

PLAN COMMISSION MINUTES

The City Plan Commission held a regular Zoning Hearing on March 3, 2022, with the briefing starting at 10:18 a.m., and the public hearing at 1:51 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, Deborah Carpenter, Lorie Blair, P. Michael Jung, Tipton Housewright, Wade Gibson, Aaliyah Haqq, Claire Stanard, and Melissa Kingston. The following Commissioner was absent from this hearing as defined in the City Plan Commission rules: Jasmond Anderson. There were two vacancies – District 3 and District 7.

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

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

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

PUBLIC HEARINGS:

Subdivision Docket

Planner: Sharmila Shrestha

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

Consent Items:

(1) **S201-650R1**

Motion: It was moved to **approve** an application to revise a previously approved preliminary plat (S201-650) to create a 31-lot single family subdivision with lots ranging in size from 4,957 square feet to 11,155 square feet and 2 common areas from a 9.721-acre tract of on property located in the Dallas Extra Territorial Jurisdiction (ETJ) on Devonshire Drive at Ravenhill Road, south corner, subject to compliance with the conditions listed in the docket.

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

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

Against: 0
Absent: 1 - Anderson
Vacancy: 2 - District 3, District 7

Speakers: None

(2) **S212-084**

Motion: It was moved to **approve** an application to create one 6.388-acre lot from a tract of land in City Block 6866 on property located on Bishop College Drive, northwest of Branham Drive, subject to compliance with the conditions listed in the docket.

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

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

Against: 0
Absent: 1 - Anderson
Vacancy: 2 - District 3, District 7

Speakers: None

(3) **S212-085**

An application to create one 1.3551-acre lot and one 8.645-acre lot from a 10.0002-acre tract of land in City Block 8266 on property located on Langdon Road at J J Lemmon Road, south of Lyndon B Johnson Freeway/ Interstate Highway No. 20.

This case was withdrawn by the applicant.

(4) **S212-086**

Motion: It was moved to **approve** an application to replat a 0.5664-acre tract of land containing all of Lots 3, 4, and 5 in City Block 2/645 to create one lot on property located on Bryan Street at Haskell Avenue, west corner, subject to compliance with the conditions listed in the docket.

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

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

Against: 0
Absent: 1 - Anderson
Vacancy: 2 - District 3, District 7

Speakers: For: None
For (Did not speak): David Malekan, 4125 Swiss Ave., Dallas, TX, 75204
Against: None

(5) **S212-087**

Motion: It was moved to **approve** an application to create one 1.002-acre lot from a tract of land in City Block 5771 on property located on Burbank Street, south of Denton Drive, subject to compliance with the conditions listed in the docket and with the following two added Water/Wastewater division conditions: 1) "Condition #22. Additional design information is required for assessment. Site plan must be submitted showing proposed development, building finished floor elevation, development, existing mains – including downstream manhole, and proposed water and wastewater service locations. Submit water/wastewater engineering plans to 320 E. Jefferson Blvd., Room 200, Attention: Water and Wastewater Engineering." and 2) "Condition #23. Water and wastewater main improvements may be required by Private Development Contract. Submit water/wastewater engineering plans to 320 E. Jefferson Blvd., Room 200, Attention: Water and Wastewater Engineering."

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

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

Against: 0
Absent: 1 - Anderson
Vacancy: 2 - District 3, District 7

Speakers: None

(6) **S212-088**

Motion: It was moved to **approve** an application to replat a 9.852-acre tract of land containing part of Lot 3 in City Block 2/6962 to create one lot on property located on Ledbetter Drive, east of Joseph Hardin Drive, subject to compliance with the conditions listed in the docket.

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

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

Against: 0
Absent: 1 - Anderson
Vacancy: 2 - District 3, District 7

Speakers: None

(7) **S212-089**

Note: Staff corrected the Zoning districts to PD No. 1068 and PD No. 214 (Tract 2) for the record.

Motion: It was moved to **approve** an application to create one 6.5115-acre lot and one 18.1617-acre lot from a 24.6732-acre tract of land in city Block 7364 on property located on R L Thornton Freeway/Interstate Highway No. 30, east of Buckner Boulevard, subject to compliance with the conditions listed in the docket.

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

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

Against: 0
Absent: 1 - Anderson
Vacancy: 2 - District 3, District 7

Speakers: None

(8) S212-090

Motion: It was moved to **approve** an application to replat a 2.8552-acre tract of land containing all of Lot 4A in City Block A/8728 to create one 0.8366-acre lot, one 0.8948-acre lot, and one 1.1238-acre lot on property located on Preston Road (State Highway No. 289) and Mapleshade Lane, northeast corner, subject to compliance with the conditions listed in the docket.

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

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

Against: 0
Absent: 1 - Anderson
Vacancy: 2 - District 3, District 7

Speakers: None

(9) S212-091

Note: The Commission considered this item individually.

Motion: It was moved to **approve** an application to replat a 1.909-acre tract of land containing part of Lot 2, 4, 5, 7, 8, 9, and all of Lots 3 in City Block 34/3015; part of City Block 35/3015; portion of abandoned Raymond Street; and part of an abandoned 15-foot Alley to create one lot on property located on Jefferson Boulevard at Colorado Boulevard, west of R L Thornton Freeway, subject to compliance with the conditions listed in the docket.

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

For: 11 - Popken, Hampton, Shidid, Carpenter, Blair,
Housewright, Gibson, Haqq, Stanard,
Kingston, Rubin

Against: 0
Absent: 1 - Anderson
Vacancy: 2 - District 3, District 7
Conflict: 1 - Jung**

**out of the room, when vote taken

Speakers: None

Note: The Commission heard Subdivision - Consent agenda item #10. S212-093 next.

(10) **S212-093**

Note: The Commission considered this item individually.

Motion: It was moved to **approve** an application to replat an 11.345-acre tract of land containing all of City Block 25/3006; all of Lots 1 through 6 in City Block 26/3006; all of Lots 1 through 6, and Lot 10, part of Lots 7 through 9, 11 through 14 in City Block 27/3006; portion of abandoned Altemont Street and Raymond Street and part of abandoned alleys; to create one 3.303-acre lot and one 8.042-acre lot on property located on Colorado Boulevard at Jefferson Boulevard, west of R L Thornton Freeway, subject to compliance with the conditions listed in the docket.

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

For: 11 - Popken, Hampton, Shidid, Carpenter, Blair,
Housewright, Gibson, Haqq, Stanard,
Kingston, Rubin

Against: 0
Absent: 1 - Anderson
Vacancy: 2 - District 3, District 7
Conflict: 1 - Jung**

**out of the room, when vote taken

Speakers: None

Note: The Commission returned to the regular order of the agenda and heard Residential Replat agenda items. The Commission heard Residential Replat agenda item #19. S212-099 next.

(11) **S212-094**

Motion: It was moved to **approve** an application to replat a 0.2121-acre tract of land containing part of Lots 9 and 10 in City Block 35/3155 to create one 4,507-square foot lot and one 4,730-square foot lot on property located on Adams Avenue at Tenth Street, northwest corner, subject to compliance with the conditions listed in the docket.

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

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

Against: 0
Absent: 1 - Anderson
Vacancy: 2 - District 3, District 7

Speakers: None

(12) **S212-095**

Motion: It was moved to **approve** an application to replat a 6.975-acre tract of land containing all of Lots 11 and 12 in City Block A to create one 2.285-acre lot and one 4.69-acre lot on property located in Extra Territorial Jurisdiction (ETJ) on Glenwood Trail, east of Ranch Road, subject to compliance with the conditions listed in the docket.

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

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

Against: 0
Absent: 1 - Anderson
Vacancy: 2 - District 3, District 7

Speakers: None

(13) **S212-096**

Motion: It was moved to **approve** an application to replat a 0.968-acre tract of land containing all of Lot 30, 31, 32, and 33 in City Block H/6364 to create one lot on property located on Doug Drive, at the terminus of Almond Street, subject to compliance with the conditions listed in the docket.

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

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

Against: 0

Absent: 1 - Anderson

Vacancy: 2 - District 3, District 7

Speakers: None

(14) **S212-097**

Motion: It was moved to **approve** an application to replat a 0.230-acre tract of land containing part of Lots 1 and 2 in City Block G/6364 to create one lot on property located on Carol Lane, north of Doug Drive, subject to compliance with the conditions listed in the docket.

Maker: Rubin

Second: Housewright

Result: Carried: 12 to 0

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

Against: 0

Absent: 1 - Anderson

Vacancy: 2 - District 3, District 7

Speakers: None

(15) **S212-098**

Motion: It was moved to **approve** an application to create an 86-lot single family subdivision with lots ranging in size from 5,078 square feet to 11,477 square feet and 5 common areas from a 24.544-acre tract of land on property located in the Dallas Extra Territorial Jurisdiction (ETJ) on Reserve Road at Broadwell Lane, north corner, subject to compliance with the conditions listed in the docket.

Maker: Rubin

Second: Housewright

Result: Carried: 12 to 0

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

Against: 0
Absent: 1 - Anderson
Vacancy: 2 - District 3, District 7

Speakers: None

(16) **S212-100**

Note: Staff corrected the Zoning district to PD No. 714 (Subdistrict 1E) for the record.

Motion: It was moved to **approve** an application to replat a 10.268-acre tract of land containing tract of land in City Block 6818; part of Lots 10 through 14, Lots 16 through 23, and all of Lots 15, 24, 25 through 34, Lots 47 through 50 in city Block 6819; all of Lots 1 through 3 in City Block A/6819; part of Lot 67A and all of Lots 80 through 85 in City Block 6822; to create 6 lots and to dedicate public rights-of-way on property located on Commerce Street, east of Sylvan Avenue, subject to compliance with the conditions listed in the docket.

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

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

Against: 0
Absent: 1 - Anderson
Vacancy: 2 - District 3, District 7

Speakers: None

(17) **S212-101**

Motion: It was moved to **approve** an application to create one 12,585-square foot lot and one 12,732-square foot lot from a 0.581-acre tract of land in City Block 799 on property located on Carroll Avenue at Reiger Avenue, north corner, subject to compliance with the conditions listed in the docket.

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

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

Against: 0
Absent: 1 - Anderson
Vacancy: 2 - District 3, District 7

Speakers: None

(18) **S212-102**

Motion: It was moved to **approve** an application to create one 1.114-acre lot and one 8.885-acre lot from a 9.999-acre tract of land containing part of City Block 5973 on property located between Pratt Street and Zang Boulevard, north of Wynnewood Drive, subject to compliance with the conditions listed in the docket.

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

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

Against: 0
Absent: 1 - Anderson
Vacancy: 2 - District 3, District 7

Speakers: None

Note: The Commission heard Subdivision - Consent agenda item #9. S212-091, upon the conclusion of the Subdivision Consent agenda.

Residential Replats:

(19) **S212-099**

Motion I: It was moved to **deny** an application to replat a 0.3039-acre tract of land containing all of Lot 1 and part of Lot 2 in City Block 24/2224 to create one 6,614.17-square foot lot and one 6,623.80-square foot lot on property located on Cordova Street and Seville Street, northwest corner, due to non-compliance with Section 51A-8.503 of the Dallas Development Code.

Maker: Kingston
Second: Hampton
Result: Failed: 5 to 7

For: 5 - Popken, Hampton, Jung, Stanard, Kingston

Against: 7 - Shidid, Carpenter, Blair, Housewright, Gibson,
Haqq, Rubin
Absent: 1 - Anderson
Vacancy: 2 - District 3, District 7

Motion II: It was moved to **approve** an application to replat a 0.3039-acre tract of land containing all of Lot 1 and part of Lot 2 in City Block 24/2224 to create one 6,614.17-square foot lot and one 6,623.80-square foot lot on property located on Cordova Street and Seville Street, northwest corner, subject to compliance with the conditions listed in the docket.

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

For: 9 - Shidid, Carpenter, Blair, Jung, Housewright,
Gibson, Haqq, Stanard, Rubin

Against: 3 - Popken, Hampton, Kingston
Absent: 1 - Anderson
Vacancy: 2 - District 3, District 7

Notices: Area: 200 Mailed: 35
Replies: For: 4 Against: 4

Speakers: For: None
Against: None
Staff: Paul Nelson, Chief Planner, Development Services

Miscellaneous Items:

D212-001(HC)

Planner: Hannah Carrasco

Motion: In considering an application for a development plan and landscape plan for a restaurant with drive-through use on property zoned Subarea C within Planned Development District No. 758, at the southeast corner of Walnut Hill Lane and Wildcat Way, it was moved to **hold** this case under advisement until March 24, 2022.

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

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

Against: 0
Absent: 1 - Anderson
Vacancy: 2 - District 3, District 7

Speakers: None

D212-006(HC)

Planner: Hannah Carrasco

Motion: In considering an application for a development plan for a financial institution with drive-in use on property zoned Planned Development District No. 1028, at the southwest corner of Maple Avenue and Mockingbird Lane, it was moved to **hold** this case under advisement until March 10, 2022.

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

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

Against: 0
Absent: 1 - Anderson
Vacancy: 2 - District 3, District 7

Speakers: None

Miscellaneous Items - Under Advisement:

M212-040(HC)

Planner: Hannah Carrasco

Motion: In considering an application for a minor amendment to an existing site plan for Specific Use Permit No. 1739 for a child-care facility and private school use on property zoned Subdistrict S-2b within Planned Development District No. 521, south of West Camp Wisdom Road, and west of Eagle Ford Drive, it was moved to **hold** this case under advisement until April 7, 2022.

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

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

Against: 0
Absent: 1 - Anderson
Vacancy: 2 - District 3, District 7

Speakers: For: Danielle Matthews, 2201 Main St., Dallas, TX, 75201
For (Did not speak): Dallas Cothrum, 2201 Main St., Dallas, TX, 75201
Christy Lambeth, 8637 County Road 148, Kaufman, TX, 75142
Tosky Eduardo, 1111 N. Loop West, Houston, TX, 77008
Against: None

Certificates of Appropriateness for Signs – Consent:

Note: Certificates of Appropriateness for Signs cases 2201140003, 2201140007 and 2201140008 were read into the record and heard together.

Downtown Special Provision Sign District:

2201140003

Planner: Jason Pool

Motion: It was moved to **approve** a Certificate of Appropriateness by Wan Kim of Texas Pro Signs, Inc., for a 556-square-foot illuminated attached sign at 800 North Harwood Street (southwest elevation).

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

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

Against: 0
Absent: 1 - Anderson
Vacancy: 2 - District 3, District 7

Speakers: None

Uptown Sign District:

2201140007

Planner: Jason Pool

Motion: It was moved to **approve** a Certificate of Appropriateness by Marie Byrum of Byrum Sign and Lighting, for a 98.9-square-foot illuminated attached sign at 2620 Maple Avenue (southwest elevation).

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

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

Against: 0
Absent: 1 - Anderson
Vacancy: 2 - District 3, District 7

Speakers: None

2201140008

Planner: Jason Pool

Motion: It was moved to **approve** a Certificate of Appropriateness by Marie Byrum of Byrum Sign and Lighting, for a 143.1-square-foot illuminated attached sign at 2620 Maple Avenue (southwest elevation).

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

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

Against: 0
Absent: 1 - Anderson
Vacancy: 2 - District 3, District 7

Speakers: None

Zoning Cases - Consent:

1. **Z212-149(OA)**

Planner: Oscar Aguilera

Note: The Commission considered this item individually.

Motion: It was moved to recommend **approval** of an MF-3(A) Multifamily District on property zoned an MC-3 Multiple Commercial District, on the east side of Dallas Parkway, south of Keller Springs Road.

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

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

Against: 0
Absent: 1 - Anderson
Vacancy: 2 - District 3, District 7

Notices: Area: 300 Mailed: 333
Replies: For: 0 Against: 0

Speakers: For: Luke Franz, 2323 Ross Ave., Dallas, TX, 75201
Ethan Frey, 11620 Red Run Blvd., Reisterstown, MD 21136
Against: None

2. **Z212-152(RM)**

Planner: Ryan Mulkey

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 line of Ferguson Road, southwest of North Buckner Boulevard, it was moved to **hold** this case under advisement until March 24, 2022.

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

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

Against: 0
Absent: 1 - Anderson
Vacancy: 2 - District 3, District 7

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

Speakers: None

3. **Z212-153(RM)**

Planner: Ryan Mulkey

Note: The Commission considered this item individually.

Motion: It was moved to recommend **approval** of a Specific Use Permit for a child-care facility for a five-year period, subject to a site plan and conditions on property zoned an MF-2(A) Multifamily District, on the southeast line of East Side Avenue, southwest of South Fitzhugh Avenue.

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

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

Against: 0
Absent: 1 - Anderson
Vacancy: 2 - District 3, District 7

Notices: Area: 300 Mailed: 64
Replies: For: 0 Against: 0

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

4. Z212-154(RM)

Planner: Ryan Mulkey

Note: The Commission considered this item individually.

Motion: In considering an application for a Specific Use Permit for a foster home on property zoned a D(A) Duplex District at the northwest corner of Forney Road and Lomax Drive, it was moved to **hold** this case under advisement until March 24, 2022.

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

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

Against: 0
Absent: 1 - Anderson
Vacancy: 2 - District 3, District 7

Notices: Area: 200 Mailed: 21
Replies: For: 0 Against: 1

Speakers: For: Lilian Nyahwai, 4703 Lomax, Dr., Dallas, TX, 75227
Against: None

Zoning Cases – Under Advisement:

5. **Z212-125(MP)**

Planner: Michael Pepe

Motion: In considering an application for a Planned Development Subdistrict for LC Light Commercial Subdistrict uses and multifamily, retail, and lodging uses on property zoned an LC Light Commercial Subdistrict within Planned Development District No. 193, the Oak Lawn Special Purpose District, southwest of the intersection of Knox Street and Travis Street with frontage along Buena Vista Street to the west and Armstrong Avenue to the south, it was moved to **hold** this case under advisement until March 24, 2022.

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

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

Against: 0
Absent: 1 - Anderson
Vacancy: 2 - District 3, District 7

*out of the room, shown voting in favor

Notices: Area: 500 Mailed: 342
Replies: For: 72 Against: 0

Speakers: For: Tommy Mann, 2728 N. Harwood St., Dallas, TX, 75201
FOR (Did not speak): Jimmy Tran, 5024 Denton Dr., Dallas, TX, 75235
Joel Behrens, 2100 McKinney Ave., Dallas, TX, 75201
Shelley Potter, 4437 Cole Ave., Dallas, TX, 75205
Against: None

6. **Z212-145(MP)**

Planner: Michael Pepe

Motion: In considering an application for a Planned Development District for MF-2(A) Multifamily District and NS(A) Neighborhood Service District regulations and uses including multifamily and retail and personal service uses, on property zoned an IR Industrial Research District, on the southwest corner of Sylvan Avenue and Singleton Boulevard, it was moved to **hold** this case under advisement until March 24, 2022.

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

For: 12 - Popken, Hampton, Shidid, Carpenter, Blair,
Jung, Housewright, Gibson, Haqq, Stanard,
Kingston, Rubin
Against: 0
Absent: 1 - Anderson
Vacancy: 2 - District 3, District 7

Notices: Area: 500 Mailed: 121
Replies: For: 3 Against: 0

Speakers: For: Tommy Mann, 2728 N. Harwood St., Dallas, TX, 75201
Against: None

7. Z201-261(OA)

Planner: Oscar Aguilera

Motion: In considering an application for a Specific Use Permit for an auto service center use on a property zoned Subdistrict 5 within Planned Development District No. 714, the West Commerce Street/Fort Worth Avenue Special Purpose District, with D Liquor Control Overlay, on the north line of Fort Worth Avenue, west of Jacqueline Drive, it was moved to **hold** this case under advisement until April 7, 2022.

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

For: 12 - Popken, Hampton, Shidid, Carpenter, Blair,
Jung, Housewright, Gibson, Haqq, Stanard,
Kingston, Rubin
Against: 0
Absent: 1 - Anderson
Vacancy: 2 - District 3, District 7

Notices: Area: 200 Mailed: 8
Replies: For: 0 Against: 2

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

Note: The Commission recessed for a short break at 2:57 p.m. and reconvened at 3:17 p.m. The Commission continued with the regular order of the agenda and heard Development Code Amendment item DCA201-008(SD) next.

Development Code Amendment - Under Advisement:

DCA201-008(SD)

Planner: Steven Doss

Note: Staff continued with the briefing of DCA201-008(SD). The Commission returned to the regular order of the agenda after the conclusion of DCA201-008(SD) briefing. DCA201-008(SD) case was read into the record for public hearing purposes. The Commission heard Development Code Amendment case DCA201-008(SD) next.

Motion: It was moved to recommend **approval** of amending the Dallas Development Code Chapter 51A-4.1100 "Mixed Income Housing", to support and align with the One Dallas Options Program within the City of Dallas Comprehensive Housing Policy, subject to Zoning Ordinance Advisory Committee's recommendations; with the following revisions: **1)** follow updated staff recommendation on the following items: Section 51A-4.1105 Procedures to Obtain a Development Bonus, Items (b), (6) and (7), item (d)(2), Item (e)(2) and Section 51A-1107 Design Standards, item (e)(1)(C), **2)** In Section 51A-4.1107 Design Standards, strike items (a)(3) removing Type 3 submittal requirements and strike item (4) removing historic or existing building provision, **3)** In Section 51A-4.1107(c)(2) per ZOAC recommendation to add minimum to parking requirement as listed, **4)** In Section 51A-4.1102 Applicability, Item E, follow updated staff recommendations with the following revision, at added text 'yard, lot, space and parking reduction', change 'and' to 'or', **5)** In Section 51A-4.1106 (j), follow updated staff recommendation with the following revision; minimum floor area devoted to residential uses to be 80% percentage, and **6)** In Section 51A-4.1106 (j)(1) Table, follow updated staff recommendation with the following revision, item 5 Parking Reduction, strike 'nonresidential'.

Maker: Hampton
Second: Blair
Result: Carried: 9 to 2

For: 9 - Popken, Hampton, Shidid, Blair, Housewright,
Haqq, Stanard, Kingston, Rubin

Against: 2 - Carpenter, Jung
Absent: 2 - Anderson, Gibson
Vacancy: 2 - District 3, District 7

Note: The Commission continued with the regular order of the agenda and heard Other Matter agenda items next.

Amending Motion I: It was moved to **amend** the motion and make the following changes: 1) keep the word "nonresidential" in Section 51A-4.1106(j)(5) and 2) follow updated staff recommendations for Section 51A-4.1107(c)(2) for multifamily parking.

Maker: Rubin
Second: Shidid
Result: Failed: 10 to 2

For: 2 - Shidid, Rubin
Against: 10 - Popken, Hampton, Carpenter, Blair, Jung,
Housewright, Gibson, Haqq, Stanard, Kingston
Absent: 1 - Anderson
Vacancy: 2 - District 3, District 7

Amending Motion II: It was moved to **amend** the motion and make the following changes: 1) keep the word “nonresidential” in Section 51A-4.1106(j)(5) and 2) to amend Section 51A-4.1107(c)(2) for multifamily parking to 0.75 space per dwelling unit is required, or per requirements of Division 51A-4.200 or a successor ordinance, whichever requires fewer spaces. At least 15 percent of the required parking must be available for guest parking.

Maker: Rubin
Second: Shidid
Result: Failed: 5 to 7

For: 5 - Popken, Shidid, Housewright, Gibson, Rubin
Against: 7 - Hampton, Carpenter, Blair, Jung, Haqq,
Stanard, Kingston
Absent: 1 - Anderson
Vacancy: 2 - District 3, District 7

Note: During the discussion and before the vote was taken on Commissioner Rubin’s Amending Motion No. III, Commissioner Stanard made a motion to hold the case under advisement.

Motion: In considering amending the Dallas Development Code Chapter 51A-4.1100 “Mixed Income Housing”, to support and align with the One Dallas Options Program within the City of Dallas Comprehensive Housing Policy, it was moved to **hold** this case under advisement until March 24, 2022, and instruct staff to prepare an ordinance highlighting Commissioner Hampton’s motion and Commissioner Rubin’s amending motions.

Maker: Stanard
Second: Kingston
Result: Failed: 6 to 6

For: 6 - Popken, Carpenter, Jung, Haqq, Stanard,
Kingston

Against: 6 - Hampton, Shidid, Blair, Housewright, Gibson,
Rubin
Absent: 1 - Anderson
Vacancy: 2 - District 3, District 7

Note: The Commission returned to Amending Motion No. III to continue the discussion and to vote on the motion.

Amending Motion III: It was moved to **amend** the motion and make changes: 1) keep the word “nonresidential” in Section 51A-4.1106(j)(5) and 2) to amend Section 51A-4.1107(c)(2) for multifamily parking to read a minimum of one space per dwelling unit is required, or per requirements of Division 51A-4.200 or a successor ordinance, whichever requires fewer spaces. At least 15 percent of the required parking must be available for guest parking, and 3) to amend Section 51A-4.1107(c)(2) to read: For developments with transit proximity, one-half space per dwelling unit is required, or per the requirements of Division 51A-4.200 or a successor ordinance, whichever requires fewer spaces. At least 15 percent of the required parking must be available for guest parking.

Maker: Rubin
Second: Shidid
Result: Carried: 8 to 4

For: 8 - Popken, Shidid, Blair, Housewright, Gibson*,
Haqq, Stanard, Rubin

Against: 4 - Hampton, Carpenter, Jung, Kingston
Absent: 1 - Anderson
Vacancy: 2 - District 3, District 7

*out of the room, shown voting in favor

Note: The Commission recessed for a short break at 6:22 p.m. and reconvened at 6:41 p.m. Staff offered revisions to the ordinance highlighting Commissioner Hampton’s motion and Commissioner Rubin’s amending motions to DCA201-008(SD).

Amending Motion IV: It was moved to recommend **approval** of the following amendments: 1) to include the definition of “exhibiting building” and with the following change it to read as follows: “EXISTING BUILDING means a building for which construction was completed on or before December 31, 2021.” and 2) follow updated staff recommendation in Section 4.1107(a)(3) with the following addition, “To qualify for this paragraph, the minimum requirements of the parking regulations in Section 51A-4.1107(c)(2) and (3) must be satisfied.”

Maker: Rubin
Second: Shidid
Result: Carried: 7 to 4

For: 7 - Popken, Shidid, Blair, Housewright, Haqq,
Kingston, Rubin

Against: 4 - Hampton, Carpenter, Jung, Stanard

Absent: 2 - Anderson, Gibson

Vacancy: 2 - District 3, District 7

Amending Motion V: It was moved to recommend **approval** of the following amendment: to amend Section 51A-4.1107(c)(3) for retirement housing to one-half space per dwelling unit, or per the requirements of Division 51A-4.200 or a successor ordinance, whichever requires fewer spaces.

Maker: Rubin

Second: Shidid

Result: Carried: 8 to 3

For: 8 - Popken, Shidid, Blair, Housewright, Haqq,
Stanard, Kingston, Rubin

Against: 3 - Hampton, Carpenter, Jung

Absent: 2 - Anderson, Gibson

Vacancy: 2 - District 3, District 7

Speakers: For: None

Against: Mike Northrup, 5703 Goliad Ave., Dallas, TX, 75206

Note: The Commission returned to the original motion.

Other Matters

Consideration of Appointments to CPC Committees:

There were no appointments to City Plan Commission Committees.

Minutes:

Motion: It was moved to **approve** the February 17, 2022, City Plan Commission meeting minutes, subject to typographical correction.

Maker: Jung

Second: Rubin

Result: Carried: 11 to 0

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

Against: 0
Absent: 2 - Anderson, Gibson
Vacancy: 2 - District 3, District 7

Speakers: None

Adjournment:

Motion: It was moved to **adjourn** the March 3, 2022, City Plan Commission meeting at 7:25 p.m.

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

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

Against: 0
Absent: 2 - Anderson, Gibson
Vacancy: 2 - District 3, District 7

Tony Shidid, Chair

Date