

**CORRECTED  
CITY PLAN COMMISSION MINUTES**

The City Plan Commission held a regular Zoning Hearing on April 21, 2022, with the briefing starting at 10:32 a.m., and the public hearing at 1:46 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, Benjamin Vann, Lorie Blair, P. Michael Jung, Tipton Housewright, Wade Gibson, Aailiyah Haqq, Claire Stanard, and Melissa Kingston. The following Commissioners were absent from this hearing as defined in the City Plan Commission rules: None. There was one vacancy - District 3.

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

**PUBLIC HEARINGS:**

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.

**Note: The Commission heard Subdivision Docket - Items # S212-143, S212-144, S212-145, S212-146, S212-147, S212-148, S212-149, S212-151, S212-152, S212-153, S212-155, S212-156, S212-157, S212-158, S212-159, S212-160, S212-161, S212-162, S212-163, S212-164, S212-165, S212-166, S212-167, S212-168 were read to the record and heard together**

Consent Items:

**(1) S212-143**

**Motion:** It was moved to **approve** an application to create 4 lots ranging in size from 1.3217-acre to 6.9499-acre from a 23.823-acre tract of land in City Block E/8467 and to dedicate rights-of-way on property located on Olympus Boulevard, north of Ranch Trail, subject to compliance with the conditions listed in the docket.

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

For: 14 - Hampton, Anderson, Shidid, Carpenter, Blair,  
Jung, Housewright, Gibson, Stanard, Kingston,  
Rubin, Popken, Haqq, Vann

Against: 0  
Absent: 0  
Vacancy: 1 - District 3

**Speakers:** None

(2) **S212-144**

**Motion:** It was moved to **approve** an application to create a 29-lot Shared Access Development with lots ranging in size from 3,300 square feet to 6,675 square feet and 6 common areas from a 3.512-acre tract of land in City Block 1/7524 on property located on Greenville Avenue at Whitehurst Drive, northwest corner, subject to compliance with the conditions listed in the docket.

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

For: 14 - Hampton, Anderson, Shidid, Carpenter, Blair,  
Jung, Housewright, Gibson, Stanard, Kingston,  
Rubin, Popken, Haqq, Vann

Against: 0  
Absent: 0  
Vacancy: 1 - District 3

**Speakers:** None

(3) **S212-145**

**Motion:** It was moved to **approve** an application to create a 4-lot Shared Access Development with lots ranging in size from 1,175 square feet to 2,076 square feet from a 0.187-acre tract of land containing all of Lot 1 and a portion of Lot 2 in City Block J/1476 on property located on Lewis Street at Hubert Street, southeast corner, subject to compliance with the conditions listed in the docket.

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

For: 14 - Hampton, Anderson, Shidid, Carpenter, Blair,  
Jung, Housewright, Gibson, Stanard, Kingston,  
Rubin, Haqq, Vann, Popken

Against: 0  
Absent: 0  
Vacancy: 1 - District 3

**Speakers:** None

(4) **S212-146**

**Motion:** It was moved to **approve** an application to create a 156-lot Shared Access Development with lots ranging in size from 2,400 square feet to 7,093 square feet and 6 common areas from a 19.384-acre tract of in City Block 6129 on property located on Samuell Boulevard at Grove Hill Road, southeast corner, subject to compliance with the conditions listed in the docket.

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

For: 14 - Hampton, Anderson, Shidid, Carpenter, Blair,  
Jung, Housewright, Gibson, Stanard, Kingston,  
Rubin, Popken, Haqq, Vann

Against: 0  
Absent: 0  
Vacancy: 1 - District 3

**Speakers:** None

(5) **S212-147**

**Motion:** It was moved to **approve** an application to replat a 1.310-acre tract of land containing part of Lot 1 and 11, all of Lots 2 through 12 in City Block 43/177, part of Lots 1 and 2, Lots 20 through 25, Lot 28, and all of lots 26 and 27 in City Block 42/178, and abandoned portion of Paris Street to create one lot on property located on Good Latimer Express way, south of Taylor Street, subject to compliance with the conditions listed in the docket.

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

For: 14 - Hampton, Anderson, Shidid, Carpenter, Blair,  
Jung, Housewright, Gibson, Stanard, Kingston,  
Rubin, Popken, Haqq, Vann

Against: 0  
Absent: 0  
Vacancy: 1 - District 3

**Speakers:** None

**(6) S212-148**

**Motion:** It was moved to **approve** an application to create a 168-lot single family subdivision with lots ranging in size from 2,374 square feet to 8,132 square feet and 20 common areas from a 26.9547-acre tract of land in City Block 6045 on property located on Westmoreland Road, south of Red Bird Lane, subject to compliance with the conditions listed in the docket.

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

For: 14 - Hampton, Anderson, Shidid, Carpenter, Blair,  
Jung, Housewright, Gibson, Stanard, Kingston,  
Rubin, Popken, Haqq, Vann

Against: 0  
Absent: 0  
Vacancy: 1 - District 3

**Speakers:** For: None

For (Did not speak): Joe Fraccaro, 2201 W. Royal Ln., Irving, TX, 75063  
Against: None

**(7) S212-149**

**Motion:** It was moved to **approve** an application to create 5 lots ranging in size from 9,389 square feet to 19,126 square feet from a 1.717-acre tract of land in City Block 6231 on property located on Umphress Road at Gillette Street, southeast corner, subject to compliance with the conditions listed in the docket.

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

For: 14 - Hampton, Anderson, Shidid, Carpenter, Blair,  
Jung, Housewright, Gibson, Stanard, Kingston,  
Rubin, Popken, Haqq, Vann

Against: 0  
Absent: 0  
Vacancy: 1 - District 3

**Speakers:** For: None

For (Did not speak): Mark Tolocko, 2814 Maple Springs Blvd., Dallas, TX, 75235

Against: None

(8) **S212-151**

**Motion:** It was moved to **approve** an application to replat a 32.805-acre tract of land containing all of Lot 3A in City Block 4/ 8059 and part of City Block 1/8059 to create one lot on property located on Miller Road, east of Plano Road, subject to compliance with the conditions listed in the docket.

Maker: Carpenter

Second: Hampton

Result: Carried: 14 to 0

For: 14 - Hampton, Anderson, Shidid, Carpenter, Blair,  
Jung, Housewright, Gibson, Stanard, Kingston,  
Rubin, Popken, Haqq, Vann

Against: 0

Absent: 0

Vacancy: 1 - District 3

**Speakers:** None

(9) **S212-152**

**Motion:** It was moved to **approve** an application to replat a 0.75-acre tract of land containing all of Lot 1 in City Block A/911 and all of City Block 911 to create one lot on property located on Gould Street at Sullivan Drive, west corner, subject to compliance with the conditions listed in the docket.

Maker: Carpenter

Second: Hampton

Result: Carried: 14 to 0

For: 14 - Hampton, Anderson, Shidid, Carpenter, Blair,  
Jung, Housewright, Gibson, Stanard, Kingston,  
Rubin, Popken, Haqq, Vann

Against: 0

Absent: 0

Vacancy: 1 - District 3

**Speakers:** None

(10) **S212-153**

**Motion:** It was moved to **approve** an application to replat a 3.632-acre tract of land containing all of Lots 2B, 2C, and 2D in City Block A/261 to create one lot on property located on Routh Street at San Jacinto Street, west corner, subject to compliance with the conditions listed in the docket.

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

For: 14 - Hampton, Anderson, Shidid, Carpenter, Blair,  
Jung, Housewright, Gibson, Stanard, Kingston,  
Rubin, Popken, Haqq, Vann

Against: 0  
Absent: 0  
Vacancy: 1 - District 3

**Speakers:** None

(11) **S212-155**

**Motion:** It was moved to **approve** an application to create one 8.536-acre lot from a tract of land in City Block 6408 on property located on Northaven Road at Wonderland Trail, northwest corner, subject to compliance with the conditions listed in the docket.

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

For: 14 - Hampton, Anderson, Shidid, Carpenter, Blair,  
Jung, Housewright, Gibson, Stanard, Kingston,  
Rubin, Popken, Haqq, Vann

Against: 0  
Absent: 0  
Vacancy: 1 - District 3

**Speakers:** None

(12) **S212-156**

**Motion:** It was moved to **approve** an application to create one 29.255-acre lot from a tract of land in City Block 6314 on property bounded by Palisade Drive, North Prairie Creek Road, Tonawanda Drive, and Greendale Drive, subject to compliance with the conditions listed in the docket.

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

For: 14 - Hampton, Anderson, Shidid, Carpenter, Blair,  
Jung, Housewright, Gibson, Stanard, Kingston,  
Rubin, Popken, Haqq, Vann

Against: 0  
Absent: 0  
Vacancy: 1 - District 3

**Speakers:** None

(13) **S212-157**

**Motion:** It was moved to **approve** an application to create one 15,509 square foot lot and one 75,510 square foot lot from a 2.09-acre tract of land in City Block C/6161 on property located on Colorado Boulevard at Westmoreland Road, southeast corner, subject to compliance with the conditions listed in the docket.

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

For: 14 - Hampton, Anderson, Shidid, Carpenter, Blair,  
Jung, Housewright, Gibson, Stanard, Kingston,  
Rubin, Popken, Haqq, Vann

Against: 0  
Absent: 0  
Vacancy: 1 - District 3

**Speakers:** None

(14) **S212-158**

**Motion:** It was moved to **approve** an application to create one 4.198-acre lot from a tract of land in City Block 8291 on property located on Lyndon B. Johnson Freeway/Interstate Highway No. 20 at Cedar Ranch Drive, northeast corner, subject to compliance with the conditions listed in the docket.

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

For: 14 - Hampton, Anderson, Shidid, Carpenter, Blair,  
Jung, Housewright, Gibson, Stanard, Kingston,  
Rubin, Popken, Haqq, Vann

Against: 0  
Absent: 0  
Vacancy: 1 - District 3

**Speakers:** None

(15) **S212-159**

**Motion:** It was moved to **approve** an application to create one 20.780-acre lot from a tract of land in City Block 8308 on property located on Telephone Road, west of Bonnie View Road, subject to compliance with the conditions listed in the docket.

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

For: 14 - Hampton, Anderson, Shidid, Carpenter, Blair,  
Jung, Housewright, Gibson, Stanard, Kingston,  
Rubin, Popken, Haqq, Vann

Against: 0  
Absent: 0  
Vacancy: 1 - District 3

**Speakers:** None

(16) **S212-160**

**Motion:** It was moved to **approve** an application to create one 5.4865-acre lot and one 6.0768-acre lot from a 11.56-acre tract of land in City Block 2/7810 on property located on Capella Park Avenue, west of Merrifield Drive, subject to compliance with the conditions listed in the docket.



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

For: 14 - Hampton, Anderson, Shidid, Carpenter, Blair,  
Jung, Housewright, Gibson, Stanard, Kingston,  
Rubin, Popken, Haqq, Vann

Against: 0  
Absent: 0  
Vacancy: 1 - District 3

**Speakers:** None

(17) **S212-161**

**Motion:** It was moved to **approve** an application to create one 8.681-acre lot and one 24.96-acre lot from a 33.64-acre tract of land in City Block 8032 on property located on West Ledbetter Drive, west of Duncanville Road, subject to compliance with the conditions listed in the docket.

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

For: 14 - Hampton, Anderson, Shidid, Carpenter, Blair,  
Jung, Housewright, Gibson, Stanard, Kingston,  
Rubin, Popken, Haqq, Vann

Against: 0  
Absent: 0  
Vacancy: 1 - District 3

**Speakers:** None

(18) **S212-162**

**Motion:** It was moved to **approve** an application to create one 3.94-acre lot from a tract of land in City Block 1/8710 on property located on Capella Park Avenue at Gideons Way, southwest corner, subject to compliance with the conditions listed in the docket.

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

For: 14 - Hampton, Anderson, Shidid, Carpenter, Blair,  
Jung, Housewright, Gibson, Stanard, Kingston,  
Rubin, Popken, Haqq, Vann

Against: 0  
Absent: 0  
Vacancy: 1 - District 3

**Speakers:** None

(19) **S212-163**

**Motion:** It was moved to **approve** an application to replat a 4.784-acre tract of land containing all of Lot 1A in City Block 1156 and all of Lots 1 and 2 in City Block 13/1164 to create one lot on property located on Pennsylvania Avenue at Julius Schepps Freeway, south corner, subject to compliance with the conditions listed in the docket.

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

For: 14 - Hampton, Anderson, Shidid, Carpenter, Blair,  
Jung, Housewright, Gibson, Stanard, Kingston,  
Rubin, Popken, Haqq, Vann

Against: 0  
Absent: 0  
Vacancy: 1 - District 3

**Speakers:** None

(20) **S212-164**

**Motion:** It was moved to **approve** an application to create one 0.622-acre lot from a tract of land in City Block 6265 on property located on State Highway Loop No. 12 at Oklaunion Drive, southwest corner, subject to compliance with the conditions listed in the docket.

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

For: 14 - Hampton, Anderson, Shidid, Carpenter, Blair,  
Jung, Housewright, Gibson, Stanard, Kingston,  
Rubin, Popken, Haqq, Vann

Against: 0  
Absent: 0  
Vacancy: 1 - District 3

**Speakers:** For: None  
FOR (Did not speak): Brad Eubanks, 222 S. Elm St., Dallas, TX, 75201  
Against: None

(21) **S212-165**

**Motion:** It was moved to **approve** an application to create one 0.275-acre (12,000 square feet) 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: Carpenter  
Second: Hampton  
Result: Carried: 14 to 0

For: 14 - Hampton, Anderson, Shidid, Carpenter, Blair,  
Jung, Housewright, Gibson, Stanard, Kingston,  
Rubin, Popken, Haqq, Vann

Against: 0  
Absent: 0  
Vacancy: 1 - District 3

**Speakers:** None

(22) **S212-166**

**Motion:** It was moved to **approve** an application to create one 1.00-acre (43,560 square foot) lot from a tract of land in City Block 1/8828 on property located on Shepherd Lane, north of Ravenview Road, subject to compliance with the conditions listed in the docket.

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

For: 14 - Hampton, Anderson, Shidid, Carpenter, Blair,  
Jung, Housewright, Gibson, Stanard, Kingston,  
Rubin, Popken, Haqq, Vann

Against: 0  
Absent: 0  
Vacancy: 1 - District 3

**Speakers:** None

(23) **S212-167**

**Motion:** It was moved to **approve** an application to create one 0.442-acre lot from a tract of land in City Block B/2054 on property located on Lemmon Avenue at Herschel Avenue, subject to compliance with the conditions listed in the docket.

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

For: 14 - Hampton, Anderson, Shidid, Carpenter, Blair,  
Jung, Housewright, Gibson, Stanard, Kingston,  
Rubin, Popken, Haqq, Vann

Against: 0  
Absent: 0  
Vacancy: 1 - District 3

**Speakers:** None

(24) **S212-168**

**Motion:** It was moved to **approve** an application to replat a 1.73-acre tract of land containing all of Lot 9-A in City Block A/8472 to create one 0.82-acre lot and one 0.91-acre lot on property located on R. L. Thornton Freeway, west of North Jim Miller Road, subject to compliance with the conditions listed in the docket.

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

For: 14 - Hampton, Anderson, Shidid, Carpenter, Blair,  
Jung, Housewright, Gibson, Stanard, Kingston,  
Rubin, Popken, Haqq, Vann

Against: 0  
Absent: 0  
Vacancy: 1 - District 3

**Speakers:** For: None

FOR (Did not speak): Brad Eubanks, 222 S. Elm St., Dallas, TX, 75201

Against: None

Residential Replats:

(25) **S212-141**

**Motion:** An application to replat a 3.725-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 6 lots ranging in size from 0.2835-acre lot to 0.8608-acre lot on properties located between Jefferson Boulevard and Twelfth Street, east of Edgefield Avenue.

**This case was withdrawn.**

**Notices:** Area: 200 Mailed: 70  
**Replies:** For: 4 Against: 2

**Speakers:** For: None

For (Did not speak): Brad Eubanks, 222 S. Elm St., Dallas, TX, 76201

Against: None

Against (Did not speak): Stephen Carter, 301 S. Winnetka Ave., Dallas, TX, 75208  
Jesse Hornbuckle, 411 S. Willomet Ave., Dallas, TX, 75208

(26) **S212-142**

**Motion:** It was moved to **approve** an application to replat a 3.162-acre tract of land containing all of Lots 6, 7, and 8 in City Block 6759 to create seven lots ranging in size from 18,612 square feet to 19,477 square feet on property located on Master Drive, north of Sand Spring Avenue, subject to compliance with the conditions listed in the docket.

Maker: Vann  
Second: Rubin  
Result: Carried: 14 to 0

For: 14 - Popken, Hampton, Anderson, Shidid,  
Carpenter, Jung, Housewright, Gibson, Haqq,  
Stanard, Kingston, Rubin, Vann, Blair

Against: 0  
Absent: 0  
Vacancy: 1 - District 3

**Notices:** Area: 200 Mailed: 27  
**Replies:** For: 1 Against: 2

**Speakers:** For: Daniel Zarate, 14643 Dallas Parkway, Dallas, TX, 75254  
Against: None

(27) **S212-150**

**Note:** Staff corrected Council District to District 7.

**Motion:** It was moved to **approve** an application to replat a 0.306-acre tract of land containing part of Lots 1, 2, and 3 in City Block D/1605 to create one 5,335-square foot lot and one 7,954-square foot lot on property located on Pear Street at Colonial Avenue, southwest corner, subject to compliance with the conditions listed in the docket.

Maker: Vann  
Second: Rubin  
Result: Carried: 14 to 0

For: 14 - Popken, Hampton, Anderson, Shidid,  
Carpenter, Blair, Jung, Housewright, Gibson,  
Haqq, Stanard, Kingston, Rubin, Vann

Against: 0  
Absent: 0  
Vacancy: 1 - District 3

**Notices:** Area: 200 Mailed: 31  
**Replies:** For: 1 Against: 0

**Speakers:** None

(28) **S212-154**

**Motion:** It was moved to **approve** an application to replat a 4.548-acre tract of land containing all of Lots 1 through 12 in City Block 2/2115 and all of City Block 2/2114 to create one lot on property bounded by Vanderbilt Avenue, Delmar Avenue, Goodwin Avenue, and Matilda Street, subject to compliance with the conditions listed in the docket.

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

For: 14 - Popken, Hampton, Anderson, Shidid,  
Carpenter, Blair, Jung, Housewright, Gibson,  
Haqq, Stanard, Kingston, Rubin, Vann

Against: 0  
Absent: 0  
Vacancy: 1 - District 3

**Notices:** Area: 200 Mailed: 63  
**Replies:** For: 1 Against: 1

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

Miscellaneous Items:

**M201-009(HC)**

Planner: Hannah Carrasco

**Motion:** It was moved to **approve** a minor amendment to an existing development plan and landscape plan for an office use on property zoned Subarea A within Planned Development District No. 741.

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

For: 13 - Hampton, Anderson, Shidid, Carpenter, Blair,  
Jung, Housewright, Gibson, Popken, Stanard,  
Kingston, Haqq, Vann

Against: 0  
Absent: 0  
Vacancy: 1 - District 3  
Conflict: 1 - Rubin\*\*

\*\*out of the room, when vote taken

**Speakers:** None

Zoning Cases - Consent:

1. **Z201-349(OA)**

Planner: Oscar Aguilera

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

**Motion:** It was moved to recommend **approval** of a renewal of Specific Use Permit No. 2191 for the sale of alcoholic beverages in conjunction with a general merchandise or food store greater than 3,500 square feet for a two-year period with eligibility for automatic renewals for additional five-year periods, subject to conditions on property zoned an MU-1-D-1 Mixed Use District with a D-1 Liquor Control Overlay with deed restrictions [Z078-272], at the northeast corner of Lake June Road and Guard Drive.

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

For: 14 - Hampton, Anderson, Shidid, Carpenter, Blair,  
Jung, Housewright, Gibson, Popken, Stanard,  
Kingston, Rubin, Haqq, Vann

Against: 0  
Absent: 0  
Vacancy: 1 - District 3

**Notices:** Area: 300                      Mailed: 50  
**Replies:** For: 0                              Against: 0

**Speakers:** For: Latrice Andrews, 1701 N. Collings Blvd., Richardson, TX, 75080  
Against: None

2. **Z212-167(OA)**

Planner: Oscar Aguilera

**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 or less on property zoned CR-D-1 Community Retail District with D-1 Liquor Control Overlay, on the south line of Bruton Road, east of Lewiston Avenue.

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



For: 14 - Hampton, Shidid, Carpenter, Blair, Jung,  
Housewright, Gibson, Popken, Stanard,  
Kingston, Rubin , Anderson, Haqq, Vann

Against: 0  
Absent: 0  
Vacancy: 1 - District 3

**Notices:** Area: 300 Mailed: 43  
**Replies:** For: 0 Against: 2

**Speakers:** For: Andrew Ruegg, 2201 Main St., Dallas, TX, 75201  
Alan Sandgarten, 6407 Hidden Cove Dr., Dallas, TX, 75248  
For (Did not speak): Dallas Cothrum, 2201 Main St., Dallas, TX, 75201  
Against: None

3. **Z212-169(OA)**

Planner: Oscar Aguilera

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

**Motion:** In considering an application for a CR Community Retail District on a property zoned R-7.5(A) Single Family District, on the south line of Elam Road, West of Buttercup Lane, it was moved to **hold** this case under advisement until May 19, 2022.

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

For: 14 - Hampton, Anderson, Shidid, Carpenter, Blair,  
Jung, Housewright, Gibson, Popken, Stanard,  
Kingston, Rubin , Haqq, Vann

Against: 0  
Absent: 0  
Vacancy: 1 - District 3

**Notices:** Area: 300 Mailed: 26  
**Replies:** For: 0 Against: 0

**Speakers:** For: Mark Tolocko, 2814 Maple Springs Blvd., Dallas, TX, 75235  
Against: None

**Note:** The Commission heard Zoning Case - Individual agenda item #4. Z201-180(RM) next.

Zoning Cases – Individual:

4. Z201-180(RM)

Planner: Ryan Mulkey

**Motion:** In considering an application for a Planned Development District for MF-2(A) Multifamily District uses on property zoned an R-7.5(A) Single Family District and an LO-3 Limited Office District on the southwest line of North Buckner Boulevard, north of John West Road, it was moved to **hold** this case under advisement until June 2, 2022.

Maker: Vann  
Second: Rubin  
Result: Carried: 14 to 0

For: 14 - Popken, Hampton, Anderson, Carpenter, Jung, Gibson, Stanard, Kingston, Shidid, Blair, Rubin, Housewright, Haqq, Vann

Against: 0  
Absent: 0  
Vacancy: 1 - District 3

**Notices:** Area: 500 Mailed: 100  
**Replies:** For: 1 Against: 9

**Speakers:** For: Rob Baldwin, 3904 Elm St., Dallas, TX, 75226  
Jake Brown, 6300 La Calma Dr., Austin, TX, 78752  
Ann Bagley, 8139 Barbaree Blvd., Dallas, TX, 75228  
Against: Megan Caywood, 9136 Sweetwater Dr., Dallas, TX, 75228  
Cynthia Vurbeff, 9215 Sweetwater Dr., Dallas, TX, 75228  
Judy Fender, 9019 Fringewood Dr., Dallas, TX, 75228  
Benjamin Stewart, 9217 Sweetwater Dr., Dallas, TX, 75228  
Holly White, 2616 Ripplewood Dr, Dallas TX 75228  
Cynthia Sims Kirkland, 2746 Ripplewood Dr., Dallas, TX, 75228  
Lauren Cervantes, 2726 Ripplewood Dr., Dallas, TX, 75228  
Matt Boltz, 9136 Sweetwater Dr., Dallas, TX, 75228

**Note:** The Commission had technical issues and took a short break at 3:03 p.m. and reconvened at 3:14 p.m. The Commission continued with the regular order of the agenda and continue hearing opposition speakers for Zoning Case – Individual agenda item #4. Z201-180(RM).

Against (Did not speak): Linda Reed, 8928 Sweetwater Dr., Dallas, TX, 75228  
Kevin Felder, 8404 Capriola Ln., Dallas, TX, 75228  
Mitra Shamsa, 2867 Ripplewood Dr., Dallas, TX, 75228  
Mina Shamsa Burns, 2867 Ripplewood Dr., Dallas, TX, 75228  
Taylor Burns, 2867 Ripplewood Dr., Dallas, TX, 75228

Jesse W. Barber, 2822 Ripplewood Dr., Dallas, TX, 75228  
Jeff Van Burkirk, 2723 Ripplewood Dr., Dallas, TX, 75228

**Note: The Commission recessed for a short break at 4:13 p.m. and reconvened at 4:27 p.m. The Commission continued with the regular order of the agenda and heard Zoning Case – Individual agenda item #5. Z212-130(RM) next.**

**5. Z212-130(RM)**

Planner: Ryan Mulkey

**Motion:** In considering an application for a new subdistrict on property zoned Subdistrict 1 within Planned Development District No. 534, the C.F. Hawn Special Purpose District No. 2, with a D-1 Liquor Control Overlay, on the west line of Pleasant Drive, north of the intersection of Pleasant Drive and C.F. Hawn Freeway, it was moved to **hold** this case under advisement until May 19, 2022, Need to readvertise as a Special Use Permit application.

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

For: 14 - Anderson, Shidid, Carpenter, Blair, Jung,  
Housewright, Gibson\*, Popken, Stanard,  
Kingston, Rubin, Haqq, Hampton, Vann

Against: 0  
Absent: 0  
Vacancy: 1 - District 3

\*out of the room, shown voting in favor

**Notices:** Area: 500 Mailed: 50  
**Replies:** For: 0 Against: 0

**Speakers:** For: Rob Baldwin, 3904 Elm St., Dallas, TX, 75226  
For (Did not speak): Casey Plummer, 6510 Del Norte Ln., Dallas, TX, 75225  
Against: None

**6. Z212-158(RM)**

Planner: Ryan Mulkey

**Motion:** In considering an application for a Planned Development District for R-7.5(A) Single Family District uses and a public school other than an open enrollment charter school use on property zoned an R-7.5(A) Single Family District on the north line of Lake June Road, between Conner Drive and Pleasant Drive, it was moved to **hold** this case under advisement until May 19, 2022, per applicant's request.

Maker: Shidid  
Second: Anderson  
Result: Carried: 14 to 0

For: 14 - Shidid, Carpenter, Blair, Jung, Housewright,  
Gibson, Popken, Stanard, Kingston, Rubin,  
Anderson, Haqq, Hampton, Vann

Against: 0  
Absent: 0  
Vacancy: 1 - District 3

**Notices:** Area: 500 Mailed: 99  
**Replies:** For: 1 Against: 1

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

7. Z212-163(MP)

Planner: Michael Pepe

**Motion:** It was moved to recommend **approval** of a new subdistrict, subject to the submitted development plan, a landscape plan and conditions on property within Planned Development District No. 216, on the east line of Noel Road, between Spring Valley Road and Southern Boulevard.

Maker: Gibson  
Second: Anderson  
Result: Carried: 14 to 0

For: 14 - Shidid, Carpenter, Blair, Jung, Housewright,  
Gibson, Kingston, Rubin, Popken, Anderson,  
Stanard, Haqq, Hampton, Vann

Against: 0  
Absent: 0  
Vacancy: 1 - District 3

**Notices:** Area: 500 Mailed: 38  
**Replies:** For: 23 Against: 0

**Speakers:** For: Rob Baldwin, 3904 Elm St., Dallas, TX, 75226  
Against: None  
Staff: David Nevarez, Sr. Traffic Engineer, Development Services

8. Z212-173(MP)

Planner: Michael Pepe

**Motion:** It was moved to recommend **approval** of an amendment to deed restrictions [Z090-252], on property zoned a CR Community Retail District, on the northeast corner of Military Parkway and Prairie Creek Road.

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

For: 14 - Anderson, Shidid, Carpenter, Blair, Jung, Housewright, Gibson\*, Kingston, Rubin, Popken, Stanard, Haqq, Hampton, Vann

Against: 0  
Absent: 0  
Vacancy: 1 - District 3

\*out of the room, shown voting in favor

**Notices:** Area: 300 Mailed: 30  
**Replies:** For: 0 Against: 1

**Speakers:** None

Zoning Cases - Under Advisement:

9. Z212-122(OA)

Planner: Oscar Aguilera

**Motion:** In considering an application for a Planned Development District for LO(A) Limited Office District and restaurant with drive-in or drive-through service uses on a property zoned an 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 May 19, 2022.

Maker: Gibson  
Second: Rubin  
Result: Carried: 14 to 0

For: 14 - Shidid, Carpenter, Blair, Jung, Housewright, Gibson, Popken, Stanard, Kingston, Rubin, Anderson, Haqq, Hampton, Vann

Against: 0  
Absent: 0  
Vacancy: 1 - District 3

**Notices:** Area: 500 Mailed: 127  
**Replies:** For: 7 Against: 35

**Speakers:** For: Andrew Ruegg, 2201 Main St., Dallas, TX, 75201  
Dallas Cothrum, 2201 Main St., Dallas, TX, 75201  
Steve Stoner, 7557 Rambler Rd., Dallas, TX, 75231  
For (Did not speak): Harry Lake, 500 E. John Carpenter Frwy., Irving, TX, 75062  
Jhevasse Mitchell, 500 E. John Carpenter Frwy., Irving, TX, 75062  
Against: None

**Note:** The Commission recessed for a short break at 6:05 p.m. and reconvened at 6:17 p.m. The Commission continued with the regular order of the agenda and heard Zoning Case – Under Advisement item #10. Z212-164(RM) next.

10. Z212-164(RM)

Planner: Ryan Mulkey

**Motion:** It was moved to recommend **approval** of an amendment to Planned Development District No. 220, subject to a development plan, a traffic management plan and conditions with “ornamental tower” language to be included on the west line of Stults Road, north of Vanguard Way.

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

For: 14 - Anderson, Shidid, Carpenter, Blair\*, Jung,  
Housewright, Gibson\*, Kingston, Rubin,  
Popken, Stanard, Haqq, Hampton, Vann

Against: 0  
Absent: 0  
Vacancy: 1 - District 3

\*out of the room, shown voting in favor

**Notices:** Area: 500 Mailed: 89  
**Replies:** For: 3 Against: 0

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

11. 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 May 19, 2022.

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

For: 14 - Shidid, Carpenter, Blair\*, Jung, Housewright,  
Gibson\*, Popken, Stanard, Kingston, Rubin,  
Anderson, Haqq, Hampton, Vann

Against: 0  
Absent: 0  
Vacancy: 1 - District 3

\*out of the room, shown voting in favor

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

**Speakers:** None

12. Z212-147(MP)

Planner: Michael Pepe

**Motion:** It was moved to recommend **approval** of a Planned Development District for R-10(A) Single Family District regulations and uses, subject to a development plan and conditions with changes to setbacks on Lot 7 (restore 20 foot building line) on property zoned an R-10(A) Single Family District, on the south line of Northwest Highway southwest of Midway Road.

Maker: Stanard  
Second: Anderson  
Result: Carried: 8 to 5

For: 8 - Anderson, Shidid, Jung, Housewright,  
Kingston, Rubin, Stanard, Vann

Against: 5 - Popken, Hampton, Carpenter, Blair, Haqq  
Absent: 1- Gibson  
Vacancy: 1 - District 3

**Notices:** Area: 500 Mailed: 82  
**Replies:** For: 6 Against: 4

**Speakers:** For: Andrew Ruegg, 2201 Main St., Dallas, TX, 75201  
Matt Schortman, 7001 Preston Rd., Dallas, TX, 75205  
For (Did not speak): Dallas Cothrum, 2201 Main St., Dallas, TX, 75201  
Against: None

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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 April 7, 2022, City Plan Commission meeting minutes, as submitted.

Maker: Jung  
Second: Rubin  
Result: Carried: 13 to 0

For: 13 - Shidid, Carpenter, Blair, Jung, Housewright,  
Kingston, Rubin, Popken, Anderson, Stanard,  
Haqq, Hampton, Vann

Against: 0  
Absent: 1 - Gibson  
Vacancy: 1 - District 3

**Speakers:** None

Adjournment:

**Motion:** It was moved to **adjourn** the April 21, 2022, City Plan Commission meeting at 7:35 p.m.


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

For: 13 - Hampton, Shidid, Carpenter, Blair, Jung,  
Housewright, Kingston, Rubin, Stanard, Haqq,  
Popken, Anderson, Vann



Against: 0  
Absent: 1 - Gibson  
Vacancy: 1 - District 3

  
\_\_\_\_\_  
Tony Shidid, Chair

  
\_\_\_\_\_  
Date