

PLAN COMMISSION MINUTES

The City Plan Commission held a regular Zoning Hearing on March 26, 2020, with the briefing starting at 10:13 a.m., in Room 6EN - City Hall Flag Room and the public hearing at 1:36 p.m., in Room 6EN - City Hall Flag Room of City Hall. The meeting was held by videoconference call as authorized by Texas Government Code Section 551.127. Presiding were, Tony Shidid, Chair and Jaynie Schultz, Vice-Chair. The following Commissioners were present during the hearing: Enrique MacGregor, Joanna Hampton, Ronald Stinson, LeDouglas Johnson, Deborah Carpenter, Timothy Jackson, Lori Blair, P. Michael Jung, Kristine Schwope, Margot Murphy, Wayne Garcia and Brent Rubin. The following Commissioner was absent from this hearing as defined in the City Plan Commission rules: Tipton Housewright. However, due to technical difficulties and that an effort was made to attend the video conference meeting this absence will not be counted against him. 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 Gurung-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) **S190-102**

Motion: It was moved to **approve** an application to replat a 1.117-acre tract of land containing all of Lot 12 in City Block M/8734 to create one 0.371-acre lot and one 0.746-acre lot on property located on Davenport Road, east of Preston Road, subject to compliance with the conditions listed in the docket.

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

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

Against: 0
Absent: 1 - Housewright
Vacancy: 0

Speakers: For: None

FOR (Did not speak): Sergio Garza, 11512 Forest Heights Dr., Plano, TX, 75229

Against: None

(2) S190-105

Motion: It was moved to **approve** an application to replat a 6.549-acre tract of land containing all of Lot 1G in City Block B/7487 to create one 4.871-acre lot and one 1.678-acre lot on property located on Pegasus Street at Pandora Drive, southwest of L B J Freeway, subject to compliance with the conditions listed in the docket.

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

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

Against: 0
Absent: 1 - Housewright
Vacancy: 0

Speakers: For: None

FOR (Did not speak): Jonathan Coffey, 5810 Tennyson Pkwy., Plano, TX, 75024

Against: None

(3) S190-106

Motion: It was moved to **approve** an application to replat a 2.7227-acre tract of land containing all of Lots 18-A and 19-A in City Block A/6213 to create one lot on property located on Moberly Lane, north of Forney Road, subject to compliance with the conditions listed in the docket.

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

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

Against: 0
Absent: 1 - Housewright
Vacancy: 0

Speakers: None

(4) S190-107

Motion: It was moved to **approve** an application to replat a 3.7940-acre tract of land containing all of Lots 1 through 6, 9 through 14, and part of Lots 7 and 8 in City Block A/3413; all of Lots 8 through 11 in City Block B/3413; all of Lot 12A in City Block B/3413; and a portion of abandoned Spann Avenue to create one lot on property located between Oregon Avenue and Morgan Avenue, east of Beckley Avenue, subject to compliance with the conditions listed in the docket.

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

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

Against: 0
Absent: 1 - Housewright
Vacancy: 0

Speakers: None

(5) S190-108

Motion: It was moved to **approve** an application to create one 0.25-acre (11,090-square feet) lot from a tract of land in City Block 5821 on property located at 3202 Elva Avenue, north of Scyene Road, subject to compliance with the conditions listed in the docket.

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

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

Against: 0
Absent: 1 - Housewright
Vacancy: 0

Speakers: None

(6) S190-109

Motion: It was moved to **approve** an application to replat a 2.33-acre tract of land containing all of Lots 1 through 6, 9 through 15, and part of Lots 7 and 8 in City Block C/3413 to create one lot on property bounded by Morgan Avenue, Spann Avenue, Julian Street, and Beckley Avenue, subject to compliance with the conditions listed in the docket.

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

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

Against: 0
Absent: 1 - Housewright
Vacancy: 0

Speakers: None

Residential Replat:

(7) S190-110

Motion: It was moved to **approve** an application to replat a 0.4407-acre (19,196-square feet) tract of land containing part of Lot 7 in City Block B/6289 to create one lot on property located at 7512 Rosemont Road, subject to compliance with the conditions listed in the docket.

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

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

Against: 0
Absent: 1 - Housewright
Vacancy: 0

Notices: Area: 200 Mailed: 17
Replies: For: 1 Against: 0

Speakers: None

Miscellaneous Items:

M190-006

Planner: Carlos Talison

Motion: It was moved to **approve** a minor amendment to Specific Use Permit No. 2262 for a commercial amusement (inside) use on property zoned CS-D1 Commercial Service District with a D-1 Liquor Control Overlay, on the northeast line of C.F. Hawn Freeway, between South Beltline Road and Edd Road.

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

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

Against: 0
Absent: 1 - Housewright
Vacancy: 0

Speakers: None

W190-005

Planner: Jeremy Tennant

Motion: It was moved to **deny** a waiver of the two-year waiting period to submit a zoning application on property zoned an R-5(A) Single Family Subdistrict within Planned Development District No. 595, the South Dallas/Fair Park Special Purpose District, on the west corner of Copeland Street and Gay Street.

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

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

Against: 0
Absent: 1 - Housewright
Vacancy: 0

Speakers: None

M190-003

Planner: Abraham Martinez

Motion: It was moved to **approve** a minor amendment to an existing site plan for Specific Use Permit No. 1818 for a general merchandise or food store 100,000 square feet or more on property zoned MU-3 Mixed Use District, on the east corner of Midpark Road and Goldmark Drive [Walmart].

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

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

Against: 0
Absent: 1 - Housewright
Vacancy: 0

Speakers: For: Andrew Lucio, 8955 Katy Frwy., Houston, TX, 77024
Against: None

M190-013

Planner: Abraham Martinez

Motion: It was moved to **approve** a minor amendment to an existing development plan on property zoned Planned Development District No. 385 with Specific Use Permit No. 2024, on the southwest corner of Walnut Hill Lane and Inwood Road [Ursuline Academy of Dallas].

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

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

Against: 0
Absent: 1 - Housewright
Vacancy: 0

Speakers: None

M190-017

Planner: Abraham Martinez

Motion: In considering an application for a minor amendment to an existing development plan on property zoned Planned Development District No. 311, on the northwest corner of East Mockingbird Lane and West Lawther Drive [CC Young Senior Living], it was moved to **hold** this case under advisement until April 23, 2020.

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

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

Against: 0
Absent: 1 - Housewright
Vacancy: 0

Speakers: None

D189-012

Planner: Abraham Martinez

Motion: It was moved to **approve** a revised development plan and landscape plan, subject to conditions within Subarea I of Planned Development Subdistrict No. 79, the Harwood Special Purpose District, in Planned Development District No. 193, the Oak Lawn Special Purpose District, bound by Caroline Street, Payne Street, Harry Hines Boulevard, and North Field Street.

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

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

Against: 0
Absent: 1 - Housewright
Vacancy: 0

Speakers: For: Melody Paradise, 2501 N. Harwood St., Dallas, TX, 75201
Against: None

Miscellaneous Items - Under Advisement:

M190-010

Planner: Abraham Martinez

Motion: In considering an application for a minor amendment to an existing development plan on property zoned Subarea 1C of Planned Development District No. 298, the Bryan Area Special Purpose District, in an area bound by Ross Avenue, North Washington Avenue, San Jacinto Street, and Villars Street, it was moved to **hold** this case under advisement until April 23, 2020.

Maker: Garcia
Second: Carpenter

Result: Carried: 14 to 0

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

Against: 0
Absent: 1 - Housewright
Vacancy: 0

Speakers: For: None
For (Did not speak): Santos Martinez, 12 Tanager Terrace, Angel Fire, NM, 87710
Against: None

Zoning Cases – Consent:

1. Z190-154(CT)

Planner: Carlos Talison

Motion: In considering an application for the renewal of Specific Use Permit No. 1935 for the sale of alcoholic beverages in conjunction with a general merchandise or food store less than 3,500 square feet for a two-year period with eligibility for automatic renewals for additional five-year periods, subject to conditions on property zoned an CR-D-1 Community Retail District with D-1 Liquor Control Overlay, on the south corner of Lawnview Avenue and Forney Road, it was moved to **hold** this case under advisement until April 9, 2020.

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

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

Against: 0
Absent: 1 - Housewright
Vacancy: 0

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

Speakers: None

2. Z190-163(AU)

Planner: Andreea Udrea

Motion: It was moved to recommend **approval** of a Specific Use Permit for a child-care facility use for a five-year period with eligibility for automatic renewals for additional five-year periods, subject to a site plan and conditions on property zoned an R-7.5(A) Single Family Residential District, on the northeast corner of Arapaho Road and Spring Creek Road.

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

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

Against: 0
Absent: 1 - Housewright
Vacancy: 0

Notices: Area: 300 Mailed: 45
Replies: For: 1 Against: 2

Speakers: For: Jenny Williams, 3301 Phantom Ct., Plano, TX, 75203
FOR (Did not speak): Tonya Hubbard, 1510 Redbird Dr., Garland, TX, 75043
Michael Hubbard, 1510 Redbird Dr., Garland, TX, 75043
Against: None

3. Z190-162(JM)

Planner: Jennifer Muñoz

Motion: It was moved to recommend **approval** of the renewal of Specific Use Permit No. 2215 for the sale of alcoholic beverages in conjunction with a general merchandise or food store 3,500 square feet or less for a five-year period, subject to conditions on property zoned an RR-D-1 Regional Retail District with a D-1 Liquor Control Overlay, on the southwest corner of North Jim Miller Road and East R.L. Thornton Freeway.

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

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

Against: 0
Absent: 1 - Housewright
Vacancy: 0

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

Speakers: None

4. **Z190-168(JM)**

Planner: Jennifer Muñoz

Motion: It was moved to recommend **approval** of an amendment to existing deed restrictions [Z978-150], on property zoned a CS Commercial Service District, on the northeast side of South Fitzhugh Avenue, north of South Haskell Avenue.

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

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

Against: 0
Absent: 1 - Housewright
Vacancy: 0

Notices: Area: 200 Mailed: 28
Replies: For: 0 Against: 0

Speakers: For: Sonya Martinez, 1524 S. Fitzhugh Ave., Dallas, TX, 75223
Against: None

Zoning Cases – Individual:

5. **Z167-311(VP)**

Planner: Vasavi Pilla

Motion: In considering a City Plan Commission authorized hearing to determine proper zoning 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 with consideration given to expanding Planned Development District No. 317 on property zoned CA-1(A) Central Area District and Planned Development District No. 715 and amending zoning regulations including use, development standards, and other appropriate regulations of Planned Development District No. 317, 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, it was moved to **hold** this case under advisement until May 21, 2020.

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

For: 12 - MacGregor, Hampton, Stinson, Johnson,
Shidid, Carpenter, Blair, Schultz, Schwope,
Murphy, Garcia, Rubin

Against: 0
Absent: 1 - Housewright
Vacancy: 0
Conflict: 1 - Jung**
Abstain: 1 - Jackson***

**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: None
Against: Eric Hall, 1419 Griffin St. East, Dallas, TX, 75215
Christopher Weiss, 2400 S. Ervay St., Dallas, TX, 75215

6. Z178-250(AM)

Planner: Abraham Martinez

Motion: It was moved to recommend **approval** of amendments to Planned Development District No. 539, subject to a revised development plan and subject to a landscape plan and applicant's recommended conditions, for CR Community Retail District uses and **approval** of a Special Use Permit for group residential use to allow for MU-1 Mixed Use District uses and group residential use for a two-year period with eligibility for automatic renewals for additional two-year periods, subject to conditions on the east corner of Graham Avenue and Philip Avenue with consideration given to a Specific Use Permit for group residential use in addition to the Planned Development District amendment.

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

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

Against: 0
Absent: 1 - Housewright
Vacancy: 0

Notices: Area: 500 Mailed: 91
Replies: For: 19 Against: 9

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

7. Z189-318(CY/AU)

Planner: Andreea Udrea

Motion I: It was moved to recommend **approval** of a Planned Development District for R-7.5(A) Single Family District uses and manufactured home park, manufactured home subdivision or campground use (limited to a campground use), subject to a revised development plan to amend the number of pad sites from 300 to 264, and conditions with an additional provision regarding 24-hour security at all entrances on property zoned an R-7.5(A) Single Family District, on the north side of the Interstate Highway 20 service road, south of Rylie Road, and west of Haymarket Road.

Maker: Blair
Second: MacGregor
Result: **Dismiss as moot.**

Motion II: In considering an application for a Planned Development District for R-7.5(A) Single Family District uses and manufactured home park, manufactured home subdivision or campground use (limited to a campground use) on property zoned an R-7.5(A) Single Family District, on the north side of the Interstate Highway 20 service road, south of Rylie Road, and west of Haymarket Road, it was moved to **hold** this case under advisement until April 9, 2020.

Maker: Jung
Second: Carpenter
Result: Carried: 12 to 2

For: 12 - MacGregor, Hampton, Stinson, Johnson,
Shidid, Carpenter, Jackson, Blair, Jung,
Schwope, Garcia, Rubin

Against: 2 - Schultz, Murphy
Absent: 1 - Housewright
Vacancy: 0

Notices: Area: 500 Mailed: 137
Replies: For: 0 Against: 7

Speakers: For: Craig Tunner, 310 E. I-30, Garland, TX, 75043
Julie Webster, 171 Klutts Rd., Rockwall, TX 75032
Ernie Bryant, 1016 Wedgewood Dr, Forney TX, 75126
Against: None

8. Z190-143(AU)

Planner: Andreea Udrea

Motion I: It was moved to recommend **approval** of an MH(A) Manufactured Home District, subject to revised deed restrictions (as amended) volunteered by the applicant on property zoned an A(A) Agricultural District, on the northeast line of Lasater Road, southeast of Stacy Street.

Maker: Blair
Second: Hampton
Result: **Dismiss as moot.**

Motion II: In considering an application for an MH(A) Manufactured Home District on property zoned an A(A) Agricultural District, on the northeast line of Lasater Road, southeast of Stacy Street, it was moved to **hold** this case under advisement until April 9, 2020.

Maker: Jung
Second: Murphy
Result: Carried: 11 to 3

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

Against: 3 - Stinson, Schultz, Schwope

Absent: 1 - Housewright

Vacancy: 0

*out of the room, shown voting in favor

Notices: Area: 500 Mailed: 746

Replies: For: 2 Against: 1

Speakers: For: David Zulejkic, 3705 Lakeview Pkwy., Rowlett, TX, 75088
Doug Whitby, 5206 Panama Dr, Rowlett, TX, 75088
Anthony Bond, 4109 W. Northgate Dr., Irving, TX, 75062
Jorge Ramirez, 14778 Lasater Rd., Dallas, TX, 75253
Steve Salazar, 1033 N. Zang Blvd., Dallas, TX, 75208

FOR (Did not speak): Bill Barnett, Address not given

Against: Catrice Robison, 13321 Vida Ln., Dallas, TX, 75253

Kelly Donlin, 2529 Dell View Dr., Dallas, TX, 75253

Pat Akins, 3076 Hays Ln, Rockwall, TX, 75087

Staff: David Nevarez, Traffic Engineer, Sustainable Development & Construction

9. Z189-329(PD)

Planner: Pamela Daniel

Motion: It was moved to recommend **approval** of a Specific Use Permit for an auto service center use for a three-year period, subject to a site plan, landscape plan and conditions on property zoned Subarea 2 within Planned Development District No. 366, the Buckner Boulevard Special Purpose District with a D-1 Liquor Control Overlay, on the east side South Buckner Boulevard, south of Stonehurst Street.

Maker: Schultz

Second: Hampton

Result: Carried: 14 to 0

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

Against: 0

Absent: 1 - Housewright

Vacancy: 0

*out of the room, shown voting in favor

Notices: Area: 200 Mailed: 19
Replies: For: 2 Against: 0

Speakers: None

10. **Z190-116(PD)**

Planner: Pamela Daniel

Motion: In considering an application for a Planned Development District for MU-3 Mixed Use District uses on property zoned an IM Industrial Manufacturing District and an IR Industrial Research District on the southeast corner of West Commerce Street and Neal Street, it was moved to **hold** this case under advisement until May 7, 2020.

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

For: 12 - MacGregor, Stinson, Johnson, Shidid,
Jackson*, Blair, Jung, Schultz, Schwope,
Murphy, Garcia, Rubin

Against: 0
Absent: 1 - Housewright
Vacancy: 0
Conflict: 2 - Hampton**, Carpenter**

*out of the room, shown voting in favor
**out of the room, when vote taken

Notices: Area: 500 Mailed: 71
Replies: For: 3 Against: 4

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

11. Z190-117(PD)

Planner: Pamela Daniel

Motion: It was moved to recommend **approval** of a new tract, subject to a development plan and applicant's conditions with the following amendments: 1) **SEC. 51P-278.107., PERMITTED USES.** (c) For Tract 1A., (1) Main uses permitted. (l) Residential uses., --Residential hotel., to read as "--Residential hotel. [SUP]" and 2) **SEC. 51P-278.107., PERMITTED USES.** (c) For Tract 1A., (1) Main uses permitted. (J) Retail and personal service uses. --Personal service uses., to read as "--Personal service uses. [Body piercing studio, tattoo studio and massage establishments are prohibited.]" within Tract I of Planned Development District No. 278, on the south corner of Stemmons Freeway and Commonwealth Service Road.

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

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

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

**out of the room, when vote taken

Notices: Area: 500 Mailed: 24
Replies: For: 0 Against: 0

Speakers: For: Steven Davis, 1922 Anson Rd., Dallas, TX, 75234
FOR (Did not speak): Rob Baldwin, 3904 Elm St., Dallas, TX, 75226
Suzan Kedron, 2323 Ross Ave., Dallas, TX, 75201
Against: None

12. Z189-368(JM)

Planner: Jennifer Muñoz

Motion: In considering an application for 1) an MU-1 Mixed Use District; and 2) an amendment to existing deed restrictions [Z034-332], on property zoned a CR Community Retail District, on the southeast corner of C.F. Hawn Freeway and South Woody Road, it was moved to **hold** this case under advisement until April 23, 2020.

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

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

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

**out of the room, when vote taken

Notices: Area: 500 Mailed: 139
Replies: For: 1 Against: 11

Speakers: For: None
Against (Did not speak): Catrice Robison, 13321 Vida Ln., Dallas, TX, 75253
Abraham Quintanilla, 13209 C. F. Hawn Fwy., Dallas, TX, 75253
Against: None

13. Z190-146(JM)

Planner: Jennifer Muñoz

Motion: In considering an application for a Specific Use Permit for a tower/antenna for cellular communication on property zoned a D(A) Duplex Subdistrict within Planned Development District No. 595, the South Dallas/Fair Park Special Purpose District, on the southeast line of South Fitzhugh Avenue, northeast of Lagow Street, it was moved to **hold** this case under advisement until April 23, 2020.

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

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

Against: 0
Absent: 1 - Housewright
Vacancy: 0

Notices: Area: 500 Mailed: 66
Replies: For: 4 Against: 0

Speakers: None

Authorization of Hearings:

Planner: Donna Moorman

Motion: It was moved to **authorize** a public hearing to determine the proper zoning on property zoned Planned Development District No. 842 with Specific Use Permit (SUP) No. 2346, for a Late-hours establishment limited to a restaurant with drive-in or drive-through service on Lot 4A Block B/1988 located at the southwest corner of Greenville Avenue and Alta Avenue (1827 Greenville Avenue), and containing approximately 30,024 square feet with consideration to be given to evaluating whether the Specific Use Permit is compatible with adjacent property and consistent with the character of the neighborhood. **This is a hearing to consider the request to authorize the hearing and not the rezoning of property at this time.**

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

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

Against: 0
Absent: 1 - Housewright
Vacancy: 0

Speakers: None

Planner: Donna Moorman

Motion: It was moved to **authorize** a public hearing to determine the proper zoning on property zoned an LI Light Industrial District, a CR Community Retail District, and an IM Industrial Manufacturing District in an area generally bound by Pierce Street on the east, Saner Avenue on the south, Spruce Valley Lane from Saner Avenue to Banning Street on the west, and the DART right-of-way and Illinois Avenue on the north, and containing approximately 160 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: MacGregor
Second: Carpenter
Result: Carried: 14 to 0

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

Against: 0
Absent: 1 - Housewright
Vacancy: 0

Speakers: None

Other Matters

Minutes:

Motion: It was moved to **approve** the March 5, 2020, City Plan Commission meeting minutes, subject to the following corrections:

- 1) Page 8, CA No. 2001210001 correct the vote to read as “Carried: 14 to 0” and omit Commissioner Jung from those voting in favor; and
- 2) Page 9, CA No. 2001210002 correct the vote to read as “Carried: 14 to 0 and omit Commissioner Jung from those voting in favor”.

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

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

Against: 0
Absent: 1 - Housewright
Vacancy: 0

Speakers: None

Adjournment

Motion: It was moved to **adjourn** the March 26, 2020, City Plan Commission meeting at 7:10 p.m.

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

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

Against: 0

Absent: 1 - Housewright

Vacancy: 0

Speakers: None

Tony Shidid, Chair