



CITY PLAN COMMISSION
Briefing & Public Hearing Meeting Minutes
Thursday, December 15, 2022

DALLAS CITY HALL, COUNCIL CHAMBER/VIDEO CONFERENCE
CISCO WEBEX LINK, <https://bit.ly/CPC121522>, Call-In #: 2491 179 1032
CHAIR TONY SHIDID, PRESIDING

PRESENT: [13]

Tony Shidid, Chair, District 5	Tipton Housewright, District 10
Amanda Popken, District 1 (**)	Brandy Treadway, District 11
Joanna Hampton, District 2 (**)	Aaliyah Haqq, District 12 (*)
Deborah Carpenter, District 6	Claire Stanard, District 13
Tabitha Wheeler-Reagan, District 7	Melissa Kingston, District 14
Lorie Blair, District 8 (**)	Brent Rubin, Vice-Chair, Place 15
P. Michael Jung, District 9	

ABSENT: [1]

Zarin Gracey, District 3	
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VACANCY: [1]

District 4	
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**Note: Members of the City Plan Commission participated in this meeting by video conference.*

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

The Briefing meeting was called to order at 9:09 a.m. with a quorum of the City Plan Commission present. The Public Hearing was called to order at 12:48 p.m. with a quorum of the City Plan Commission present.

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

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

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.

CITY PLAN COMMISSION MEETING MINUTES OF DECEMBER 15, 2022

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

BRIEFINGS:

The City Plan Commission was briefed on December 15, 2022, City Plan Commission agenda items

PUBLIC TESTIMONY: None

Note: Chair Shidid changed the order of the agenda and the Commission heard Miscellaneous Items – Under Advisement agenda items. The Commission heard Minor Amendment – Under Advisement agenda Item #1. M212-038-2 next.

APPROVAL OF MINUTES:

Minutes Approval of Minutes of the December 8, 2022 Special Called City Plan Commission Hearings.

Motion: It was moved to **approve** the December 8, 2022, Special Called City Plan Commission meeting minutes, as revised.

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

For: 13 - Popken, Hampton, Shidid, Carpenter, Wheeler-Reagan, Blair, Jung, Housewright, Treadway, Haqq*, Stanard, Kingston, Rubin

Against: 0
Absent: 1 - Gracey
Vacancy: 1 - District 4

*out of the room, shown voting in favor

Speakers: None

Note: The Commission returned to the regular order of the agenda and heard Zoning Cases – Under Advisement agenda items. The Commission heard Zoning Case – Under Advisement agenda item #14. Z201-111-2(MP) next.

**CITY PLAN COMMISSION MEETING MINUTES
OF DECEMBER 15, 2022**

ACTION ITEMS:

Miscellaneous Items - Under Advisement:

1. M212-038-2(AS)

Planner: Athena Seaton

Motion: It was moved to **approve** a minor amendment to an existing development and landscape plans on property zoned Planned Development District No. 484, generally at the southeast corner of Bruton Road and St. Augustine Road.

Maker: Shidid
Second: Hampton
Result: Carried: 13 to 0

For: 13 - Popken, Hampton, Shidid, Carpenter, Wheeler-Reagan, Blair, Jung, Housewright, Treadway, Haqq, Stanard, Kingston, Rubin

Against: 0
Absent: 1 - Gracey
Vacancy: 1 - District 4

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

2. M212-048-2(AS)

Planner: Athena Seaton

Motion: It was moved to **approve** a site plan providing relief for the street facing frontage requirement along Louise Avenue, subject to a site plan on property zoned Subdistrict 4, within Planned Development District No. 317, the Cedars Area Special Purpose District, on the southeast corner of Good Latimer Expressway and Louise Avenue.

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

For: 13 - Popken, Hampton, Shidid, Carpenter, Wheeler-Reagan, Blair, Jung, Housewright, Treadway, Haqq, Stanard, Kingston, Rubin

Against: 0
Absent: 1 - Gracey
Vacancy: 1 - District 4

**CITY PLAN COMMISSION MEETING MINUTES
OF DECEMBER 15, 2022**

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

Miscellaneous Items:

Minor Amendments:

3. M212-022(AS)

Planner: Athena Seaton

Motion: It was moved to **approve** a minor amendment to an existing development/landscape plan on property zoned Planned Development District No. 143, Zone 1, on the northwest corner of Valley View Lane and Interstate 635 LBJ Freeway.

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

For: 13 - Popken, Hampton, Shidid, Carpenter, Wheeler-Reagan, Blair, Jung, Housewright, Treadway, Haqq, Stanard, Kingston, Rubin*

Against: 0
Absent: 1 - Gracey
Vacancy: 1 - District 4

*out of the room, shown voting in favor

Speakers: For: Jake Brown, 6300 La Calma Dr., Austin, TX, 78752
Against: None

Note: Chair Shidid changed the order of the agenda and the Commission heard Miscellaneous Items agenda item #5. M212-057(HC) next. The Commission returned and heard Miscellaneous agenda item #4. M212-030(HC) later in the meeting.

4. M212-030(HC)

Planner: Hannah Carrasco

Motion: It was moved to **approve** a minor amendment to an existing development plan on property zoned Planned Development District No. 651, on the northeast corner of Greenmound Avenue and McKim Drive.

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

**CITY PLAN COMMISSION MEETING MINUTES
OF DECEMBER 15, 2022**

For: 13 - Popken, Hampton, Shidid, Carpenter, Wheeler-Reagan, Blair, Jung, Housewright, Treadway, Haqq, Stanard, Kingston, Rubin

Against: 0
Absent: 1 - Gracey
Vacancy: 1 - District 4

Speakers: For: Elsie Thurman, 9406 Biscayne Blvd., Dallas, TX, 75218
For (Did not speak): Hunter Lemley, 7557 Rambler Rd., Dallas, TX, 75231
Jose Rojas, 2001 N. Lamar St., Dallas, TX, 75202
Michael Thomas, 4700 Bryant Irvin Ct., Fort Worth, TX, 76107
Against: None

Note: The Commission returned to the regular order of the agenda and heard Zoning Cases – Consent agenda items next.

5. M212-057(HC)

Planner: Hannah Carrasco

Motion: It was moved to **approve** a minor amendment to an existing development plan on property zoned Planned Development District No. 68, generally on the southeast corner of Churchill Way and Preston Road.

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

For: 13 - Popken, Hampton, Shidid, Carpenter, Wheeler-Reagan, Blair, Jung, Housewright, Treadway, Haqq, Stanard, Kingston, Rubin*

Against: 0
Absent: 1 - Gracey
Vacancy: 1 - District 4

*out of the room, shown voting in favor

Speakers: For: Hudson Locket, 5738 Velasco, Dallas, TX, 75206
Against: None

Note: The Commission continued with the order of the agenda and heard Miscellaneous Item – Development Plan agenda item #6. D212-020(AS) next.

**CITY PLAN COMMISSION MEETING MINUTES
OF DECEMBER 15, 2022**

Development Plans:

6. D212-020(AS)

Planner: Athena Seaton

Motion: It was moved to **approve** a development plan for a child-care facility on property zoned Planned Development District No. 1040, Tract 3, at the northwest corner of Lancaster Road and Crouch Road.

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

For: 13 - Popken, Hampton, Shidid, Carpenter, Wheeler-Reagan, Blair, Jung, Housewright, Treadway, Haqq, Stanard, Kingston, Rubin

Against: 0
Absent: 1 - Gracey
Vacancy: 1 - District 4

Speakers: For: Jake Brown, 6300 La Calma Dr., Austin, TX, 78752
For (Did not speak): Rob Baldwin, 394 Elm St., Dallas, TX, 75226
Against: None

Note: The Commission heard Miscellaneous Item – Development Plan agenda item #7. D212-021(HC) next.

7. D212-021(HC)

Planner: Hannah Carrasco

Motion: It was moved to **approve** a development plan and landscape plan for an office use on property zoned Planned Development District No. 765, at the southeast corner of Oxford Drive and Mapleshade Lane.

Maker: Haqq
Second: Hampton
Result: Carried: 13 to 0

For: 13 - Popken, Hampton, Shidid, Carpenter, Wheeler-Reagan, Blair, Jung, Housewright, Treadway, Haqq, Stanard, Kingston, Rubin

Against: 0
Absent: 1 - Gracey
Vacancy: 1 - District 4

**CITY PLAN COMMISSION MEETING MINUTES
OF DECEMBER 15, 2022**

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

Note: The Commission returned to the regular order of the agenda and heard Miscellaneous Item – Minor Amendment agenda item #4. M212-030(AC) next.

Zoning Cases – Consent:

8. Z212-259(RM)

Planner: Ryan Mulkey

Note: The Commission considered this item individually.

Motion: It was moved to recommend **approval** of a new tract, subject to a conceptual plan and revised conditions with a modification to Section 128.111 (c) to strike “along Hudnall Drive”, to read as follows: “(c) Surface parking. Surface parking in this subdistrict is limited to one row of spaces fronting along Hudnall Street in front of the building facade and located between the centerline of the terminus of Fleetwood Oaks Avenue and Denton Drive. In Tract A, parallel parking along Hudnall Drive and along the northwest boundary of the Property is permitted.” within Planned Development Subdistrict No. 128 of Planned Development District No. 193, the Oak Lawn Special Purpose District, on the northwest line of Hudnall Street, between Denton Drive and Denton Drive Cut Off.

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

For: 13 - Popken, Hampton, Shidid, Carpenter, Wheeler-Reagan, Blair, Jung, Housewright, Treadway, Haqq, Stanard, Kingston, Rubin

Against: 0
Absent: 1 - Gracey
Vacancy: 1 - District 4

Notices: Area: 500 Mailed: 258
Replies: For: 1 Against: 3

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

Note: The Commission heard Zoning Case – Consent agenda item #11. Z212-302(MP) next.

**CITY PLAN COMMISSION MEETING MINUTES
OF DECEMBER 15, 2022**

9. Z212-295(JM)

Planner: Jennifer Muñoz

Motion: It was moved to recommend **approval** of a Specific Use Permit for a tower/antenna for cellular communication use for a ten-year period with eligibility for automatic renewals for additional ten-year periods, subject to a site/elevation plan and conditions on property zoned a CR Community Retail District, on the southeast corner of Walnut Hill Lane and Audelia Road.

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

For: 13 - Popken, Hampton, Shidid, Carpenter, Wheeler-Reagan, Blair, Jung, Housewright, Treadway, Haqq, Stanard, Kingston, Rubin

Against: 0
Absent: 1 - Gracey
Vacancy: 1 - District 4

Notices: Area: 500 Mailed: 45
Replies: For: 2 Against: 1

Speakers: None

10. Z212-296(MP)

Planner: Michael Pepe

Motion: It was moved to recommend **approval** of an amendment to and a renewal of Specific Use Permit No. 2189 for a recycling buyback center for a two-year period, subject to conditions on property zoned an IM Industrial Manufacturing District, on the northeast line of Barry Avenue, between Upshur Street and East Grand Avenue.

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

For: 13 - Popken, Hampton, Shidid, Carpenter, Wheeler-Reagan, Blair, Jung, Housewright, Treadway, Haqq, Stanard, Kingston, Rubin

Against: 0
Absent: 1 - Gracey
Vacancy: 1 - District 4

**CITY PLAN COMMISSION MEETING MINUTES
OF DECEMBER 15, 2022**

Notices: Area: 400 Mailed: 52
Replies: For: 0 Against: 0

Speakers: None

11. **Z212-302(MP)**

Planner: Michael Pepe

Note: The Commission considered this item individually.

Motion: In considering an application for an amendment to Planned Development District No. 456, Subarea B to allow for an early childhood education center, on the north line of Stults Road, between Boundbrook Avenue and Clearwater Drive, it was moved to **hold** this case under advisement until January 5, 2023.

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

For: 13 - Popken, Hampton, Shidid, Carpenter, Wheeler-Reagan, Blair, Jung, Housewright, Treadway, Haqq, Stanard, Kingston, Rubin

Against: 0
Absent: 1 - Gracey
Vacancy: 1 - District 4

Notices: Area: 500 Mailed: 109
Replies: For: 4 Against: 1

Speakers: None

Note: The Commission heard Zoning Case – Consent agenda item #12. Z212-305(RM) next.

12. **Z212-305(RM)**

Planner: Ryan Mulkey

Note: The Commission considered this item individually.

Motion: It was moved to recommend **approval** of an MF-2(A) Multifamily District on property zoned an R-5(A) Single Family District and an LI Light Industrial District, generally on the northeast and southeast corners of Grant Street and Ridge Street, west of the terminus of Grant Street, and north of the terminus of Ridge Street.

**CITY PLAN COMMISSION MEETING MINUTES
OF DECEMBER 15, 2022**

Maker: Shidid
Second: Hampton
Result: Carried: 13 to 0

For: 13 - Popken, Hampton, Shidid, Carpenter, Wheeler-Reagan, Blair, Jung, Housewright, Treadway, Haqq*, Stanard, Kingston, Rubin

Against: 0
Absent: 1 - Gracey
Vacancy: 1 - District 4

*out of the room, shown voting in favor

Notices: Area: 300 Mailed: 75
Replies: For: 6 Against: 0

Speakers: For: Paul Carden, 2007 Harlandale Ave., Dallas, TX, 75216
Against: None

Note: The Commission recessed for a short break at 1:35 p.m. and reconvened at 1:52 p.m. The Commission returned to APPROVAL OF MINUTES agenda item. The Commission considered and approved the APPROVAL OF MINUTES agenda item next.

13. Z212-310(JM)

Planner: Jennifer Muñoz

Motion: It was moved to recommend **approval** of the renewal of Specific Use Permit No. 2355 for a late-hours establishment limited to an alcoholic beverage establishment for a bar, lounge or tavern use for a three-year period, subject to conditions on property zoned Planned Development District No. 842 for CR Community Retail District uses, on the west line of Greenville Avenue, southeast of Ross Avenue.

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

For: 13 - Popken, Hampton, Shidid, Carpenter, Wheeler-Reagan, Blair, Jung, Housewright, Treadway, Haqq, Stanard, Kingston, Rubin

Against: 0
Absent: 1 - Gracey
Vacancy: 1 - District 4

**CITY PLAN COMMISSION MEETING MINUTES
OF DECEMBER 15, 2022**

Notices: Area: 200 Mailed: 11
Replies: For: 0 Against: 0

Speakers: None

Note: The Commission returned and heard Zoning Cases - Consent agenda items that were pulled and heard individually upon the conclusion of Zoning Cases - Consent agenda items. The Commission heard Zoning Case - Consent agenda item #8. Z212-259(RM) next.

Zoning Cases – Under Advisement:

14. Z201-111-2(MP)

Planner: Michael Pepe

Motion: It was moved to recommend **denial** of Subdistrict 6 within Planned Development District No. 830, on property zoned Tract 1C within Planned Development District No. 160, on the east line of Madison Street between Davis Avenue and Neely Avenue.

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

For: 13 - Popken, Hampton, Shidid, Carpenter, Wheeler-Reagan, Blair, Jung, Housewright, Treadway, Haqq*, Stanard, Kingston, Rubin

Against: 0
Absent: 1 - Gracey
Vacancy: 1 - District 4

*out of the room, shown voting in favor

Notices: Area: 500 Mailed: 82
Replies: For: 1 Against: 13

Speakers: For: Carlos Talison, 3904 Elm St., Dallas, TX, 75226
Against: Rob Shearer, 830 Woodlawn Ave., Dallas, TX, 75208
Laura Palmer, 911 N. Madison Ave., Dallas, TX, 75208
Pam Conley, P.O. Box 5212, Dallas, TX, 75208

**CITY PLAN COMMISSION MEETING MINUTES
OF DECEMBER 15, 2022**

15. Z212-244-2(RM)

Planner: Ryan Mulkey

Motion: It was moved to recommend **approval** of an LI Light Industrial District and **approval** of deed restrictions volunteered by the applicant in lieu of a CS Commercial Service District on property zoned an A(A) Agricultural District on the southwest line of North Johnson Way, west of North Walton Walker Boulevard.

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

For: 13 - Popken, Hampton, Shidid, Carpenter, Wheeler-Reagan, Blair, Jung, Housewright, Treadway, Haqq*, Stanard, Kingston, Rubin

Against: 0
Absent: 1 - Gracey
Vacancy: 1 - District 4

*out of the room, shown voting in favor

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

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

16. Z212-249-3(RM)

Planner: Ryan Mulkey

Motion: It was moved to recommend **approval** of a WR-3 Walkable Urban Residential District in lieu of an MF-2(A) Multifamily District on property zoned an IR Industrial/Research District, on the southeast line of Kimsey Drive, northeast of Maple Avenue.

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

For: 13 - Popken, Hampton, Shidid, Carpenter, Wheeler-Reagan, Blair, Jung, Housewright, Treadway, Haqq*, Stanard, Kingston, Rubin

Against: 0
Absent: 1 - Gracey
Vacancy: 1 - District 4

**CITY PLAN COMMISSION MEETING MINUTES
OF DECEMBER 15, 2022**

*out of the room, shown voting in favor

Notices: Area: 200 Mailed: 32
Replies: For: 0 Against: 0

Speakers: None

17. Z212-261-2(JA)

Planner: Jenniffer Allgaier

Motion I: It was moved to recommend **approval** of Specific Use Permit for a public school other than an open-enrollment charter school for a 10-year period (after passage of this ordinance), subject to a revised site plan, revised traffic management plan and revised conditions with the following changes: 1) 142 required off-street parking spaces; and 2) following changes to the September 2022 site plan and to the November 22, 2022 traffic management plan:

1. On the site plan, change the 45-degree one-way driveway on Glenwick Drive with a 90-degree one-way drive.
2. The site plan is to show the location of where restrictive entry signs are to be placed along Inwood Road, which prohibit vehicle entry from Inwood and onto Glenwick Drive.
3. Revise the traffic management plan to add language explaining the bus loading and unloading procedures and carpool pick-up and drop-off procedures.
4. All visibility triangles are to be shown on the site plan.
on property zoned an R-7.5(A) Single Family District, in an area bound by Boaz Street, West Greenway Boulevard, Glenwick Lane, and Inwood Road.

Maker: Stanard
Second: Hampton
Result: **Dismiss as moot.**

Motion II: In considering an application for a Specific Use Permit for a public school other than an open-enrollment charter school on property zoned an R-7.5(A) Single Family District, in an area bound by Boaz Street, West Greenway Boulevard, Glenwick Lane, and Inwood Road, it was moved to **hold** this case under advisement until January 5, 2023.

Maker: Jung
Second: Treadway
Result: Carried: 7 to 6

For: 7 - Popken, Wheeler-Reagan, Jung, Housewright,
Treadway, Haqq, Kingston

**CITY PLAN COMMISSION MEETING MINUTES
OF DECEMBER 15, 2022**

Against: 6 - Hampton, Shidid, Carpenter, Blair, Stanard,
Rubin
Absent: 1 - Gracey
Vacancy: 1 - District 4

Notices: Area: 400 Mailed: 191
Replies: For: 10 Against: 4

Speakers: For: Karl Crawley, 2201 Main St., Dallas, TX, 75201
Katy Lenihan, 9400 N. Central Expressway, Dallas, TX, 75231
Brent Alfred, 7433 Axminster Ct., Dallas, TX, 75214
Against: None
Staff: David Nevarez, Sr. Traffic Engineer, Development Services

18. Z212-264-2(JM)

Planner: Jennifer Muñoz

Motion: It was moved to recommend **approval** of a Specific Use Permit for a child-care facility for a five-year period, subject to site plan (within the docket) and conditions to include a provision requiring a fence around the perimeter of the site on property zoned an R-7.5(A) Single Family District, on the southeast corner of South Polk Street and Beckleymead Avenue.

Maker: Blair
Second: Kingston
Result: Carried: 12 to 1

For: 12 - Popken, Hampton, Shidid, Carpenter, Wheeler-
Reagan, Blair, Jung, Treadway, Haqq, Stanard,
Kingston, Rubin

Against: 1 - Housewright
Absent: 1 - Gracey
Vacancy: 1 - District 4

Notices: Area: 200 Mailed: 13
Replies: For: 2 Against: 1

Speakers: For: Warren Ellis, 8700 Stonebrook Parkway, Frisco, TX, 75034
Charles Dade, 8630 Morgan Ct., Waxahachie, TX, 75167
Brittany Whitaker, 1538 Bar Harbor, Dallas, TX, 75232
Steve Stoner, 7557 Rambler Rd., Dallas, TX, 75231
For (Did not speak): Kira Sewell, 3440 Holliday Rd., Dallas, TX, 75224
Against: None

**CITY PLAN COMMISSION MEETING MINUTES
OF DECEMBER 15, 2022**

Note: The Commission recessed for a short break at 3:55 p.m. and reconvened at 4:07 p.m. The Commission continued with the regular order of the agenda and heard Zoning Case – Under Advisement agenda item #19. Z212-271-3(JA) next.

19. Z212-271-3(JA)

Planner: Jenniffer Allgaier

Motion: It was moved to recommend **approval** of a Specific Use Permit for public school other than an open-enrollment charter school, subject to a revised site plan, a revised traffic management plan, and staff's recommended conditions on property zoned an R-5(A) Single Family District, on the northeast corner of Linfield Road and Bonnie View Road.

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

For: 13 - Popken, Hampton, Shidid, Carpenter, Wheeler-Reagan, Blair, Jung, Housewright, Treadway, Haqq, Stanard, Kingston, Rubin

Against: 0
Absent: 1 - Gracey
Vacancy: 1 - District 4

Notices: Area: 400 Mailed: 83
Replies: For: 2 Against: 0

Speakers: For: Karl Crawley, 2201 Main St., Dallas, TX, 75201
Christy Lambeth, 6301 Gaston Ave., Dallas, TX, 75214
Brent Alfred, 7433 Axminster Ct., Dallas, TX, 75214
FOR (Did not speak): Marie Johnson, 2021 Argyle Ave., Dallas, TX, 75203
Against: None

Note: Chair Shidid changed the order of the agenda and the Commission heard Subdivision Docket - Consent Items next.

Zoning Cases- Individual:

20. Z212-251(MP)

Planner: Michael Pepe

Motion: In considering an application for a renewal of Specific Use Permit No. 2236 for an open-enrollment charter school or private school on property zoned an A(A) Agricultural District, on the north line of Grady Niblo Road, between Kiwanis Road and Patriot Parkway, it was moved to **hold** this case under advisement until January 5, 2023.

**CITY PLAN COMMISSION MEETING MINUTES
OF DECEMBER 15, 2022**

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

For: 13 - Popken, Hampton, Shidid, Carpenter, Wheeler-Reagan, Blair, Jung, Housewright, Treadway, Haqq, Stanard, Kingston, Rubin

Against: 0
Absent: 1 - Gracey
Vacancy: 1 - District 4

Notices: Area: 400 Mailed: 32
Replies: For: 0 Against: 0

Speakers: For: None
For (Did not speak): Craig Spiers, 6801 Grady Niblo Rd., Dallas, TX, 75236
Against: None

Note: The Commission heard Zoning Case – Individual agenda item #21. Z212-279(MP) next.

21. Z212-279(MP)

Planner: Michael Pepe

Motion: In considering an application for the renewal of Specific Use Permit No. 2102 for the sale of alcoholic beverages in conjunction with a general merchandise or food store greater than 3,500 square feet on property zoned RR Regional Retail District with D-1 Liquor Control Overlay, northwest of the intersection of South Walton Walker Boulevard and Duncanville Road, it was moved to **hold** this case under advisement until January 5, 2023.

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

For: 13 - Popken, Hampton, Shidid, Carpenter, Wheeler-Reagan, Blair, Jung, Housewright, Treadway, Haqq, Stanard, Kingston, Rubin

Against: 0
Absent: 1 - Gracey
Vacancy: 1 - District 4

**CITY PLAN COMMISSION MEETING MINUTES
OF DECEMBER 15, 2022**

Notices: Area: 300 Mailed: 18
Replies: For: 0 Against: 0

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

Note: The Commission continued with the regular order of the agenda and heard Authorization of a Hearing agenda items. The Commission heard Authorization of a hearing agenda item #44. 22-2969 agenda item next.

SUBDIVISION DOCKET:

Planner: Mohammad Bordbar

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

Consent Items:

Note: Subdivision – Consent agenda items #22. S223-024, #23. S223-025, #24. S223-026, #25. S223-027, #27. S223-029, #28. S223-030, #29. S223-032, #30. S223-033, #31. S223-034, #32. S223-035, #33. S223-036, #34. S223-037, #35. S223-041, and #36. S223-042 were read into the record and heard together.

(22) S223-024

Motion: It was moved to **approve** an application to create one 19.219-acre lot from a tract of land in City Block A/5459 on property located on Walnut Hill Lane, east of North Central Expressway / U.S. Highway 75, subject to compliance with the conditions listed in the docket.

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

For: 13 - Popken, Hampton, Shidid, Carpenter, Wheeler-Reagan, Blair, Jung, Housewright, Treadway, Haqq, Stanard, Kingston, Rubin

Against: 0
Absent: 1 - Gracey
Vacancy: 1 - District 4

Speakers: None

**CITY PLAN COMMISSION MEETING MINUTES
OF DECEMBER 15, 2022**

(23) S223-025

Motion: It was moved to **approve** an application to create one 1.372-acre (59,753 square foot) lot, one 0.954-acre (41,577 square foot) lot from a 2.386-acre tract of land in City Block 7844 on property located on Prairie Creek Road, south of Fireside Drive, subject to compliance with the conditions listed in the docket.

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

For: 13 - Popken, Hampton, Shidid, Carpenter, Wheeler-Reagan, Blair, Jung, Housewright, Treadway, Haqq, Stanard, Kingston, Rubin

Against: 0
Absent: 1 - Gracey
Vacancy: 1 - District 4

Speakers: For: None
For (Did not speak): Efrain Gonzalez, 8830 Fireside Dr., Dallas, TX, 75217
Against: None

(24) S223-026

Motion: It was moved to **approve** an application to replat a 17.114-acre tract of land containing all of Lot 15A in City Block 6/7160 to create 3 lots ranging in size from 4.686-acres to 6.927-acres on property located on Schofield Drive, north of Morris Street, subject to compliance with the conditions listed in the docket.

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

For: 13 - Popken, Hampton, Shidid, Carpenter, Wheeler-Reagan, Blair, Jung, Housewright, Treadway, Haqq, Stanard, Kingston, Rubin

Against: 0
Absent: 1 - Gracey
Vacancy: 1 - District 4

Speakers: None

**CITY PLAN COMMISSION MEETING MINUTES
OF DECEMBER 15, 2022**

(25) S223-027

Motion: It was moved to **approve** an application to create one 2.06-acre lot, one 9.90-acre lot, and one 16.30-acre lot from a 28.28-acre tract of land in City Block 8813 on property located on CF Hawn Freeway / US Highway No. 175 at Woody Road, east corner, subject to compliance with the conditions listed in the docket.

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

For: 13 - Popken, Hampton, Shidid, Carpenter, Wheeler-Reagan, Blair, Jung, Housewright, Treadway, Haqq, Stanard, Kingston, Rubin

Against: 0
Absent: 1 - Gracey
Vacancy: 1 - District 4

Speakers: None

(26) S223-028

Note: The Commission considered this item individually.

Motion: It was moved to **approve** an application to replat a 1.028-acre tract of land containing all of Lots 1 and 2 in City Block 12/1598 and Lots 4 through 6 in City Block 8/1598 and an abandoned portion of Cabell Drive to create one lot on property located on Annex Avenue at Lafayette Street, north corner, subject to compliance with the conditions listed in the docket.

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

For: 13 - Popken, Hampton, Shidid, Carpenter, Wheeler-Reagan, Blair, Jung, Housewright, Treadway, Haqq, Stanard, Kingston, Rubin

Against: 0
Absent: 1 - Gracey
Vacancy: 1 - District 4

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

**CITY PLAN COMMISSION MEETING MINUTES
OF DECEMBER 15, 2022**

Note: The Commission returned to the regular order of the agenda and heard Subdivision Docket – Residential Replat agenda items. The Commission heard Subdivision Docket – Residential Replat agenda item # 37. S223-031 next.

(27) S223-029

Motion: It was moved to **approve** an application to replat a 0.448-acre tract of land containing portions of Lots 1 through 13 in City Block 4/4902 to create one lot on property located on West Davis Street, between Westmount Avenue and Cliffdale Avenue, subject to compliance with the conditions listed in the docket.

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

For: 13 - Popken, Hampton, Shidid, Carpenter, Wheeler-Reagan, Blair, Jung, Housewright, Treadway, Haqq, Stanard, Kingston, Rubin

Against: 0
Absent: 1 - Gracey
Vacancy: 1 - District 4

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

(28) S223-030

Motion: It was moved to **approve** an application to create one 3.629-acre lot from a tract of land in City Block 8839 on property located on Lasater Road at Lawson Road, east corner, subject to compliance with the conditions listed in the docket.

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

For: 13 - Popken, Hampton, Shidid, Carpenter, Wheeler-Reagan, Blair, Jung, Housewright, Treadway, Haqq, Stanard, Kingston, Rubin

Against: 0
Absent: 1 - Gracey
Vacancy: 1 - District 4

**CITY PLAN COMMISSION MEETING MINUTES
OF DECEMBER 15, 2022**

Speakers: None

(29) S223-032

Motion: It was moved to **approve** an application to create one 11.542-acre lot from a tract of land in City Block 6498 on property located on North Stemmons Freeway / Interstate Highway I35E, north of Justice Way, subject to compliance with the conditions listed in the docket.

Maker: Stanard

Second: Rubin

Result: Carried: 13 to 0

For: 13 - Popken, Hampton, Shidid, Carpenter, Wheeler-Reagan, Blair, Jung, Housewright, Treadway, Haqq, Stanard, Kingston, Rubin

Against: 0

Absent: 1 - Gracey

Vacancy: 1 - District 4

Speakers: None

(30) S223-033

Motion: It was moved to **approve** an application to create one 0.345-acre lot from a portion of Lots 10, 11, 12, 17, 18, 22, 23, and 24 in City Block 10/731 on property located on north Collett Avenue at Live Oak Street, north corner, subject to compliance with the conditions listed in the docket.

Maker: Stanard

Second: Rubin

Result: Carried: 13 to 0

For: 13 - Popken, Hampton, Shidid, Carpenter, Wheeler-Reagan, Blair, Jung, Housewright, Treadway, Haqq, Stanard, Kingston, Rubin

Against: 0

Absent: 1 - Gracey

Vacancy: 1 - District 4

Speakers: None

**CITY PLAN COMMISSION MEETING MINUTES
OF DECEMBER 15, 2022**

(31) S223-034

Motion: It was moved to **approve** an application to create one 1.769-acre lot and one 1.337-acre lot from a 3.106-acre tract of land in City Block 211/6113 on property located on Mountain Creek Parkway at Merrifield Road, southeast corner, subject to compliance with the conditions listed in the docket.

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

For: 13 - Popken, Hampton, Shidid, Carpenter, Wheeler-Reagan, Blair, Jung, Housewright, Treadway, Haqq, Stanard, Kingston, Rubin

Against: 0
Absent: 1 - Gracey
Vacancy: 1 - District 4

Speakers: None

(32) S223-035

Motion: It was moved to **approve** an application to create one 80.155-acre lot from a tract of land in City Blocks 7471, and B/7471 on property located on Northwest Highway, east of Garland Road, subject to compliance with the conditions listed in the docket.

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

For: 13 - Popken, Hampton, Shidid, Carpenter, Wheeler-Reagan, Blair, Jung, Housewright, Treadway, Haqq, Stanard, Kingston, Rubin

Against: 0
Absent: 1 - Gracey
Vacancy: 1 - District 4

Speakers: None

**CITY PLAN COMMISSION MEETING MINUTES
OF DECEMBER 15, 2022**

(33) S223-036

Motion: It was moved to **approve** an application to create one 0.5301-acre lot and one 2.519-acre lot from a 3.049-acre tract of land in City Block 2141 on property located on Skillman Street, between Oram Street and La Vista Drive, subject to compliance with the conditions listed in the docket.

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

For: 13 - Popken, Hampton, Shidid, Carpenter, Wheeler-Reagan, Blair, Jung, Housewright, Treadway, Haqq, Stanard, Kingston, Rubin

Against: 0
Absent: 1 - Gracey
Vacancy: 1 - District 4

Speakers: None

(34) S223-037

Motion: It was moved to **approve** an application to create one 45.04-acre lot from a tract of land in City Block 8838 on property located on Lasater Road, southeast of Stacy Street, subject to compliance with the conditions listed in the docket.

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

For: 13 - Popken, Hampton, Shidid, Carpenter, Wheeler-Reagan, Blair, Jung, Housewright, Treadway, Haqq, Stanard, Kingston, Rubin

Against: 0
Absent: 1 - Gracey
Vacancy: 1 - District 4

Speakers: None

**CITY PLAN COMMISSION MEETING MINUTES
OF DECEMBER 15, 2022**

(35) S223-041

Motion: It was moved to **approve** an application to replat a 47.313-acre tract of land containing part of Lot 1A in City Block A/8303 to create one 22.847-acre lot and one 21.700-acre lot and to dedicate right-of-way on property located on Altamoore Drive, east of Van Horn Drive, subject to compliance with the conditions listed in the docket.

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

For: 13 - Popken, Hampton, Shidid, Carpenter, Wheeler-Reagan, Blair, Jung, Housewright, Treadway, Haqq, Stanard, Kingston, Rubin

Against: 0
Absent: 1 - Gracey
Vacancy: 1 - District 4

Speakers: None

(36) S223-042

Motion: It was moved to **approve** an application to create one 2.1381-acre (93,134 square foot) lot and one 3.452-acre (150,369 square foot) lot from a 5.590-acre tract of land in City Block 5601 on property located on Inwood Road at Walnut Hill Road, southeast corner, subject to compliance with the conditions listed in the docket.

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

For: 13 - Popken, Hampton, Shidid, Carpenter, Wheeler-Reagan, Blair, Jung, Housewright, Treadway, Haqq, Stanard, Kingston, Rubin

Against: 0
Absent: 1 - Gracey
Vacancy: 1 - District 4

Speakers: None

Note: The Commission returned and heard Subdivision Docket – Consent agenda item #26. S223-028 upon the conclusion of Zoning Cases - Consent agenda items.

**CITY PLAN COMMISSION MEETING MINUTES
OF DECEMBER 15, 2022**

Residential Replats:

(37) S223-031

Motion: It was moved to **approve** an application to replat a 0.918-acre tract of land containing all of Lot 5 in City Block 2/4915 to create two 0.459-acre (19,992 square foot) lots on property located on Inwood Road, north of Waneta Drive, subject to compliance with the conditions listed in the docket.

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

For: 13 - Popken, Hampton, Shidid, Carpenter, Wheeler-Reagan, Blair, Jung, Housewright, Treadway, Haqq, Stanard, Kingston, Rubin

Against: 0
Absent: 1 - Gracey
Vacancy: 1 - District 4

Notices: Area: 200 Mailed: 17
Replies: For: 0 Against: 0

Speakers: None

(38) S223-038

Motion: It was moved to **approve** an application to replat a 2.591-acre tract of land containing all of Lots 21 and 22 and portion of Lot 20 in City Block 45/5846 to create 16-lot shared access development with lots ranging in size from 3,909 square feet to 9,151 square feet and 1 common area on property located on 52nd Street, northeast of Corrigan Avenue, subject to compliance with the conditions listed in the docket.

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

For: 13 - Popken, Hampton, Shidid, Carpenter, Wheeler-Reagan, Blair, Jung, Housewright, Treadway, Haqq, Stanard, Kingston, Rubin

Against: 0
Absent: 1 - Gracey
Vacancy: 1 - District 4

**CITY PLAN COMMISSION MEETING MINUTES
OF DECEMBER 15, 2022**

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

Speakers: None

(39) S223-039

Motion: It was moved to **approve** an application to replat a 1.021-acre tract of land containing all of Lot 11 and part of Lot 9 in City Block 8/3826 to create one lot on property located at the terminus of Olympia Drive, south of Kessler Parkway, subject to compliance with the conditions listed in the docket.

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

For: 13 - Popken, Hampton, Shidid, Carpenter, Wheeler-Reagan, Blair, Jung, Housewright, Treadway, Haqq, Stanard, Kingston, Rubin

Against: 0
Absent: 1 - Gracey
Vacancy: 1 - District 4

Notices: Area: 200 Mailed: 17
Replies: For: 5 Against: 0

Speakers: For: Elizabeth Schorman, 1525 Olympia Dr., Dallas, TX, 75208
Against: None

(40) S223-040

Motion: It was moved to **approve** an application to replat a 2.51-acre tract of land containing all of Lot 13 in City Block 6885 to create one 1.23-acre (53,487 square foot) lot and one 1.28-acre (55,787square foot) lot on property located on Lancaster Road, south of Simpson Stuart Road, subject to compliance with the conditions listed in the docket.

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

For: 13 - Popken, Hampton, Shidid, Carpenter, Wheeler-Reagan, Blair, Jung, Housewright, Treadway, Haqq, Stanard, Kingston, Rubin

**CITY PLAN COMMISSION MEETING MINUTES
OF DECEMBER 15, 2022**

Against: 0
Absent: 1 - Gracey
Vacancy: 1 - District 4

Notices: Area: 200 Mailed: 8
Replies: For: 0 Against: 1

Speakers: None

Note: The Commission continue with the order of the agenda and heard Certificates of Appropriateness for Signs agenda items next.

Certificates of Appropriateness for Signs:

Consent Items:

Note: Certificates of Appropriateness for Signs – Consent agenda items #41. 2210170015, #42. 2210170016 and #43. 2210170018 were read into the record and heard together.

41. 2210170015

Planner: Jason Pool

Motion: It was moved to **approve** a Certificate of Appropriateness; as briefed, by Paul Santoyo of Artograpfx, for a 147.5-square-foot attached sign at 409 North Houston Street (west elevation).

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

For: 13 - Popken, Hampton, Shidid, Carpenter, Wheeler-Reagan, Blair, Jung, Housewright, Treadway, Haqq, Stanard, Kingston, Rubin

Against: 0
Absent: 1 - Gracey
Vacancy: 1 - District 4

Speakers: For: None

For (Did not speak): Paul Santoyo, 2611 Andjon Dr., Dallas, TX, 75220
Steve Benson, 2611 Andjon Dr., Dallas, TX, 75220

Against: None

**CITY PLAN COMMISSION MEETING MINUTES
OF DECEMBER 15, 2022**

42. **2210170016**

Planner: Jason Pool

Motion: It was moved to **approve** a Certificate of Appropriateness; as briefed, by Bobby Nichols of Chandler Signs, Inc., for a 90.6-square-foot detached monument sign at 2500 Pacific Street (Jett Way Frontage).

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

For: 13 - Popken, Hampton, Shidid, Carpenter, Wheeler-Reagan, Blair, Jung, Housewright, Treadway, Haqq, Stanard, Kingston, Rubin

Against: 0
Absent: 1 - Gracey
Vacancy: 1 - District 4

Speakers: For: None

FOR (Did not speak): Matthew Wilson, 9849 Elmcrest Dr., Dallas, TX, 75238

Against: None

43. **2210170018**

Planner: Jason Pool

Motion: It was moved to **approve** a Certificate of Appropriateness; as briefed, with clarification of the façade placement per the rendering on Pg. 43-15 of the docket by Bobby Nichols of Chandler Signs, Inc., for a 96-square-foot illuminated attached sign at 2700 Commerce Street (west elevation).

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

For: 13 - Popken, Hampton, Shidid, Carpenter, Wheeler-Reagan, Blair, Jung, Housewright, Treadway, Haqq, Stanard, Kingston, Rubin

Against: 0
Absent: 1 - Gracey
Vacancy: 1 - District 4

Speakers: For: None

FOR (Did not speak): Matthew Wilson, 9849 Elmcrest Dr., Dallas, TX, 75238

Against: None

**CITY PLAN COMMISSION MEETING MINUTES
OF DECEMBER 15, 2022**

Note: The Commission returned to the regular order of the agenda and heard Zoning Cases – Individual agenda items. The Commission heard Zoning Case – Individual agenda item #20. Z212-251(MP) next.

Authorization of Hearings:

44. 22-2969

Planner: Sarah May

Motion: It was moved to **authorize** a public hearing to consider amending Chapters 51 and 51A of the Dallas Development Code, Section 51-4.204(4), "Child-Care Facility;" Section 51-4.204(6), "Adult Day Care Facility;" Section 51A-4.204(1), "Adult Day Care Facility;" Section 51A-4.204(3), "Child-Care Facility," Section 51A-13.306(b), "Use Chart;" and related sections with consideration to be given to appropriate zoning districts and developing appropriate standards associated with adult day care facilities and child-care facilities. **This is a hearing to consider the request to authorize the hearing and not amendments to the Dallas Development Code at this time.**

Maker: Rubin

Second: Popken

Result: Carried: 13 to 0

For: 13 - Popken, Hampton, Shidid, Carpenter, Wheeler-Reagan, Blair, Jung, Housewright, Treadway, Haqq, Stanard, Kingston, Rubin

Against: 0

Absent: 1 - Gracey

Vacancy: 1 - District 4

Speakers: None

Note: The Commission heard Authorization of a hearing agenda item #45. 22-2970 next.

**CITY PLAN COMMISSION MEETING MINUTES
OF DECEMBER 15, 2022**

45. 22-2970

Planner: Megan Wimer

Motion: It was moved to **authorize** a public hearing to determine the proper zoning on property zoned a CR Community Retail District with deed restrictions, an IM Industrial Manufacturing District, an IR Industrial Research District, an MU-1 Mixed Use District, Planned Development District No. 718, Planned Development District No 944, Planned Development District No. 1010, Planned Development District No. 1049, Planned Development District No. 1081, an R-5(A) Single Family District, an R-5(A) Single Family District with Specific Use Permit No.1807 for a private recreation center, club, or area limited to an outdoor play area to be used exclusively by the residents and guests of a single family use, and a TH-3(A) Townhouse District in an area generally bound by Singleton Boulevard to the north, Borger Street/Burton Drive to the east, Union Pacific Railway to the south, and Westmoreland Road to the west, and containing approximately 256 acres; with consideration to be given to appropriate zoning for the area to include but not limited to use, development standards, and other appropriate regulations. **This is a hearing to consider the request to authorize the hearing and not the rezoning of property at this time.**

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

For: 13 - Popken, Hampton, Shidid, Carpenter, Wheeler-Reagan, Blair, Jung, Housewright, Treadway, Haqq, Stanard, Kingston, Rubin

Against: 0
Absent: 1 - Gracey
Vacancy: 1 - District 4

Speakers: For: Evelyn Mayo, 7732 Village Trail Dr., Dallas, TX, 75254
Adair Aranda, 1030 Cedar Hill Ave., Dallas, TX, 75208
Janie Cisneros, 2821 Bedford St., Dallas, TX, 75212
Cindy Hua, 1808 S. Good Latimer Expressway, Dallas, TX, 75226
For (Did not speak): Delores Burns, 3130 Kingbridge Crossing, Dallas, TX, 75212
Against: None

OTHER MATTERS:

Consideration of Appointments to CPC Committees:

No appointments to City Plan Commission Committees.

**CITY PLAN COMMISSION MEETING MINUTES
OF DECEMBER 15, 2022**

ADJOURNMENT:

Motion: It was moved to **adjourn** the December 15, 2022, City Plan Commission meeting at 5:47 p.m.

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

For: 13 - Popken, Hampton, Shidid, Carpenter, Wheeler-Reagan, Blair, Jung, Housewright, Treadway, Haqq, Stanard, Kingston, Rubin

Against: 0
Absent: 1 - Gracey
Vacancy: 1 - District 4

**CITY PLAN COMMISSION MEETING MINUTES
OF DECEMBER 15, 2022**

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

Date

Approved by:
Tony Shidid, Chair
City Plan Commission

Date

Attachments:
None

Video Link:

Briefing:

<https://dallascityhall.webex.com/dallascityhall/ldr.php?RCID=9707febc00eb8297faea2336fcaaf67d>

Public Hearing:

<https://dallascityhall.webex.com/dallascityhall/ldr.php?RCID=68bd9d6650dfae29f92a049932093853>