

## PLAN COMMISSION MINUTES

The City Plan Commission held a regular Zoning Hearing on November 5, 2020, by videoconference call as authorized by Texas Government Code Section 551.127 with the briefing starting at 10:37 a.m., and the public hearing at 1:45 p.m. Presiding were, Tony Shidid, Chair and Margot Murphy, Vice-Chair. The following Commissioners were present during the hearing: Enrique MacGregor, Joanna Hampton, Ronald Stinson, LeDouglas Johnson, Deborah Carpenter, Timothy Jackson, P. Michael Jung, Christie Myers, Jayne Suhler, Kristine Schwope, Wayne Garcia and Brent Rubin. The following Commissioner was absent from this hearing as defined in the City Plan Commission rules: Lorie Blair. 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: Sharmila Shrestha

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) **S201-500**

**Motion:** It was moved to **approve** an application to replat a 21.62-acre tract of land containing all of Lots 1A and 2 in City Block B/6055 to create one lot on property located at 1935 Medical District Drive, north of Stemmons Freeway/ Interstate Highway No. 35E, subject to compliance with the conditions listed in the docket.

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

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

Against: 0  
Absent: 1 - Blair  
Vacancy: 0

**Speakers:** None

(2) **S201-504**

**Motion:** It was moved to **approve** an application to create one 2.952-acre lot from a tract of land in City Block 6794 on property located on St. Augustine Road at Military Parkway, southeast corner, subject to compliance with the conditions listed in the docket.

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

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

Against: 0  
Absent: 1 - Blair  
Vacancy: 0

**Speakers:** None

(3) **S201-505**

**Motion:** It was moved to **approve** an application to create one 22.0025-acre lot from a tract of land in City Block 8594 on property located on Ridge Center Drive, south of Lyndon B Johnson Freeway/ Interstate Highway No. 20, subject to compliance with the conditions listed in the docket.

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

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

Against: 0  
Absent: 1 - Blair  
Vacancy: 0

**Speakers:** For: None

For (Did not speak): Taylor Holmes, 2201 W. Royal Ln., Dallas, TX, 75063

Against: None

(4) **S201-506**

**Motion:** It was moved to **approve** an application to create one 30.1895-acre lot from a tract of land in City Block 8281 on property located on Cleveland Road, west of Al Lipscomb Way, subject to compliance with the conditions listed in the docket.

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

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

Against: 0  
Absent: 1 - Blair  
Vacancy: 0

**Speakers:** None

(5) **S201-508**

**Motion:** It was moved to **approve** an application to create one 0.726-acre lot from a tract of land in City Block 4628 on property located on Cedar Springs Road, north of Inwood Road, subject to compliance with the conditions listed in the docket.

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

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

Against: 0  
Absent: 1 - Blair  
Vacancy: 0

**Speakers:** None

(6) **S201-509**

**Motion:** It was moved to **approve** an application to replat a 0.982-acre tract of land containing all of Lots 3 and 4 in City Block A/6142 to create one lot on property located on Westmoreland Road, north of Fort Worth Avenue, subject to compliance with the conditions listed in the docket.

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

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

Against: 0  
Absent: 1 - Blair  
Vacancy: 0

**Speakers:** None

(7) **S201-512**

**Motion:** It was moved to **approve** an application to replat a 3.42-acre tract of land containing all of Lot 2A in City Block 4/7004 to create one 0.1168-acre lot and one 3.303-acre lot on property located on Southern Boulevard, west of Montfort Drive, subject to compliance with the conditions listed in the docket.

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

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

Against: 0  
Absent: 1 - Blair  
Vacancy: 0

**Speakers:** None

Residential Replat:

(8) **S201-501**

**Motion:** It was moved to **approve** an application to replat a 10.208-acre tract of land containing all of Lot 1B in City Block T/8751 to create one lot and to add easements on property located on Kelly Boulevard at Timberglen Road, east of Timber Oaks Drive subject to compliance with the conditions listed in the docket.

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

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

Against: 0  
Absent: 1 - Blair  
Vacancy: 0

**Notices:** Area: 200 Mailed: 74  
**Replies:** For: 1 Against: 1

**Speakers:** None

(9) **S201-502**

**Motion:** It was moved to **deny** an application to replat a 2.139-acre tract of land containing all of Lots 4 and 5 in City Block M/4982 to create one lot on property located on Watauga Road at Canyon Drive, southeast corner, because the proposed lot would result in a lot larger in width, depth and area to the lot pattern already established in the adjacent areas, as required by Section 51A-8.503 of the Dallas Development Code.

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

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

Against: 0  
Absent: 1 - Blair  
Vacancy: 0

**Notices:** Area: 200 Mailed: 16  
**Replies:** For: 1 Against: 0

**Speakers:** For: Matthew Deyermond, 558 Ezekial Ave., Dallas, TX, 75217  
Against: None

(10) **S201-503**

**Motion:** It was moved to **approve** an application to replat a 0.2044-acre tract of land containing all of Lot 3 in City Block 2/4337 and part of City Block 4337 to create one lot on property located at 3816 Opal Avenue, southeast of Hudspeth Avenue, subject to compliance with the conditions listed in the docket.

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

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

Against: 0  
Absent: 1 - Blair  
Vacancy: 0

**Notices:** Area: 200 Mailed: 26  
**Replies:** For: 0 Against: 0

**Speakers:** For: Warren Ellis, P.O. Box 364, Frisco, TX, 75034  
For (Did not speak): Sherman Roberts, 3730 S. Lancaster Rd., Dallas, TX, 75216  
Against: None

(11) **S201-507**

**Motion:** It was moved to **approve** an application to replat a 1.018-acre tract of land containing all of Lot 12 in City Block 28/4323 to create two 22,198 square foot lots on property located at 4119 Denley Drive, south of Fordham Street, subject to compliance with the conditions listed in the docket.

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

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

Against: 0  
Absent: 1 - Blair  
Vacancy: 0

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

**Speakers:** None

(12) **S201-510**

**Motion:** It was moved to **approve** an application to replat a 3.926-acre tract of land containing all of Lots 2, 3, and 4 in City Block B/4406 to create one 43,562-square foot lot, one 58,883-square foot lot, and one 68,557-square foot lot on property located on Chapel Hill Road, at the terminus of Cathedral Drive, subject to compliance with the conditions listed in the docket

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

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

Against: 0  
Absent: 1 - Blair  
Vacancy: 0

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

**Speakers:** None

(13) **S201-511**

**Motion:** It was moved to **approve** an application to replat a 3.865-acre tract of land containing part of Lots 1 and 2 in City Block 15/3976 to create one lot on property located on Fort Worth Avenue, east of Montclair Avenue, subject to compliance with the conditions listed in the docket with a correction to Condition 29 to read as "On the final plat, change "N. Montclaire Ave." to "N. Montclair Avenue".

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

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

Against: 0  
Absent: 1 - Blair  
Vacancy: 0

**Notices:** Area: 200 Mailed: 33  
**Replies:** For: 0 Against: 0

**Speakers:** None

Street Name Change:

(14) **NC190-003**

**Motion:** It was moved to recommend **approval** of street name change of South Lamar Street between Interstate 30 and South Central Expressway, to “Botham Jean Boulevard”.

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

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

Against: 0  
Absent: 1 - Blair  
Vacancy: 0

**Notices:** Area: 1' Mailed: 122  
**Replies:** For: 4 Against: 4

**Speakers:** For: Allison Jean, St. Lucia, Caribbean Islands  
Carl Sherman, 1215 Forestbrook Dr., Desoto, TX, 75115  
Shenita Cleveland, 365 Uptown Blvd., Cedar Hill, TX, 75104  
Yafeuh Shamsidden, 7937 Woodshire Dr., Dallas, TX, 75232  
Sammie Berry, 3510 N. Hampton Rd., Dallas, TX, 75212  
Edward Sebesta, 1502 Seevers Ave., Dallas, TX, 75216  
Jasmine Crockett, 3530 Melinda Hills Dr., Dallas, TX, 75212  
Autumn Howell, 1012 E. 16<sup>th</sup> St., Plano, TX, 75074

Councilmember: Adam Medrano, Mayo Pro Tem, 1500 Marilla St., Dallas, TX, 75201  
Against: None



Miscellaneous Items:

**W190-013**

Planner: Neva Dean

**Motion:** It was moved to **approve** a waiver of the two-year waiting period to submit a zoning application on property zoned an R-7.5(A) Single Family District, on the north line of Interstate Highway 30, east of North Buckner Boulevard.

Maker: Jackson  
Second: Murphy  
Result: Carried: 12 to 2

For: 12 - MacGregor, Hampton, Stinson, Johnson,  
Shidid, Carpenter, Jackson, Myers, Suhler,  
Schwope, Murphy, Garcia

Against: 2 - Jung, Rubin  
Absent: 1 - Blair  
Vacancy: 0

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

**D190-001(A)**

Planner: Abraham Martinez

**Motion:** It was moved to **approve** a development plan and landscape plan on a portion of property zoned Subarea C within Planned Development District No. 758, on the southeast corner of Walnut Hill Lane and Skillman Street.

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

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

Against: 0  
Absent: 1 - Blair  
Vacancy: 0

**Speakers:** For: Sree Ravipati, 2080 N. Highway 360, Grand Prairie, TX, 75050  
Against: None

Miscellaneous Items – Under Advisement:

**D190-008**

Planner: Abraham Martinez

**Motion:** It was moved to **approve** a development plan for a multifamily use with an additional condition to Section 758.106(h)(1) to include the cumulative areas on the development plan, prior to processing on property zoned Subdistrict A and Subdistrict B within Planned Development District No. 758, on the north and south line of Whistle Stop Place, east of Wildcat Way.

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

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

Against: 0  
Absent: 1 - Blair  
Vacancy: 0

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

**Note: The Commission recessed for a short break at 3:49 p.m. and reconvened at 4:01 p.m.**

Zoning Cases – Consent:

**1. Z190-186(AM)**

Planner: Abraham Martinez

**Motion:** It was moved to recommend **approval** of an amendment to and renewal of Specific Use Permit No. 1763 for a community service center use for a five-year period with eligibility for automatic renewals for additional five-year periods, subject to a revised site plan and conditions on property zoned an R-5(A) Single Family District, on the southeast corner of North Winnetka Avenue and Gallagher Street.

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

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

Against: 0  
Absent: 1 - Blair  
Vacancy: 0

**Notices:** Area: 200 Mailed: 40  
**Replies:** For: 0 Against: 1

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

**2. Z190-338(LG)**

Planner: La’Kisha Girder

**Motion:** It was moved to recommend **approval** of an amendment to and an expansion of Subdistrict F within Planned Development Subdistrict No. 79 within Planned Development District No.193, the Oak Lawn Special Purpose District, subject to a revised conceptual plan and conditions on property zoned Planned Development Subdistrict No. 79 and an I-2 Industrial Subdistrict within Planned Development District No. 193, in an area generally bounded by North Harwood Street, Hunt Street, Harry Hines Boulevard and Randall Street, except for Lot 12 in Block 3/930.

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

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

Against: 0  
Absent: 1 - Blair  
Vacancy: 0

**Notices:** Area: 500 Mailed: 174  
**Replies:** For: 0 Against: 0

**Speakers:** For: None  
For (Did not speak): Richard Brown, 8 Castillo Trl., Wylie, TX, 75098  
Melody Paradise, 2501 N. Harwood St., Dallas, TX, 75201  
Against: None

3. Z190-320(PD)

Planner: Pamela Daniel

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

**Motion:** It was moved to recommend **approval** of a CR Community Retail District, subject to deed restrictions volunteered by the applicant to prohibit pawn shop, liquor store and private club uses on property zoned an NS(A) Neighborhood Service District, on the southwest corner of Cockrell Hill Road and Red Bird Lane.

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

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

Against: 0  
Absent: 1 - Blair  
Vacancy: 0

**Notices:** Area: 300 Mailed: 19  
**Replies:** For: 0 Against: 0

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

Zoning Cases – Under Advisement:

4. Z190-308(PD)

Planner: Pamela Daniel

**Motion:** It was moved to recommend **approval** of a Planned Development District for LC Light Commercial Subdistrict uses, subject to a development plan and applicant's conditions to include the following: 1) Section 106 (b) and on development plan "metal" designation to be revised to 'architectural metal with painted or equivalent finish' and 2) Section 106 (b) , add (i) Metal fences facing a public street to be finished side. If structural posts are exposed, posts to match fence material with same finish and concealed or flush fasteners on property zoned an LC Light Commercial Subdistrict within Planned Development District No. 193, the Oak Lawn Special Purpose District, on the southeast corner of Lemmon Avenue and Mahanna Street.

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

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

Against: 0  
Absent: 1 - Blair  
Vacancy: 0

**Notices:** Area: 500 Mailed: 219  
**Replies:** For: 5 Against: 0

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

## 5. Z167-311(VP)

Planner: Vasavi Pilla

**Motion:** It was moved to recommend **no change** to Planned Development District No. 715 and CA-1(A) Central Area District properties, and **approve** amendments to Planned Development No. 317, per CPC recommendations 09.03.2020 with the following changes: 1) Section 102 definitions, item 11 Legacy Buildings (B), romanette ii, revise “material more compatible to period of construction” to read “recommended to be stone, brick, glass block, tile, cast metal, cast stone, concrete masonry (split or polished face only; no unfinished units or cinder block), or a combination of those materials”, 2) Section 115, Designated Legacy Buildings existing regulations for current subdistricts 2B, 2C and 3C which are proposed Designated Legacy Building areas 1, 2, and 3 to be included, 3) Section 116 (e) Subdistrict 4, follow staff recommendation section (3) strike accessory uses regarding ‘commercial motor vehicle parking’ and add at (2) main uses permitted, item (J) Retail and Personal Service uses, “Commercial Motor Vehicle Parking [SUP]”, 4) Section 116 (e) Subdistrict 4, (2) main uses add under section (M) Utility and public service uses “Tower antenna for cellular communication [SUP], 5) Section 116, item (a)(4) subdistrict 1, item (b)(4) subdistrict 2, item (c)(4) subdistrict 3, and item (e)(4) subdistrict 4 regarding yard, lot and space regulations at minimum & maximum setback requirements for primary streets and in general, add “ 70% of street facing frontage to be located within required setback” and 6) Section 118.1 (c)(3) Legacy Building Parking reduction, revise two (2) percent to five (5) on property zoned Planned Development District No. 317, the Cedars Area Special Purpose District, CA-1(A) Central Area District, and Planned Development District No. 715, in an area generally bound by Interstate Highway 45, the DART Rail right-of-way, the Union Pacific Railroad right-of-way, the northwestern side of Interstate Highway 30 from Union Pacific Railroad to Griffin Street, Canton Street between Griffin Street and Ervay Street, Ervay Street, the northern border of the Interstate Highway 30 right-of-way between Ervay Street and St. Paul Street, and Interstate Highway 30.

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

For: 11 - MacGregor, Hampton, Stinson, Johnson,  
Shidid, Carpenter, Jackson, Schwope, Murphy,  
Garcia, Rubin

Against: 0  
Absent: 1 - Blair  
Vacancy: 0  
Conflict: 1 - Jung\*\*  
Abstain: 2 - Myers\*\*\*, Suhler\*\*\*

\*\*out of the room, when vote taken  
\*\*\*abstained due to absence from bus tour

**Notices:** Area: 200 Mailed: 741  
**Replies:** For: 15 Against: 42

**Speakers:** For: Todd Howard, 1506 Griffin St. West, Dallas, TX, 75215  
Bill Dahlstrom, 2323 Ross Ave., Dallas, TX, 75201  
Against: Eric Hall, 1419 Griffin St. East, Dallas, TX, 75215  
Against (Did not speak): Casey McManemin, 5145 Yolanda Ln., Dallas, TX, 75229

## 6. Z190-229(CT)

Planner: Carlos Talison

**Motion:** It was moved to recommend **approval** of an amendment to and an expansion of Planned Development District No. 774, subject to a conceptual plan, development plan for Blocks A and B, and applicant recommended conditions with the following exceptions to accept: 1) staff recommendation to strike Section 51P-774.106(c) and 2) staff recommendation to strike language regarding murals and way-finding signs on property zoned Planned Development District No. 774 and an IM Industrial Manufacturing District with Specific Use Permit No. 1203 for a government installation other than listed to be used as a medium security county jail on the southwest corner of North Riverfront Boulevard and Continental Avenue.

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

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

Against: 0  
Absent: 1 - Blair  
Vacancy: 0

**Notices:** Area: 500 Mailed: 37  
**Replies:** For: 4 Against: 0

**Speakers:** For: Tommy Mann, 2728 N. Harwood St., Dallas, TX, 75201  
Rodman Ricketts, 2808 Fairmount St., Dallas, TX, 75201  
Evan Beattie, 2323 N. Akard St., Dallas, TX, 75201  
Against: None

**7. Z190-283(CT)**

Planner: Carlos Talison

**Motion:** It considering an application for 1) a D-1 Liquor Control Overlay; and 2) a Specific Use Permit for the sale of acholic beverages in conjunction with a restaurant without drive-in or drive-through service on property zoned Planned Development District No. 859 with an H/128 Historical Overlay for the Junius Heights Historic District and a D Liquor Control Overlay, on the southeast line of Junius Street, between North Henderson Avenue and the terminus of Dumas Street, it was move to **hold** this item under advisement until November 19, 2020.

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

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

Against: 0  
Absent: 1 - Blair  
Vacancy: 0  
Conflict: 1 - Hampton\*\*

\*\*out of the room, when vote taken

**Notices:** Area: 200 Mailed: 20  
**Replies:** For: 11 Against: 13

**Speakers:** For: Rob Baldwin, 3904 Elm St., Dallas, TX, 75226  
Dale Wooten, 5306 Junius St., Dallas, TX, 75214  
Bill Cunningham, 715 Lowell St., Dallas, TX, 75214  
Barnett Jones, 5307 Worth St., Dallas, TX, 75214  
Brandon Colombo, 6309 Junius St., Dallas, TX, 75214  
Leslie Nepveux, 718 Dumas St., Dallas, TX, 75214

Cindy Lewis, 5333 Tremont St., Dallas, TX, 75214  
Matt Wood, 719 Skillman St., Dallas, TX, 75214  
Sandy Brown, 706 Dumas St., Dallas, TX, 75214  
Allison Kramer, 5319 Worth St., Dallas, TX, 75214  
Jared Stead, 722 Dumas St., Dallas, TX, 75214  
Against: Eric Graham, 5326 Junius St., Dallas, TX, 75214  
David Shaw, 3400 Standford Ave., Dallas, TX, 75225

**8. Z190-290(LG)**

Planner: La’Kisha Girder

**Motion:** In considering an application for an O-2 Office Subdistrict on property zoned an MF-2 Multiple-Family Subdistrict with deed restrictions volunteered by the applicant within Planned Development District No. 193, the Oak Lawn Special Purpose District, on the northeast corner of Rawlins Street and north of Knight Street, it was moved to **hold** this case under advisement to an unspecified date and to instruct staff to re-notice for a planned development district.

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

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

Against: 0  
Absent: 1 - Blair  
Vacancy: 0

**Notices:** Area: 200 Mailed: 76  
**Replies:** For: 2 Against: 1

**Speakers:** For: None  
FOR (Did not speak): Audra Buckley, 1414 Belleview St., Dallas, TX, 75215  
Ron Watterson, 3403 Knight St., Dallas, TX, 75219  
Against: None

**9. Z190-182(AU)**

Planner: Andreea Udrea

**Motion:** It was moved to recommend **approval** of an MU-3 Mixed Use District, subject to deed restrictions volunteered by the applicant on property zoned a GO(A) General Office District, on the northeast corner of North Central Expressway and Midtown Boulevard.

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



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

Against: 0  
Absent: 2 - Blair, Schwope  
Vacancy: 0

**Notices:** Area: 400 Mailed: 106  
**Replies:** For: 1 Against: 0

**Speakers:** For: Manny Ybarra, 8222 Douglas Ave., Dallas, TX, 75225  
Against: None

10. **Z190-230(AU)**

Planner: Andreea Udrea

**Motion:** In considering an application for a P(A) Parking District on property zoned an R-16(A) Single Family District and an MF-2(A) Multifamily District, on the east line of Inwood Road, north of Lovers Lane, it was moved to **hold** this case under advisement until December 3, 2020.

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

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

Against: 0  
Absent: 2 - Blair, Schwope  
Vacancy: 0

**Notices:** Area: 300 Mailed: 24  
**Replies:** For: 2 Against: 0

**Speakers:** For: None  
For (Did not speak): Dallas Cothrum, 2201 Main St., Dallas, TX, 75201  
Wes Hoblit, 2201 Main St., Dallas, TX, 75201  
Against: None

Zoning Cases – Individual:

**11. Z190-121(AU)**

Planner: Andreea Udrea

**Motion:** In considering an application for 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 use 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 northeast corner of South St. Augustine Drive and C. F. Hawn Freeway, it was moved to **hold** this case under advisement until December 3, 2020.

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

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

Against: 0  
Absent: 2 - Blair, Schwope  
Vacancy: 0

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

**Speakers:** For: None  
FOR (Did not speak): Audrie Ewer, 1415 N. Loop W., Houston, TX, 77008  
Against: None

**12. Z190-108(AU)**

Planner: Andreea Udrea

**Motion:** It was moved to recommend **approval** of an amendment to Planned Development District No. 79 to update to CR Community Retail District regulations, subject to a revised development plan, applicant's revised landscape plan and staff's recommended conditions with the following adjustments: 1) In section 51P-79.108, regarding landscaping, delete subsections (d) and (e), 2) Delete section 51P-79.109(b), regarding reduced parking for the animal clinic use, 3) Add a new subsection at an appropriate location in the PD conditions, titled "Commercial vehicles." to read as follows: "(1) Staging, loading, or idling of commercial vehicles within 100 feet of the eastern property line is prohibited between the hours of 7:00 p.m. and 9:00 a.m., Monday through Sunday. Signs must be posted indicating prohibited hours of staging, loading, and idling every 100 feet adjacent to the areas affected. (2) Ingress and egress of commercial motor vehicles is prohibited between the hours of 10:00 p.m. and 7:00 a.m. (3) Overnight parking of

commercial motor vehicles is prohibited. (4) For the purpose of this section, "commercial motor vehicle" means a motor vehicle with two or more rear axles, such as trucks, truck tractors, and similar vehicles.", and 4) In section 51P-79.117, regarding paving, include subsection (a), subsection (b) as recommended by staff, and subsection (c) as recommended by the applicant, on the southeast corner of East Mockingbird Lane and Abrams Road.

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

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

Against: 0  
Absent: 2 - Blair, Schwope  
Vacancy: 0

**Notices:** Area: 500 Mailed: 147  
**Replies:** For: 4 Against: 4

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

13. **Z190-237(CT)**

Planner: Carlos Talison

**Motion:** In considering an application to create a new subdistrict to allow for MF-2(A) Multifamily District uses within Subarea 9 within Planned Development District No. 298 on property on the north, west, and south corners of Burlew Street and Scurry Street, it was moved to **hold** this case under advisement until December 17, 2020.

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

For: 12 - MacGregor, Hampton, Stinson, Johnson, Shidid, Carpenter, Jackson, Myers, Suhler, Murphy, Garcia, Rubin

Against: 0  
Absent: 2 - Blair, Schwope  
Vacancy: 0  
Conflict: 1 - Jung\*\*

\*\*out of the room, when vote taken

**Notices:** Area: 500 Mailed: 85  
**Replies:** For: 0 Against: 2

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

14. **Z190-173(PD)**

Planner: Pamela Daniel

**Motion:** It was moved to recommend **approval** of a Specific Use Permit for an auto service center for a five-year period, subject to a site plan and conditions on property zoned Subdistrict 5 within Planned Development District No. 714, the West Commerce Street/Fort Worth Avenue Special Purpose District for mixed uses, on the east side of North Westmoreland Road, northwest of Fort Worth Avenue.

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

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

Against: 0  
Absent: 2 - Blair, Schwope  
Vacancy: 0

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

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

15. **Z190-158(PD)**

Planner: Pamela Daniel

**Motion:** In considering an application for a Planned Development District for office and mixed uses on property zoned an IR Industrial Research District, on the northeast corner of Gulden Lane and Singleton Boulevard, it was moved to **hold** this case under advisement until December 3, 2020.

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

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

Against: 0  
Absent: 2 - Blair, Schwopo  
Vacancy: 0

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

**Speakers:** For: None  
FOR (Did not speak): Tommy Mann, 2728 N. Harwood St., Dallas, TX, 75201  
Frank Deleon, 3306 Herbert St., Dallas, TX, 75212  
Against: None

16. **Z190-180(PD)**

Planner: Pamela Daniel

**Motion:** In considering an application for a Planned Development District for a GO General Office District and mixed uses on property zoned an R-5(A) Single Family District, an IR Industrial Research District, and a CS Commercial Service District, on the north side of Singleton Boulevard, between Bataan Street and Herbert Street, it was moved to **hold** this case under advisement until December 3, 2020.

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

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

Against: 0  
Absent: 2 - Blair, Schwopo  
Vacancy: 0

**Notices:** Area: 500 Mailed: 102  
**Replies:** For: 1 Against: 6

**Speakers:** For: None  
FOR (Did not speak): Tommy Mann, 2728 N. Harwood St., Dallas, TX, 75201  
Frank Deleon, 3306 Herbert St., Dallas, TX, 75212  
Against: None  
Against (Did not speak): Sarah Ortiz, 219 Larry Dr., Duncanville, TX, 75137  
Ana Ortiz, 219 Larry Dr., Duncanville, TX, 75137

17. Z190-315(PD)

Planner: Pamela Daniel

**Motion I:** 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, it was determined the zoning notice signage was not properly posted on the property.

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

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

Against: 0  
Absent: 2 - Blair, Schwope  
Vacancy: 0

**Motion II:** 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, it was moved to **hold** this case under advisement until December 17, 2020 and instruct the applicant to correct the error regarding the posted notice signage.

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

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

Against: 0  
Absent: 2 - Blair, Schwope  
Vacancy: 0

**Notices:** Area: 300                      Mailed: 15  
**Replies:** For: 0                              Against: 0

**Speakers:** For: None

FOR (Did not speak): Dallas Cothrum, 2201 Main St., Dallas, TX, 75201  
Kiesha Kay, 2201 Main St., Dallas, TX, 75201

Against: Sandra Hansen, 7307 Hines Pl., Dallas, TX, 75235

Against (Did not speak): Alfredo Dominguez, 4310 Constitution Dr., Rowlett, TX, 75089

Other Matters

Minutes:

**Motion:** It was moved to **approve** the October 15, 2020, City Plan Commission meeting minutes, as revised.

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

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

Against: 0  
Absent: 2 - Blair, Schwope  
Vacancy: 0

**Speakers:** None

Adjournment:

**Motion:** It was moved to **adjourn** the November 5, 2020, City Plan Commission meeting at 6:37 p.m.

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

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

Against: 0  
Absent: 2 - Blair, Schwope  
Vacancy: 0

---

Tony Shidid, Chair