



**CITY PLAN COMMISSION**  
**Briefing & Public Hearing Meeting Minutes**  
**Thursday, November 3, 2022**

**DALLAS CITY HALL, COUNCIL CHAMBER/VIDEO CONFERENCE**  
**CISCO WEBEX LINK, Call-In # <https://bit.ly/CPC110322>**  
**CHAIR TONY SHIDID, PRESIDING**

**PRESENT: [12]**

Tony Shidid, Chair, District 5	Aaliyah Haqq, District 12*
Amanda Popken, District 1	Claire Stanard, District
Joanna Hampton, District 2	13Melissa Kingston, District 14
Zarin Gracey, District 3	Brent Rubin, Place 15
Deborah Carpenter, District 6	
Lorie Blair, District 8	
P. Michael Jung, Acting Vice-Chair, District 9	
Tipton Housewright, District 10	

**ABSENT: [2]**

Jasmond Anderson, District 4	
Benjamin Vann, District 7	

**VACANCY: [1]**

District 11	
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*\*Note: Members of the City Plan Commission participated in this meeting by video conference.*

*\*\*Note: Indicates arrival time after meeting called to order/reconvened*

The Briefing meeting was called to order at 9:06 a.m. with a quorum of the City Plan Commission present. The Public Hearing was called to order at 12:39 p.m. with a quorum of the City Plan Commission present.

The meeting agenda, posted in accordance with Chapter 551, "OPEN MEETINGS", of the Texas Government Code, was presented.

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

## CITY PLAN COMMISSION MEETING MINUTES OF NOVEMBER 3, 2022

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 Planning and Urban Design Department. Briefing and public hearing recordings are retained on file for 90 days after approval of CPC minutes.

### **BRIEFINGS:**

#### Zoning classification and processes for institutional uses.

Jennifer Allgaier, Senior Planner, Planning and Urban Design

**This briefing item was postponed to next City Plan Commission meeting.**

**Note: Chair Shidid changed the order of the agenda and the Commission heard Miscellaneous Items. The Commission heard Minor Amendment agenda Item #1. M212-047 next.**

### **APPROVAL OF MINUTES:**

Minutes Approval of Minutes of the October 13, 2022 City Plan Commission Hearings.

**Motion:** It was moved to **approve** the October 13, 2022, City Plan Commission meeting minutes, as revised.

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

For: 12 - Popken, Hampton, Gracey, Shidid, Carpenter,  
Blair, Jung, Housewright, Haqq, Stanard,  
Kingston, Rubin

Against: 0  
Absent: 2 - Anderson, Vann  
Vacancy: 1 - District 11

**Speakers:** None

**Note: The Commission continued with the regular order of the agenda and heard Zoning Case - Consent agenda items next.**

**CITY PLAN COMMISSION MEETING MINUTES  
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**ACTION ITEMS:**

**Miscellaneous Items:**

**Minor Amendments:**

**1. M212-047**

Planner: Hannah Carrasco

**Motion:** It was moved to **approve** a minor amendment to an existing development plan for a public school other than an open-enrollment charter school use on property zoned Planned Development District No. 641, generally on the southeast corner of Claremont Drive and Telegraph Avenue.

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

For: 12 - Popken, Hampton, Gracey, Shidid, Carpenter,  
Blair, Jung, Housewright, Haqq, Stanard,  
Kingston, Rubin

Against: 0  
Absent: 2 - Anderson, Vann  
Vacancy: 1 - District 11

**Speakers:** For: None

For (Did not speak): Charaka Dharmagunaratne, 4530 Victor St., Dallas, TX, 75246  
Shelby Perry, 4524 Victor St., Dallas, TX, 75246

Against: None

**Note: The Commission returned to the regular order of the agenda and heard APPROVAL OF MINUTES agenda item next.**

**CITY PLAN COMMISSION MEETING MINUTES  
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Zoning Cases - Consent:

**Chair Shidid announced all Zoning Cases - Consent agenda items #2, #3, #4, #5, #6, #7, #8, #9, and #10 would be heard individually. The Commission heard Zoning Cases - Consent agenda items #2. Z201-111(MP) next.**

**2. Z201-111(MP)**

Planner: Michael Pepe

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

**Motion:** In considering an application for Subdistrict 6 within Planned Development District No. 830, on property zoned Tract 1C within Planned Development District No. 160, on the east line of Madison Street, between Davis Avenue and Neely Avenue, it was moved to **hold** this case under advisement until December 15, 2022.

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

For: 12 - Popken, Hampton, Gracey, Shidid, Carpenter, Blair, Jung, Housewright, Haqq, Stanard, Kingston, Rubin

Against: 0  
Absent: 2 - Anderson, Vann  
Vacancy: 1 - District 11

**Notices:** Area: 500 Mailed: 82  
**Replies:** For: 0 Against: 6

Against: 0  
Absent: 2 - Anderson, Vann  
Vacancy: 1 - District 11

**Speakers:** None

**Note: The Commission heard Zoning Case – Consent agenda item #3. Z212-244(RM) next.**

**CITY PLAN COMMISSION MEETING MINUTES  
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**3. Z212-244(RM)**

Planner: Ryan Mulkey

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

**Motion:** In considering an application for a CS Commercial Service District on property zoned an A(A) Agricultural District, on the southwest line of North Johnson Way, west of North Walton Walker Boulevard, it was moved to **hold** this case under advisement until December 15, 2022 and to instruct staff to re-advertise for LI with deed restrictions.

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

For: 12 - Popken, Hampton, Gracey, Shidid, Carpenter,  
Blair, Jung, Housewright, Haqq, Stanard,  
Kingston, Rubin

Against: 0  
Absent: 2 - Anderson, Vann  
Vacancy: 1 - District 11

**Notices:** Area: 400 Mailed: 15  
**Replies:** For: 0 Against: 0

**Speakers:** For: Rob Baldwin, 3904 Elm St., Dallas, TX, 75226  
Against: Greg Joyner, Address not given

**Note: The Commission heard Zoning Case – Consent agenda item #4. Z212-252(MP) next.**

**4. Z212-252(MP)**

Planner: Michael Pepe

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

**Motion:** It was moved to recommend **approval** of a Specific Use Permit for a Commercial Amusement (Inside) with a dance hall for a two-year period, subject to a site plan and conditions with a modification to the Hours of Operation to 5:00 p.m. to 2:00 a.m., Mon. – Sun. on property zoned Planned Development District No. 784, the Trinity River Corridor Special Purpose District, on the southwest line of South Riverfront Boulevard, between I-30 and I-35.

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

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For: 12 - Popken, Hampton, Gracey, Shidid, Carpenter,  
Blair, Jung, Housewright, Haqq, Stanard,  
Kingston, Rubin

Against: 0  
Absent: 2 - Anderson, Vann  
Vacancy: 1 - District 11

**Notices:** Area: 200 Mailed: 9  
**Replies:** For: 1 Against: 1

**Speakers:** For: Santos Martinez, 5737 Quay Dr. NE, Rio Rancho, NM, 87144  
Mark Shaw, 525 S. Riverfront Blvd., Dallas, TX, 75207  
Against: None  
Staff: David Nevarez, Sr. Traffic Engineer, Development Services

**Note: The Commission heard Zoning Case – Consent agenda item #5. Z212-263(MP) next.**

**5. Z212-263(MP)**

Planner: Michael Pepe

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

**Motion:** It was moved to recommend **approval** of amendment to Subdistrict 3B Tract 1, subject to a development plan (Exhibit 317F), conceptual plan (Exhibit 317E), street section (Exhibit 317H), and conditions; as briefed, within Planned Development District No. 317, the Cedars Area Special Purpose District and within DDO-2, the CBD/Downtown Demolition Delay Overlay District, on the southeast corner of Cockrell Avenue and McKee Street.

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

For: 12 - Popken, Hampton, Gracey, Shidid\*, Carpenter,  
Blair, Jung, Housewright, Haqq, Stanard,  
Kingston, Rubin

Against: 0  
Absent: 2 - Anderson, Vann  
Vacancy: 1 - District 11

\*out of the room, shown voting in favor

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**Notices:** Area: 500 Mailed: 90  
**Replies:** For: 3 Against: 0

**Speakers:** For: None  
For (Did not speak): Audra Buckley, 1414 Belleview St., Dallas, TX, 75215  
Against: None

**Note: The Commission heard Zoning Case – Consent agenda item #6. Z212-264(JM) next.**

**6. Z212-264(JM)**

Planner: Jennifer Muñoz

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

**Motion:** In considering an application for a Specific Use Permit for a child-care facility on property zoned an R-7.5(A) Single Family District, on the southeast corner of South Polk Street and Beckleymead Avenue, it was moved to **hold** this case under advisement until December 15, 2022.

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

For: 12 - Popken, Hampton, Gracey, Shidid, Carpenter,  
Blair, Jung, Housewright, Haqq, Stanard,  
Kingston, Rubin

Against: 0  
Absent: 2 - Anderson, Vann  
Vacancy: 1 - District 11

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

**Speakers:** For: Warren Ellis, 8700 Stonebrook Pkwy., Frisco, TX, 75034  
Charles Dade, 801 W. Kiest Blvd., Dallas, TX, 75224  
Christie Dade, 801 W. Kiest Blvd., Dallas, TX, 75224  
Kira Sewell, 3440 Holliday Rd., Dallas, TX, TX, 75224  
Deosha Taylor, 3002 Courtney Ln., Glenn Heights, TX, 75154  
Jasmine Johnson, 2732 Meadow Bluff Ln., Dallas, TX, 75237  
Brittany, Whitaker, 3245 Buckskin Dr., Dallas, TX, 75241  
Denise Foster, 530 Ryan Rd., Dallas, TX, 75224  
Steve Stoner, 7557 Rambler Rd., Dallas, TX, 75231  
Dorian Curtis, Address not given  
For (Did not speak): Symone Stern, 3137 W. Pentagon Pkwy., Dallas, TX, 75233  
Against: None

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**Note: The Commission recessed for a short break at 2:06 p.m. and reconvened at 2:23 p.m. The Commission continued with the regular order of the agenda and heard Zoning Case – Consent agenda item #7. Z212-271(JA) next.**

**7. Z212-271(JA)**

Planner: Jenniffer Allgaier

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

**Motion:** In considering an application for a Specific Use Permit for a public school other than an open-enrollment charter school on property zoned an R-5(A) Single Family District, on the northeast corner of Linfield Road and Bonnie View Road, it was moved to **hold** this case under advisement until December 15, 2022.

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

For: 12 - Popken, Hampton, Gracey, Shidid, Carpenter,  
Blair, Jung, Housewright, Haqq, Stanard,  
Kingston, Rubin

Against: 0  
Absent: 2 - Anderson, Vann  
Vacancy: 1 - District 11

**Notices:** Area: 400 Mailed: 83  
**Replies:** For: 1 Against: 0

**Speakers:** For: Karl Crawley, 2201 Main St., Dallas, TX, 75201  
Christy Lambeth, 8637 County Road 148, Kaufman, TX, 75142  
Against: None

**Note: The Commission heard Zoning Case – Consent agenda item #8. Z212-274(JM) next.**

**8. Z212-274(JM)**

Planner: Jennifer Muñoz

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

**Motion:** It was moved to recommend **approval** of an MF-1(A) Multifamily District on property zoned a Planned Development District No. 546, on the east line of Noel Road, north of Spring Valley Road.

Maker: Rubin  
Second: Shidid  
Result: Carried: 9 to 3



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For: 9 - Popken, Gracey, Shidid, Blair, Jung, Haqq,  
Stanard, Kingston, Rubin

Against: 3 - Hampton, Carpenter, Housewright

Absent: 2 - Anderson, Vann

Vacancy: 1 - District 11

**Notices:** Area: 400 Mailed: 170

**Replies:** For: 0 Against: 0

**Speakers:** For: Wilson Kerr, 2201 Main St., Dallas, TX, 75201

Karl Crawley, 2201 Main St., Dallas, TX, 75201

Against: Rudy Beutenmuller, 5335 Spring Valley Rd., Dallas, TX, 75254

**Note: The Commission heard Zoning Case – Consent agenda item #9. Z212-282(JM) next.**

9. Z212-282(JM)

Planner: Jennifer Muñoz

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

**Motion:** It was moved to recommend **approval** of an MF-2(A) Multifamily District, subject to deed restrictions volunteered by the applicant to include the following two additional deed restrictions: 1) #6. All guest parking spaces, and shared access driveways shall be permeable as permitted by the Fire Marshall and 2) #7. Trees numbered 1 thru 4 as marked on Exhibit A will be subject to a tree preservation plan on property zoned a D(A) Duplex District, at the southwest corner of Ellsworth Avenue and McMillan Avenue.

Maker: Kingston

Second: Blair

Result: Carried: 11 to 0

For: 11 - Popken, Hampton, Gracey, Shidid, Carpenter,  
Blair, Jung, Housewright, Stanard, Kingston,  
Rubin

Against: 0

Absent: 3 - Anderson, Vann, Haqq

Vacancy: 1 - District 11

**Notices:** Area: 300 Mailed: 82

**Replies:** For: 18 Against: 3

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**Speakers:** For: Rob Baldwin, 3904 Elm St., Dallas, TX, 75226  
Greg Byrd, 6794 E. Northwest Hwy., Dallas, TX, 75231  
Against: Richard Harper, 5465 Ellsworth Ave., Dallas, TX, 75206  
Ellie Adelman, 5519 Ellsworth Ave., Dallas, TX, 75206  
Martha Carlson, 5506 Matalee Ave., Dallas, TX, 75206  
Saphir Parod, 5530 Ellsworth Ave., Dallas, TX, 75206  
Peter Adelman, 5519 Ellsworth Ave., Dallas, TX, 75206  
Camille Gilchrist, 5830 Penrose Ave., Dallas, TX, 75206  
Against (Did not speak): S. Rodriguez, 6205 Oram St., Dallas, TX, 75214

**Note: The Commission recessed for a short break at 4:35 p.m. and reconvened at 4:57 p.m. The Commission continued with the regular order of the agenda and heard Zoning Case – Consent agenda item #10. Z212-283(JM) next.**

10. Z212-283(JM)

Planner: Jennifer Muñoz

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

**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 greater than 3,500 square feet on property zoned a CR-D-1 Community Retail District with a D-1 Liquor Control Overlay, on the north corner of Kleberg Road and Carleta Street.

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

For: 11 - Popken, Hampton, Gracey, Shidid, Carpenter,  
Blair, Jung, Housewright, Stanard, Kingston,  
Rubin

Against: 0  
Absent: 3 - Anderson, Vann, Haqq  
Vacancy: 1 - District 11

**Notices:** Area: 200 Mailed: 20  
**Replies:** For: 0 Against: 1

**Speakers:** None

**Note: The Commission continued with the regular order of the agenda and heard Zoning Cases – Under Advisement agenda items next.**

**CITY PLAN COMMISSION MEETING MINUTES  
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Zoning Cases – Under Advisement:

**11. Z212-212(RM)**

Planner: Ryan Mulkey

**Motion:** It was moved to recommend **approval** of an MF-1(A) Multifamily District, subject to deed restrictions volunteered by the applicant, in lieu of an MF-2(A) Multifamily District on property zoned an R-7.5(A) Single Family District at the southwest corner of Cymbal Drive and Amity Lane.

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

For: 11 - Popken, Hampton, Gracey, Shidid, Carpenter,  
Blair, Jung, Housewright, Stanard, Kingston,  
Rubin

Against: 0  
Absent: 3 - Anderson, Vann, Haqq  
Vacancy: 1 - District 11

**Notices:** Area: 200 Mailed: 41  
**Replies:** For: 1 Against: 2

**Speakers:** For: Ramon Aranda, 2946 S. Sunbeck Cr., Farmers Branch, TX, 75234  
Against: None

**12. Z212-226(JA)**

Planner: Jenniffer Allgaier

**Note: Staff briefed this item before the public hearing.**

**Motion:** It was moved to recommend **approval** of an amendment to and the renewal of Specific Use Permit No. 1929 for an open enrollment charter school for a ten-year period, subject to a site/landscape plan and conditions on property zoned an NO(A) Neighborhood Office District with deed restrictions [DR Z890-143] and a CR Community Retail District, on the northwest corner of South Westmoreland and West Camp Wisdom Road.

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

For: 11 - Popken, Hampton, Gracey, Shidid, Carpenter,  
Blair, Jung, Housewright, Stanard, Kingston,  
Rubin

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Against: 0  
Absent: 3 - Anderson, Vann, Haqq  
Vacancy: 1 - District 11

**Notices:** Area: 400 Mailed: 53  
**Replies:** For: 0 Against: 0

**Speakers:** For: Andrew Ruegg, 2201 Main St., Dallas, TX, 75201  
Against: None  
Staff: David Nevarez, Sr. Traffic Engineer, Development Services

**13. Z212-231(MP)**

Planner: Michael Pepe

**Motion:** In considering an application for a WR-3 Walkable Urban Residential District on property zoned an IR Industrial Research District, on the southeast line of Kimsey Drive, northwest of the intersection of Kimsey Drive and Maple Avenue, it was moved to **hold** this case under advisement until November 17, 2022.

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

For: 11 - Popken, Hampton, Gracey, Shidid, Carpenter,  
Blair, Jung, Housewright, Stanard, Kingston,  
Rubin

Against: 0  
Absent: 3 - Anderson, Vann, Haqq  
Vacancy: 1 - District 11

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

**Speakers:** None

**14. Z212-249(MP)**

Planner: Michael Pepe

**Motion:** In considering an application for an MF-2(A) Multifamily District on property zoned an IR Industrial Research District, on the southeast line of Kimsey Drive, northeast Maple Avenue, it was moved to **hold** this case under advisement until December 15, 2022 and to instruct staff to re-advertise for WR-3.

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

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For: 11 - Popken, Hampton, Gracey, Shidid, Carpenter,  
Blair, Jung, Housewright, Stanard, Kingston,  
Rubin

Against: 0

Absent: 3 - Anderson, Vann, Haqq

Vacancy: 1 - District 11

**Notices:** Area: 200 Mailed: 28

**Replies:** For: 0 Against: 0

**Speakers:** None

**Note: The Commission recessed for a short break at 6:05 p.m. and reconvened at 6:34 p.m. The Commission continued with the regular order of the agenda and heard Subdivision Docket - Consent agenda items next.**

**SUBDIVISION DOCKET:**

Planner: Mohammad Bordbar

Pursuant to Texas Local Government Code Section 212.009(e) these minutes and recording of the hearing certify the reasons for denial of any plat application.

**Consent Items:**

**Note: Subdivision – Consent agenda items #15. S212-077R, #16. S223-001, #17. S223-002, #18. S223-003, #19. S223-004, #20. S223-005, #21. S223-006, #22. S223-007, #23. S223-008, #24. S223-009, #25. S223-010 and #26. S223-013 were read into the record and heard together.**

**(15) S212-077R**

**Motion:** It was moved to **approve** an application to replat a 0.79-acre tract of land containing part of Lots 1, 2, and 3 in City Block 1/650 to create one 4,987 square foot and one 29,440 square foot lot on property located on Ross Avenue at Carroll Avenue, west corner, subject to compliance with the conditions listed in the docket.

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

For: 11 - Popken, Hampton, Gracey, Shidid, Carpenter,  
Blair, Jung, Housewright, Stanard, Kingston,  
Rubin

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Against: 0  
Absent: 3 - Anderson, Vann, Haqq  
Vacancy: 1 - District 11

**Speakers:** For: None  
For (Did not speak): Clay Cristy, 1903 Central Dr., Bedford, TX, 76021  
Against: None

**(16) S223-001**

**Motion:** It was moved to **approve** an application to create one 17.644-acre lot from a tract of land in City Block 8018 on property located on Duncanville Road, north of West Ledbetter Drive, subject to compliance with the conditions listed in the docket.

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

For: 11 - Popken, Hampton, Gracey, Shidid, Carpenter,  
Blair, Jung, Housewright, Stanard, Kingston,  
Rubin

Against: 0  
Absent: 3 - Anderson, Vann, Haqq  
Vacancy: 1 - District 11

**Speakers:** None

**(17) S223-002**

**Motion:** It was moved to **approve** an application to replat a 2.336-acre tract of land containing all of Lot 1 in City Block 3/808 and a tract of land in City Block 3/808 ½ to create one lot on property located on Haskell Avenue at Ash Lane, south corner, subject to compliance with the conditions listed in the docket.

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

For: 11 - Popken, Hampton, Gracey, Shidid, Carpenter,  
Blair, Jung, Housewright, Stanard, Kingston,  
Rubin

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Against: 0  
Absent: 3 - Anderson, Vann, Haqq  
Vacancy: 1 - District 11

**Speakers:** None

**(18) S223-003**

**Motion:** It was moved to **approve** an application to replat a 1.550-acre tract of land containing all of Lots 10 through 18 in City Block 10/1016 to create one lot on property located on Brown Street, between Hood Street and Enid Street, subject to compliance with the conditions listed in the docket.

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

For: 11 - Popken, Hampton, Gracey, Shidid, Carpenter,  
Blair, Jung, Housewright, Stanard, Kingston,  
Rubin

Against: 0  
Absent: 3 - Anderson, Vann, Haqq  
Vacancy: 1 - District 11

**Speakers:** None

**(19) S223-004**

**Motion:** It was moved to **approve** an application to replat a 7.828-acre tract of land containing all of Lots 6 through 10 in City Block 1/8728, all of Lots 12 through 18 in City Block J/8728 and part of Lot 1A in City Block J/8728 to create one lot on property located on Creek Drive at Oxford Drive, north corner, subject to compliance with the conditions listed in the docket.

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

For: 11 - Popken, Hampton, Gracey, Shidid, Carpenter,  
Blair, Jung, Housewright, Stanard, Kingston,  
Rubin

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Against: 0  
Absent: 3 - Anderson, Vann, Haqq  
Vacancy: 1 - District 11

**Speakers:** None

**(20) S223-005**

**Motion:** It was moved to **approve** an application to replat a 0.6281-acre tract of land containing all of Lots 9 and 10 in City Block 65/7903 to create one lot on property located on Quaker Street, west of Irving Boulevard, subject to compliance with the conditions listed in the docket.

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

For: 11 - Popken, Hampton, Gracey, Shidid, Carpenter,  
Blair, Jung, Housewright, Stanard, Kingston,  
Rubin

Against: 0  
Absent: 3 - Anderson, Vann, Haqq  
Vacancy: 1 - District 11

**Speakers:** None

**(21) S223-006**

**Motion:** It was moved to **approve** an application to replat a 3.651-acre tract of land containing all of lots 6 and 7 in City Block A/6061 to create one lot on property located on Mockingbird Lane west, of Harry Hines Boulevard, subject to compliance with the conditions listed in the docket.

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

For: 11 - Popken, Hampton, Gracey, Shidid, Carpenter,  
Blair, Jung, Housewright, Stanard, Kingston,  
Rubin

Against: 0  
Absent: 3 - Anderson, Vann, Haqq  
Vacancy: 1 - District 11



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**Speakers:** None

**(22) S223-007**

**Motion:** It was moved to **approve** an application to create three lots ranging in size from 2.3330-acre to 40.9592-acre from a 53.0727-acre tract of land in City Block 8328 on property located on State Highway Loop 12 south of Dallas Fort Worth Turnpike/State Highway No. 30, subject to compliance with the conditions listed in the docket.

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

For: 11 - Popken, Hampton, Gracey, Shidid, Carpenter,  
Blair, Jung, Housewright, Stanard, Kingston,  
Rubin

Against: 0  
Absent: 3 - Anderson, Vann, Haqq  
Vacancy: 1 - District 11

**Speakers:** None

**(23) S223-008**

**Motion:** It was moved to **approve** an application to create one 0.275-acre (12,000 square foot) lot from a tract of land in City Block 6875 on property located on Bon Air Drive, north of Persimmon Road, subject to compliance with the conditions listed in the docket.

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

For: 11 - Popken, Hampton, Gracey, Shidid, Carpenter,  
Blair, Jung, Housewright, Stanard, Kingston,  
Rubin

Against: 0  
Absent: 3 - Anderson, Vann, Haqq  
Vacancy: 1 - District 11

**Speakers:** None

**CITY PLAN COMMISSION MEETING MINUTES  
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**(24) S223-009**

**Motion:** It was moved to **approve** an application to create one 0.275-acre (12,000 square foot) lot from a tract of land in City Block 6875 on property located on Bon Air Drive, north of Persimmon Road, subject to compliance with the conditions listed in the docket.

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

For: 11 - Popken, Hampton, Gracey, Shidid, Carpenter,  
Blair, Jung, Housewright, Stanard, Kingston,  
Rubin

Against: 0  
Absent: 3 - Anderson, Vann, Haqq  
Vacancy: 1 - District 11

**Speakers:** None

**(25) S223-010**

**Motion:** It was moved to **approve** an application to replat a 2.176-acre tract of land containing all of Lots 1 through 3, Lots 6 through 14, all of Lot 2A, Lots 1E through 1G in City Block 5/2018, and abandoned portion of Tracy Street to create one lot on property located between Tracy Street and McKinney Avenue, north of Webb Avenue, subject to compliance with the conditions listed in the docket.

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

For: 11 - Popken, Hampton, Gracey, Shidid, Carpenter,  
Blair, Jung, Housewright, Stanard, Kingston,  
Rubin

Against: 0  
Absent: 3 - Anderson, Vann, Haqq  
Vacancy: 1 - District 11

**Speakers:** None

**CITY PLAN COMMISSION MEETING MINUTES  
OF NOVEMBER 3, 2022**

(26) **S223-013**

**Motion:** It was moved to **approve** an application to replat a 0.686-acre tract of land containing all of Lots 1 through 5 in City Block G/910 to create one lot on property located on Akard Street, between Belleview Street and Sullivan Street, subject to compliance with the conditions listed in the docket.

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

For: 11 - Popken, Hampton, Gracey, Shidid, Carpenter,  
Blair, Jung, Housewright, Stanard, Kingston,  
Rubin

Against: 0  
Absent: 3 - Anderson, Vann, Haqq  
Vacancy: 1 - District 11

**Speakers:** None

Residential Replats:

(27) **S223-011**

**Motion:** It was moved to **deny** an application to replat a 0.775-acre (33,775 square feet) tract of land containing all of Lots 1 and 2 in City Block 2/5499 to create one lot on property located on Camellia Drive at Mum Place, north corner due to non-compliance with Chapter 51A-8.503 of the Dallas Development Code, which requires lots to conform with width, depth and area to pattern already established in adjacent areas.

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

For: 11 - Popken, Hampton, Gracey, Shidid, Carpenter,  
Blair, Jung, Housewright, Stanard, Kingston,  
Rubin

Against: 0  
Absent: 3 - Anderson, Vann, Haqq  
Vacancy: 1 - District 11

**CITY PLAN COMMISSION MEETING MINUTES  
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**Notices:** Area: 200 Mailed: 15  
**Replies:** For: 3 Against: 0

**Speakers:** For: Byron Wertz, 7324 Gaston Ave., Dallas, TX, 75214  
Against: None

**(28) S223-012**

**Motion:** It was moved to **approve** an application to replat a 2.749-acre tract of land containing all of Lot 11 in City Block 7848 to create two 0.20-acre (8,700 square foot) lots and one 2.349-acre (102,322 square foot) lot on property located on Rylie Road, east of Dowdy Ferry Road, subject to compliance with the conditions listed in the docket.

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

For: 11 - Popken, Hampton, Gracey, Shidid, Carpenter,  
Blair, Jung, Housewright, Stanard, Kingston,  
Rubin

Against: 0  
Absent: 3 - Anderson, Vann, Haqq  
Vacancy: 1 - District 11

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

**Speakers:** None

Area Plans:

**29. Hensley Field Master Plan**

Planner: Arturo Del Castillo

**Motion:** It was moved to recommend **approval** of the adoption of The Hensley Field Master Plan, an area generally bounded by East Jefferson Street, Hensley Field Drive, Mountain Creek Lake, Cottonwood Bay, and the Dallas Global Industrial Complex with an addition to incorporate historic preservation language to Section 4.7.

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

**CITY PLAN COMMISSION MEETING MINUTES  
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For: 11 - Popken, Hampton, Gracey, Shidid, Carpenter,  
Blair, Jung, Housewright, Stanard, Kingston,  
Rubin

Against: 0

Absent: 3 - Anderson, Vann, Haqq

Vacancy: 1 - District 11

**Speakers:** For: Rebecca Larson, 3644 Patience Blvd., Dallas, TX, 75236  
Jim Adams, Address not given  
John Sallman, Address not given  
Against: None

**OTHER MATTERS:**

Items for Reconsideration:

**30. Z212-222(OA/JM)**

Planner: Jennifer Muñoz

1. Suspension of CPC Rules of Procedure Section 4(c)(2) to allow reconsideration of Z212-222(OA).

**Motion:** It was moved to **approve** suspension of the CPC Rules of Procedure Section 4(c)(2) to allow reconsideration of Z212-222(OA).

Maker: Shidid

Second: Hampton

Result: Carried: 11 to 0

For: 11 - Popken, Hampton, Gracey, Shidid, Carpenter,  
Blair, Jung, Housewright, Stanard, Kingston,  
Rubin

Against: 0

Absent: 3 - Anderson, Vann, Haqq

Vacancy: 1 - District 11

If #1 is approved then consideration of #2.

2. Reconsideration of action taken on October 6, 2022, which was to recommend approval of a Specific Use Permit for the sale of alcoholic beverages in conjunction with a general merchandise or food store 3,500 square feet or less for a one-year period, subject to a site plan and conditions, as briefed; on property zoned a CR Community Retail District with D-1 Liquor Control Overlay on the north side of Lake June Road at the terminus of McElree Street, east of Oak Hill Circle.

**CITY PLAN COMMISSION MEETING MINUTES  
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**Motion:** It was moved to **approve** reconsideration of the action taken on October 6, 2022, which was to recommend **approval** of Z212-222(OA) for a one-year period, subject to a site plan and conditions, as briefed.

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

For: 11 - Popken, Hampton, Gracey, Shidid, Carpenter,  
Blair, Jung, Housewright, Stanard, Kingston,  
Rubin

Against: 0  
Absent: 3 - Anderson, Vann, Haqq  
Vacancy: 1 - District 11

If #2 is approved then consideration of #3.

3. An application for a Specific Use Permit for the sale of alcoholic beverages in conjunction with a general merchandise or food store 3,500 square feet or less on property zoned a CR Community Retail District with a D-1 Liquor Control Overlay, on the north side of Lake June Road, at the terminus of McElree Street, east of Oak Hill Circle.

Staff Recommendation: **Approval** for a five-year period with eligibility for automatic renewals for additional five-year periods, subject to a site plan and conditions.

Applicant: Gilberto Bedolla Jr.

Planner: Jennifer Muñoz

Z212-222(OA/JM)

CC District 5

**Motion:** It was moved to recommend **approval** of the sale of alcoholic beverages in conjunction with a general merchandise or food store 3,500 square feet or less for a one-year period, subject to a site plan and conditions on property zoned a CR Community Retail District with a D-1 Liquor Control Overlay, on the north side of Lake June Road, at the terminus of McElree Street, east of Oak Hill Circle.

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

For: 11 - Popken, Hampton, Gracey, Shidid, Carpenter,  
Blair, Jung, Housewright, Stanard, Kingston,  
Rubin

**CITY PLAN COMMISSION MEETING MINUTES  
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Against: 0  
Absent: 3 - Anderson, Vann, Haqq  
Vacancy: 1 - District 11

**Speakers:** None

Consideration of Appointments to CPC Committees:

No appointments to City Plan Commission Committees.

**ADJOURNMENT:**

**Motion:** It was moved to **adjourn** the November 3, 2022, City Plan Commission meeting at 7:10 p.m.

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

For: 11 - Popken, Hampton, Gracey, Shidid, Carpenter,  
Blair, Jung, Housewright, Stanard, Kingston,  
Rubin

Against: 0  
Absent: 3 - Anderson, Vann, Haqq  
Vacancy: 1 - District 11

**CITY PLAN COMMISSION MEETING MINUTES  
OF NOVEMBER 3, 2022**

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Drafted by:  
Yolanda Pesina, CPC Secretary  
Planning & Urban Design / Current Planning

\_\_\_\_\_  
Date

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Approved by:  
Tony Shidid, Chair  
City Plan Commission

\_\_\_\_\_  
Date

**Attachments:**

None

**Video Link:**

**Briefing:**

<https://dallascityhall.webex.com/dallascityhall/ldr.php?RCID=a45b88298d5d6a07c35717f69ad561e5>

**Public Hearing:**

<https://dallascityhall.webex.com/dallascityhall/ldr.php?RCID=619b4fc4ced6826e11e61095e658603c>