

**CORRECTED
CITY PLAN COMMISSION MINUTES**

The City Plan Commission held a regular Zoning Hearing on April 7, 2022, with the briefing starting at 10:35 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, Jasmond Anderson, Deborah Carpenter, Lorie Blair, P. Michael Jung, Tipton Housewright, Wade Gibson, Claire Stanard and Melissa Kingston. The following Commissioners were absent from this hearing as defined in the City Plan Commission rules: Aaliyah Haqq. 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.

Note: The Commission heard Subdivision Docket Items S212-124, S212-125, S212-126, S212-127, S212-128, S212-129, S212-130, S212-131, S212-132, S212-133, S212-135, S212-137, S212-138, S212-139, and S212-140 together.

Consent Items:

(1) **S212-124**

Motion: It was moved to **approve** an application to replat a 6.724-acre tract of land containing all of Lot 2 in City Block P/7940 to create 3 lots ranging in size from 1.653 acres to 3.458 acres on property located on Mockingbird Lane at Elmbrook Drive, southwest corner, subject to compliance with the conditions listed in the docket.

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

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

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

Speakers: For: None
For (Did not speak): Jimmy Bernau, 1201 N. Bowser Rd., Richardson, TX, 75081
Against: None

(2) **S212-125**

Motion: It was moved to **approve** an application to create one 0.14-acre lot from a tract of land in City Block 8292 on property located on McLarty Drive, east of Wild Honey Drive, subject to compliance with the conditions listed in the docket.

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

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

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

Speakers: None

(3) **S212-126**

Motion: It was moved to **approve** an application to create one 10.00-acre lot from a tract of land in City Block 5811 on property bounded by Toland Street, Jim Miller Road, Military Parkway, and Wilkes Avenue, subject to compliance with the conditions listed in the docket.

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

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

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

Speakers: None

(4) **S212-127**

Motion: It was moved to **approve** an application to a 3.265-acre tract of land containing all of Lots 1 through 6, and part of Lots 7 and 17 in City Block 99/3082, and a portion of a 15-foot abandoned alley to create two lots and to dedicate a right-of-way on property located between 9th Street and 10th Street, east of Ewing Avenue, subject to compliance with the conditions listed in the docket.

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

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

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

Speakers: None

(5) **S212-128**

Motion: It was moved to **approve** an application to replat a 4.4369-acre tract of land containing all of Lots 1 through 11 in City Block 13/1019; part of Lots 8 through 14 in City Block 12/1019; portion of an abandoned Routh Street, Fullerton Drive, and Brown Street; to create one lot on property located between Enid Street and Turtle Creek Boulevard, at the terminus of Routh Street, subject to compliance with the conditions listed in the docket.

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

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

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

Speakers: For: None

For (Did not speak): Judd Mullinix, 13455 Noel Rd., Dallas, TX, 75240

Against: None

(6) S212-129

Motion: It was moved to **approve** an application to replat a 0.167-acre tract of land containing part of Lot 5 in City Block 7/827 to create one lot on property located on Elm Street, southwest of Hill Avenue, subject to compliance with the conditions listed in the docket.

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

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

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

Speakers: For: None

For (Did not speak): Tommy Tucker, 6 Nonesuch Rd., Dallas, TX, 75214

Against: None

(7) S212-130

Motion: It was moved to **approve** an application to create one 32.339-acre lot from a tract of land in City Block 211/6113 on property located on Merrifield Road, north of Interstate Highway 20, subject to compliance with the conditions listed in the docket.

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

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

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

Speakers: For: None

For (Did not speak): Jeff Baran, 3501 Olympus Blvd., Dallas, TX, 75019
Against: None

(8) **S212-131**

Motion: It was moved to **approve** an application to create 7 residential lots ranging in size from 0.23 acre (10,033 square feet) to 0.25 acre (10,931 square feet) from a 1.64-acre tract of land in City Block 8828 on property located on Ravenview Road at Garden Grove Drive, northwest corner, subject to compliance per Paving/Drainage division, new condition to be added to read as "Dedicate 53.5 feet right-of-way (via fee simple) from the established center line of Beauford Road. Section 51A-8.602(c)."

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

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

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

Speakers: None

(9) **S212-132**

Motion: It was moved to **approve** an application to create one 0.94-acre lot from a tract of land in City Block 5369 on property located on Garland Road at Peavy Road, north corner, subject to compliance with the conditions listed in the docket.

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

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

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

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

(10) **S212-133**

Motion: It was moved to **approve** an application to an application to create one 100.979-acre lot from a tract of land in City Block 6864 on property located on Simpson Stuart Road, east of Julius Schepps Freeway/Interstate Highway No 45, subject to compliance with the conditions listed in the docket.

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

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

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

Speakers: None

(11) **S212-135**

Motion: It was moved to **approve** an application to create a 22-residential lots ranging in size from 7,501 square feet to 8,563 square feet and one common area from a 5.42-acre tract of land in City Block 6898 on property located on Firebird Drive at Camp Wisdom Road, northeast corner, subject to compliance with the conditions listed in the docket.

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

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

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

Speakers: For: None

For (Did not speak): Shahdan Calcuttawalla, 7404 Brownley Pl., Plano, TX, 75025

Against: None

(12) **S212-137**

Motion: It was moved to **approve** an application to create one 6.442-acre lot from a tract of land in City Block 8740 on property located on Haverwood Lane at Dallas Parkway, northwest corner, subject to compliance with the conditions listed in the docket.

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

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

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

Speakers: None

(13) **S212-138**

Motion: It was moved to **approve** an application to replat a 7.3123-acre tract of land containing part of Lot 1 and all of Lots 2 and 3 in City Block 8792 to create one lot on property located on C F Hawn Freeway/ U.S. Highway No. 175, east of Silverado Drive, subject to compliance with the conditions listed in the docket.

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

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

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

Speakers: For: None

For (Did not speak): Edison Calvopina, 350 N. Saint Paul St., Dallas, TX, 75201
Against: None

(14) **S212-139**

Motion: It was moved to **approve** an application to create a 35 residential lots as community unit development ranging in size from 5,750 square feet to 11,187 square feet and 3 common areas from a 13.132-acre tract of land in City Block 2/6128 on property located on Forney Road, east of Hunnicut Road., subject to compliance with the conditions listed in the docket.

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

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

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

Speakers: None

(15) **S212-140**

Motion: It was moved to **approve** an application to create one 8.645-acre lot from a 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, subject to compliance with the condition per Paving/Drainage division, Condition 20 to be revised to read as "Provide 20 feet all weather pavement for Langdon Road along the proposed plat. Section 51A-8.604(b)(2)."

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

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

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

Speakers: None

Miscellaneous Items:

D212-005(AS)

Planner: Athena Seaton

Motion: It was moved to **approve** a development plan and landscape plan on property zoned Subarea A within Planned Development District No. 741, on the northwest corner of Olympus Boulevard and Stampede Lane.

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

For: 11 - Popken, Hampton, Anderson, Shidid,
Carpenter, Blair, Jung, Housewright, Gibson,
Stanard, Kingston

Against: 0
Absent: 1 - Haqq
Vacancy: 2 - District 3, District 7
Conflict: 1 - Rubin**

**out of the room, when vote taken

Speakers: For: None
For (Did not speak): Jeff Baran, 3501 Olympus Blvd., Dallas, TX, 75019
Against: None

M212-010(AS)

Planner: Athena Seaton

Motion: It was moved to **approve** a minor amendment to an existing site plan on property zoned Planned Development District No. 173, Tract F-1, on the northeast corner of Hillcrest Road and Frankford Road.

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

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

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

Speakers: None

W212-003(DM)

Planner: Donna Moorman

Motion: It was moved to **approve** a waiver of the two-year waiting period to submit a zoning application on property zoned Planned Development District No. 619, at the northwest side of Elm Street, east of Akard Street.

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

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

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

Speakers: None

Miscellaneous Items Under Advisement:

D212-002(HC)

Planner: Hannah Carrasco

Motion: It was moved to **approve** a development plan and landscape plan for an industrial use on property zoned Tracts 3A, 3B, and 3C within Planned Development District No. 240, at the southwest corner of Penn Farm Road and Beckleymeade Avenue.

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

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

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

*out of the room, shown voting in favor

Speakers: For: Steve Stoner, 7557 Rambler Rd., Dallas, TX, 75231
Taylor Scott, 1849 Green Bay Rd., Highland Park, IL, 60035
Nolan Clayton, 12001 N. Central Expwy., Dallas, TX, 75243
Michelle Cooper, 300 N. Field St., Dallas, TX, 75202
Staff: David Nevarez, Sr. Traffic Engineer, Development Services
Against: None

Note: The Commission recessed for a short break at 2:49 p.m. and reconvened at 3:03 p.m. The Commission continued with the regular order of the agenda and heard Miscellaneous agenda – Under Advisement item M201-040(HC) next.

M201-040(HC)

Planner: Hannah Carrasco

Motion: It was moved to **deny without prejudice** 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.

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

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

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

Speakers: For: Dallas Cothrum, 2201 Main St., Dallas, TX, 75201
Danielle Matthews, 2201 Main St., Dallas, TX, 75201
For (Did not speak): Denis Hopovac, 12005 Forestgate Dr., Dallas, TX, 75243
Against: Ellen Taft, 7924 Glenway Dr., Dallas, TX, 75249
Durhl Caussey, 7912 Autumn View Cr., Dallas, TX, 75249

Certificates of Appropriateness for Signs – Consent:

Note: Certificates of Appropriateness for Signs cases 2202110001 and 2202110002 were read into the record and heard together.

Downtown Special Provision Sign District – Perimeter Subdistrict:

2202110001

Planner: Jason Pool

Motion: It was moved to **approve** a Certificate of Appropriateness by Kimberly Goodwin of Accent Graphics, for a 121+-square-foot illuminated attached sign at 2506 Florence Street (southwest elevation).

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

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

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

*out of the room, shown voting in favor

Speakers: For: Danielle Manion, 3811 Oak Arbor Dr., Dallas, TX, 75233
Against: None

2202110002

Planner: Jason Pool

Motion: It was moved to **approve** a Certificate of Appropriateness by Kimberly Goodwin of Accent Graphics, for a 121-square-foot illuminated attached sign at 2506 Florence Street (southeast elevation).

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

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

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

*out of the room, shown voting in favor

Speakers: For: Danielle Manion, 3811 Oak Arbor Dr., Dallas, TX, 75233
Against: None

Downtown Special Provision Sign District – Retail A Subdistrict:

2202110014

Planner: Jason Pool

Motion: It was moved to **approve** a Certificate of Appropriateness by Bobby Nichols of Chandler Signs, Inc., for a 201.5-square-foot illuminated attached sign at 2200 Main Street (west elevation).

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

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

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

Speakers: None

Thoroughfare Plan Amendments:

Herbert Street between West Commerce Street and Muncie Avenue

Planner: Kimberly Smith

Motion: It was moved to recommend **approval** of an amendment to the City of Dallas Thoroughfare Plan to change the dimensional classification of Herbert Street between West Commerce Street and Muncie Avenue from a special two-lane undivided roadway (SPCL 2U) in 56 feet of right-of-way to a special four-lane undivided roadway (SPCL 4U) in 90 feet of right-of-way with bicycle facilities.

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

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

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

Speakers: None

Amonette Street between West Commerce Street and Singleton Boulevard

Planner: Kimberly Smith

Motion: It was moved to recommend **approval** of an amendment to the City of Dallas Thoroughfare Plan to delete Amonette Street between West Commerce Street and Singleton Boulevard from the Thoroughfare Plan.

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

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

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

Speakers: None

Zoning Cases - Consent:

1. **Z212-162(OA)**

Planner: Oscar Aguilera

Note: The Commission considered this item individually.

Motion: It was moved to recommend **approval** of the renewal of Specific Use Permit No. 1831 for a bail bonds office for a four-year period, subject to a revised site plan and conditions on property within the Mixmaster Riverfront Subarea of Planned Development District No. 784, the Trinity River Corridor Special Purpose District, on the southeast corner of Reunion Boulevard and Riverfront Boulevard.

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

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

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

Notices: Area: 200 Mailed: 6
Replies: For: 0 Against: 0

Speakers: For: Santos Martinez, 12 Tanager Terrace, Angel Fire, NM, 87710
Against: None

2. **Z212-164(RM)** Planner: Ryan Mulkey

Note: The Commission considered this item individually.

Motion: In considering an application for an amendment to Planned Development District No. 220, on the west line of Stults Road, north of Vanguard Way, it was moved to **hold** this case under advisement until April 21, 2022.

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

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

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

Notices: Area: 500 Mailed: 89
Replies: For: 2 Against: 0

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

Zoning Cases - Individual:

3. **Z212-156(OA)** Planner: Oscar Aguilera

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 a property zoned CS Commercial Service District with a D-1 Liquor Control Overlay, at the southeast corner of South Belt Line Road and C.F. Hawn Expressway.

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

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

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

Notices: Area: 300 Mailed: 11
Replies: For: 0 Against: 0

Speakers: For: Melinda Nelson, 105 YMCA Dr., Waxahachie, TX, 75165
Nick Vasquez, 105 YMCA Dr., Waxahachie, TX, 75165
For (Did not Speak): Mohamed Sharaf, 05 YMCA Dr., Waxahachie, TX, 75165
Against: None

Zoning Cases – Under Advisement:

4. **Z201-261(OA)**

Planner: Oscar Aguilera

Motion: It was moved to recommend **denial** of 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.

Maker: Popken
Second: Carpenter
Result: Carried: 8 to 4

For: 8 - Popken, Hampton, Anderson, Carpenter, Jung,
Gibson, Standard, Kingston

Against: 4 - Shidid, Blair, Housewright, Rubin
Absent: 1 - Haqq
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
Anna Carrillo, 301 Commerce St., Fort Worth, TX, 76102
Against: None
Staff: David Nevarez, Sr. Traffic Engineer, Development Services

Note: The Commission recessed for a short break at 4:50 p.m. and reconvened at 5:09 p.m. The Commission continued with the regular order of the agenda and heard Zoning Case – Under Advisement agenda item #5. Z201-301(OA) next.

5. Z201-301(OA)

Planner: Oscar Aguilera

Motion: It was moved to recommend **approval** of a Planned Development District for MC-1 Multiple Commercial District and warehouse uses, subject to a development plan and conditions on a property zoned an MC-1 Multiple Commercial District, on the west line of North Walton Walker Road, north of West Davis Street with the following change: 51P.09(b) read “Residential proximity slope applies to this site.”.

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

For: 11 - Popken, Anderson, Shidid, Carpenter, Blair,
Jung, Housewright, Gibson, Stanard, Kingston,
Rubin

Against: 0
Absent: 2 - Hampton, Haqq
Vacancy: 2 - District 3, District 7

Notices: Area: 500 Mailed: 18
Replies: For: 1 Against: 0

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

6. Z212-122(OA)

Planner: Oscar Aguilera

Motion: In considering an application for a Planned Development District for an LO(A) Limited Office District and restaurant with drive-in or drive-thought 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 April 21, 2022.

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

For: 11 - Popken, Anderson, Shidid, Carpenter, Blair,
Jung, Housewright, Gibson, Stanard, Kingston,
Rubin

Against: 0
Absent: 2 - Hampton, Haqq
Vacancy: 2 - District 3, District 7

Notices: Area: 500 Mailed: 127
Replies: For: 5 Against: 28

Speakers: For: Andrew Ruegg, 2201 Main St., Dallas, TX, 75201
For (Did not speak): Dallas Cothrum, 2201 Main St., Dallas, TX, 75201
Steve Stoner, 7557 Rambler Rd., Dallas, TX, 75231
Against: None

7. **Z201-321(MP)**

Planner: Michael Pepe

Motion: In considering a new subdistrict within Planned Development District No. 714, the West Commerce Street/Fort Worth Avenue Special Purpose District, on the southeast corner of North Hampton Road and Remond Drive, it was moved to **hold** this case under advisement until May 19, 2022.

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

For: 11 - Popken, Anderson, Shidid, Carpenter, Blair,
Jung, Housewright, Gibson, Stanard, Kingston,
Rubin

Against: 0
Absent: 2 - Hampton, Haqq
Vacancy: 2 - District 3, District 7

Notices: Area: 500 Mailed: 61
Replies: For: 6 Against: 1

Speakers: For: Rob Baldwin, 3904 Elm St., Dallas, TX, 75226
Colton Wright, 2227 Vantage St., Dallas, TX, 75207
Ed Toohey, 2215 Cedar Springs Rd., Dallas, TX, 75201
Against: David Preziosi, 2229 Lawndale Dr., Dallas, TX, 75211

8. Z212-125(MP)

Planner: Michael Pepe

Motion: It was moved to recommend **approval** for a Planned Development Subdistrict for LC Light Commercial Subdistrict uses and multifamily, retail, and lodging uses, subject to a development plan and conditions; as briefed, 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 with the following 3 adjustments as read into the record by Commissioner Kingston:

- 1.- Page 8 (Development Bonus for Mixed Income Housing) – moved to use income bracket of 61-80%;
- 2.- Moved to have the maximum of 50% of total units to be specialty units;
- 3.- Both to be used for a period of 20 years

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

For: 11 - Popken, Anderson, Shidid, Carpenter, Blair,
Jung, Housewright, Gibson, Stanard, Kingston,
Rubin

Against: 0
Absent: 2 - Hampton, Haqq
Vacancy: 2 - District 3, District 7

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

Speakers: For: Laura Hoffmann, 2728 N. Harwood St., Dallas, TX, 75201
Tommy Mann, 2728 N. Harwood St., Dallas, TX, 75201
Joel Behrens, 2100 McKinney Ave., Dallas, TX, 75201
Cricket Griffin, 2300 Wolf St., Dallas, TX, 75201
For (Did not speak): Jimmy Tran, 5924 Denton Dr., Dallas, TX, 75235
Against: None

9. Z212-147(MP)

Planner: Michael Pepe

Motion: In considering an application for a Planned Development District for R-10(A) Single Family District regulations and uses on property zoned an R-10(A) Single Family District, on the south line of Northwest Highway, southwest of Midway Road, it was moved to **hold** this case under advisement until April 21, 2022, per applicant's request.

Maker: Stanard
Second: Rubin
Result: Carried: 10 to 0

For: 10 - Popken, Anderson, Shidid, Carpenter, Blair,
Jung, Gibson, Stanard, Kingston, Rubin

Against: 0
Absent: 3 - Hampton, Housewright, Haqq
Vacancy: 2 - District 3, District 7

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

Speakers: For: Andrew Ruegg, 2201 Main St., Dallas, TX, 75201
For (Did not speak): Dallas Cothrum, 2201 Main St., Dallas, TX, 75201
Kyle Pugh, 2517 Fairmount St., Dallas, TX, 75231
Matt Schortman, 7001 Preston Rd., Dallas, TX, 75205
Against: None

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 March 24, 2022, City Plan Commission meeting minutes, subject to typographical corrections.

Maker: Jung
Second: Rubin
Result: Carried: 10 to 0

For: 10 - Popken, Anderson, Shidid, Carpenter, Blair,
Jung, Gibson, Stanard, Kingston, Rubin

Against: 0
Absent: 3 - Hampton, Housewright, Haqq
Vacancy: 2 - District 3, District 7

Speakers: None


Adjournment:

Motion: It was moved to **adjourn** the April 7, 2022, City Plan Commission meeting at 6:54 p.m.

Maker: Blair
Second: Stanard
Result: Carried: 10 to 0

For: 10 - Popken, Anderson, Shidid, Carpenter, Blair,
Jung, Gibson, Stanard, Kingston, Rubin

Against: 0
Absent: 3 - Hampton, Housewright, Haqq
Vacancy: 2 - District 3, District 7



Tony Shidid, Chair

June 16, 2022
Date