

PLAN COMMISSION MINUTES

The City Plan Commission held a regular Zoning Hearing on December 16, 2021, with the briefing starting at 10:09 a.m., and the public hearing at 1:39 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, Timothy Jackson, Lorie Blair, P. Michael Jung, Aaliyah Haqq, and Melissa Kingston. The following Commissioners were absent from this hearing as defined in the City Plan Commission rules: Jayne Suhler and Claire Stanard. There were two vacancies – District 3 and District 10.

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: 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:

(1) **S212-037**

Motion: It was moved to **approve** an application to create a 197.3136-acre lot from a tract of land in City Block D/5060 on property bounded by Shelley Boulevard, Knoxville Street, Illinois Avenue, and Duncanville Road, subject to compliance with the conditions listed in the docket.

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

For: 11 - Popken, Hampton, Anderson, Shidid,
Carpenter, Jackson, Blair, Jung, Haqq,
Kingston, Rubin

Against: 0
Absent: 2 - Suhler, Stanard
Vacancy: 2 - District 3, District 10

Speakers: None

(2) **S212-038**

Motion: It was moved to **approve** an application to replat a 0.8065-acre tract of land containing all of Lots 3 and 4 in City Block 54/3035 to create one lot on property located on Lancaster Avenue at Sabin Street, southeast corner, subject to compliance with the conditions listed in the docket.

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

For: 11 - Popken, Hampton, Anderson, Shidid,
Carpenter, Jackson, Blair, Jung, Haqq,
Kingston, Rubin

Against: 0
Absent: 2 - Suhler, Stanard
Vacancy: 2 - District 3, District 10

Speakers: None

(3) **S212-039**

Note: The Commission considered this item individually.

Motion: It was moved to **approve** an application to replat a 2.548-acre tract of land containing all of Lots 1A and 2 in City Block 39/1342 to create one lot on property bounded by Fairmont Street, Reagan Street, Maple Avenue, and Throckmorton Street, subject to compliance with the conditions listed in the docket, and as briefed.

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

For: 11 - Popken, Hampton, Anderson, Shidid,
Carpenter, Jackson, Blair, Jung, Haqq,
Kingston, Rubin

Against: 0
Absent: 2 - Suhler, Stanard
Vacancy: 2 - District 3, District 10

Speakers: For: None
Against: Frank Ashmore, 4114 Maple Ave., Dallas, TX, 75219

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

(4) S212-040

Motion: It was moved to **approve** an application to create a 40.463-acre lot from a tract of land in City Block 6882 on property located on Simpson Stuart Road, southwest of Bonnie View Road, subject to compliance with the conditions listed in the docket.

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

For: 11 - Popken, Hampton, Anderson, Shidid,
Carpenter, Jackson, Blair, Jung, Haqq,
Kingston, Rubin

Against: 0
Absent: 2 - Suhler, Stanard
Vacancy: 2 - District 3, District 10

Speakers: For: None
FOR (Did not speak): Molly Plummer, 325 N. St. Paul St., Dallas, TX, 75201
Against: None

(5) S212-041

Motion: It was moved to **approve** an application to create one 31.1383-acre lot and one 152.1649-acre lot from a 190.4458-acre tract of land in City Blocks 8273 and 8376 on property located on Witt Road, southwest of Lancaster-Hutchens Road, subject to compliance with the conditions listed in the docket.

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

For: 11 - Popken, Hampton, Anderson, Shidid,
Carpenter, Jackson, Blair, Jung, Haqq,
Kingston, Rubin

Against: 0
Absent: 2 - Suhler, Stanard
Vacancy: 2 - District 3, District 10

Speakers: None

(6) **S212-042**

Motion: It was moved to **approve** an application to replat a 0.665-acre tract of land containing all of Lots 10 through 13 in City Block D/873 to create one lot on property located on Cesar Chavez Boulevard, north of Al Lipscomb Way, subject to compliance with the conditions listed in the docket.

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

For: 11 - Popken, Hampton, Anderson, Shidid,
Carpenter, Jackson, Blair, Jung, Haqq,
Kingston, Rubin

Against: 0
Absent: 2 - Suhler, Stanard
Vacancy: 2 - District 3, District 10

Speakers: None

(7) **S212-043**

Motion: It was moved to **approve** an application to replat a 0.925-acre tract of land containing all of Lots 20 through 25 and part of Lot 26 in City Block D/873 to create one lot on property located on Harwood Street, north of Al Lipscomb Way, subject to compliance with the conditions listed in the docket.

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

For: 11 - Popken, Hampton, Anderson, Shidid,
Carpenter, Jackson, Blair, Jung, Haqq,
Kingston, Rubin

Against: 0
Absent: 2 - Suhler, Stanard
Vacancy: 2 - District 3, District 10

Speakers: None

(8) **S212-044**

Motion: It was moved to **approve** an application to create a 7.18-acre lot from a tract of land in City Block 8325 on property located on Telephone Road, east of Dallas Avenue, subject to compliance with the conditions listed in the docket.

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

For: 11 - Popken, Hampton, Anderson, Shidid,
Carpenter, Jackson, Blair, Jung, Haqq,
Kingston, Rubin

Against: 0
Absent: 2 - Suhler, Stanard
Vacancy: 2 - District 3, District 10

Speakers: None

(9) **S212-045**

Motion: It was moved to **approve** an application to create a 2.0336-acre lot from a tract of land in City Block 6361 on property located on CF Hawn Freeway/US Highway No. 175, west of Pleasant Drive, subject to compliance with the conditions listed in the docket.

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

For: 11 - Popken, Hampton, Anderson, Shidid,
Carpenter, Jackson, Blair, Jung, Haqq,
Kingston, Rubin

Against: 0
Absent: 2 - Suhler, Stanard
Vacancy: 2 - District 3, District 10

Speakers: None

Note: The Commission heard Subdivision - Consent item #3. S212-039, upon the conclusion of the Subdivision Consent agenda.

Zoning Cases - Consent:

1. **Z201-254(RM)**

Planner: Ryan Mulkey

Note: The Commission considered this item individually.

Motion: In considering an application for a Planned Development District for MF-2(A) Multifamily District uses on property zoned a CR Community Retail District, on the southeast line of Garland Road, east of the intersection of Garland Road and Peavy Road, it was moved to **hold** this case under advisement until January 20, 2022.

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

For: 11 - Popken, Hampton, Anderson, Shidid,
Carpenter, Jackson, Blair, Jung, Haqq,
Kingston, Rubin

Against: 0
Absent: 2 - Suhler, Stanard
Vacancy: 2 - District 3, District 10

Notices: Area: 500 Mailed: 89
Replies: For: 2 Against: 6

Speakers: For: Rob Baldwin, 3904 Elm St., Dallas, TX, 75226
For (Did not speak): Christy Lambeth, 8637 Co Rd., 148, Kaufman, TX, 75142
Davina Rhine, 1227 Moran Dr., Dallas, TX, 75218
Jeff Snoyer 3639 Overbrook Dr., Dallas, TX, 75205
Gerald Worrall, 6704 Velasco Ave., Dallas, TX, 75214
Against: Martin Garza, 1230 N. Selva Dr., Dallas, TX, 75218
Against (Did not speak): Gregory Macheliski, 1402 Fuller Dr., Dallas, TX, 75218
Alex Stein, 4143 Grassmere Ln., Dallas, TX, 75205

Note: The Commission heard Zoning Case - Consent agenda item #4. Z212-117(OA) next.

2. **Z212-113(RM)**

Planner: Ryan Mulkey

Motion: It was moved to recommend **approval** of a Planned Development District for CS Commercial Service District uses and a temporary housing use, subject to a development plan and conditions on property zoned a CS Commercial Service District with deed restrictions [Z945-231], on the south line of President George Bush Turnpike, west of Preston Road.

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

For: 11 - Popken, Hampton, Anderson, Shidid,
Carpenter, Jackson, Blair, Jung, Haqq,
Kingston, Rubin

Against: 0
Absent: 2 - Suhler, Stanard
Vacancy: 2 - District 3, District 10

Notices: Area: 500 Mailed: 9
Replies: For: 0 Against: 0

Speakers: For: None
FOR (Did not speak): Forrest Branam, 1504 Burlew St., Dallas, TX, 75204
Against: None

3. Z212-107(OA)

Planner: Oscar Aguilera

Motion: It was moved to recommend **approval** of a Specific Use Permit for a vehicle display, sales, and service use and a commercial motor vehicle parking lot for a five-year period, subject to a site/landscape plan and conditions on property zoned Subdistrict 5A within Planned Development District No. 533, the C.F. Hawn Special Purpose District No. 1 with a D-1 Liquor Control Overlay, on the northeast line of C.F. Hawn Service Road, west of Southeast Drive.

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

For: 11 - Popken, Hampton, Anderson, Shidid,
Carpenter, Jackson, Blair, Jung, Haqq,
Kingston, Rubin

Against: 0
Absent: 2 - Suhler, Stanard
Vacancy: 2 - District 3, District 10

Notices: Area: 300 Mailed: 21
Replies: For: 0 Against: 0

Speakers: None

4. Z212-117(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. 2358 for an alcoholic beverage establishment limited to a microbrewery, distillery, or winery use for a two-year period, subject to a site plan and conditions on property zoned Planned Development District No. 619, with H/121 Dallas Power and Light Building Historic Overlay, on the southeast corner of Commerce Street and Browder Street.

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

For: 10 - Popken, Hampton, Anderson, Shidid,
Carpenter, Jackson, Blair, Haqq, Kingston,
Rubin

Against: 0
Absent: 2 - Suhler, Stanard
Vacancy: 2 - District 3, District 10
Conflict: 1 - Jung**

**out of the room, when vote taken

Notices: Area: 300 Mailed: 26
Replies: For: 2 Against: 0

Speakers: None

Note: The Commission heard Zoning Case - Consent agenda item #5. Z212-119(OA) next.

5. Z212-119(OA)

Planner: Oscar Aguilera

Note: The Commission considered this item individually.

Motion: It was moved to recommend **approval** of a CR Community Retail District, subject to deed restrictions volunteered by the applicant on property zoned LO-1 Limited Office District, on the southwest line of North Garrett Avenue, north of the intersection of Ross Avenue and Bennett Avenue.

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

For: 11 - Popken, Hampton, Anderson, Shidid,
Carpenter, Jackson, Blair, Jung, Haqq,
Kingston, Rubin

Against: 0
Absent: 2 - Suhler, Stanard
Vacancy: 2 - District 3, District 10

Notices: Area: 200 Mailed: 53
Replies: For: 0 Against: 0

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

Note: The Commission heard Zoning Case - Consent agenda item #7. Z212-112(MP) next.

6. Z212-120(OA)

Planner: Oscar Aguilera

Motion: It was moved to recommend **approval** of the renewal of Specific Use Permit No. 2367 for an alcoholic beverage establishment limited to a microbrewery, micro-distillery, or winery for a two-year period, subject to site plan and conditions on property zoned Subarea 4 within Planned Development District No. 316, the Jefferson Area Special Purpose District, on the south line of Sunset Avenue, between South Bishop Avenue and South Madison Avenue.

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

For: 11 - Popken, Hampton, Anderson, Shidid,
Carpenter, Jackson, Blair, Jung, Haqq,
Kingston, Rubin

Against: 0
Absent: 2 - Suhler, Stanard
Vacancy: 2 - District 3, District 10

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

Speakers: For: None
For (Did not speak): Saltuk Ozerturk, 6245 Town Hill Ln., Dallas, TX, 75214
Dilek Caner, 6245 Town Hill Ln., Dallas, TX, 75214
Against: None

Note: The Commission heard Zoning – Consent agenda item #1. Z201-254(RM), upon the conclusion of the Zoning Consent agenda. The Commission heard Zoning agenda item #1. Z201-254(RM) next.

7. Z212-112(MP)

Planner: Michael Pepe

Note: The Commission considered this item individually.

Motion: In considering an application for a Specific Use Permit for an alcoholic beverage establishment limited to a bar, lounge or tavern on property zoned Tract A within Planned Development District No. 269, the Deep Ellum/Near East Side District, on the south line of Elm Street, between North Crowds Street and North Good Latimer Expressway, it was moved to **hold** this case under advisement until January 20, 2022.

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

For: 11 - Popken, Hampton, Anderson, Shidid,
Carpenter, Jackson, Blair, Jung, Haqq,
Kingston, Rubin

Against: 0
Absent: 2 - Suhler, Stanard
Vacancy: 2 - District 3, District 10

Notices: Area: 200 Mailed: 17
Replies: For: 3 Against: 0

Speakers: For: Trevor Cantrell, 540 Silicon Dr., Southlake, TX, 76092
Alex Phanh, 540 Silicon Dr., Southlake, TX, 76092
Against: None

Note: The Commission continued with the regular order of the agenda and heard Zoning Case - Individual agenda items. The Commission heard Zoning Case - Individual agenda item #8. Z201-334(MP) next.

Zoning Cases – Individual:

8. Z201-334(MP)

Planner: Michael Pepe

Motion: It was moved to recommend **approval** of a Specific Use Permit for a bail bonds office for a three-year period, subject to a site plan and conditions on property zoned Planned Development District No. 784, the Trinity River Corridor Special Purpose District, at the northwest corner of South Riverfront Boulevard and Bessemer Street.

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

For: 11 - Popken, Hampton, Anderson, Shidid,
Carpenter, Jackson, Blair, Jung, Haqq,
Kingston, Rubin

Against: 0
Absent: 2 - Suhler, Stanard
Vacancy: 2 - District 3, District 10

Notices: Area: 200 Mailed: 4
Replies: For: 0 Against: 0

Speakers: None

9. Z212-121(MP)

Planner: Michael Pepe

Motion: It was moved to recommend **approval** of a Specific Use Permit for an open-enrollment charter school for five-year period, subject to a revised site plan (dated December 15, 2021), a traffic management plan, and staff's recommended conditions on property zoned Area A within Planned Development District No. 487, on the north line of West 9th Street, between North Polk Street and North Tyler Street.

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

For: 11 - Popken, Hampton, Anderson, Shidid,
Carpenter, Jackson, Blair, Jung, Haqq,
Kingston, Rubin

Against: 0
Absent: 2 - Suhler, Stanard
Vacancy: 2 - District 3, District 10

Notices: Area: 300 Mailed: 90
Replies: For: 3 Against: 1

Speakers: For: Peter Kavanagh, 1620 Handley Dr., Dallas, TX, 75208
Against: None

10. Z201-302(KC)

Planner: Karina Castillo

Motion: In considering an application for a Planned Development Subdistrict for GR General Retail Subdistrict uses on property zoned MF-2 Multifamily Subdistrict, P Parking Subdistrict, and GR General Retail Subdistrict within Planned Development District No. 193, the Oak Lawn Special Purpose District, at the north corner of Maple Avenue and Reagan Street, it was moved to **hold** this case under advisement until February 3, 2022.

Maker: Hampton
Second: Carpenter
Result: Carried: 10 to 0

For: 10 - Popken, Hampton, Anderson, Shidid,
Carpenter, Jackson, Blair, Jung, Haqq,
Kingston

Against: 0
Absent: 2 - Suhler, Stanard
Vacancy: 2 - District 3, District 10
Conflict: 1 - Rubin**

**out of the room, when vote taken

Notices: Area: 500 Mailed: 79
Replies: For: 2 Against: 2

Speakers: For: Cody Armbrister, 3889 Maple Ave., Dallas, TX, 75219
Rob Baldwin, 3904 Elm St., Dallas, TX, 75226
Ed McGonille, 6269 Oram St., Dallas, TX, 75214
For (Did not speak): Anthony Page, 3210 Carlisle St., Dallas, TX, 75204
Against: Frank Ashmore, 4114 Maple Ave., Dallas, TX, 75219
Against (Did not speak): Brenda Kronenberg, 3500 Maple Ave., Dallas, TX, 75219
Staff: David Nevarez, Sr. Traffic Engineer, Development Services

Note: The Commission recessed for a short break at 3:41 p.m. and reconvened at 4:05 p.m. The Commission continued with the regular order of the agenda and heard Zoning Case – Individual agenda item #11. Z201-330(RM) next.

11. Z201-330(RM)

Planner: Ryan Mulkey

Motion: In considering an application for a Planned Development District for R-5(A) Single Family District uses on property zoned an A(A) Agricultural District, on the northwest line of Haymarket Road, northwest of the intersection of Haymarket Road and Palomino Road, it was moved to **hold** this case under advisement until January 20, 2022.

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

For: 11 - Popken, Hampton, Anderson, Shidid,
Carpenter, Jackson, Blair, Jung, Haqq,
Kingston, Rubin

Against: 0
Absent: 2 - Suhler, Stanard
Vacancy: 2 - District 3, District 10

Notices: Area: 500 Mailed: 25
Replies: For: 0 Against: 2

Speakers: For: Rob Baldwin, 3904 Elm St., Dallas, TX, 75226
Against: None
Against (Did not speak): Bryant Sivess, 2360 Haymarket Rd., Dallas, TX, 75253

12. **Z212-110(RM)**

Planner: Ryan Mulkey

Motion: It was moved to recommend **approval** of a Specific Use Permit for surface accessory remote parking for a five-year period, subject to a site plan and staff's recommended conditions on property zoned an R-5(A) Single Family Subdistrict within Planned Development District No. 595, the South Dallas/Fair Park Special Purpose District, at the north corner of Metropolitan Avenue and Latimer Street.

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

For: 11 - Popken, Hampton, Anderson, Shidid,
Carpenter, Jackson, Blair, Jung, Haqq,
Kingston, Rubin

Against: 0
Absent: 2 - Suhler, Stanard
Vacancy: 2 - District 3, District 10

Notices: Area: 200 Mailed: 38
Replies: For: 0 Against: 1

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

Zoning Cases – Under Advisement:

13. **Z201-260(RM)**

Planner: Ryan Mulkey

Motion: In considering an application for a Planned Development District for MU-1 Mixed Use District uses on property zoned an MU-1 Mixed Use District on the west line of North Beckley Avenue, between West 8th Street and Melba Street, it was moved to **hold** this case under advisement until January 6, 2022.

Maker: Popken
Second: Carpenter
Result: Carried: 10 to 0

For: 10 - Popken, Hampton, Anderson, Shidid,
Carpenter, Jackson, Blair, Haqq, Kingston,
Rubin

Against: 0
Absent: 2 - Suhler, Stanard
Vacancy: 2 - District 3, District 10
Conflict: 1 - Jung**

**out of the room, when vote taken

Notices: Area: 500 Mailed: 52
Replies: For: 1 Against: 0

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

14. **Z201-270(NN)**

Planner: Nabila Nur

Motion: It was moved to recommend **approval** of a NS(A) Neighborhood Service District on property zoned R-7.5(A) Single Family District, on the south line of Lake June Road, between Houghton Road and Whitley Drive.

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

For: 11 - Popken, Hampton, Anderson, Shidid,
Carpenter, Jackson, Blair, Jung, Haqq,
Kingston, Rubin

Against: 0
Absent: 2 - Suhler, Stanard
Vacancy: 2 - District 3, District 10

Notices: Area: 300 Mailed: 29
Replies: For: 1 Against: 2

Speakers: None

15. **Z201-284(NN)**

Planner: Nabila Nur

Motion: It was moved to recommend **approval** of the Specific Use Permit for a restaurant without drive-in or drive-through service for a three-year period, subject to a site plan and conditions on property zoned an NO(A) Neighborhood Office District with D-1 Liquor Control Overlay on the south line of Bruton Road, east of Pleasant Drive.

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

For: 11 - Popken, Hampton, Anderson, Shidid,
Carpenter, Jackson, Blair, Jung, Haqq,
Kingston, Rubin

Against: 0
Absent: 2 - Suhler, Stanard
Vacancy: 2 - District 3, District 10

Notices: Area: 200 Mailed: 10
Replies: For: 0 Against: 0

Speakers: For: Jocelyn Cruz, 1310 N. Cockrell Hill Rd., Dallas, TX, 75211
Against: None

16. **Z201-300(OA)**

Planner: Oscar Aguilera

Motion: In considering an application for a MF-2(A) Multifamily District on property zoned an R-7.5(A) Single Family District, on the west line of South Cockrell Hill Road, north of West Red Bird Lane, it was moved to **hold** this case under advisement until January 20, 2022.

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

For: 11 - Popken, Hampton, Anderson, Shidid,
Carpenter, Jackson, Blair, Jung, Haqq,
Kingston, Rubin

Against: 0
Absent: 2 - Suhler, Stanard
Vacancy: 2 - District 3, District 10

Notices: Area: 400 Mailed: 58
Replies: For: 0 Against: 7

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

17. **Z201-307(KC)**

Planner: Karina Castillo

Motion: It was moved to recommend **approval** of a Specific Use Permit for a foster home for a three-year period, subject to a site plan and staff's recommended conditions on property zoned R-7.5(A) Single Family District with Specific Use Permit No. 1340, at the southeast corner of Military Parkway and Academy Drive.

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

For: 11 - Popken, Hampton, Anderson, Shidid,
Carpenter, Jackson, Blair, Jung, Haqq,
Kingston, Rubin

Against: 0
Absent: 2 - Suhler, Standard
Vacancy: 2 - District 3, District 10

Notices: Area: 300 Mailed: 45
Replies: For: 0 Against: 0

Speakers: For: Jarvis James, 6508 Military Parkway, Dallas, TX, 75227
Against: None

18. **Z201-332(KC)**

Planner: Karina Castillo

Motion: It was moved to recommend **approval** of a new subdistrict, subject to a revised development plan, a landscape plan, and conditions; and **approval** of a Specific Use Permit for an Indoor Athletic and Entertainment Center use for a seven-year period, subject to a site plan and staff's recommended conditions with the following changes: 1) That the text - Plans must comply with ADA sidewalk requirements and provide at least 5-foot sidewalks while still accommodating adequate space for 18-foot indented parking along Cole be struck from the proposed development plan, and 2) SUP condition 4 read: "4. PARKING DEMAND REVIEW: Not later than four years after the date of approval of this Specific Use Permit, the operator of the use shall have prepared, signed, and sealed by a State of Texas-licensed Professional Engineer and delivered to the City's Engineering Staff an updated Parking Demand Analysis, including a review of then-current parking demand, supply, and related conditions." on property zoned Subdistrict 1A within Planned Development District No. 621, the Old Trinity and Design District, at the southwest corner of North Riverfront Boulevard and Cole Street.

Maker: Carpenter
Second: Hampton
Result: Carried: 10 to 0

For: 10 - Popken, Hampton, Anderson, Shidid,
Carpenter, Jackson, Blair, Jung, Haqq, Rubin

Against: 0
Absent: 3 - Suhler, Standard, Kingston
Vacancy: 2 - District 3, District 10

Notices: Area: 500 Mailed: 125
Replies: For: 0 Against: 7

Speakers: For: Jonathan Vinson, 2323 Ross Ave., Dallas, TX, 75201
Zach Shor, 922 N. Riverfront Blvd., Dallas, TX, 75207
Ed Oakley, 5811 Lewis St., Dallas, TX, 75206
FOR (Did not speak): Scot Johnson, 13455 Noel Rd., Dallas, TX, 75240
Against: Alan Bradley, 6523 Norway Rd., Dallas, TX, 75230

19. **Z201-323(MP)**

Planner: Michael Pepe

Motion: In considering an application for a Planned Development District for MU-2 Mixed Use District regulations and uses including multifamily and retail and personal service, on property zoned IR Industrial/Research District, on the west line of Borger Street, south of Singleton Boulevard it was moved to **hold** this case under advisement until January 6, 2022.

Maker: Carpenter
Second: Anderson
Result: Carried: 10 to 0

For: 10 - Popken, Hampton, Anderson, Shidid,
Carpenter, Jackson, Blair*, Jung, Haqq, Rubin

Against: 0
Absent: 3 - Suhler, Standard, Kingston
Vacancy: 2 - District 3, District 10

*out of the room, shown voting in favor

Notices: Area: 500 Mailed: 139
Replies: For: 4 Against: 1

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

20. **Z201-348(MP)**

Planner: Michael Pepe

Motion: In considering an application for an amendment to Tract 1A within Planned Development District No. 240, at the northeast corner of South Hampton Road and Beckleymeade Avenue, it was moved to **hold** this case under advisement until January 20, 2022.

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

For: 10 - Popken, Hampton, Anderson, Shidid,
Carpenter, Jackson, Blair, Jung, Haqq, Rubin

Against: 0
Absent: 3 - Suhler, Standard, Kingston
Vacancy: 2 - District 3, District 10

Notices: Area: 500 Mailed: 12
Replies: For: 2 Against: 0

Speakers: For: Karl Crawley, 2201 Main St., Dallas, TX, 75201
Dallas Cothrum, 2201 Main St., Dallas, TX, 75201
Danielle Matthews, 2201 Main St., Dallas, TX, 75201
Al Sorrels, 2725 Perdue Ave., Dallas, TX, 75225
Against: None
Staff: David Nevarez, Sr. Traffic Engineer, Development Services

21. **Z201-110(AU)**

Planner: Andreea Udrea

Motion: It was moved to recommend **approval** of an amendment to Tract 13(A) for Multi-Family MF-2(A) Tract, subject to revised conditions; as briefed, within Planned Development District No. 508, on the north line of Singleton Boulevard, east of North Westmoreland Road.

Maker: Carpenter
Second: Hampton
Result: Carried: 10 to 0

For: 10 - Popken, Hampton, Anderson, Shidid,
Carpenter, Jackson, Blair, Jung, Haqq, Rubin

Against: 0
Absent: 3 - Suhler, Standard, Kingston
Vacancy: 2 - District 3, District 10

Notices: Area: 500 Mailed: 27
Replies: For: 0 Against: 0

Speakers: For: Victor Toledo, 2950 Singleton Blvd., Dallas, TX, 75212
Against: None

Other Matters

Consideration of Appointments to CPC Committees:

Chair Shidid announced appointments to City Plan Commission Committees.

Comprehensive Land Use Plan Committee (CLUP):

Peter Goldstein

Minutes:

Motion: It was moved to **approve** the December 2, 2021, City Plan Commission meeting minutes, as revised.

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

For: 10 - Popken, Hampton, Anderson, Shidid,
Carpenter, Jackson, Blair, Jung, Haqq, Rubin

Against: 0
Absent: 3 - Suhler, Standard, Kingston
Vacancy: 2 - District 3, District 10

Speakers: None

Adjournment:

Motion: It was moved to **adjourn** the December 16, 2021, City Plan Commission meeting at 5:27 p.m.

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

For: 10 - Popken, Hampton, Anderson, Shidid,
Carpenter, Jackson, Blair, Jung, Haqq, Rubin

Against: 0
Absent: 3 - Suhler, Standard, Kingston
Vacancy: 2 - District 3, District 10

Tony Shidid, Chair