 9254 Forest Ln., Dallas, TX, 75243
Aliscia Rogers, 4332 Windhaven Ln., Dallas, TX, 75287
Against (Did not speak): Austin Brobst, 9302 Windy Crest Dr., Dallas, TX, 75243

2. **Z201-230(LG)**

Planner: La’Kisha Girder

Note: The Commission considered this item individually.

Motion: It was moved to recommend **approval** of the renewal of Specific Use Permit No. 2048 for the sale of alcoholic beverages in conjunction with a general merchandise or food store 100,000 square feet or more for a four-year period, subject to conditions on property zoned an RR-D-1 Regional Retail District with a D-1 Liquor Control Overlay, on the south line of East R. L. Thornton Freeway and west of South Buckner Boulevard.

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

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

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

Notices: Area: 400 Mailed: 68
Replies: For: 0 Against: 2

Speakers: For: Lauren Nuffer, 13455 Noel Rd., Dallas, TX, 75240
Ivan Jaime, 16503 Nacogdoches Rd., San Antonio, TX, 78247
Drew Marshall, 2608 SE J St., Bentonville, AR, 72712
For (Did not speak): Tori Botticelli, 7401 Samuell Blvd., Dallas, TX, 75228
Against: None

Note: The Commission recessed for a short break at 2:36 p.m. and reconvened at 2:52 p.m. The Commission continued with the regular order of the agenda and heard Zoning Cases - Individual agenda item #3. Z201-155(LG) next.

Zoning Cases - Individual:

3. Z201-155(LG)

Planner: La’Kisha Girder

Note: The Commission recessed for a short break at 3:18 p.m. to allow Ms. Gerard, meeting mediator, to contact remaining speakers. The Commission reconvened at 3:27 p.m. and continued to hear speakers in favor. The Commission recessed for an additional break at 3:37 p.m. and reconvened at 3:50 p.m. The Commission heard speakers in opposition next.

Motion: It was moved to recommend **denial** of the application for a Planned Development District for R-7.5(A) Single Family District uses and a Child-care Facility, a Community Service Center and an Open Enrollment Charter School use on property zoned R-7.5(A) Single Family District, on the west side of University Hill Boulevard, north of East Wheatland Road.

Maker: Blair
Second: Johnson
Result: Carried: 7 to 4

For: 7 - Hampton, Johnson, Shidid, Carpenter,
Jackson, Blair, Garcia

Against: 4 - MacGregor, Jung, Suhler, Rubin
Absent: 3 - Stinson, Schwope, Murphy
Vacancy: 1 - District 10

Notices: Area: 500 Mailed: 83
Replies: For: 1 Against: 2

Speakers: For: Rob Baldwin, 3904 Elm St., Dallas, TX, 75226
Eddie Conger, 1651 N. Glenville Dr., Richardson, TX, 75081
Charles Klein, 1651 N. Glenville Dr., Richardson, TX, 75081
Sally Qalawi, 611 N. Bluegrove Rd., Lancaster, TX, 75146
David, Address not given
Pat Rhoden, 6807 Wood Hill Rd., Dallas, TX, 75217
Shelia Williams, 646 Lacewood Dr., Dallas, TX, 75224
Victor Cathey, 3308 Potters House Way, Dallas, TX, 75236
Delores Seamster, 1614 E. Louisiana Ave., Dallas, TX, 75203
Vicente Ruiz Nava, 9731 Whistler Dr., Dallas, TX, 75217
Ronda Anderson, 9240 Rosecliff Dr., Dallas, TX, 75217
Victor Carrillo, 1820 N. Glenville Dr., Richardson, TX, 75081
Elaine Andrepont, 6108 Abrams Road., Dallas, TX, 75231
FOR (Did not speak): Elizabeth Johnson, 1652 Wagon Wheels Trl., Dallas, TX, 75241
Dee Cardoza, 3723 Odessa St., Dallas, TX, 75212
Annabel Moreno, 8359 Deep Green Dr., Dallas, TX, 75249
Daniel Maniteze, 1342 E. Seminary Dr., Fort Worth, TX, 76115
Grisel Torres, 8331 Lake Ana, Dallas, TX, 75217
Tashemia Brown, 7126 Sierra Way, Dallas, TX, 75241
Hortencia Morales, 2025 Alhambra St., Dallas, TX, 75217
Brenda Perez, 113 Tomahawk Dr., Greenville, TX, 75402
Carla, 555 Jonelle St., Dallas, TX, 75217
Elmer Catalan, Dallas, TX, 75227
James Falcon, 2722 Stevens Point Ln, Dallas, TX, 75287
Ana Flores, 2342 John McCoy Dr., Dallas, TX, 75227
John Taylor, 11020 Mandalay Dr., Dallas, TX, 75228
Brenda Gallardo, 6521 Hollis Ave., Dallas, TX, 75227
Alex Cruz, 2136 Bamboo St., Mesquite, TX, 75150
Crisanta Thrift, 5527 Miller Ave., Dallas, TX, 75206
Deklon Smith, 8435 Foxhaven Dr., Dallas, TX, 75249
Eva Sanchez Alarcon, Dallas, TX, 75204
Mayra Gallardo, 6521 Hollis, Dallas, TX, 75227
Basma Yacoub, 4030 N. Central Expy., Dallas, TX, 75204
Carolyn, 8004 West Virginia Dr., Dallas, TX, 75237
Angeles, Perez, 2711 Concord St., Seagoville, TX, 75159
Charisma Conwright, Dallas, TX, 75241
Hernan Calcanas, 10305 Eastwood Dr., Dallas, TX, 75228
Ariana Reyes, 3860 Davila Dr., Dallas, TX, 75220
Joseph Roman, 4935 Ellensburg Dr., Dallas, TX, 75244
Jacqueline Sigler, 13219 Brentridge Dr., Dallas, TX, 75243

Kimberly Cansino, 1828 McNeely St., Lancaster, TX, 75134
Isabel Lopez, 7566 Buford Dr., Dallas, TX, 75241
Celeste Gregory, 846 Trinity Ln., Dallas, TX, 75241
Glen Walker, 7618 Concordia, Dallas, TX, 75241
Adriana Gallardo 6521 Hollis Ave., Dallas, TX, 75227
Deontre Bolton, 9851 Glengreen Dr., Dallas, TX, 75217
Miguel Jamaica, 3491 Pinebrook Dr., Dallas, TX, 75241
Vera Csorvasi, 13615 Flagstone Ln., Dallas, TX, 75240
Ana Flores, 1601 Summit Ave., Plano, TX, 75074
Martin Mezzera, 8927 Redondo Dr., Dallas, TX, 75218
Anitza De Leon, 4219 McKinney Ave., Dallas, TX, 75205
Paula Evans, 1707 N. Hall St., Dallas, TX, 75204
Daphne Fullmigher, 1349 Owega Ave., Dallas, TX, 75216
Myrna Apodaca, 6046 Palo Pinto Ave., Dallas, TX, Dallas
Mason Adams, 10588 High Hollows Dr., Dallas, TX, 75230
Raylyn Simon, 925 Emberwood Dr., Dallas, TX, 75232
Kendra Jones, 105 Apple St., Seagoville, TX, 75159
Tristain Williams, 910 Pinedale Ln., Dallas, TX, 75241
Lesslie García, 1431 Clearbrook St., Lancaster, TX, 75134
Adrian Apodaca, 6046 Palo Pinto., Dallas, TX, 75206
Anita Tennell, 702 Westover Dr., Lancaster, TX, 75134
Jacqueline Bennett, 120 Alpine Dr., DeSoto, TX, 75115
Magaly Esparza, 1627 Frederick St., Lancaster, TX, 75134
Cherrita Roseborough, 330 E Camp Wisdom Rd., Dallas, TX, 75241
Omar Benitez, 6657 Happy Trails, Dallas, TX, 75241
Vicky Guel, 6657 Happy Trails, Dallas, TX, 75241
Roselia Santibanez, 2720 Wild Grove Ln., Lancaster, TX, 75146
Anna Andrade, 301 1st St., Wilmer, TX, 75172
Demetria Westbrook, 3131 Simpson Stuart Rd., Dallas, TX, 75241
Denise Montgomery-Lias, 809 Rainbow, Cedar Hill, TX, 75104
Wilmar Mejia, 1134 Chimneyrock Trl., Garland, TX, 75043-1502
Carolyn Bell-Jackson, 829 Poinsettia Dr., Lancaster, TX, 75146
Itsel Banuelos, 8121 Mask Dr., Dallas, TX, 75241
My Urban, 8650 Southwestern Blvd., Dallas, TX, 75206
Jaylin Lilly, 620 Candelila Dr., DeSoto, TX, 75115
Eva Brandys, 7979 Inwood Rd., Dallas, TX, 75209
Denise Pellerin, 4500 Waterford Dr., Plano, TX, 75024
Sofia Reyes, 2426 Anderson St., Dallas, TX, 75215
Quincy Slaughter, 3912 Waterhouse Dr., Dallas, TX, 75241
Tim Cook, 6603 Mojave Ct., Dallas, TX, 75241
Cordia Cook, 6603 Mojave Ct., Dallas, TX, 75241
Laura Lewis, 6915 Winchester St., Dallas, TX, 75231
Adedoyin Akinbami, 14606 Dallas Pkwy., Dallas, TX, 75254
Latoya Taylor, 3129 Appaloosa Dr., Dallas, TX, 75237
Jessica Hernandez, 10233 Sherbrook Ln., Dallas, TX, 75229
Mark Leonard, 5015 Everglade Rd., Dallas, TX, 75227
Ana Hernandez, 4726 E. Frio Dr., Dallas, TX, 75216

Charisma Conwright, 6324 Conceto Ln., Dallas, TX, 75241
Daisy Mercado, 1303 E. Waco Ave., Dallas, TX, 75216
Victor Jaimes, 2369 Apollo Rd., Garland, TX, 75044
Rosa Jaimes, 2369 Apollo Rd., Garland, TX, 75044
Yanixa Moreno, 9929 Dale Crest Dr., Dallas, TX, 75220
Anthony Terrell, 702 Turnstone Dr., Arlington, TX, 76018
Marco DeLeon, 3446 Weather Vane Ln., Dallas, TX, 75228
Against: Lori Kirkpatrick, 6795 Braeburn Dr., Dallas, TX, 75214
Gaele Terrell, 1445 Firebird Dr., Dallas, TX, 75241
Toyosha Upshaw, 7630 Concordia Ln., Dallas, TX, 75241
Against (Did not speak): Monique Gossett, 1614 Gillarel Springs Ln., Dallas, TX, 75241
Ruth Torres, 7132 Sorenson Cir., Dallas, TX, 75227

4. **Z201-228(LG)**

Planner: La’Kisha Girder

Motion: It was moved to recommend **denial without prejudice** of a Specific Use Permit for a Child-care Facility, an Open Enrollment Charter School and a Private School use on property zoned R-7.5(A) Single Family District, at the southwest corner of Cheyenne Road and Limestone Drive

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

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

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

Notices: Area: 400 Mailed: 123
Replies: For: 0 Against: 4

Speakers: For: Don Nicolini, 1207 Hampshire, Richardson, TX, 75080
FOR (Did not speak): Tyler Fosnes, 4801 Mara Vista, Hermitage, TN, 37076
Antonio Delgado, 1809 Cheyenne Rd., Dallas, TX, 75218
Michael Marcyniak, 1207 Hampshire, Richardson, TX, 75080
Against: None
Against (Did not speak): Lori Kirkpatrick, 6795 Braeburn Dr., Dallas, TX, 75214
Ruth Torres, 7132 Sorenson Cir., Dallas, TX, 75227

5. **Z201-233(LG)**

Planner: La’Kisha Girder

Motion: In considering an application for a Planned Development Subdistrict for GR General Retail District uses on property zoned GR General Retail within Planned Development District No. 193, the Oak Lawn Special Purpose District, on the west line of Vine Street, between Cole Street and Laclede Street, it was moved to **hold** this case under advisement until July 1, 2021.

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

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

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

Notices: Area: 500 Mailed: 26
Replies: For: 19 Against: 0

Speakers: For: Ramsey March, 2001 Ross Ave., Dallas, TX, 75201
Suzan Kedron, 2323 Ross Ave., Dallas, TX, 75201
FOR (Did not Speak): Brenda Kronenberg, 3500 Maple Ave., Dallas, TX, 75219
Against: None
Staff: David Nevarez, Traffic Engineer, Sustainable Development & Construction

Zoning Cases - Under Advisement:

6. **Z190-315(LG)**

Planner: La’Kisha Girder

Motion: In considering an application for an IM Industrial Manufacturing District with deed restrictions volunteered by the applicant on property zoned an IR Industrial Research District, on the north line of Empire Central, west of Harry Hines Boulevard with consideration for a Planned Development District for IR Industrial Research District uses, it was moved to **hold** this case under advisement until July 15, 2021.

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

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

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

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

Speakers: For: Andrew Ruegg, 2201 Main St., Dallas, TX, 75201
Against: Sandra Hanson, 8330 Harry Hines Blvd., Dallas, TX, 75235

7. Z201-212(LG)

Planner: La’Kisha Girder

Motion: It was moved to recommend **approval** of an expansion of Planned Development District No. 980, subject to a revised conceptual plan and conditions; as briefed, on property zoned A(A) Agricultural District, on the south side of Cedardale Road, east of Altamoore Drive.

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

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

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

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

Speakers: For: Dennis Chovan, 3803 Parkwood Blvd., Frisco, TX, 75034
Against: None

8. Z201-214(LG)

Planner: La’Kisha Girder

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 August 5, 2021.

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

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

Against: 0

Absent: 3 - Stinson, Schwope, Murphy

Vacancy: 1 - District 10

Notices: Area: 500 Mailed: 68

Replies: For: 3 Against: 18

Speakers: For: None

Against: None

Against (Did not speak): Bari Larsen, 8298 Barbaree Blvd., Dallas, TX, 75228

Rebecca Boatman, 8207 Barbaree Blvd., Dallas, TX, 75228

9. Z201-216(LG)

Planner: La’Kisha Girder

Motion: It was moved to recommend **approval** of a Specific Use Permit for a tower/antenna for cellular communication use for a five-year period, subject to a revised site plan and staff’s recommended conditions; as briefed, on property zoned R-7.5(A) Single Family District, on the east side of Pleasant Drive, north of Lake June Road.

Maker: Shidid

Second: MacGregor

Result: Carried: 11 to 0

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

Against: 0

Absent: 3 - Stinson, Schwope, Murphy

Vacancy: 1 - District 10

Notices: Area: 200 Mailed: 25

Replies: For: 0 Against: 0

Speakers: For: Chris Cendrick, 2152 Lakecrest Dr., Grapevine, TX, 76051
Alan Scivally, 2152 Lakecrest Dr., Grapevine, TX, 76051

Against: None

10. Z201-110(AU)

Planner: Andrea Udrea

Motion: In considering an application for an amendment to Tract 13(A) for Multi-Family [MF-2(A)] Tract within Planned Development District No. 508, on the north line of Singleton Boulevard, east of North Westmoreland Road, it was moved to **hold** this case under advisement until August 5, 2021.

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

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

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

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

Speakers: None

Note: The Commission recessed for a short break at 5:59 p.m. and reconvened at 6:18 p.m. The Commission continued with the regular order of the agenda and heard Zoning Cases – Under Advisement agenda item #11. Z201-140(ND) next.

11. Z201-140(ND)

Planner: Neva Dean

Motion: It was moved to recommend **approval** of a Planned Development Subdistrict for CA-1 Central Area Subdistrict uses, subject to a conceptual plan, street sections, height zone exhibits, and staff's recommended conditions, with the following changes: 1) under **Sec. S-__105. CONCEPTUAL PLAN.** follow applicant's request, 2) **Sec. S-__110. Urban Design Requirements.** (g) Minimum open space. (3) add language to provide shade from tree canopy within 10 years of landscape install; and 3) **Sec. S-__109. YARD, LOT, AND SPACE REGULATIONS.** (b) (1) Front Yard. (A) iii. to read as follows: "If a tower is oriented perpendicular to Houston Street, for portions of a building above 110 feet in height, minimum front yard is 50 feet" 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.

Maker: Garcia
Second: Suhler
Result: Carried: 10 to 0

For: 10 - MacGregor, Hampton, Johnson, Shidid,
Carpenter, Jackson, Blair, Suhler, Garcia,
Rubin

Against: 0

Absent: 4 - Stinson, Jung, Schwope, Murphy

Vacancy: 1 - District 10

Notices: Area: 500

Mailed: 268

Replies: For: 18

Against: 0

Speakers: For: Laura Hoffmann, 2728 N. Harwood St., Dallas, TX, 75201
Colin Fitzgibbons, 1900 N. Akard St., Dallas, TX, 75201
Douglas Hocking, 11 W. 42nd St., New York, NY, 10036
Robert Graustein, 11 W. 42nd St., New York, NY, 10036
Aaron Ross, 1901 Baltimore Ave, Kansas City, MO, 64108
Forth Bagley, 11 W. 42nd St., New York, NY, 10036
Victoria Dushku, 11 W. 42nd St., New York, NY, 10036
Scot Johnson, 13455 Noel Rd., Dallas, TX, 75240
Tommy Mann, 500 Windstead Building, Dallas, TX, 75201
Brad Moss, 13455 Noel Rd., Dallas, TX, 75240
Joann Cuccurullo, 2408 Victory Park Ln., Dallas, TX, 75219
Anthony Page, 3210 Carlisle St., Dallas, TX, 75204
Robert Abtahi, 1126 N. Zang Blvd., Dallas, TX, 75203
David Humphries, 2201 N Field St., Dallas, TX, 75201
Against: Ben Goldfarb, 2408 Victory Park Ln., Dallas, TX, 75219
Bo Kice, 2408 Victory Park Ln., Dallas, TX, 75219
Akash Maiti, 2323 Houston St., Dallas, TX, 75219
Magnus Wetterstrand, 2430 Victory Park Ln., Dallas, TX, 75219
Sylvia Hargrave, 1411 N. Beckley Ave., Dallas, TX, 75203
William Faia, 2430 Victory Park Ln., Dallas, TX, 75219
Elaine Goldfarb, 2408 Victory Park Ln., Dallas, TX, 75219
Daniel King, 2408 Victory Park Ln., Dallas, TX, 75219
Carol Booth, 2408 Victory Park Ln., Dallas, TX, 75219
Against (Did not speak): Nariman Aida, 2408 Victory Park Ln., Dallas, TX, 75219
Ali Nadimi, 2408 Victory Park Ln., Dallas, TX, 75219
Ben Whaley, 2408 Victory Park Ln., Dallas, TX, 75219
Kadia Kice, 2408 Victory Park Ln., Dallas, TX, 75219
Tiffany Kice, 2408 Victory Park Ln., Dallas, TX, 75219
Isala Kice, 2408 Victory Park Ln., Dallas, TX, 75219
Adrienne Schneider, 2323 Houston St., Dallas, TX, 75219
C. Keith Grisham, 2430 Victory Park Ln., Dallas, TX, 75219
Brooke Zrno Grisham, 2430 Victory Park Ln., Dallas, TX, 75219
Ahmed El-Hag, 2408 Victory Park Ln., Dallas, TX, 75219

Other Matters

Minutes:

Motion: It was moved to **approve** the June 3, 2021, City Plan Commission meeting minutes.

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

For: 10 - MacGregor, Hampton, Johnson, Shidid,
Carpenter, Jackson, Blair, Suhler, Garcia,
Rubin

Against: 0
Absent: 4 - Stinson, Jung, Schwope, Murphy
Vacancy: 1 - District 10

Speakers: None

Adjournment:

Motion: It was moved to **adjourn** the June 3, 2021, City Plan Commission meeting at 8:26 p.m.

Maker: MacGregor
Second: Hampton
Result: Carried: 10 to 0

For: 10 - MacGregor, Hampton, Johnson, Shidid,
Carpenter, Jackson, Blair, Suhler, Garcia,
Rubin

Against: 0
Absent: 4 - Stinson, Jung, Schwope, Murphy
Vacancy: 1 - District 10

Speakers: None

Tony Shidid, Chair