

PLAN COMMISSION MINUTES

The City Plan Commission held a regular Zoning Hearing on January 6, 2022, with the briefing starting at 10:37 a.m., and the public hearing at 1:45 p.m., in the Council Chambers and by videoconference as authorized by Texas Government Code Section 551.127. Presiding were, Tony Shidid, Chair and Brent Rubin Vice-Chair. The following Commissioners were present during the hearing: Amanda Popken, Joanna Hampton, Jasmond Anderson, Deborah Carpenter, Lorie Blair, P. Michael Jung, Jayne Suhler, Aaliyah Haqq, Claire Stanard, and Melissa Kingston. The following Commissioner was absent from this hearing as defined in the City Plan Commission rules: Timothy Jackson. There were two vacancies – District 3 and District 10.

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

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

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

PUBLIC HEARINGS:

Subdivision Docket

Planner: 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) **S212-047**

Note: The Commission considered this item individually.

Motion: It was moved to **approve** an application to create a 10-lot Shared Access Development with lots ranging in size from 4,146 square feet to 5,043 square feet from a 1.370-acre tract of land in City Block 5969 on property located on Falls Drive, east of Franklin Street, subject to compliance with the conditions listed in the docket.

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

For: 12 - Popken, Hampton, Anderson, Shidid,
Carpenter, Blair, Jung, Suhler, Haqq, Stanard,
Kingston, Rubin

Against: 0

Absent: 1 - Jackson

Vacancy: 2 - District 3, District 10

Speakers: For: William Velasco, 1104 W. Jefferson Blvd., Dallas, TX, 75208

For (Did not speak): Luis Salcedo, 401 College St., Grand Prairie, TX, 75050

Against: None

Against (Did not speak): Alexander Stein, 7509 Inwood Rd., Dallas, TX, 75209

Note: The Commission returned to the regular order of the agenda and heard Residential Replat agenda items. The Commission heard Residential Replat agenda item #14. S212-046 next.

(2) S212-048

Motion: It was moved to **approve** an application to replat a 2.7671-acre tract of land containing part of Lot 1, all of Lots 2 through 8, part of Lot 9, and all of Lot 12B in City Block 6/862 to create one lot on property located between Louise Avenue and Dawson Street, east of Good Latimer Expressway, subject to compliance with the conditions listed in the docket.

Maker: Hampton

Second: Rubin

Result: Carried: 12 to 0

For: 12 - Popken, Hampton, Anderson, Shidid,
Carpenter, Blair, Jung, Suhler, Haqq, Stanard,
Kingston, Rubin

Against: 0

Absent: 1 - Jackson

Vacancy: 2 - District 3, District 10

Speakers: For: None

For (Did not speak): Jennifer Gansert, 13455 Noel Rd., Dallas, TX, 75240

Against: None

(3) **S212-049**

Motion: It was moved to **approve** an application to replat a 3.1617-acre tract of land containing all of Lots 1 through 10, part of Lots 11 and 12, all of Lots 13 through 16 in City Block 15/198, part of Lot 1 in City Block 10/194, 25-foot of an abandoned alley, and portion of an abandoned St. Louis Street to create 6 lots ranging in size from 0.1581-acre lot to 1.5574-acre lot on property bounded by Taylor Street, Hall Street, and Malcolm X Boulevard, subject to compliance with the conditions listed in the docket.

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

For: 12 - Popken, Hampton, Anderson, Shidid,
Carpenter, Blair, Jung, Suhler, Haqq, Stanard,
Kingston, Rubin

Against: 0
Absent: 1 - Jackson
Vacancy: 2 - District 3, District 10

Speakers: For: None
For (Did not speak): Alex Rathbun, 13455 Noel Rd., Dallas, TX, 75340
Against: None

(4) **S212-050**

Motion: It was moved to **approve** an application to replat a 0.2779-acre tract of land containing part of Lot 1 and all of Lot 2 in City Block 4/925 to create one lot on property located on Corinth Street at Harwood Street, east corner, subject to compliance with the conditions listed in the docket.

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

For: 12 - Popken, Hampton, Anderson, Shidid,
Carpenter, Blair, Jung, Suhler, Haqq, Stanard,
Kingston, Rubin

Against: 0
Absent: 1 - Jackson
Vacancy: 2 - District 3, District 10

Speakers: None

(5) **S212-051**

Motion: It was moved to **approve** an application to replat a 0.3131-acre tract of land containing all of Lots 15 and 16 in City Block B/458 to create one lot on property located on Harwood Street, west of Corinth Street, subject to compliance with the conditions listed in the docket.

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

For: 12 - Popken, Hampton, Anderson, Shidid,
Carpenter, Blair, Jung, Suhler, Haqq, Stanard,
Kingston, Rubin

Against: 0
Absent: 1 - Jackson
Vacancy: 2 - District 3, District 10

Speakers: None

(6) **S212-052**

Motion: It was moved to **approve** an application to replat a 0.103-acre tract of land containing all of Lot 1 in City Block K/662 to create one 1,287-square foot lot, one 1,300-square foot lot, and one 1,897-square foot lot on property located on Carroll Avenue and Rusk Avenue, west corner, subject to compliance with the conditions listed in the docket.

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

For: 12 - Popken, Hampton, Anderson, Shidid,
Carpenter, Blair, Jung, Suhler, Haqq, Stanard,
Kingston, Rubin

Against: 0
Absent: 1 - Jackson
Vacancy: 2 - District 3, District 10

Speakers: None

(7) **S212-055**

Motion: It was moved to **approve** an application to replat a 2.351-acre tract of land containing all of Lot 1, 2, and 3 in City Block 6079 to create one lot on property located on Bonnie View Road at Overton Road, south corner, subject to compliance with the conditions listed in the docket.

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

For: 12 - Popken, Hampton, Anderson, Shidid,
Carpenter, Blair, Jung, Suhler, Haqq, Stanard,
Kingston, Rubin

Against: 0
Absent: 1 - Jackson
Vacancy: 2 - District 3, District 10

Speakers: None

(8) **S212-056**

Motion: It was moved to **approve** an application to replat a 2.595-acre tract of land containing all of Lot 1 in City Block B/8803 to create one 1.007-acre lot and one 1.588-acre lot on property located on Elmspring Road, south of Cypress Point Drive, subject to compliance with the conditions listed in the docket.

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

For: 12 - Popken, Hampton, Anderson, Shidid,
Carpenter, Blair, Jung, Suhler, Haqq, Stanard,
Kingston, Rubin

Against: 0
Absent: 1 - Jackson
Vacancy: 2 - District 3, District 10

Speakers: None

(9) **S212-057**

Motion: It was moved to **approve** an application to create a 184-lot Community Unit Development with 4 common areas and to dedicate public rights of way from 53.771-acre tract of land in City Block 6218 on property located on Delafield Lane, north of Military Parkway, subject to compliance with the conditions listed in the docket.

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

For: 12 - Popken, Hampton, Anderson, Shidid,
Carpenter, Blair, Jung, Suhler, Haqq, Stanard,
Kingston, Rubin

Against: 0
Absent: 1 - Jackson
Vacancy: 2 - District 3, District 10

Speakers: For: None
For (Did not speak): Elizabeth Bentley, 1707 Market Place Blvd., Irving, TX, 75063
Against: None

(10) **S212-058**

Motion: It was moved to **approve** an application to replat a 0.772-acre tract of land containing all of Lots 1 through 4 in City Block 4/1285 to create one lot on property located on Atlanta Street at Al Limpscomb Way, east corner, subject to compliance with the conditions listed in the docket.

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

For: 12 - Popken, Hampton, Anderson, Shidid,
Carpenter, Blair, Jung, Suhler, Haqq, Stanard,
Kingston, Rubin

Against: 0
Absent: 1 - Jackson
Vacancy: 2 - District 3, District 10

Speakers: For: None
For (Did not speak): Ritesh Patel, 6004 Riverside Dr., Irving, TX, 75039
Against: None

(11) **S212-059**

Motion: It was moved to **approve** an application to replat a 3.303-acre tract of land containing all of Lots 3 and 4 in City Block A/8410 to create one lot on property located on Forest Lane, west of Greenville Avenue, east corner, subject to compliance with the conditions listed in the docket.

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

For: 12 - Popken, Hampton, Anderson, Shidid,
Carpenter, Blair, Jung, Suhler, Haqq, Stanard,
Kingston, Rubin

Against: 0
Absent: 1 - Jackson
Vacancy: 2 - District 3, District 10

Speakers: For: None
For (Did not speak): Kiesha Kay, 2201 Main St., Dallas, TX, 75201
Against: None

(12) **S212-060**

Motion: It was moved to **approve** an application to replat a 4.265-acre lot containing all of Lot 2 in City Block 5162 and part of City Block 5162 to create one 0.803-acre lot, one 1.237-acre lot, and one 2.226-acre lot on property located on Hampton Road at Remond Drive, southeast corner, subject to compliance with the conditions listed in the docket.

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

For: 12 - Popken, Hampton, Anderson, Shidid,
Carpenter, Blair, Jung, Suhler, Haqq, Stanard,
Kingston, Rubin

Against: 0
Absent: 1 - Jackson
Vacancy: 2 - District 3, District 10

Speakers: None

(13) **S212-061**

Motion: It was moved to **approve** an application to replat a 0.4478-acre tract of land containing part of Block 15/3989 to create one lot on property located on West Commerce Street, west of Sylvan Avenue, subject to compliance with the conditions listed in the docket.

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

For: 12 - Popken, Hampton, Anderson, Shidid,
Carpenter, Blair, Jung, Suhler, Haqq, Stanard,
Kingston, Rubin

Against: 0
Absent: 1 - Jackson
Vacancy: 2 - District 3, District 10

Speakers: None

Note: The Commission heard Subdivision - Consent item #1. S212-047, upon the conclusion of the Subdivision Consent agenda.

Residential Replats:

(14) **S212-046**

An application to replat a 3.9403-acre tract of land containing all of Lots 11 and 12 in city Block 47/3290; all of Lots 6 through 10, all of Lots 14 and 15, and part of Lots 16 through 18 in City Block 46/3291; all of Lots 1 through 4, all of Lots 24 through 28 in City Block 45/3292; all of Lots 9 and 10 in City Block 37/3294; and to dedicate public rights-of-way to create 7 lots ranging in size from 0.2149-acre lot to 0.8608-acre lot on properties located between Jefferson Boulevard and Twelfth Street, east of Edgefield Avenue.

This case was withdrawn by the applicant.

Speakers: For: None
For (Did not speak): Scott Holt, 320 E. Jefferson St., Dallas, TX, 75203
Against: None
Against (Did not speak): Jesse Hornbuckle, 411 S. Willomet Ave., Dallas, TX, 75208

(15) **S212-053**

Motion: It was moved to **approve** an application to replat a 10.026-acre tract of land containing part of Lot 1 in City Block A/6172 and part of City Block 6171 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: Popken
Second: Jung
Result: Carried: 12 to 0

For: 12 - Popken, Hampton, Anderson, Shidid,
Carpenter, Blair, Jung, Suhler, Haqq, Stanard,
Kingston, Rubin

Against: 0
Absent: 1 - Jackson
Vacancy: 2 - District 3, District 10

Notices: Area: 200 Mailed: 27
Replies: For: 0 Against: 0

Speakers: For: None
For (Did not speak): Casey Plummer, 6510 Del Norte Ln., Dallas, TX, 75225
Against: None

(16) **S212-054**

Note: Staff corrected Council district to District 6.

Motion: It was moved to **approve** an application to replat a 5.253-acre tract of land containing part of Lots 1 and 2 in City Block 7/3968; part of Lots 1 and 2 in City Block 8/3969; part of Lots 1 and 2 in City Block 11/3972; and an abandoned portion of Flanders Street and Windomere Avenue to create one lot on property located between Castle Street and Walmsley Avenue, east of Montclair Avenue, subject to compliance with the conditions listed in the docket.

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

For: 12 - Popken, Hampton, Anderson, Shidid,
Carpenter, Blair, Jung, Suhler, Haqq, Stanard,
Kingston, Rubin

Against: 0
Absent: 1 - Jackson
Vacancy: 2 - District 3, District 10

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

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

Miscellaneous Items:

M201-053

Planner: Athena Seaton

Motion: It was moved to **approve** a minor amendment to an existing development plan and landscape plan on property zoned Planned Development District No. 190, on the northeast corner of Lemmon Avenue and Carlisle Street.

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

For: 12 - Popken, Hampton, Anderson, Shidid,
Carpenter, Blair, Jung, Suhler, Haqq*, Stanard,
Kingston, Rubin

Against: 0
Absent: 1 - Jackson
Vacancy: 2 - District 3, District 10

*out of the room, shown voting in favor

Speakers: For: Andrew Ruegg, 2201 Main St., Dallas, TX, 75201
Against: None

M212-001

Planner: Athena Seaton

Motion: It was moved to **approve** a minor amendment to an existing development plan on property zoned Tract 6 in Planned Development District No. 247, on the south side of Jefferson Boulevard, east of Walton Walker Boulevard.

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

For: 12 - Popken, Hampton, Anderson, Shidid,
Carpenter, Blair, Jung, Suhler, Haqq*,
Stanard*, Kingston, Rubin

Against: 0

Absent: 1 - Jackson

Vacancy: 2 - District 3, District 10

*out of the room, shown voting in favor

Speakers: For: Robert Baldwin, 3904 Elm St., Dallas, TX, 75226

Against: None

Certificates of Appropriateness for Signs:

McKinney Avenue Sign District:

2110210003

Planner: Jason Pool

Motion: It was moved to **approve** a Certificate of Appropriateness by Paul Santoyo of Artografx, Inc., for a 139.6-square-foot illuminated attached sign at 2688 Laclede Street, Ste. 120 (northwest elevation).

Maker: Kingston

Second: Rubin

Result: Carried: 11 to 0

For: 11 - Popken, Anderson, Shidid, Carpenter, Blair,
Jung, Suhler, Haqq*, Stanard, Kingston, Rubin

Against: 0

Absent: 1 - Jackson

Vacancy: 2 - District 3, District 10

Conflict: 1 - Hampton**

*out of the room, shown voting in favor

**out of the room, when vote taken

Speakers: For: Paul Santoyo, 2611 Andjon Dr., Dallas, TX, 75220

Against: None

Zoning Cases - Consent:

1. **Z201-249(MP)**

Planner: Michael Pepe

Note: The Commission considered this item individually.

Motion: In considering an application for a D(A) Duplex District on property zoned an R-7.5(A) Single Family District, on the northwest line of Capitol Avenue, northeast of North Carroll Avenue, it was moved to **hold** this case under advisement until January 20, 2022.

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

For: 12 - Popken, Hampton, Anderson, Shidid,
Carpenter*, Blair, Jung, Suhler, Haqq, Stanard,
Kingston, Rubin

Against: 0
Absent: 1 - Jackson
Vacancy: 2 - District 3, District 10

*out of the room, shown voting in favor

Notices:	Area: 200	Mailed: 42
Replies:	For: 1	Against: 2

Speakers: For: Jokabet Anaya, 13447 N. Central Expwy., Dallas, TX, 75243
Against: Ronnie Eichler, 4502 Capitol Ave., Dallas, TX, 75204

2. **Z212-122(OA)**

Planner: Oscar Aguilera

Note: The Commission considered this item individually.

Motion: In considering an application for an MC-1 Multiple Commercial District on property zoned LO-1 Limited Office District with deed restrictions [Z923-222], at the southwest corner of Preston Road and McCallum Boulevard, it was moved to **hold** this case under advisement until February 17, 2022.

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

For: 12 - Popken, Hampton, Anderson, Shidid,
Carpenter, Blair, Jung, Suhler, Haqq, Stanard,
Kingston, Rubin

Against: 0
Absent: 1 - Jackson
Vacancy: 2 - District 3, District 10

Notices: Area: 400 Mailed: 106
Replies: For: 1 Against: 29

Speakers: For: Andrew Ruegg, 2201 Main St., Dallas, TX, 75201
Against: None

3. **Z201-296(RM)**

Planner: Ryan Mulkey

Note: The Commission considered this item individually.

Motion: In considering an application for a new subarea for MF-2(A) Multifamily District uses on property zoned an MU-1 Mixed Use District within Subarea 9 of Planned Development District No. 298, the Bryan Area Special Purpose District, on the southeast line of Bryan Street, northeast of North Carroll Avenue, it was moved to **hold** this case under advisement until January 20, 2022.

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

For: 12 - Popken, Hampton, Anderson, Shidid,
Carpenter, Blair, Jung, Suhler, Haqq, Stanard,
Kingston, Rubin

Against: 0
Absent: 1 - Jackson
Vacancy: 2 - District 3, District 10

Notices: Area: 500 Mailed: 64
Replies: For: 0 Against: 0

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

4. **Z212-103(RM)**

Planner: Ryan Mulkey

Note: The Commission considered this item individually.

Motion: In considering an application for an MF-2(A)-D Multifamily District with a D Liquor Control Overlay on property zoned a CR-D Community Retail District with a D Liquor Control Overlay, on the east line of South Corinth Street Road, north of Morrell Avenue, it was moved to **hold** this case under advisement until January 20, 2022.

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

For: 12 - Popken, Hampton, Anderson, Shidid,
Carpenter, Blair, Jung, Suhler, Haqq, Stanard,
Kingston, Rubin
Against: 0
Absent: 1 - Jackson
Vacancy: 2 - District 3, District 10

Notices: Area: 300 Mailed: 55
Replies: For: 1 Against: 0

Speakers: For: Johnny Sudbury, 1023 Birds Fort Trl., Arlington, TX, 76005
Against: None

Zoning Cases – Individual:

5. Z201-321(MP)

Planner: Michael Pepe

Motion: In considering an application for a new subdistrict within Planned Development District No. 714, the West Commerce Street/Fort Worth Avenue Special Purpose District, on the southeast corner of North Hampton Road and Remond Drive, it was moved to **hold** this case under advisement until February 3, 2022.

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

For: 12 - Popken, Hampton, Anderson, Shidid,
Carpenter, Blair, Jung, Suhler, Haqq, Stanard,
Kingston, Rubin
Against: 0
Absent: 1 - Jackson
Vacancy: 2 - District 3, District 10

Notices: Area: 500 Mailed: 61
Replies: For: 5 Against: 1

Speakers: For: Robert Baldwin, 3904 Elm St., Dallas, TX, 75226
For (Did not speak): Colton Wright, 2227 Vantage St., Dallas, TX, 75207
Against: None
Against (Did not speak): David Preziosi, 2229 Lawndale Dr., Dallas, TX, 75211

Note: The Commission recessed for a short break at 2:55 p.m. and reconvened at 3:10 p.m. The Commission continued with the regular order of the agenda and heard Zoning Case – Individual agenda item #6. Z201-326(MP) next.

6. Z201-326(MP)

Planner: Michael Pepe

Motion: In considering an application for a NS(A) Neighborhood Service District and a Specific Use Permit for a private recreation center, club, or area use on property zoned an R-7.5(A) Single Family District, on the south line of East Camp Wisdom Road, west of University Hills Boulevard, it was moved to **hold** this case under advisement until February 3, 2022.

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

For: 12 - Popken, Hampton, Anderson, Shidid,
Carpenter, Blair, Jung, Suhler, Haqq, Stanard,
Kingston, Rubin

Against: 0
Absent: 1 - Jackson
Vacancy: 2 - District 3, District 10

Notices: Area: 300 Mailed: 13
Replies: For: 0 Against: 0

Speakers: For: Heath Voyles, 1719 Angel Parkway, Allen, TX, 75002
Josh Hicks, 204 Alpine Dr., Desoto, TX, 75115
Peter Hicks, 221 Tranquility Ln., Cedar Hill, TX, 75104
For (Did not speak): Taylor Toynes, 907 E. Ledbetter Dr., Dallas, TX, 75216
David Hargrove, 1450 Harrington Rd., Waxahachie, TX, 75165
Against: None

Note: Chair Shidid announced a change to the order of the agenda to hear Zoning Cases - Under Advisement agenda item #14. Z212-104(OA) next. The Commission heard Zoning Cases - Consent agenda items #14. Z212-104(OA) next.

7. Z201-311(KC)

Planner: Jennifer Muñoz

Motion: In considering an application for an amendment to Planned Development District No. 393, at the northwest corner of Greenville Avenue and Old Greenville Road, it was moved to **hold** this case under advisement until January 20, 2022.

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

For: 12 - Popken, Hampton, Anderson, Shidid,
Carpenter, Blair, Jung, Suhler, Haqq, Stanard,
Kingston, Rubin

Against: 0
Absent: 1 - Jackson
Vacancy: 2 - District 3, District 10

Notices: Area: 500 Mailed: 90
Replies: For: 2 Against: 6

Speakers: For: Rob Baldwin, 3904 Elm St., Dallas, TX, 75226
Against: Tammy Lynn, 8807 Lavalley Ln., Dallas, TX, 75243
Traci Williams, 9194 Orbiter Cir., Dallas, TX, 75243
Against (Did not speak): Alan Hanson, 9220 Clearwater Dr., Dallas, TX, 75243

8. Z201-343(KC)

Planner: Jennifer Muñoz

Motion: It was moved to recommend **approval** of a Specific Use Permit for a surface accessory remote parking use for a five-year period, subject to a revised site plan; as briefed, to remove the paving details, provide for an approved driveway location, and change the layout to provide sufficient buffer space to comply with Article X; and staff's recommended conditions to include the following additions regarding Lighting: 1) must not be visible from residential property, 2) restricted to 12 feet in height and 3) must be hooded and shielded on property zoned an R-5(A) Single Family Subdistrict within Planned Development District No. 595, the South Dallas/Fair Park Special Purpose District, north of the intersection of Metropolitan Avenue and Octavia Street.

Maker: Blair
Second: Suhler
Result: Carried: 12 to 0

For: 12 - Popken, Hampton, Anderson, Shidid,
Carpenter, Blair, Jung, Suhler, Haqq, Stanard,
Kingston, Rubin

Against: 0
Absent: 1 - Jackson,
Vacancy: 2 - District 3, District 10

Notices: Area: 200 Mailed: 45
Replies: For: 0 Against: 0

Speakers: None

9. Z212-123(RM)

Planner: Ryan Mulkey

Motion: In considering an application for an MF-2(A) Multifamily District on property zoned a CR Community Retail District with consideration for a WR-3 Walkable Urban Residential District, on the northeast line of North Garrett Avenue, northwest of Ross Avenue, it was moved to **hold** this case under advisement until January 20, 2022.

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

For: 12 - Popken, Hampton, Anderson, Shidid,
Carpenter, Blair, Jung, Suhler, Haqq, Stanard,
Kingston, Rubin
Against: 0
Absent: 1 - Jackson
Vacancy: 2 - District 3, District 10

Notices: Area: 200 Mailed: 54
Replies: For: 1 Against: 0

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

10. Z212-129(RM)

Planner: Ryan Mulkey

Motion: It was moved to recommend **approval** of a Specific Use Permit for an alcoholic beverage manufacturing use for a five-year period, subject to a site plan and conditions on property zoned Subdistrict 1D within Planned Development District No. 714, the West Commerce Street/Fort Worth Avenue Special Purpose District, on the south line of Powell Street, between Haslett Street and Sulphur Street

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

For: 12 - Popken, Hampton, Anderson, Shidid,
Carpenter, Blair, Jung, Suhler, Haqq, Stanard,
Kingston, Rubin
Against: 0
Absent: 1 - Jackson,
Vacancy: 2 - District 3, District 10

Notices: Area: 200 Mailed: 18
Replies: For: 2 Against: 0

Speakers: For: Karl Sanford, 2215 Sulphur St., Dallas, TX, 75208
Jarrett Ouellette, 1408 N. Riverfront Blvd., Dallas, TX, 75207
Outmane Yanouri, 315 Yorktown St., Dallas, TX, 75208
For (Did not speak): Michael Blackwell, 8845 Fenchurch Rd., Dallas, TX, 75238
Against: None

Zoning Cases – Under Advisement:

11. Z201-260(RM)

Planner: Ryan Mulkey

Motion: It was moved to recommend **denial without prejudice** of a Planned Development District for MU-1 Mixed Use District uses on property zoned an MU-1 Mixed Use District, on the west line of North Beckley Avenue, between West 8th Street and Melba Street.

Maker: Popken
Second: Rubin
Result: Carried: 11 to 0

For: 11 - Popken, Hampton, Anderson, Shidid,
Carpenter, Blair, Suhler, Haqq, Stanard,
Kingston, Rubin

Against: 0
Absent: 1 - Jackson,
Vacancy: 2 - District 3, District 10
Conflict: 1 - Jung**

**out of the room, when vote taken

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

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

12. Z201-323(MP)

Planner: Michael Pepe

Motion: In considering an application for a Planned Development District for MU-2 Mixed Use District regulations and uses including multifamily and retail and personal service, on property zoned IR Industrial/Research District, on the west line of Borger Street, south of Singleton Boulevard it was moved to **hold** this case under advisement until February 3, 2022.

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

For: 12 - Popken, Hampton, Anderson, Shidid,
Carpenter, Blair, Jung, Suhler, Haqq, Stanard,
Kingston, Rubin

Against: 0
Absent: 1 - Jackson,
Vacancy: 2 - District 3, District 10

Notices: Area: 500 Mailed: 139
Replies: For: 5 Against: 1

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

Note: The Commission recessed for a short break at 4:40 p.m. and reconvened at 4:55 p.m. The Commission continued with the regular order of the agenda and heard Zoning Case – Under Advisement agenda item #13. Z201-352(MP) next.

13. Z201-352(MP)

Planner: Michael Pepe

Motion: In considering an application for a Specific Use Permit for an alcoholic beverage establishment limited to a bar, lounge or tavern on property zoned Subdistrict 3B within Planned Development District No. 830, the Bishop Arts Mixed Use District at the southeast corner of North Madison Avenue and West 9th Street, it was moved to **hold** this case under advisement until January 20, 2022.

Maker: Popken
Second: Rubin
Result: Carried: 11 to 0

For: 11 - Popken, Hampton, Anderson, Shidid,
Carpenter, Blair, Suhler, Haqq, Stanard,
Kingston, Rubin

Against: 0
Absent: 1 - Jackson,
Vacancy: 2 - District 3, District 10
Conflict: 1 - Jung**

**out of the room, when vote taken

Notices: Area: 200 Mailed: 20
Replies: For: 0 Against: 4

Speakers: For: Danielle Matthews, 2201 Main St., Dallas, TX, 75201
Dallas Cothrum, 2201 Main St., Dallas, TX, 75201
Against: None

Note: The Commission continued heard Zoning Case – Under Advisement agenda item #15. Z201-336(KC) next.

14. **Z212-104(OA)**

Planner: Oscar Aguilera

Motion: It was moved to recommend **denial without prejudice** of a Specific Use Permit for a Paraphernalia Shop on property zoned an IM Industrial Manufacturing District with Specific Use Permit No. 98, at the northwest corner of Adler Drive and Communications Drive.

Maker: Blair
Second: Haqq
Result: Carried: 9 to 3

For: 9 - Popken, Hampton, Anderson, Shidid,
Carpenter, Blair, Jung, Suhler, Haqq

Against: 3 - Stanard, Kingston, Rubin
Absent: 1 - Jackson
Vacancy: 2 - District 3, District 10

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

Speakers: For: Mahmoud Assi, 2902 Franciscan Dr., Arlington, TX, 76015
Against: None

Note: The Commission returned to the regular order of the agenda and heard Zoning Cases – Individual agenda item #7. Z201-311(KC) next.

15. **Z201-336(KC)**

Planner: Andreea Udrea

Motion: It was moved to recommend **approval** of an IR Industrial Research District, subject to deed restrictions volunteered by the applicant on property zoned a MU-3 Mixed Used District, on the south line of Lyndon B. Johnson Service Road, west of Newberry Street.

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

For: 12 - Popken, Hampton, Anderson, Shidid,
Carpenter, Blair, Jung, Suhler, Haqq, Stanard,
Kingston, Rubin

Against: 0
Absent: 1 - Jackson,
Vacancy: 2 - District 3, District 10

Notices: Area: 500 Mailed: 27
Replies: For: 0 Against: 4

Speakers: For: Danielle Mathews, 2201 Main St., Dallas, TX, 75201
Dorothy Parks, 10210 N. Central Expressway, Dallas, TX, 75204
Dallas Cothrum, 2201 Main St., Dallas, TX, 75201
Against: None

16. **Z212-101(KC)**

Planner: Andreea Udrea

Motion: It was moved to recommend **approval** of the renewal of Specific Use Permit No. 1898 to allow for a late hours establishment limited to a general merchandise or food store 3,500 square feet or less and a motor vehicle fueling station for a one-year period, subject to staff's recommended conditions on property zoned Planned Development District No. 842, the Lower Greenville Avenue Special Provision District with MD-1 Modified Delta Overlay, at the southeast corner of Richmond Avenue and Greenville Avenue.

Maker: Kingston
Second: Rubin
Result: Carried: 11 to 0

For: 11 - Popken, Hampton, Anderson, Shidid,
Carpenter, Blair, Jung, Suhler, Haqq, Kingston,
Rubin

Against: 0
Absent: 2 - Jackson, Stanard
Vacancy: 2 - District 3, District 10

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

Speakers: For: Andrew Ruegg, 2201 Main St., Dallas, TX, 75201
Against: None

Authorization of a Hearing:

Planner: Monique Ward

Motion: It was moved to **authorize** a public hearing to determine the proper zoning on property zoned Planned Development District No. 298 (Bryan Area Special Purpose District) with a portion in a “D” Dry Overlay and Specific Use Permit (SUP) No. 540 for an Institution for the Care of Alcohol, Drug or Psychiatric Patients, SUP No. 708 for a Hospital & Dialysis Center, SUP No. 729 for a Community and Welfare Center, SUP No. 1073 for a Radio, Television or Microwave Tower, SUP No. 1074 for a Community Service Center, SUP No. 1178 for a Restaurant with Drive-Through Facilities, SUP No. 1197 for a Restaurant with Drive-Through Facilities, SUP No. 1251 for a Water Chilling Facility, Utility other than listed, SUP No. 1269 for a Water Chilling Facility, Utility other than listed, SUP No. 1445 for a Restaurant with Drive-Through Facilities, SUP No. 1599 for a Railroad Passenger Station, SUP No. 1641 for a Convalescent & Nursing Home, SUP No. 1690 for a Financial Institution with Drive-In Window, SUP No. 1753 for a Liquor Store, SUP No. 1819 for Vehicle or Engine Repair or Maintenance, SUP No. 2035 for a Restaurant with Drive-Through Facilities, SUP No. 2206 for a Liquor Store, and SUP No. 2352 for a Child-Care Facility in an area generally bounded by North Central Expressway, Roseland Avenue and its northeastward prolongation, Fitzhugh Avenue, San Jacinto Street, Peak Street, Gaston Avenue, and Good-Latimer Expressway and containing approximately 455.04 acres. Consideration is to be given to regulations only related to the Residential Proximity Slope (RPS) within and from Subarea 9 in Planned Development District No. 298 and revising regulations and exhibits related to the zoning district categories for properties located in Subarea 9. **This is a hearing to consider the request to authorize the hearing and not the rezoning of property at this time.**

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

For: 11 - Popken, Hampton, Anderson, Shidid,
Carpenter, Blair, Jung, Suhler, Haqq, Kingston,
Rubin

Against: 0
Absent: 2 - Jackson, Stanard
Vacancy: 2 - District 3, District 10

Speakers: None

Other Matters

Minutes:

Motion: It was moved to **approve** the December 16, 2021, City Plan Commission meeting minutes, as submitted.

Maker: Jung
Second: Rubin
Result: Carried: 11 to 0

For: 11 - Popken, Hampton, Anderson, Shidid,
Carpenter, Blair, Jung, Suhler, Haqq, Kingston,
Rubin

Against: 0
Absent: 2 - Jackson, Stanard
Vacancy: 2 - District 3, District 10

Speakers: None

Adjournment:

Motion: It was moved to **adjourn** the January 6, 2022, City Plan Commission meeting at 5:51 p.m.

Maker: Blair
Second: Rubin
Result: Carried: 11 to 0

For: 11 - Popken, Hampton, Anderson, Shidid,
Carpenter, Blair, Jung, Suhler, Haqq, Kingston,
Rubin

Against: 0
Absent: 2 - Jackson, Stanard
Vacancy: 2 - District 3, District 10

Tony Shidid, Chair