

PLAN COMMISSION MINUTES

The City Plan Commission held a regular Zoning Hearing on December 3, 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 1:46 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, Lorie Blair, P. Michael Jung, Christie Myers, 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 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) **S201-521**

Motion: It was moved to **approve** an application to create one 3.513-acre lot from a tract of land in City Block 5717 on property located at 6125 Peeler Street, subject to compliance with the conditions listed in the docket.

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

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

Against: 0
Absent: 0
Vacancy: 0

Speakers: None

(2) **S201-523**

Motion: It was moved to **approve** an application to replat a 0.686-acre tract of land containing all of Lots 1, 2, 3, and part of Lots 18 and 19 in City Block 1/6130 to create one lot on property located on Lawnview Avenue at Forney Road, north corner, subject to compliance with the conditions listed in the docket.

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

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

Against: 0
Absent: 0
Vacancy: 0

Speakers: None

(3) **S201-524**

Motion: It was moved to **approve** an application to create one 0.42-acre lot from a tract of land in City Block 809 and a portion of abandoned Pacific Avenue on property located between Ash Lane and Parry Avenue, at the terminus of Pacific Avenue, subject to compliance with the conditions listed in the docket with the removal of Condition No. 14 that reads, "On the final plat, provide turn around per City of Dallas Standards at the end of Pacific Avenue off of Parry Avenue".

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

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

Against: 0
Absent: 0
Vacancy: 0

Speakers: For: None

FOR (Did not speak): Maxwell Fisher, 2201 Main St., Dallas, TX, 75201

Against: None

(4) **S201-525**

Note: Staff corrected the zoning district from IR Industrial Research District to MU-1 Mixed Use District.

Motion: It was moved to **approve** an application to create one 2.9521-acre lot from a tract of land in City Block 6607 on property located at 11301 Dennis Road, south of Northaven Road, subject to compliance with the conditions listed in the docket.

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

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

Against: 0
Absent: 0
Vacancy: 0

Speakers: None

(5) **S201-526**

Note: Staff corrected the address on the agenda item and staff report to read as follow: "An application to replat a 5.104-acre tract of land containing all of Lots 2 and 3 in City Block K/5961 to create one 0.147-acre lot, one 0.155-acre lot, and one 4.801-acre lot on property located at 2415 Westmoreland Road, between Illinois Avenue and June Drive."

Motion: It was moved to **approve** an application to replat a 5.104-acre tract of land containing all of Lots 2 and 3 in City Block K/5961 to create one 0.147-acre lot, one 0.155-acre lot, and one 4.801-acre lot on property located at 2415 Westmoreland Road, between Illinois Avenue and June Drive, subject to compliance with the conditions listed in the docket.

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

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

Against: 0
Absent: 0
Vacancy: 0

Speakers: None

(6) **S201-527**

Note: The Commission considered this item individually.

Motion: It was moved to **deny** an application to create one 1.15-acre (50,037-square foot) lot from a tract of land in City Block 5469 on property located on Deloache Avenue at Edgemere Road, northwest corner, due to non-compliance with Section 51A-8.503 of the Dallas Development Code; specifically the proposed plat does not conform to the established lot pattern.

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

For: 15 - MacGregor, Hampton, Stinson, Johnson,
Shidid, Carpenter, Jackson, Blair, Jung, Myers,
Suhler, 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 Subdivision – Residential Replat agenda items. The Commission heard Subdivision – Residential Replat item #13. S201-522 next.

(7) **S201-528**

Motion: It was moved to **approve** an application to replat a 0.358-acre tract of land containing all of Lots 16 and 17 in City Block 2/4493 to create one lot on property located on Lovers Lane, east of Taos Road, subject to compliance with the conditions listed in the docket.

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

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

Against: 0
Absent: 0
Vacancy: 0

Speakers: None

(8) **S201-529**

Motion: It was moved to **approve** an application to replat a 1.7394-acre tract of land containing part of Lot 3 in City Block 3/7046 to create one lot on property located on Ferguson Road at Riek Road, east corner, subject to compliance with the conditions listed in the docket.

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

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

Against: 0
Absent: 0
Vacancy: 0

Speakers: None

(9) **S201-530**

Motion: It was moved to **approve** an application to replat a 2.586-acre tract of land containing all of Lot 3 in City Block 2/8708 to create one 0.258-acre lot and one 2.328-acre lot on property located on Belt Line Road at Dallas Parkway, southeast corner, subject to compliance with the conditions listed in the docket.

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

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

Against: 0
Absent: 0
Vacancy: 0

Speakers: For: None

For (Did not speak): Ty Lee, 15110 Dallas Pkwy., Dallas, TX, 75248

Against: None

(10) **S201-531**

Motion: It was moved to **approve** an application to create one 0.526-acre lot, one 0.587-acre lot, and one 12.353-acre lot from a 13.466-acre tract of land in City Blocks 6604 and 6605 on property located on Royal Lane, east of Grissom Lane, subject to compliance with the conditions listed in the docket.

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

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

Against: 0
Absent: 0
Vacancy: 0

Speakers: For: None

For (Did not speak): Jake Brown, 6300 La Calma Dr., Austin, TX, 78752

Against: None

(11) **S201-532**

Motion: It was moved to **approve** an application to create 4 lots ranging in size from 3.402 acre to 33.264 acre from a 63.458-acre tract of land in City Block 6895 on property located on Crouch Road at Lancaster Road, northwest corner, subject to compliance with the conditions listed in the docket with Condition No. 19 corrected to read as follows: "On the final plat, dedicate a minimum 10-foot by 10-foot corner clip (via fee simple or street easement) at Lancaster Road and Redbird Road."

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

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

Against: 0
Absent: 0
Vacancy: 0

Speakers: For: None

For (Did not speak): Jake Brown, 6300 La Calma Dr., Austin, TX, 78752
Against: None

(12) **S201-533**

Motion: It was moved to **approve** an application to replat a 2.871-acre tract of land in City Block 51/7940 to create one 0.851-acre lot and one 2.019-acre lot on property located on Regal Row, at the terminus of Premier Row, subject to compliance with the conditions listed in the docket.

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

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

Against: 0
Absent: 0
Vacancy: 0

Speakers: None

Note: The Commission heard Subdivision - Consent agenda item #6. S201-527, upon the conclusion of the Subdivision - Consent agenda. Subdivision - Consent agenda item #6. S201-527 was heard next.

Residential Replat:

(13) **S201-522**

Motion: It was moved to **approve** an application to replat a 0.4218-acre tract of land containing part of Lots 8 through 14 in City Block 511 to create two 9,188-square foot lots on property located on Villars Street, southeast of San Jacinto Street, subject to compliance with the conditions listed in the docket.

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

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

Against: 0
Absent: 0
Vacancy: 0

Notices: Area: 200 Mailed: 88
Replies: For: 2 Against: 0

Speakers: For: Josh LeComte, 5740 Prospect Ave., Dallas, TX, 75206
Against: None

Miscellaneous Items:

D201-001

Planner: Abraham Martinez

Motion: It was moved to **approve** a development plan within Subarea 1 of Planned Development District No. 899, on the north line of Royal Lane, east of Grissom Lane.

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

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

Against: 0
Absent: 0
Vacancy: 0

Speakers: For: Rob Baldwin, 3904 Elm St., Dallas, TX, 75226
Jake Brown, 6300 La Calma Dr., Austin, TX, 78752
Against: None

D190-004

Planner: Hannah Carrasco

Motion: It was moved to **approve** a development plan for a multifamily use on property zoned Planned Development Subdistrict No. 39 within Planned Development District No. 193, the Oak Lawn Special Purpose District, on the northwest corner of Maple Avenue and Wolf Street.

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

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

Against: 0
Absent: 0
Vacancy: 0

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

D190-009

Planner: Hannah Carrasco

Motion: It was moved to **approve** a development plan for a multifamily use on property zoned Subdistrict II-B within Planned Development District No. 759, on the southeast side of Empire Central, at the terminus of Mohawk Drive.

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

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

Against: 0
Absent: 0
Vacancy: 0

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

D190-011

Planner: Hannah Carrasco

Motion: It was moved to **approve** an application for a development plan and landscape plan for a police or fire station use on property zoned Subdistrict A within Planned Development District No. 741, on the northwest side of Watermill Road.

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

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

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

**out of the room, when vote taken

Speakers: None

Zoning Cases – Consent:

1. Z190-133(CT)

Planner: Carlos Talison

Motion: It was moved to recommend **approval** of a R-10(A) Single Family District with retention of the D-1 Liquor Control Overlay on property zoned an NS(A)-D-1 Neighborhood Service District with a D-1 Liquor Control Overlay, on the northwest corner of Ravenview Road and Garden Grove Drive.

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

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

Against: 0
Absent: 0
Vacancy: 0

Notices: Area: 300 Mailed: 25
Replies: For: 0 Against: 1

Speakers: For: None
For (Did not speak): Cody Crannel, 2570 Justin Rd., Highland Village, TX, 75077
Against: None

2. **Z190-332(ND)**

Planner: Neva Dean

Motion: It was moved to recommend **approval** of a Specific Use Permit for a child-care facility 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 an R-10(A) Single Family District with Specific Use Permit No. 601 for a private school on a portion of the property on the southwest corner of West Kiest Boulevard and Rio Grande Avenue.

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

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

Against: 0
Absent: 0
Vacancy: 0

Notices: Area: 400 Mailed: 14
Replies: For: 0 Against: 0

Speakers: For: None
For (Did not speak): Ban Alali, 903 18th St., Plano, TX, 75074
Deborah Cano, 2418 Sunset Ave., Dallas, TX, 75211
Against: None

3. **Z190-327(JK)**

Planner: Janna Keller

Note: The Commission considered this item individually.

Motion: It was moved to recommend **approval** of the renewal of Specific Use Permit No. 2294 for an alcoholic beverage establishment limited to a private club-bar and a commercial amusement (inside) limited to a dance hall for a two-year period, subject to conditions on property zoned a CS Commercial Service District, on the west line of McCree Road, north of East Northwest Highway.

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

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

Against: 0
Absent: 0
Vacancy: 0

Notices: Area: 300 Mailed: 9
Replies: For: 0 Against: 0

Speakers: For: None
Against: Beatrice Martinez, 7007 Arboreal St., Dallas, TX, 75231
Kathryn Bazan, 10456 Vinemont St., Dallas, TX, 75218

Note: The Commission heard Zoning agenda item #5. Z190-312(PD) next.

4. Z190-339(JK)

Planner: Janna Keller

Motion: It was moved to recommend **approval** of a TH-3(A) Townhouse District on property zoned an R-7.5(A) Single Family District on the northwest side of Edgemont Avenue, east of Stirling Avenue.

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

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

Against: 0
Absent: 0
Vacancy: 0

Notices: Area: 200 Mailed: 26
Replies: For: 1 Against: 1

Speakers: For: None
For (Did not speak): Rene Le Bel, 6420 Meadowcreek Dr., Dallas, TX, 75254
Against: None

Note: The Commission heard Zoning – Consent agenda item #3. Z190-327(JK), upon the conclusion of the Zoning Consent agenda. The Commission heard Zoning agenda item #3. Z190-327(JK) next.

5. Z190-312(PD)

Planner: Pamela Daniel

Note: The Commission considered this item individually.

Motion: It was moved to recommend **approval** of a Planned Development District for a CS Commercial Service District, subject to a revised development plan, conceptual elevation, and conditions (as briefed) with the following changes: 1) Section 109, item b - revise to read: “Community medical clinic. For a community medical clinic, a maximum 30% reduction of required parking is allowed.”; and 2) Section 113, add item 8 “Parry Avenue frontage to include pedestrian walkway and urban street buffer planting area including tree planting area as shown on the development plan. Facade design to be incorporated with the street oriented pedestrian plaza area including an open community corner of ground level full height transparent opening to the intersection connected to Ann Avenue building entry and interior lobby as shown on the concept elevation exhibit.” on property zoned a CS Commercial Service District, on the north corner of Ann Avenue and Parry Avenue.

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

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

Against: 0
Absent: 0
Vacancy: 0

Notices: Area: 500 Mailed: 83
Replies: For: 9 Against: 0

Speakers: For: Rob Baldwin, 3904 Elm St., Dallas, TX, 75226
Forest Branam, 1506 Griffin Street West, Dallas, TX, 75215
Against: None

Note: The Commission heard Zoning agenda item #6. Z190-317(PD) next.

6. Z190-317(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 revised deed restrictions volunteered by the applicant on property zoned an R-7.5(A) Single Family District, on the southeast corner of Scyene Road and Prairie Creek Road.

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

For: 15 - MacGregor, Hampton, Stinson, Johnson, Shidid, Carpenter, Jackson, Blair, Jung, Myers, Suhler, Schwoppe, Murphy, Garcia, Rubin

Against: 0
Absent: 0
Vacancy: 0

Notices: Area: 300 Mailed: 46
Replies: For: 2 Against: 1

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

Note: The Commission heard Zoning agenda item #7. Z190-335(PD) next.

7. Z190-335(PD)

Planner: Pamela Daniel

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 for off-premise consumption in conjunction with a general merchandise or food store greater than 3,500 square feet use for a two-year period, subject to a site plan and conditions on property zoned a CS-D-1 Commercial Service District with a D-1 Liquor Control Overlay, on the northwest line of South Beltline Road, southwest of Kleberg Road.

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

For: 15 - MacGregor, Hampton, Stinson, Johnson, Shidid, Carpenter, Jackson, Blair, Jung, Myers, Suhler, Schwoppe, Murphy, Garcia, Rubin

Against: 0
Absent: 0
Vacancy: 0

Notices: Area: 300 Mailed: 20
Replies: For: 1 Against: 0

Speakers: For: Catherine Chamblee, 511 W. 7th St., Austin, TX, 78701
Andrea Rudd, 1700 Sweet Water Ln., Prosper, TX, 75078
Against: None

Note: The Commission heard Zoning agenda item #8. Z190-343(PD) next.

8. Z190-343(PD)

Planner: Pamela Daniel

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 greater than 3,500 square feet use for a two-year period, subject to a site plan and conditions on property zoned a CR-D-1 Community Retail District with a D-1 Liquor Control Overlay, on the east side of St. Augustine Drive, south of Seagoville Road.

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

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

Against: 0
Absent: 0
Vacancy: 0

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

Speakers: For: Catherine Chamblee, 511 W. 7th St., Austin, TX, 78701
For (Did not speak): Wayne Martin, 4230 Grady Ln., Arlington, TX, 76016
Against: None

Note: The Commission continued with the regular order of the agenda and heard Zoning Cases - Under Advisement agenda items. The Commission heard Zoning Case - Under Advisement agenda item #9. Z190-158(PD) next.

9. 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 17, 2020.

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

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

Against: 0
Absent: 0
Vacancy: 0

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

Speakers: None

10. 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 January 7, 2021.

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

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

Against: 0
Absent: 0
Vacancy: 0

Notices: Area: 500 Mailed: 102
Replies: For: 2 Against: 6

Speakers: None

11. **Z190-223(PD)**

Planner: Pamela Daniel

Motion: In considering an application for an MF-1(A) Multifamily District and an NS(A) Neighborhood Service District on property zoned an R-7.5(A) Single Family District, on the northwest side of South Belt Line Road, northeast of Garden Grove Drive, it was moved to **hold** this case under advisement to an unspecified date and to instruct staff to re-advertise for a planned development district.

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

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

Against: 0
Absent: 0
Vacancy: 0

Notices: Area: 400 Mailed: 169
Replies: For: 0 Against: 1

Speakers: For: Correen Robertson, 151 Players Cir., Southlake, TX, 76092
FOR (Did not speak): Farrukh Azim, 151 Players Cir., Southlake, TX, 76092
Catrice Robinson, 13321 Vida Ln., Dallas, TX, 75253
Against: None

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

Planner: Andreea Udrea

Motion: It was moved to recommend **denial without prejudice** 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 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.

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

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

Against: 0
Absent: 0
Vacancy: 0

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

Speakers: For: Audrie Ewer, 1415 N. Loop West, Houston, TX, 77008
FOR (Did not speak): Ryan Hughes, 2225 E. Randol Mill Rd., Arlington, TX, 76011
Against: None

13. **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 January 21, 2021.

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

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

Against: 0
Absent: 0
Vacancy: 0

Notices: Area: 300 Mailed: 24
Replies: For: 7 Against: 0

Speakers: For: Andrew Ruegg, 2201 Main St., Dallas, TX, 75201
FOR (Did not speak): Dallas Cothrum, 2201 Main St., Dallas, TX, 75201
Wes Hoblit, 2201 Main St., Dallas, TX, 75201
Chris Jordan, 4301 Westside Dr., Dallas, TX, 75209
Against: None

14. **Z190-318(LG)**

Planner: La’Kisha Girder

Motion: In considering an application for an MF-2(A) Multifamily District on property zoned an MU-2 Mixed Use District and an IR Industrial Research, on the northeast corner of Kimsey Drive and Maple Avenue, it was moved to **hold** this case under advisement until January 7, 2021.

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

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

Against: 0
Absent: 0
Vacancy: 0

Notices: Area: 200 Mailed: 50
Replies: For: 1 Against: 5

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

15. **Z190-319(LG)**

Planner: La’Kisha Girder

Motion: In considering an application for an MF-2(A) Multifamily District on property zoned an IM Industrial Manufacturing District, on the west corner of Maple Avenue and Stutz Drive, it was moved to **hold** this case under advisement until January 7, 2021.

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

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

Against: 0
Absent: 0
Vacancy: 0

Notices: Area: 200 Mailed: 44
Replies: For: 0 Against: 2

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

16. **Z190-292(CT)**

Planner: Carlos Talison

Motion: In considering an application for a Specific Use Permit for a refuse transfer station on property zoned an IM Industrial Manufacturing District, on the south line of Singleton Boulevard, east of Shadrack Drive, it was moved to **hold** this case under advisement until January 21, 2021.

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

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

Against: 0
Absent: 0
Vacancy: 0

Notices: Area: 400 Mailed: 57
Replies: For: 1 Against: 1

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

17. **Z190-334(JK)**

Planner: Janna Keller

Motion I: It was moved to recommend **approval** of a CR Community Retail District, subject to deed restrictions volunteered by the applicant to include additional restrictions regarding delivery hours and idling of large trucks on property zoned an R-7.5(A) Single Family District, north of Scyene Road, between North Prairie Creek Road and Kingsford Avenue.

Maker: Jackson
Second: Garcia
Result: Failed: 2 to 13

For: 2 - Jackson, Garcia

Against: 13 - MacGregor, Hampton, Stinson, Johnson,
Shidid, Carpenter, Blair, Jung, Myers, Suhler,
Schwope, Murphy, Rubin
Absent: 0
Vacancy: 0

Motion II: In considering an application for a CR Community Retail District with deed restrictions volunteered by the applicant on property zoned an R-7.5(A) Single Family District, north of Scyene Road, between North Prairie Creek Road and Kingsford Avenue, it was moved to **hold** this case under advisement until December 17, 2020.

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

For: 15 - MacGregor, Hampton, Stinson, Johnson,
Shidid, Carpenter, Jackson, Blair, Jung, Myers,
Suhler, Schwope, Murphy, Garcia, Rubin
Against: 0
Absent: 0
Vacancy: 0

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

Speakers: For: Audra Buckley, 1414 Belleview St., Dallas, TX, 75215
Kelly Hampton, 1001 Pine Meadow Ct., Southlake, TX, 76092
Larae Tucker, 402 Burl Moore Rd., Ennis, TX, 75119
Against: None

Authorization of Hearings:

East Kleberg

Planner: Steven Doss

Motion: It was moved to **authorize** a public hearing to determine the proper zoning on property zoned Planned Development District Nos. 672 and 969, an A(A) Agricultural District, a CR Community Retail District with Specific Use Permit (SUP) No. 1301 for a Tower/Antenna for Cellular Communication and SUP No. 2297 for Mini-warehouse, a CR Community Retail with a D-1 Liquor Control Overlay, a CS Commercial Service District, an MF-1(A)(SAH) Multifamily District, an MH(A) Manufactured Home District, an R-1/2ac(A) Single Family Residential District, an R-10(A) Single Family Residential District, an R-16(A) Single Family Residential District, and an R-7.5(A) Single Family Residential District in an area generally bound by Interstate Highway 20 and City of Dallas Corporate Limits on the north, City of Dallas Corporate Limits on the east and south, Seagoville Road on the southwest, and Beltline Road on the west and containing approximately 1,418 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: Blair
Second: MacGregor
Result: Carried: 15 to 0

For: 15 - MacGregor, Hampton, Stinson, Johnson, Shidid, Carpenter, Jackson, Blair, Jung, Myers, Suhler, Schwoppe, Murphy, Garcia, Rubin

Against: 0
Absent: 0
Vacancy: 0

Speakers: None

West Kleberg

Planner: Steven Doss

Motion: It was moved to **authorize** a public hearing to determine the proper zoning on property zoned Planned Development District Nos. 162, 258, 399, 512, 566, 752, 789, 797, and 777 with Specific Use Permit (SUP) No. 1886 for Sale of Alcoholic Beverages and a D-1 Liquor Control Overlay, an A(A) Agricultural District with SUP No. 1031 for a Radio, Television or Microwave Tower, SUP No. 2232 for Placement of Fill Material, SUP No. 798 for Mining of Sand & Gravel, SUP No. 799 for Mining of Sand & Gravel, and SUP No. 84 for a Sewage Treatment Plant, a CR Community Retail District with SUP No. 1838 for Sale of Alcoholic Beverages, SUP No. 2146 for Sale of Alcoholic Beverages in

Conjunction with a General Food Store greater than 3,500 square feet, SUP No. 2272 for Mini-warehouse, SUP No. 2378 for Sale of Alcoholic Beverages in Conjunction with General Merchandise or Food Store 3,500 square feet or less, and SUP No. 2393 for Sale of Alcoholic Beverages in Conjunction with General Merchandise or Food Store 3,500 square feet or less, a CS Commercial Service District with SUP No. 1111 for Sale of Alcoholic Beverages, SUP No. 1837 for Commercial Amusement (Inside) limited to a Dance Hall, SUP No. 1843 for Sale of Alcoholic Beverages, SUP No. 1851 for Sale of Alcoholic Beverages, SUP No. 1883 for Sale of Alcoholic Beverages, SUP No. 2242 for a Tower / Antenna for Cellular Communication, SUP No. 2262 for Commercial Amusement (Inside) Limited to a Dance Hall, SUP No. 2282 for Outside Sales, and SUP No. 2332 for Sale of Alcoholic Beverages in Conjunction with General Merchandise or Food Store greater than 3,500 square feet, a CS Commercial Service District with D-1 Liquor Control Overlay, a D(A) Duplex District, an IM Industrial/Manufacturing District, an IM Industrial/Manufacturing District with a D-1 Liquor Control Overlay, an IR Industrial/Research District, an IR Industrial/Research District with a D-1 Liquor Control Overlay, an LO-1 Limited Office District, an MF-1(A)(SAH) Multifamily District, an MF-2(A)(SAH) Multifamily District, an MH(A) Manufactured Home District, an MU-1(SAH) Mixed Use District, an MU-1(SAH) Mixed Use District with a D-1 Liquor Control Overlay, an NO(A) Neighborhood Office District, an NS(A) Neighborhood Service District, an NS(A) Neighborhood Service District with a D-1 Liquor Control Overlay, an R-1ac(A) Single Family Residential District, an R-1/2ac(A) Single Family Residential District, an R-1/2ac(A) Single Family Residential District with a D-1 Liquor Control Overlay, an R-10(A) Single Family Residential District with SUP No. 800 for a Cemetery and SUP No. 801 for a Water Tower, an R-16(A) Single Family Residential District, an R-7.5(A) Single Family Residential District, an R-7.5(A) Single Family Residential District with a D-1 Liquor Control Overlay, an R-5(A) Single Family Residential District, an R-5(A) Single Family District with a D-1 Liquor Control Overlay, and a TH-1(A) Townhome District in an area generally bound by Beltline Road and Seagoville Road on the east, City of Dallas Corporate Limits on the south and west, St Augustine Road, Haymarket Road, and Ashwood Drive on the northwest, and City of Dallas Corporate Limits, Rylie Crest Drive, Ravenview Road, and Fish Road on the north and containing approximately 7,002 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: Blair
Second: MacGregor
Result: Carried: 15 to 0

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

Against: 0
Absent: 0
Vacancy: 0

Speakers: None

Other Matters

Minutes:

Motion: It was moved to **approve** the November 19, 2020, City Plan Commission meeting minutes, as revised.

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

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

Against: 0
Absent: 0
Vacancy: 0

Speakers: None

Adjournment:

Motion: It was moved to **adjourn** the December 3, 2020, City Plan Commission meeting at 5:22 p.m.

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

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

Against: 0
Absent: 0
Vacancy: 0

Tony Shidid, Chair