

PLAN COMMISSION MINUTES

The City Plan Commission held a regular Zoning Hearing on June 18, 2020, 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 1:56 p.m. Presiding were, Tony Shidid, Chair and Jaynie Schultz, Vice-Chair. The following Commissioners were present during the hearing: Enrique MacGregor, Joanna Hampton, Ronald Stinson, LeDouglas Johnson, Deborah Carpenter, Timothy Jackson, Lori Blair, P. Michael Jung, Tipton Housewright, Kristine Schwope, Margot Murphy, Wayne Garcia and Brent Rubin. The following Commissioners were absent from this hearing as defined in the City Plan Commission rules: None. There were no vacancies.

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

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

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

PUBLIC HEARINGS:

Subdivision Docket

Planner: Mohammad Bordbar

Pursuant to Texas Local Government Code Section 212.009(e) these minutes and recording of the hearing certify the reasons for denial of any plat application.

Consent Items:

(1) **S189-003R**

Note: The Commission considered this item individually. Vice-Chair Schultz raised a question regarding size of plat. Commissioner Murphy suggested the item be held until later in the meeting to allow staff additional time to review and respond. The Commission continued with the regular order of the agenda and voted on the remaining Subdivision - Consent items. The staff corrected the case report and agenda to reflect the zoning as PD No. 834 and MU-3, approximately 2.09 acres.

Motion: It was moved to **approve** an application to revise a previously approved plat to replat a 10.9566-acre tract of land containing all of Lots 1C and 1D in City Block 1/5185 to create 5 lots ranging in size from 1.5680-acres to 3.2093-acres on property located on Twin Sixties Drive, east of North Central Expressway (U.S. Highway No. 75), west corner, subject to compliance with the conditions listed in the docket.

Maker: Garcia
Second: Schultz
Result: Carried: 15 to 0

For: 15 - MacGregor, Hampton, Stinson, Johnson, Shidid, Carpenter, Jackson, Blair, Jung, Housewright, Schultz, Schwope, Murphy, Garcia, Rubin

Against: 0
Absent: 0
Vacancy: 0

Speakers: None

Note: The Commission returned to the regular order of the agenda and heard Zoning Cases - Consent agenda items. The Commission heard Zoning Case - Consent agenda item #1. Z190-140(PD) next.

(2) S190-141

Motion: It was moved to **approve** an application to create a 12.868-acre lot from a tract of land on property located on Ravenhill Road, southeast of Ranch Road, subject to compliance with the conditions listed in the docket.

Maker: Garcia
Second: Schultz
Result: Carried: 15 to 0

For: 15 - MacGregor, Hampton, Stinson, Johnson, Shidid, Carpenter, Jackson, Blair, Jung, Housewright, Schultz, Schwope, Murphy, Garcia, Rubin

Against: 0
Absent: 0
Vacancy: 0

Speakers: None

(3) **S190-142**

Motion: It was moved to **approve** an application to create a 0.14-acre lot from a tract of land in City Block 1877 on property located on Hudson Street, south of Ross Avenue, subject to compliance with the conditions listed in the docket.

Maker: Garcia
Second: Schultz
Result: Carried: 15 to 0

For: 15 - MacGregor, Hampton, Stinson, Johnson, Shidid, Carpenter, Jackson, Blair, Jung, Housewright, Schultz, Schwope, Murphy, Garcia, Rubin

Against: 0
Absent: 0
Vacancy: 0

Speakers: None

(4) **S190-143**

Motion: It was moved to **approve** an application to create 6 lots ranging from 15,072 square feet to 16,697 square feet from a 2.12-Acre tract of land in City Block 5898 on property located on Corinth Street, south of Morrell Street, subject to compliance with the conditions listed in the docket.

Maker: Garcia
Second: Schultz
Result: Carried: 15 to 0

For: 15 - MacGregor, Hampton, Stinson, Johnson, Shidid, Carpenter, Jackson, Blair, Jung, Housewright, Schultz, Schwope, Murphy, Garcia, Rubin

Against: 0
Absent: 0
Vacancy: 0

Speakers: For: None

For (Did not speak): Matthew Cain, 325 N. St. Paul St., Dallas, TX, 75201

Against: None

(5) **S190-144**

Motion: It was moved to **approve** an application to create a 0.28-acre lot from a tract of land in City Block 6724 on property located on Leroy Road, south of Bruton Road, subject to compliance with the conditions listed in the docket.

Maker: Garcia

Second: Schultz

Result: Carried: 15 to 0

For: 15 - MacGregor, Hampton, Stinson, Johnson, Shidid, Carpenter, Jackson, Blair, Jung, Housewright, Schultz, Schwope, Murphy, Garcia, Rubin

Against: 0

Absent: 0

Vacancy: 0

Speakers: None

(6) **S190-145**

Motion: It was moved to **approve** an application to replat a 0.5234-acre tract of land containing all of Lot 3 in City Block D/5505 and a tract of land in City Block 5505 to create one lot on property located on Preston Road at Royal Lane, Southwest corner, subject to compliance with the conditions listed in the docket.

Maker: Garcia

Second: Schultz

Result: Carried: 15 to 0

For: 15 - MacGregor, Hampton, Stinson, Johnson, Shidid, Carpenter, Jackson, Blair, Jung, Housewright, Schultz, Schwope, Murphy, Garcia, Rubin

Against: 0

Absent: 0

Vacancy: 0

Speakers: None

(7) **S190-150**

Motion: It was moved to **approve** an application to create a 0.516-acre lot from a tract of land in City Block 6457 on property located on Walnut Hill Lane at Monroe Avenue, southwest corner, subject to compliance with the conditions listed in the docket.

Maker: Garcia
Second: Schultz
Result: Carried: 15 to 0

For: 15 - MacGregor, Hampton, Stinson, Johnson,
Shidid, Carpenter, Jackson, Blair, Jung,
Housewright, Schultz, Schwope, Murphy,
Garcia, Rubin

Against: 0
Absent: 0
Vacancy: 0

Speakers: None

(8) **S190-151**

Motion: It was moved to **approve** an application to create a 0.52-acre lot from a tract of land in City Block 6457 on property located on Walnut Hill Lane, west of Monroe Avenue, subject to compliance with the conditions listed in the docket.

Maker: Garcia
Second: Schultz
Result: Carried: 15 to 0

For: 15 - MacGregor, Hampton, Stinson, Johnson,
Shidid, Carpenter, Jackson, Blair, Jung,
Housewright, Schultz, Schwope, Murphy,
Garcia, Rubin

Against: 0
Absent: 0
Vacancy: 0

Speakers: None

(9) **S190-152**

Note: Staff read a correction to the item into the record.

Motion: It was moved to **approve** an application to replat a 139.6163-acre tract of land containing all of Lot 1 in City Blocks 7153 and all of City Block 7153 and City Block 7154 to create one 13.5624-acre lot and one 126.0540-acre lot on property located on Singleton Boulevard, west of Norwich Street, subject to compliance with the conditions listed in the docket with Condition #11 revised to as "The number of lots permitted by this plat is two."

Maker: Garcia
Second: Schultz
Result: Carried: 15 to 0

For: 15 - MacGregor, Hampton, Stinson, Johnson, Shidid, Carpenter, Jackson, Blair, Jung, Housewright, Schultz, Schwope, Murphy, Garcia, Rubin

Against: 0
Absent: 0
Vacancy: 0

Speakers: None

(10) **S190-153**

Motion: It was moved to **approve** an application to create a 0.375-acre lot from a tract of land in City Block 6256 on property located on Great Trinity Forest Way at Oklaunion Drive, southeast corner, subject to compliance with the conditions listed in the docket.

Maker: Garcia
Second: Schultz
Result: Carried: 15 to 0

For: 15 - MacGregor, Hampton, Stinson, Johnson, Shidid, Carpenter, Jackson, Blair, Jung, Housewright, Schultz, Schwope, Murphy, Garcia, Rubin

Against: 0
Absent: 0
Vacancy: 0

Speakers: None

(11) **S190-154**

Motion: It was moved to **approve** an application to replat a 0.551-acre tract of land containing all of Lots 4, 5, and Lot 6 in City Block 1/1581 to create one lot on property located on Lemmon Avenue, southeast of Herschel Avenue, subject to compliance with the conditions listed in the docket.

Maker: Garcia
Second: Schultz
Result: Carried: 15 to 0

For: 15 - MacGregor, Hampton, Stinson, Johnson, Shidid, Carpenter, Jackson, Blair, Jung, Housewright, Schultz, Schwope, Murphy, Garcia, Rubin

Against: 0
Absent: 0
Vacancy: 0

Speakers: For: None

FOR (Did not speak): Peter Kavanagh, 1620 Handley Dr., Dallas, TX, 75208

Against: None

Note: Staff continued with the regular order of the agenda and heard Residential Replat agenda items. The Commission heard Residential Replat agenda item S190-146 next.

Residential Replat:

(12) **S190-146**

Motion: It was moved to **approve** an application to replat a 0.256-acre tract of land containing all of Lot 23 in City Block A/5508 to create one 5,745 square foot lot and one 5,400 square foot lot on property located on Orchid Lane at Park Preston Drive, southeast corner, subject to compliance with the conditions listed in the docket.

Maker: Murphy
Second: Schultz
Result: Carried: 15 to 0

For: 15 - MacGregor, Hampton, Stinson, Johnson, Shidid, Carpenter, Jackson, Blair, Jung, Housewright, Schultz, Schwope, Murphy, Garcia, Rubin

Against: 0
Absent: 0
Vacancy: 0

Notices: Area: 200 Mailed: 230
Replies: For: 19 Against: 0

Speakers: For: None
Against: None
Staff: David Cossum, Sustainable Development & Construction Dept.

(13) **S190-147**

Motion: It was moved to **approve** an application to replat a 0.239-acre tract of land containing all of Lot 26 in City Block A/5508 to create two 5,206 square foot lots on property located on Orchid Lane, east of Park Preston Drive, subject to compliance with the conditions listed in the docket.

Maker: Murphy
Second: Schultz
Result: Carried: 15 to 0

For: 15 - MacGregor, Hampton, Stinson, Johnson,
Shidid, Carpenter, Jackson, Blair, Jung,
Housewright, Schultz, Schwope, Murphy,
Garcia, Rubin

Against: 0
Absent: 0
Vacancy: 0

Notices: Area: 200 Mailed: 236
Replies: For: 19 Against: 0

Speakers: None

(14) **S190-148**

Motion: It was moved to **approve** an application to replat a 0.239-acre tract of land containing all of Lot 29 in City Block A/5508 to create two 5,206 square foot lots on property located on Orchid Lane, east of Park Preston Drive, subject to compliance with the conditions listed in the docket.

Maker: Murphy
Second: Garcia
Result: Carried: 15 to 0

For: 15 - MacGregor, Hampton, Stinson, Johnson,
Shidid, Carpenter, Jackson, Blair, Jung,
Housewright, Schultz, Schwope, Murphy,
Garcia, Rubin

Against: 0
Absent: 0
Vacancy: 0

Notices: Area: 200 Mailed: 235
Replies: For: 15 Against: 1

Speakers: None

(15) **S190-149**

Motion: It was moved to **approve** an application to replat a 0.254-acre tract of land containing all of Lot 44 in City Block C/5508 to create two 5,525 square foot lots on property located on Orchid Lane, east of Park Preston Drive, subject to compliance with the conditions listed in the docket.

Maker: Murphy
Second: Schultz
Result: Carried: 15 to 0

For: 15 - MacGregor, Hampton, Stinson, Johnson,
Shidid, Carpenter, Jackson, Blair, Jung,
Housewright, Schultz, Schwope, Murphy,
Garcia, Rubin

Against: 0
Absent: 0
Vacancy: 0

Notices: Area: 200 Mailed: 41
Replies: For: 2 Against: 1

Speakers: None

Note: Staff continued with the regular order of the agenda and heard Miscellaneous agenda items. The Commission heard Miscellaneous agenda item M190-026 next.

Miscellaneous Items:

M190-026

Planner: Abraham Martinez

Motion: It was moved to **approve** a minor amendment to an existing site plan for Specific Use Permit No. 1447 for a private school use on property zoned an R-7.5(A) Single Family District, generally on the northeast corner of Park Lane and Boedeker Street.

Maker: Murphy
Second: Schwope
Result: Carried: 15 to 0

For: 15 - MacGregor, Hampton, Stinson, Johnson, Shidid, Carpenter, Jackson, Blair, Jung, Housewright, Schultz, Schwope, Murphy, Garcia, Rubin

Against: 0
Absent: 0
Vacancy: 0

Speakers: For: Kiesha Kay, 2201 Main St., Dallas, TX, 75201
Against: None

W190-008

Planner: Jeremy Tennant

Motion: It was moved to **approve** a waiver of the two-year waiting period to submit a zoning application on property zoned in Planned Development Subdistrict No. 147 within Planned Development District No. 193, the Oak Lawn Special Purpose District, on the southwest corner of Turtle Creek Boulevard and Dickason Avenue.

Maker: Garcia
Second: Blair
Result: Carried: 11 to 4

For: 11 - MacGregor, Johnson, Shidid, Carpenter, Jackson, Blair, Housewright, Schultz, Schwope, Murphy, Garcia

Against: 4 - Hampton, Stinson, Jung, Rubin
Absent: 0
Vacancy: 0

Speakers: For: Jeremy Morrelli, 2999 Turtle Creek Blvd., Dallas, TX, 75219
Against: None

Note: The Commission changed the regular order of the agenda and returned to Subdivision – Consent item #1. S189-003R, upon the conclusion of the Miscellaneous agenda. Subdivision – Consent item #1. S189-003R was heard next.

Zoning Cases – Consent:

1. **Z190-140(PD)**

Planner: Pamela Daniel

Note: The Commission considered this item individually.

Motion: It was moved to recommend **approval** of a CC Community Commercial Subdistrict and **approval** of a Specific Use Permit for a commercial amusement (inside) use for a two-year period, subject to a site plan and conditions (as briefed) with the following modification: prohibit the use of adult arcade, adult cabaret, adult theater, billiard hall, bowling alley, motor track and skating rink on property zoned an NC Neighborhood Commercial Subdistrict within Planned Development District No. 595, the South Dallas/Fair Park Special Purpose District, on the southeast corner of South Malcolm X Boulevard and Birmingham Avenue.

Maker: Jackson
Second: Schultz
Result: Carried: 15 to 0

For: 15 - MacGregor, Hampton, Stinson, Johnson, Shidid, Carpenter, Jackson, Blair, Jung, Housewright, Schultz, Schwope, Murphy, Garcia, Rubin

Against: 0
Absent: 0
Vacancy: 0

Notices: Area: 200 Mailed: 29
Replies: For: 0 Against: 3

Speakers: For: Andina Starke, 1428 Wentwood Dr., Irving, TX, 75061
For (Did not speak): Axel Starke, 1428 Wentwood Dr., Irving, TX, 75061
Against: Gwendolyn Satterwait, 4804 Cape Coral Dr., Dallas, TX, 75287

2. Z190-179(CT)

Planner: Carlos Talison

Note: The Commission considered this item individually.

Motion: It was moved to recommend **approval** of a P(A) Parking District, subject to a site plan on property zoned a TH-3(A) Townhouse District with deed restrictions [Z056-315], on the west line of Inwood Road, north of West University Boulevard.

Maker: Hampton
Second: Jung
Result: Carried: 9 to 6

For: 9 - Hampton, Stinson, Johnson, Shidid, Carpenter,
Jackson, Blair, Jung, Housewright

Against: 6 - MacGregor, Schultz, Schwope, Murphy, Garcia,
Rubin

Absent: 0
Vacancy: 0

Notices: Area: 200 Mailed: 22
Replies: For: 0 Against: 1

Speakers: For: Peter Kavanagh, 1620 Handley Dr., Dallas, TX, 75208
Against: None

3. Z190-212(CT)

Planner: Carlos Talison

Note: The Commission considered this item individually. Staff announced a correction to the district reflected on the agenda and case report from District 8 to District 5.

Motion: It was moved to recommend **approval** 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 for a two-year period, subject to site plan and conditions on property zoned Subdistrict 2 within Planned Development District No. 535, the C. F. Hawn Special Purpose District No. 3, with a D-1 Liquor Control Overlay, on the northwest corner of C. F. Hawn Freeway and North St. Augustine Road.

Maker: Shidid
Second: MacGregor
Result: Carried: 15 to 0

For: 15 - MacGregor, Hampton, Stinson, Johnson,
Shidid, Carpenter, Jackson, Blair, Jung,
Housewright, Schultz, Schwope, Murphy,
Garcia, Rubin

Against: 0
Absent: 0
Vacancy: 0

Notices: Area: 300 Mailed: 19
Replies: For: 1 Against: 2

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

4. Z190-195(AU)

Planner: Andreea Udrea

Note: The Commission considered this item individually.

Motion: It was moved to recommend **approval** of an MF-2(A) Multifamily District on property zoned a CR Community Retail District, on the northwest line of Bryan Street, northeast of North Fitzhugh Avenue.

Maker: Hampton
Second: Stinson
Result: Carried: 15 to 0

For: 15 - MacGregor, Hampton, Stinson, Johnson,
Shidid, Carpenter, Jackson, Blair, Jung,
Housewright, Schultz, Schwope, Murphy,
Garcia, Rubin

Against: 0
Absent: 0
Vacancy: 0

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

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

5. **Z190-228(AU)**

Planner: Andreea Udrea

Note: The Commission considered this item individually.

Motion: It was moved to recommend **approval** of an amendment to Specific Use Permit No. 882 for a government installation for a fire department maintenance and training facility to add a fire station use, subject to a site plan and conditions on property zoned an R-7.5(A) Single Family District, on the northeast corner Dolphin Road and Forney Road.

Maker: Hampton
Second: Schultz
Result: Carried: 15 to 0

For: 15 - MacGregor, Hampton, Stinson, Johnson, Shidid, Carpenter, Jackson, Blair, Jung, Housewright, Schultz, Schwope, Murphy, Garcia, Rubin

Against: 0
Absent: 0
Vacancy: 0

Notices: Area: 500 Mailed: 175
Replies: For: 3 Against: 2

Speakers: For: None
FOR (Did not speak): Dominique Artis, Chief, Dallas Fire Department
Against: None
Staff: Adriana Castaneda, Manager, Office of the Bond Program

Zoning Cases – Under Advisement:

6. **Z178-271(JM/AU)**

Planner: Andreea Udrea

Motion: It was moved to recommend **denial without prejudice** of 1) an amendment to Planned Development District No. 944 from R-5(A) Single Family District uses to MU-1 Mixed Use District uses; and 2) an expansion of Planned Development District No. 944 on property zoned an IR Industrial Research District and an IM Industrial Manufacturing District, in an area bounded by Duluth Street and Singleton Boulevard to the north, Borger Street to the east, Pablo Street to the south, and Vilbig Road to the west.

Maker: Carpenter
Second: Stinson
Result: Carried: 15 to 0

For: 15 - MacGregor, Hampton, Stinson, Johnson, Shidid, Carpenter, Jackson, Blair, Jung, Housewright, Schultz, Schwope, Murphy, Garcia, Rubin

Against: 0
Absent: 0
Vacancy: 0

Notices: Area: 500 Mailed: 279
Replies: For: 29 Against: 21

Speakers: For: Santos Martinez, 12 Tanager Terrace, Angel Fire, NM, 87710
Against: Brandi Patterson, 2601 La Altura Ln., Dallas, TX, 75212
Shaun Viola, 2554 El Camino Ln., Dallas, TX, 75212
Karimah Seals, 2546 El Camino Ln., Dallas, TX, 75212
Blake Barclay, 2616 El Camino Ln., Dallas, TX, 75212
Nicholas Vanikiotis, 2539 La Altura Ln., Dallas, TX, 75212
Lori Lesnansky, 2555 La Altura Ln., Dallas, TX, 75212
Debra Moore, 3739 Homeland St., Dallas, TX, 75212
Mark Lesnansky, 2555 La Altura Ln., Dallas, TX, 75212
Julie La, 2639 El Camino Ln., Dallas, TX, 75212
Cliff Wang, 2639 El Camino Ln., Dallas, TX, 75212
Ronnie Mestas, 215 Rutz St., Dallas, TX, 75212
Carmen Gonzalez, 3350 N. Winnetka Ave., Dallas, TX, 75212
Norma Nelson, 11342 Flamingo Ln., Dallas, TX, 75218
John McEwen, 2616 El Camino Ln., Dallas, TX, 75212
Debbie Solis, 2322 Kenesaw Dr., Dallas, TX, 75212
Against (Did not speak): Randy Gilbert, 1848 Muncie Ave., Dallas, TX, 75212
Diane Lara, 5309 Chippewa Dr., Dallas, TX, 75212
Luz Marquez, 3351 N. Winnetka Ave., Dallas, TX, 75212

7. Z189-368(JM)

Planner: Jennifer Muñoz

Motion: It was moved to recommend 1) **approval** of an MU-1 Mixed Use District; and 2) **approval** of an amendment to existing deed restrictions [Z034-332], subject to amended deed restrictions volunteered by the applicant with the following modifications: 1) add 100 ft. setback along the northeast property line (between single family and development on the northeast) and 2) prohibit non-emergency access on Spurs Trail (only emergency access) on property zoned a CR Community Retail District, on the southeast corner of C.F. Hawn Freeway and South Woody Road.

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

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

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

**out of the room, when vote taken

Notices: Area: 500 Mailed: 139
Replies: For: 2 Against: 5

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

8. Z190-139(PD)

Planner: Pamela Daniel

Motion: In considering an application for a new subdistrict within Planned Development District No. 842 with a MD-1 Modified Delta Overlay, on the east line of Greenville Avenue, north of La Vista Drive, it was moved to **hold** this case under advisement until July 9, 2020.

Maker: Garcia
Second: Schwope
Result: Carried: 15 to 0

For: 15 - MacGregor, Hampton, Stinson, Johnson,
Shidid, Carpenter, Jackson, Blair, Jung,
Housewright, Schultz, Schwope, Murphy,
Garcia, Rubin

Against: 0
Absent: 0
Vacancy: 0

Notices: Area: 500 Mailed: 99
Replies: For: 0 Against: 9

Speakers: For: Rob Baldwin, 3904 Elm St., Dallas, TX, 75226
Against: None
Against (Did not speak): Mike Northrup, 5703 Goliad Ave., Dallas, TX, 75206
Rick Bentley, 5551 Vickery Blvd., Dallas, TX, 75206

9. Z190-178(PD)

Planner: Pamela Daniel

Motion: It was moved to recommend **approval** of a Specific Use Permit for a community service center use for a five-year period with eligibility for automatic renewals for additional five-year periods, subject to a site plan and conditions on property zoned a TH-2(A) Townhouse District with Specific Use Permit No. 525 for a day nursery, west side of North Winnetka Avenue, southwest of Canada Drive.

Maker: Carpenter
Second: Rubin
Result: Carried: 15 to 0

For: 15 - MacGregor, Hampton, Stinson, Johnson, Shidid, Carpenter, Jackson, Blair, Jung, Housewright, Schultz, Schwope, Murphy, Garcia, Rubin

Against: 0
Absent: 0
Vacancy: 0

Notices: Area: 200 Mailed: 18
Replies: For: 1 Against: 0

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

10. Z190-154(CT)

Planner: Carlos Talison

Motion: It was moved to recommend **approval** of the renewal of Specific Use Permit No. 1935 for the sale of alcoholic beverages in conjunction with a general merchandise or food store 3,500 square feet or less for a two-year period with eligibility for automatic renewals for additional five-year periods, subject to conditions on property zoned an CR-D-1 Community Retail District with D-1 Liquor Control Overlay, on the southwest corner of Lawnview Avenue and Forney Road.

Maker: Jackson
Second: Stinson
Result: Carried: 15 to 0

For: 15 - MacGregor, Hampton, Stinson, Johnson, Shidid, Carpenter, Jackson, Blair, Jung, Housewright, Schultz, Schwope, Murphy, Garcia, Rubin

Against: 0
Absent: 0
Vacancy: 0

Notices: Area: 200 Mailed: 15
Replies: For: 2 Against: 0

Speakers: None

11. Z190-192(CT)

Planner: Carlos Talison

Motion: It was moved to recommend **approval** of a new Specific Use Permit for an alcoholic beverage establishment limited to a bar, lounge, or tavern, and a commercial amusement (inside) use limited to a dance hall for a two-year period, subject to site plan and conditions with the following changes to the Hours of Operation: 5:00 p.m. to 11:00 p.m. (vacate by 11:15 p.m.), Monday thru Thursday and 12:00 p.m. to 2:00 a.m. (vacate by 2:15 a.m.), Friday thru Sunday on property zoned FWMU-3 Form Walkable Mixed Use Subdistrict, within Planned Development District No. 595, the South Dallas/Fair Park Special Purpose District, with an SH Shop Front Overlay, on the northeast corner of South Lamar Street and South Boulevard.

Maker: Jackson
Second: Stinson
Result: Carried: 13 to 2

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

Against: 2 - Carpenter, Housewright
Absent: 0
Vacancy: 0

Notices: Area: 200 Mailed: 10
Replies: For: 1 Against: 0

Speakers: For: Shawanna Sullemon, 2900 S. Lamar St., Dallas, TX, 75215
Against: Julie Saqueton, 1600 Pennsylvania Ave., Dallas, TX, 75215
Terry Flowers, 1600 Pennsylvania Ave., Dallas, TX, 75215
Staff: Evan Farris, Assistant City Attorney

Zoning Cases – Individual:

12. **Z190-222(JT)**

Planner: Jeremy Tennant

Motion: It was moved to recommend **approval** of the renewal of Specific Use Permit No. 2233 for a private recreation center, club, or area for a two-year period, subject to conditions with the following modifications: 1) Hours of Operation - Monday thru Friday, 4:00 p.m. to 8:00 p.m.; Saturday and Sunday, 10:00 a.m. to 8:00 p.m., and 2) amplified sound limited to the hours of operation on property zoned an A(A) Agricultural District, on the south line of Tea Garden Road, west of Haymarket Road.

Maker: Blair
Second: Schultz
Result: Carried: 15 to 0

For: 15 - MacGregor, Hampton, Stinson, Johnson, Shidid, Carpenter, Jackson, Blair, Jung, Housewright, Schultz, Schwope, Murphy, Garcia, Rubin

Against: 0
Absent: 0
Vacancy: 0

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

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

13. **Z190-213(ND)**

Planner: Neva Dean

Motion: It was moved to recommend **denial without prejudice** of an MF-2(A) Multifamily District on property zoned an R-7.5(A) Single Family District, on the south side of Bruton Road and west side of St. Augustine Drive.

Maker: Shidid
Second: Stinson
Result: Carried: 15 to 0

For: 15 - MacGregor, Hampton, Stinson, Johnson, Shidid, Carpenter, Jackson, Blair, Jung, Housewright, Schultz, Schwope, Murphy, Garcia, Rubin

Against: 0
Absent: 0
Vacancy: 0

Notices: Area: 400 Mailed: 121
Replies: For: 1 Against: 14

Speakers: For: Rob Baldwin, 3904 Elm St., Dallas, TX, 75226
Against: Faith Petreley, 1888 Riverway Dr., Dallas, TX, 75217
Patti Wagner, 1968 Riverway Dr., Dallas, TX, 75217
Diego Miranda, 2010 N. St. Augustine Dr., Dallas, TX, 75217
Terrance Perkins, 2016 Riverway Dr., Dallas, TX, 75217
Leticia Miranda, 1952 N. St. Augustine Dr., Dallas, TX, 75217
Richard Baker, 1838 Riverway Dr., Dallas, TX, 75217

14. **Z190-204(ND)**

Planner: Neva Dean

Motion: It was moved to recommend **approval** of a Planned Development District for IR Industrial Research District uses and multifamily use, subject to a development plan and conditions on property zoned an IR Industrial Research District, on the south side of Southwell Road, west of Ables Lane, adjacent to the North Stemmons Freeway right-of-way.

Maker: Carpenter
Second: Schultz
Result: Carried: 14 to 1

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

Against: 1 - MacGregor
Absent: 0
Vacancy: 0

Notices: Area: 500 Mailed: 21
Replies: For: 2 Against: 3

Speakers: For: Maxwell Fisher, 2201 Main St., Dallas, TX, 75201
Kim Schwimmer, 2626 Cole Ave., Dallas, TX, 75204
Keith Pomykal, 3005 Maple Ave., Dallas, TX, 75201
Tim Dickey, 2626 Cole Ave., Dallas, TX, 75204
Michael Chiocca, 1510 Cheyenne Dr., Richardson, TX, 75080
Michael Cintron, 3134 Darvany Dr., Dallas, TX, 75220
Scott Johnson, 2813 Meadow Brook Dr., Plano, TX, 75075
For (Did not speak): Jonathan Hake, 2900 S. Lamar St., Dallas, TX, 75215
Erik Earnshaw, 4202 Beltway Dr., Addison, TX, 75001

Eric Lindberg, 3824 Cedar Springs Rd., Dallas, TX, 75219
Against: None

Other Matters

Minutes:

Motion: It was moved to **approve** the June 4, 2020, City Plan Commission meeting minutes.

Maker: Jung
Second: Schultz
Result: Carried: 15 to 0

For: 15 - MacGregor, Hampton, Stinson, Johnson, Shidid, Carpenter, Jackson, Blair, Jung, Housewright, Schultz, Schwope, Murphy, Garcia, Rubin

Against: 0
Absent: 0
Vacancy: 0

Speakers: None

Adjournment

Motion: It was moved to **adjourn** the June 18, 2020, City Plan Commission meeting at 8:55 p.m.

Maker: Murphy
Second: MacGregor
Result: Carried: 15 to 0

For: 15 - MacGregor, Hampton, Stinson, Johnson, Shidid, Carpenter, Jackson, Blair, Jung, Housewright, Schultz, Schwope, Murphy, Garcia, Rubin

Against: 0
Absent: 0
Vacancy: 0

Speakers: None

Tony Shidid, Chair