

PLAN COMMISSION MINUTES

The City Plan Commission held a regular Zoning Hearing on September 23, 2021, with the briefing starting at 8:50 a.m., in Room 6ES and by videoconference and the public hearing at 1:56 p.m., in the City Council Chambers of City Hall and by videoconference, as authorized by Texas Government Code Section 551.127. Presiding were, Tony Shidid, Chair and Margot Murphy Vice-Chair. The following Commissioners were present during the hearing: Enrique MacGregor, Joanna Hampton, Ronald Stinson, 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 were two vacancies – District 4 and District 10.

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

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

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

PUBLIC HEARINGS:

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) **S190-171R**

Motion: It was moved to **approve** an application to revise a previously approved plat to replat a 2.703-acre tract of land containing part of Lot 1 and Lots 5 through 7, all of Lots 2 through 4, and all of Lot 5A in City Block 5/858 to create one lot on property bounded by Dawson Avenue, Jeffries Street, Hickory Avenue, and Malcolm X Boulevard, subject to compliance with the conditions listed in the docket.

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

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

Against: 0

Absent: 0

Vacancy: 2 - District 4, District 10

Speakers: None

(2) **S201-735**

Motion: It was moved to **approve** an application to replat a 3.758-acre tract of land containing all of Lot 3 in City Block 6445 to create 3 lots ranging in size from 26,720-square feet to 87,750-square feet on property located on Forest Lane, west of Marsh Lane, subject to compliance with the conditions listed in the docket.

Maker: Jackson

Second: Murphy

Result: Carried: 13 to 0

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

Against: 0

Absent: 0

Vacancy: 2 - District 4, District 10

Speakers: None

(3) **S201-736**

Motion: It was moved to **approve** an application to create a 10-lot Shared Access Development with lots ranging in size from 7,706-square feet to 10,082-square feet and two common areas from a 3.11-acre tract of land in City Block 6327 on property located on Lake June Road, east of Holcomb Road, subject to compliance with the conditions listed in the docket.

Maker: Jackson

Second: Murphy

Result: Carried: 13 to 0

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

Against: 0
Absent: 0
Vacancy: 2 - District 4, District 10

Speakers: None

(4) **S201-737**

Motion: It was moved to **approve** an application to replat an 8.645-acre tract of land containing all of Lots 2 and 4 through 12 Block BB and 2 through 5 and 7 through 9 in Block CC to create 17 lots ranging in size from 20,181-square feet to 24,000 square feet and 3 common areas on property located on Devonshire Drive North, west of Farm to Market Road No. 548, subject to compliance with the conditions listed in the docket.

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

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

Against: 0
Absent: 0
Vacancy: 2 - District 4, District 10

Speakers: None

(5) **S201-741**

Motion: It was moved to **approve** an application to replat a 0.617-acre tract of land containing part of Lot 7 and all of Lot 8 in City Block 725 to create one lot on property located on Bryan Street, north of Carroll Street, subject to compliance with the conditions listed in the docket.

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

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

Against: 0
Absent: 0
Vacancy: 2 - District 4, District 10

Speakers: None

(6) **S201-744**

Motion: It was moved to **approve** an application to replat a 0.525-acre tract of land containing part of Lots 5, 6, and 7 in City Block 1/360 to create one lot on property located on Olive Street at Cedar Springs Road, south corner, subject to compliance with the conditions listed in the docket.

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

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

Against: 0
Absent: 0
Vacancy: 2 - District 4, District 10

Speakers: None

(7) **S201-745**

Motion: It was moved to **approve** an application to create a 34,795-square feet lot and one 135,288-square feet lot from a 3.106-acre tract of land in City Block 211/6113 on property located on Mountain Creek Parkway, South of Merrifield Road, subject to compliance with the conditions listed in the docket.

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

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

Against: 0
Absent: 0
Vacancy: 2 - District 4, District 10

Speakers: None

(8) **S201-746**

Motion: It was moved to **approve** an application to create a 0.6712-acre lot from a tract of land in City Block 750 on property located on Swiss Avenue, Northeast of Hall Street, subject to compliance with the conditions listed in the docket.

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

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

Against: 0
Absent: 0
Vacancy: 2 - District 4, District 10

Speakers: None

(9) **S201-747**

An application to replat a 23.3510-acre tract of land containing part of Lot 1 and all of Lot 2 in City Block 4/6512 to create one 9.2749-acre lot and one 14.0761-acre lot on Property located on Goodnight line lane, south of southwell Road.

This case was withdrawn by the applicant.

(10) **S201-748**

Motion: It was moved to **approve** an application to create a 13.169-acre lot from a tract of land in City Block 6509 on property located on Goodnight Lane, South of Walnut Hill Lane, subject to compliance with the conditions listed in the docket.

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

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

Against: 0
Absent: 0
Vacancy: 2 - District 4, District 10

Speakers: None

(11) **S201-749**

Motion: It was moved to **approve** an application to replat a 0.237-acre tract of land containing all of Lots 107 and 108 in City Block 2252 to create one lot on property located on Hohen Avenue, south of Emery Street, subject to compliance with the conditions listed in the docket.

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

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

Against: 0
Absent: 0
Vacancy: 2 - District 4, District 10

Speakers: None

(12) **S201-750**

Motion: It was moved to **approve** an application to create one 35,238-square feet lot and one 152,476-square feet lot from a 3.5-acre tract of land on property located on Jordan Valley Road, north of Palomino Road, subject to compliance with the conditions listed in the docket.

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

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

Against: 0
Absent: 0
Vacancy: 2 - District 4, District 10

Speakers: None

(13) **S201-751**

Motion: It was moved to **approve** an application to replat a 1.1438-acre tract of land containing all of Lot 1B, 2, and 3 in City Block 62/3043 to create one lot on property located on Ewing Avenue, north of Sixth Street, subject to compliance with the conditions listed in the docket.

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

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

Against: 0
Absent: 0
Vacancy: 2 - District 4, District 10

Speakers: None

(14) **S201-752**

Motion: It was moved to **approve** an application to create a 5.819-acre lot from a tract of land in City Block 6949 on property located on Duncanville Road, south of Ledbetter Road, subject to compliance with the conditions listed in the docket.

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

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

Against: 0
Absent: 0
Vacancy: 2 - District 4, District 10

Speakers: None

(15) **S201-753**

Motion: It was moved to **approve** an application to replat a 17.250-acre tract of land containing all of Lot 1 in City Block B/6116 and a tract of land in City Block B/6116 to create one lot on property located on Illinois Avenue, north of Glenfield Street, subject to compliance with the conditions listed in the docket.

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

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

Against: 0
Absent: 0
Vacancy: 2 - District 4, District 10

Speakers: None

Residential Replat:

(16) **S201-738**

Motion: It was moved to **approve** an application to replat a 0.924-acre tract of land containing all of Lots 36 and Lot 37 and two adjoining tracts of land in City Block B/698 to create 5 lots ranging in size from 6,270-square foot to 9,197-square foot on property located on Santa Fe Avenue, at Beacon Street, north corner, subject to compliance with the conditions listed in the docket.

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

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

Against: 0
Absent: 0
Vacancy: 2 - District 4, District 10

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

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

(17) **S201-739**

Motion: It was moved to **approve** an application to replat a 0.560-acre tract of land containing all of Lot 1 and a portion of an abandoned tract of land in City Block A/5482 to create one lot on property located on Prestonsire Lane at Preston Road, southeast corner, subject to compliance with the conditions listed in the docket.

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

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

Against: 0
Absent: 0
Vacancy: 2 - District 4, District 10

Notices: Area: 200 Mailed: 13
Replies: For: 1 Against: 0

Speakers: None

(18) **S201-740**

Motion I: It was moved to **deny** an application to replat a 0.617-acre tract of land containing all of Lot 1A in City Block B/2826 to create one 11,335 square feet lot and one 15,419 square feet lot with the finding of fact the proposed lots do not conform in width, depth, and area to the lot pattern already established in adjacent areas as required by Section 51A-8.503 of the Dallas Development Code on property located on Delrose Drive at West Shore Drive, southeast corner.

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

For: 6 - Hampton, Stinson, Carpenter, Blair, Jung
Schwope

Against: 7 - MacGregor, Shidid, Jackson, Suhler, Murphy,
Garcia, Rubin

Absent: 0
Vacancy: 2 - District 4, District 10

Motion II: It was moved to **approve** an application to replat a 0.617-acre tract of land containing all of Lot 1A in City Block B/2826 to create one 11,335 square feet lot and one 15,419 square feet lot on property located on Delrose Drive at West Shore Drive, southeast corner, subject to compliance with the conditions listed in the docket.

Maker: Jung
Second: Rubin
Result: Carried: 11 to 2

For: 11 - MacGregor, Hampton, Shidid, Carpenter,
Jackson, Jung, Suhler, Schwope, Murphy,
Garcia, Rubin

Against: 2 - Stinson, Blair
Absent: 0
Vacancy: 2 - District 4, District 10

Notices: Area: 200 Mailed: 19
Replies: For: 0 Against: 13

Speakers: For: Rob Baldwin, 3904 Elm St., Dallas, TX, 75226
John Scott Jackson, 7010 Delrose Dr., Dallas, TX, 75214
Beaver Raymond, 7010 Delrose Dr., Dallas, TX, 75214
John Bollinger, 7015 Westlake Ave., Dallas, TX, 75214
Against: Elizabeth Toro, 7003 Delrose Dr., Dallas, TX, 75214

(19) **S201-742**

Motion: It was moved to **approve** an application to replat a 0.291-acre tract of land containing all of Lot 10 and Lot 11 in City Block A/995 to create one lot on property located on Park Bridge Court, north of Cedar Springs Road, subject to compliance with the conditions listed in the docket.

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

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

Against: 0
Absent: 0
Vacancy: 2 - District 4, District 10

Notices: Area: 200 Mailed: 11
Replies: For: 4 Against: 0

Speakers: None

(20) **S201-743**

Motion: It was moved to **approve** an application to replat a 0.233-acre tract of land containing all of Lot 15 and Lot 16 in City Block A/995 to create one lot on property located on Park Bridge Court, east of Turtle Creek Circle, subject to compliance with the conditions listed in the docket.

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

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

Against: 0
Absent: 0
Vacancy: 2 - District 4, District 10

Notices: Area: 200 Mailed: 18
Replies: For: 3 Against: 0

Speakers: For: None
For (Did not speak): Greg Seal, 2821 Park Bridge Ct., Dallas, TX, 75219
Against: None

Miscellaneous Items:

M201-039

Planner: Hannah Carrasco

Motion: It was moved to **approve** a minor amendment to an existing development plan and landscape plan on property zoned Subdistrict C within Planned Development District No. 466, the Hall Street Special Purpose District, on the west line of North Hall Street, north of Flora Street.

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

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

Against: 0
Absent: 0
Vacancy: 2 - District 4, District 10

Speakers: For: Craig Winkler, 9285 Santee Ln., Frisco, TX, 75033
David Culbertson, 1320 Harvest Hill Rd., Dallas, TX, 75230
Mark Senn, 2743 Perimeter Parkway, Augusta, GA, 30909
For (Did not speak): Mary Senn, 2743 Perimeter Parkway, Augusta, GA, 30909
Against: None

Zoning Cases - Consent:

1. **Z201-297(OA)**

Planner: Oscar Aguilera

Note: The Commission considered this item individually.

Motion: In considering an application for 1) a MF-2(A) Multifamily District; and 2) the termination of deed restrictions [Z68-305] on property zoned a LO-1 Limited Office District 1 with deed restrictions [Z68-305], on the west line of Mark Trail Way, southeast of Swansee Street, it was moved to **hold** this case under advisement until October 7, 2021.

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

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

Against: 0
Absent: 0
Vacancy: 2 - District 4, District 10

Notices: Area: 300 Mailed: 34
Replies: For: 1 Against: 4

Speakers: For: Rob Baldwin, 3904 Elm St., Dallas, TX, 75226
For (Did not speak): AG Patel, 4000 Mark Trail, Dallas, TX, 75232
Against: None

2. Z201-238(RM)

Planner: Ryan Mulkey

Note: The Commission considered this item individually.

Motion: In considering an application for an application for an amendment to and an expansion of Specific Use Permit No. 1450 for an open enrollment charter school and a proposed child-care facility on property zoned an R-7.5(A) Single Family District at the southwest corner of West Illinois Avenue and Chalmers Street, it was moved to **hold** this case under advisement until November 18, 2021.

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

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

Against: 0
Absent: 0
Vacancy: 2 - District 4, District 10

Notices: Area: 400 Mailed: 131
Replies: For: 0 Against: 1

Speakers: For: Tyler Fosnes, 500 11th Ave., Nashville, TN, 37203
Ernie Amaton, 135 W. Wintergreen Rd., Desoto, TX, 75115
Michael Marcyniak, 1207 Hampshire Ln., Richardson, TX, 75080
For (Did not speak): Mark Daniels, 1207 Hampshire Ln., Richardson, TX, 75080
Dania Gomez, 2602 W. Illinois Ave., Dallas, TX, 75233
Against: None

Note: The Commission recessed for a short break at 4:14 p.m. and reconvened at 5:25 p.m. The Commission continued with the regular order of the agenda and heard Zoning Case – Consent agenda item #3. Z201-288(LG) next.

3. Z201-288(LG)

Planner: La’Kisha Girder

Note: The Commission considered this item individually.

Motion: In considering an application for an amendment to Planned Development District No. 1028 for IR Industrial Research District uses and a general merchandise or food store greater than 3,500 square feet use on the north line of West Mockingbird Lane, west of Maple Avenue, it was moved to **hold** this case under advisement until October 21, 2021.

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

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

Against: 0
Absent: 0
Vacancy: 2 - District 4, District 10

*out of the room, shown voting in favor

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

Speakers: For: Jonathan Vinson, 2323 Ross Ave., Dallas, TX, 75201
For (Did not speak): Jorge Ramirez, 8117 Preston Rd., Dallas, TX, 75225
Against: None

4. Z201-231(CT)

Planner: Carlos Talison

Note: The Commission considered this item individually.

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 with eligibility for automatic renewals for additional five-year periods, subject to a site plan and conditions on property zoned a CR-D-1 Community Retail District with a D-1 Liquor Control Overlay, at the northeast corner of Bruton Road and North Prairie Creek Road.

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

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

Against: 0
Absent: 0
Vacancy: 2 - District 4, District 10

*out of the room, shown voting in favor

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

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

5. **Z201-287(CT)**

Planner: Carlos Talison

Note: The Commission considered this item individually.

Motion: In considering an application for a Specific Use Permit for a restaurant with drive-in or drive-through service on property zoned CA-1(A) Central Area District 1, on the southwest corner of Commerce Street and South Griffin Street, it was moved to **hold** this case under advisement until October 7, 2021.

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

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

Against: 0
Absent: 0
Vacancy: 2 - District 4, District 10

Notices: Area: 200 Mailed: 9
Replies: For: 0 Against: 0

Speakers: None

6. **Z201-247(CT)**

Planner: Carlos Talison

Note: The Commission considered this item individually.

Motion: In considering an application for a CR Community Retail District on property zoned Tract 3 within Planned Development District No. 44, on the south side of Greenville Avenue, east of Lyndon B. Johnson Freeway, it was moved to **hold** this case under advisement until October 7, 2021.

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

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

Against: 0
Absent: 0
Vacancy: 2 - District 4, District 10

Notices: Area: 300 Mailed: 10
Replies: For: 0 Against: 0

Speakers: For: Andrew Ruegg, 2201 Main St., Dallas, TX, 75201
For (Did not speak): Dallas Cothrum, 8117 Preston Rd., Dallas, TX, 75225
Against: None

Zoning Cases - Individual:

7. **Z201-213(CT)**

Planner: Carlos Talison

An application for creating a subdistrict within Conservation District No. 11, the M Streets East Conservation District, on the east line of Greenville Avenue, south of Marquita Avenue.

This agenda item was removed from the agenda.

8. **Z201-299(CT)**

Planner: Carlos Talison

Motion: In considering an application for a Planned Development District for R-5(A) Single Family District uses on property zoned an R-7.5(A) Single Family District, south of Rylie Road, west of Haymarket Road, north of Lyndon B. Johnson Freeway, and east of Prater Road, it was moved to **hold** this case under advisement until October 21, 2021.

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

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

Against: 0
Absent: 0
Vacancy: 2 - District 4, District 10

Notices: Area: 500 Mailed: 146
Replies: For: 0 Against: 2

Speakers: For: Rob Baldwin, 3904 Elm St., Dallas, TX, 75226
For (Did not speak): Brian Klein, 7075 Twin Hills Ave., Dallas, TX, 75204
Against: Guillermina Garcia Rios, 1401 Prater St., Dallas, TX, 75217
Rosa Andrade, 1425 Prater St., Dallas, TX, 75217
Against (Did not speak): Shirley Garnder, 1417 Prater St., Dallas, TX, 75217
Staff: David Nevarez, Traffic Engineer, Sustainable Development & Construction

9. **Z201-252(CT)**

Planner: Carlos Talison

Motion: It was moved to recommend **denial without prejudice** of a Specific Use Permit for a restaurant with drive-in or drive-through service use on property zoned Subarea 1 within Planned Development District No. 298, the Bryan Place Special Purpose District, on the north line of Ross Avenue, west of McCoy Street.

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

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

Against: 0
Absent: 0
Vacancy: 2 - District 4, District 10

Notices: Area: 200 Mailed: 14
Replies: For: 1 Against: 1

Speakers: For: Rob Baldwin, 3904 Elm St., Dallas, TX, 75226
For (Did not speak): Kevin King, 9797 Rombauer Rd., Dallas, TX, 75019
Against: None

10. **Z201-260(RM)**

Planner: Ryan Mulkey

Motion: In considering an application for a Planned Development District for MU-1 Mixed Use District uses on property zoned an MU-1 Mixed Use District on the west line of North Beckley Avenue, between West 8th Street and Melba Street, it was moved to **hold** this case under advisement until October 21, 2021.

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

For: 12 - MacGregor, Hampton, Stinson, Shidid,
Carpenter, Jackson, Blair, Suhler, Schwope,
Murphy, Garcia, Rubin

Against: 0
Absent: 0
Vacancy: 2 - District 4, District 10
Conflict: 1 - Jung**

**out of the room, when vote taken

Notices: Area: 500 Mailed: 52
Replies: For: 1 Against: 0

Speakers: For: Rob Baldwin, 3904 Elm St., Dallas, TX, 75226
FOR (Did not speak): Emily Demarest, 2001 Market St., Philadelphia, PA, 19103
Paul Gahng, 1111 W. Mockingbird Ln., Dallas, TX, 75247
Blanca Hurtado, 4414 Briarglen Dr., Dallas, TX, 75211
Against: None

11. Z201-240(RM)

Planner: Ryan Mulkey

Motion: It was moved to recommend **approval** of a Planned Development District for R-7.5(A) Single Family District uses, subject to a conceptual plan and staff's recommended conditions on property zoned a CS Commercial Service District and an R-7.5(A) Single Family District, on the west line of White Rock Trail, south of Walnut Hill Lane.

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

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

Against: 0
Absent: 0
Vacancy: 2 - District 4, District 10

Notices: Area: 500 Mailed: 117
Replies: For: 5 Against: 4

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

12. **Z201-257(RM)**

Planner: Ryan Mulkey

Motion: It was moved to recommend **denial** of a Specific Use Permit for an industrial (outside) use limited to a concrete batch plant on property zoned an IR Industrial/Research District, on the north line of West Commerce Street, west of Sylvan Avenue.

Maker: Carpenter
Second: MacGregor
Result: Carried: 9 to 4

For: 9 - MacGregor, Hampton, Stinson, Carpenter,
Jackson, Blair, Jung, Schwope, Rubin

Against: 4 - Shidid, Suhler, Murphy, Garcia,
Absent: 0
Vacancy: 2 - District 4, District 10

Notices: Area: 300 Mailed: 35
Replies: For: 0 Against: 4

Speakers: For: Ramon Aranda, 2946 S. Sunbeck Cir., Farmers Branch, TX, 75234
Jose Galvez, 2661 Danny Ln., Farmers Branch, TX, 75234
Dionicio Martinez, 246 S. Seagoville Rd., Dallas, TX, 75217
Yanet Alvarez, 1704 Riverway Dr., Dallas, TX, 75217
Jaime Martinez, 168 S. Seagoville Rd., Dallas, TX, 75217
Against: None

13. **Z201-294(LG)**

Planner: La’Kisha Girder

Motion: It was moved to recommend **approval** of a Specific Use Permit for an alcoholic beverage establishment limited to a microbrewery, micro-distillery, or winery and a bar, lounge or tavern uses for a two-year period, subject to a site plan and staff’s recommended conditions with the following changes: 1) number 5, Hours of Operations, revise 1 p.m. to 1 a.m., and 2) number 8 Silos, strike item b, on property zoned Tract A within Planned Development District No. 269, the Deep Ellum/Near East Side District, on the south line of Commerce Street, west of South Malcolm X Boulevard.

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

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

Against: 0
Absent: 0
Vacancy: 2 - District 4, District 10

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

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

Note: The Commission recessed for a short break at 7:00 p.m. and reconvened at 7:35 p.m. The Commission continued with the regular order of the agenda and heard Zoning Case – Individual agenda item #14. Z201-284(LG) next.

14. Z201-284(LG)

Planner: La’Kisha Girder

Motion: In considering an application for a CS Commercial Service District on property zoned an NO(A) Neighborhood Office District with a D-1 Liquor Control Overlay, on the south line of Bruton Road, east of Pleasant Drive, it was moved to **hold** this case under advisement until October 21, 2021, and to instruct staff to renotify for a specific use permit without drive-through service.

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

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

Against: 0
Absent: 0
Vacancy: 2 - District 4, District 10

*out of the room, shown voting in favor

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

Speakers: None

Note: Chair Shidid announced a change to the order of the agenda and the Commission heard Zoning Case – Individual agenda item #16. Z189-172(SD) next.

15. Z201-267(KC)

Planner: Karina Castillo

Motion: It was moved to recommend **approval** of a Specific Use Permit for a bail bonds office for a two-year period, subject to a site plan and staff's recommended conditions on property zoned Planned Development District No. 784, the Trinity River Corridor Special Purpose District, on the east line of Riverfront Boulevard, south of Reunion Boulevard.

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

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

Against: 0
Absent: 0
Vacancy: 2 - District 4, District 10

Notices: Area: 200 Mailed: 7
Replies: For: 3 Against: 0

Speakers: For: Paul Wieneskie, 1300 Summit Ave., Fort Worth, TX, 76102
Eric Khozindar, 3309 Creekbend Dr., Garland, TX, 75044
Against: None

Note: The Commission continued with the regular order of the agenda and heard Zoning Case – Under Advisement item #17. Z190-341(LG) next.

16. Z189-172(SD)

Planner: Steven Doss

Motion: It was moved to recommend **approval** of a City Plan Commission authorized hearing to determine proper zoning of property zoned Conservation District No. 12, the Belmont Addition Conservation District with Modified Delta Overlay No. 1 on a portion, subject to conditions; as briefed and read into the record, to include the following: 1) Ensure that the correct title and department name is included at time of adoption, 2) **Reveal definition:** REVEAL means the visible exterior face of a course of siding as measured from the bottom of the course above and the bottom of the described course, 3) **Nonconforming Structures:** (1) as otherwise provided in these regulations, or (2) if the degree of nonconformity is voluntarily reduced, all rights to the previous degree of nonconformity are lost, except: (A) if the property owner provides the Director with documented assurance; and (B) the portion of the structure will be renovated, remodeled, and repaired (1) in the original or previously nonconforming footprint, (2) with materials and features shown in the documented assurance, or in compliance with the development and

architectural standards, (3) and does not increase the nonconformity of the structure, that portion of the structure may encroach into required setbacks. For portions of the structure without documented assurance regarding materials and features the architectural standards apply, 4) **Driveway access for interior lots:** If a lot has driveway access from the street and alley, Vehicular through-access is prohibited, 5) Clarification of **Open-Air porches:** Open-air is interpreted by Building Inspections to prohibit the enclosure by mesh, screen, glass, or other material, and 6) **Windows:** Windows must be casement, double-hung with one-over-one lights in appearance, double-hung with multiple lights in appearance, or mission-styled. See Exhibit B, in an area generally bounded by lots on both sides of Llano Avenue, Skillman Street, the lots on both sides of Belmont Avenue (excluding the south side of Belmont Avenue between Greenville Avenue and Matilda Street), and Greenville Avenue.

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

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

Against: 0
Absent: 0
Vacancy: 2 - District 4, District 10

Notices: Area: 500 Mailed: 997
Replies: For: 84 Against: 17

Speakers: For: Melissa Kingston, 5901 Palo Pinto Ave., Dallas, TX, 75206
Mike Northrup, 5703 Goliad Ave., Dallas, TX, 75206
Against: Philip Kingston, 5901 Palo Pinto Ave., Dallas, TX, 75206

Note: The Commission returned to the regular order of the agenda and heard Zoning Case – Individual agenda item #15. Z201-267(KC) next.

Zoning Cases - Under Advisement:

17. Z190-341(LG)

Planner: La’Kisha Girder

Motion: In considering an application for an amendment to and an expansion of Planned Development District No. 400 with consideration for a Specific Use Permit for an open space use on property zoned Planned Development District No. 400 and R-16(A) Single Family District, on the southwest and northwest corners of Merrell Road and Midway Road, it was moved to **hold** this case under advisement until October 21, 2021.

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

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

Against: 0
Absent: 0
Vacancy: 2 - District 4, District 10

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

Speakers: For: Andrew Ruegg, 2201 Main St., Dallas, TX, 75201
Steve Stoner, 7557 Rambler Rd., Dallas, TX, 75231
Ruth Burke, 3241 Camelot Dr., Dallas, TX, 75229
Robert Buchholz, 4100 Merrell Rd., Dallas, TX, 75229
Michael Munir, 10235 Gooding Dr., Dallas, TX, 75229
Therese Khoury, 10452 Rosser Cir., Dallas, TX, 75229
Linda DeSanders, 10507 Westlawn Dr., Dallas, TX, 75229
Chris Elliston, 4412 Middleton Rd., Dallas, TX, 75229
For (Did not speak): Dallas Cothrum, 2201 Main St., Dallas, TX, 75201
Wes Hoblit, 2201 Main St., Dallas, TX, 75201
Karl Crawley, 2201 Main St., Dallas, TX, 75201
Bryan Stuart, 4100 Merrell Rd., Dallas, TX, 75229
David Baad, 4100 Merrell Rd., Dallas, TX, 75229
Steven Nussbaumer, 10405 Somerton Dr., Dallas, TX, 75229
Margie Nussbaumer, 10405 Somerton Dr., Dallas, TX, 75229
Jan Timmons, 10424 Eastlawn Dr., Dallas, TX, 75229
Jay Michael, 4100 Merrell Rd., Dallas, TX, 75229
Jody Trumble, 4100 Merrell Rd., Dallas, TX, 75229
Against: None
Against (Did not speak): Brad Bell, 10306 Gooding Dr., Dallas, TX, 75229
Randy Best, 4067 S. Better Dr., Dallas, TX, 75229
David Smith, 4115 S. Better Dr., Dallas, TX, 75229
Junita Morrow, 4115 S. Better Dr., Dallas, TX, 75229

Note: The Commission continued with the regular order of the agenda.

18. **Z201-210(LG)**

Planner: La’Kisha Girder

Motion: It was moved to recommend **approval** of a Planned Development District for MF-2(A) Multifamily District uses, subject to a development plan and staff’s recommended conditions, for a reduced area of request as shown on the development plan with the following changes to PD conditions: 1) SEC. 51P-__108. YARD, LOT, AND SPACE REGULATIONS. (b) Multifamily. (4) Height., second sentence to read as follows: “Structures within 50 feet of the eastern boundary of property adjacent to Lourdes Street as shown on the development plan.”, 2) SEC. 51P-__109. OFF-STREET PARKING AND LOADING. (c) to read: “For a multifamily use, required parking for each unit must be provided within or under a structure.”, and 3) SEC. 51P-__113. ADDITIONAL PROVISIONS. (f) to read as “Minimum separation in 51A-4.209(b)(5)(E)(ii) is not required.”, on property zoned TH-3(A) Townhouse District, MF-2(A) Multifamily District, and Planned Development District No. 714, the West Commerce Street/Fort Worth Avenue Special Purpose District, Subdistrict 5 with deed restrictions [Z834-417], on the east line of North Westmoreland Road, south of West Colorado Boulevard.

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

For: 12- MacGregor, Hampton, Stinson, Shidid,
Carpenter, Blair, Jung, Suhler, Schwope,
Murphy, Garcia, Rubin

Against: 0
Absent: 1 - Jackson
Vacancy: 2 - District 4, District 10

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

Speakers: For: Rob Baldwin, 3904 Elm St., Dallas, TX, 75226
For (Did not speak): Robert Meckfessel, 115 W. Greenbriar Ln., Dallas, TX, 75208
Against: None

19. **Z201-261(OA)**

Planner: Oscar Aguilera

Motion: In considering an application for a Specific Use Permit for an auto service center use on a property zoned Subdistrict 5 within Planned Development District No. 714, the West Commerce Street/Fort Worth Avenue Special Purpose District, with D Liquor Control Overlay, on the north line of Fort Worth Avenue, west of Jacqueline Drive, it was moved to **hold** this case under advisement until October 21, 2021.

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

For: 12 - MacGregor, Hampton, Stinson, Shidid,
Carpenter, Blair, Jung, Suhler, Schwope,
Murphy, Garcia, Rubin

Against: 0
Absent: 1 - Jackson
Vacancy: 2 - District 4, District 10

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

Speakers: None

20. **Z201-243(RM)**

Planner: Ryan Mulkey

Motion: It was moved to recommend **approval** of an amendment to Planned Development District No. 517, subject to a revised development plan and revised conditions to include a height exhibit on long Gaston Avenue and Country Club Circle, generally south of Gaston Avenue and east of Abrams Road.

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

For: 12 - MacGregor, Hampton, Stinson, Shidid,
Carpenter, Blair, Jung, Suhler, Schwope,
Murphy, Garcia, Rubin

Against: 0
Absent: 1 - Jackson
Vacancy: 2 - District 4, District 10

Notices: Area: 500 Mailed: 462
Replies: For: 36 Against: 13

Speakers: For: Lynn Kadleck, 2901 Dallas Parkway, Plano, TX, 75093
Audra Buckley, 1414 Belleview St., Dallas, TX, 75215
Raymond DeTullio, 6430 Gaston Ave., Dallas, TX, 75214
Against: None

21. **Z201-258(RM)**

Planner: Ryan Mulkey

Motion: It was moved to recommend **approval** of a new subdistrict, subject to revised conditions with the following modifications: 1) Subdistrict 4, use of roof tops are prohibited, except for maintenance and mechanical equipment use and 2) outdoor speakers and amplified music is prohibited on property zoned Planned Development District No. 842, the Lower Greenville Avenue Special Provision District, with an MD-1 Modified Delta Overlay, on the east line of Greenville Avenue, north of La Vista Drive.

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

For: 12 - MacGregor, Hampton, Stinson, Shidid,
Carpenter, Blair, Jung, Suhler, Schwope,
Murphy, Garcia, Rubin

Against: 0
Absent: 1 - Jackson
Vacancy: 2 - District 4, District 10

Notices: Area: 500 Mailed: 108
Replies: For: 18 Against: 0

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

22. **Z201-276(RM)**

Planner: Ryan Mulkey

Motion: It was moved to recommend **denial** of a Specific Use Permit for a handicapped group dwelling unit on property zoned an R-7.5(A) Single Family District, on the west line of Amador Avenue, north of Summer Meadow Lane.

Maker: Schwope
Second: Murphy
Result: Carried: 12 to 0

For: 12 - MacGregor, Hampton, Stinson, Shidid,
Carpenter, Blair, Jung, Suhler, Schwope,
Murphy, Garcia, Rubin

Against: 0
Absent: 1 - Jackson
Vacancy: 2 - District 4, District 10

Notices: Area: 200 Mailed: 26
Replies: For: 2 Against: 16

Speakers: For: Steve Nagle-Perkins, 18615 Amador Ave., Dallas, TX, 75252
Larry Cropp, 18615 Amador Ave., Dallas, TX, 75252
For (Did not speak): Jen Christilles, 18508 Crownover Ct., Dallas, TX, 75252
Against: Ryan Kelley, 18619 Amador Ave., Dallas, TX, 75252
George Howell, 625 Southview Trail, Southlake, TX, 76092
Patty Howell, 625 Southview Trail, Southlake, TX, 76092
Melissa Moore, 6634 Flanary Ln., Dallas, TX, 75252
Rachael Kelley, 18619 Amador Ave., Dallas, TX, 75252
Against (Did not speak): Jessica Whitsitt, 4405 Windward Cir., Dallas, TX, 75287
Ashley Friend, 3610 Convent St., Dallas, TX, 75204
Hannah Brunner, 1603 SW Hayfield Ave., Bentonville, AR, 72713
Staff: David Nevarez, Traffic Engineer, Sustainable Development & Construction

23. **Z201-280(KC)**

Planner: Karina Castillo

Motion: It was moved to recommend **denial without prejudice** of an MU-2 Mixed Use District on a property zoned MU-1 Mixed Use District, at the southwest corner of Greenville Avenue and Markville Drive.

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

For: 12 - MacGregor, Hampton, Stinson, Shidid,
Carpenter, Blair, Jung, Suhler, Schwope,
Murphy, Garcia, Rubin

Against: 0
Absent: 1 - Jackson
Vacancy: 2 - District 4, District 10

Notices: Area: 300 Mailed: 10
Replies: For: 1 Against: 0

Speakers: For: Rob Baldwin, 3904 Elm St., Dallas, TX, 75226
Against: Traci Williams, 9194 Orbiter Cr., Dallas, TX, 75243

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

Planner: Karina Castillo

Motion: In considering an application for the renewal of Specific Use Permit No. 1750 for a commercial motor vehicle parking use on property zoned CS Commercial Service District, at the northwest corner of Chalk Hill Road and Fitchburg Street, it was moved to **hold** this case under advisement until November 4, 2021.

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

For: 12 - MacGregor, Hampton, Stinson, Shidid,
Carpenter, Blair, Jung, Suhler, Schwope,
Murphy, Garcia, Rubin

Against: 0
Absent: 1 - Jackson
Vacancy: 2 - District 4, District 10

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

Speakers: None

25. **Z201-110(AU)**

Planner: Andreea 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 October 21, 2021.

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

For: 12 - MacGregor, Hampton, Stinson, Shidid,
Carpenter, Blair, Jung, Suhler, Schwope,
Murphy, Garcia, Rubin

Against: 0
Absent: 1 - Jackson
Vacancy: 2 - District 4, District 10

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

Speakers: None

Authorization of a Hearing:

Planner: Donna Moorman

Motion: It was moved to **authorize** a public hearing to determine the proper zoning on property zoned a CR Community Retail District with a D Liquor Control Overlay on parcels on the west side of Seaford Drive between Maddox Avenue on the north and Alto Garden Drive on the south, excluding the parcel located at the southwest corner of Maddox Avenue and Seaford Drive and containing approximately 2.53 acres with consideration to be 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: Shidid
Second: Hampton
Result: Carried: 12 to 0

For: 12 - MacGregor, Hampton, Stinson, Shidid,
Carpenter, Blair, Jung, Suhler, Schwope,
Murphy, Garcia, Rubin

Against: 0
Absent: 1 - Jackson
Vacancy: 2 - District 4, District 10

Speakers: None

Other Matters

2022 City Plan Commission Calendar

Motion: In considering the 2022 City Plan Commission Calendar, it was moved to **hold** this matter under advisement until October 21, 2021.

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

For: 12 - MacGregor, Hampton, Stinson, Shidid,
Carpenter, Blair, Jung, Suhler, Schwope,
Murphy, Garcia, Rubin

Against: 0
Absent: 1 - Jackson
Vacancy: 2 - District 4, District 10

Minutes:

Motion: It was moved to **approve** the September 2, 2021, City Plan Commission meeting minutes, as revised.

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

For: 12 - MacGregor, Hampton, Stinson, Shidid,
Carpenter, Blair, Jung, Suhler, Schwope,
Murphy, Garcia, Rubin

Against: 0
Absent: 1 - Jackson
Vacancy: 2 - District 4, District 10

Speakers: None

Adjournment:

The September 23, 2021, City Plan Commission meeting **adjourned** at 10:38 p.m.

Tony Shidid, Chair