

CORRECTED - CITY PLAN COMMISSION MINUTES

The City Plan Commission held a regular Zoning Hearing on March 24, 2022, with the briefing starting at 10:15 a.m., and the public hearing at 1:49 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: Joanna Hampton, Jasmond Anderson, Deborah Carpenter, Lorie Blair, P. Michael Jung, Tipton Housewright, Aaliyah Haqq, Claire Stanard, and Melissa Kingston. The following Commissioners were absent from this hearing as defined in the City Plan Commission rules: Amanda Popken and Wade Gibson (due to missing more than 50 percent of the meeting). 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: 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) **S212-103**

Motion: It was moved to **approve** an application to replat a 2.404-acre tract of land containing all of Lot 9 in City Block 6213 to create one 51,949 square feet lot and one 104,722 square feet lot on property located on Moberly Lane at Olson Drive, northwest corner, subject to compliance with the conditions listed in the docket.

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

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

Against: 0

Absent: 2 - Popken, Gibson

Vacancy: 2 - District 3, District 7

*out of the room, shown voting in favor

Speakers: None

(2) S212-105

Motion: It was moved to **approve** an application to create a 14.659-acre lot from a tract of land on property located in Dallas Extra Territorial Jurisdiction (ETJ) on Falcon Way, east of F.M. 548, subject to compliance with the conditions listed in the docket.

Maker: Rubin

Second: Hampton

Result: Carried: 11 to 0

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

Against: 0

Absent: 2 - Popken, Gibson

Vacancy: 2 - District 3, District 7

*out of the room, shown voting in favor

Speakers: None

(3) S212-106

Motion: It was moved to **approve** an application to replat a 1.164-acre tract of land containing part of Lot 10F in City Block A/8472 to create one 0.3186-acre lot and one 0.8450-acre lot on property located on Deer Creek Drive, south of R.L. Thornton Freeway, subject to compliance with the conditions listed in the docket.

Maker: Rubin

Second: Hampton

Result: Carried: 11 to 0

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

Against: 0

Absent: 2 - Popken, Gibson

Vacancy: 2 - District 3, District 7

*out of the room, shown voting in favor

Speakers: None

(4) S212-107

Motion: It was moved to **approve** an application to replat a 0.28-acre tract of land containing all of Lots 16,17, and 18 in City Block 9/1616 to create one lot on property located on Dickason Avenue, south of Wycliff-Douglas Connection, subject to compliance with the conditions listed in the docket.

Maker: Rubin

Second: Hampton

Result: Carried: 11 to 0

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

Against: 0

Absent: 2 - Popken, Gibson

Vacancy: 2 - District 3, District 7

*out of the room, shown voting in favor

Speakers: None

(5) S212-108

Motion: It was moved to **approve** an application to create one 5.291-acre lot and one 0.552-acre lot and to dedicate rights-of-way from 8.190-acre tract of land in City Block N/8466 on property located northeast of Olympus Boulevard, subject to compliance with the conditions listed in the docket.

Maker: Rubin

Second: Hampton

Result: Carried: 11 to 0

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

Against: 0

Absent: 2 - Popken, Gibson

Vacancy: 2 - District 3, District 7

*out of the room, shown voting in favor

Speakers: None

(6) S212-109

Motion: It was moved to **approve** an application to create a 0.287-acre (12,484 square feet) lot from a tract of land in City Block 14/6017 on property located at terminus of Woodacre Drive, west of Mystic Trail, subject to compliance with the conditions listed in the docket.

Maker: Rubin

Second: Hampton

Result: Carried: 11 to 0

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

Against: 0

Absent: 2 - Popken, Gibson

Vacancy: 2 - District 3, District 7

*out of the room, shown voting in favor

Speakers: None

(7) S212-110

Motion: It was moved to **approve** an application to replat a 1.17-acre tract of land containing all of Lots 7A and 11A in City Block 156/3215 to create one lot and to dedicate an alley on property located on Jefferson Boulevard at Van Buren Avenue, northwest corner, subject to compliance with the conditions listed in the docket.

Maker: Rubin

Second: Hampton

Result: Carried: 11 to 0

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

Against: 0

Absent: 2 - Popken, Gibson

Vacancy: 2 - District 3, District 7

*out of the room, shown voting in favor

Speakers: For: None

For (Did not speak): Clay Cristy, 1903 Central , Bedford, TX, 76021

Against: None

(8) **S212-111**

Motion: It was moved to **approve** an application to replat a 1.162-acre tract of land containing all of Lot 3 and a tract of land in City Block 8604 to create one 0.996-acre lot and one 0.166-acre lot on Property located on Wheatland Road, west of Clark Road, subject to compliance with the conditions listed in the docket.

Maker: Rubin

Second: Hampton

Result: Carried: 11 to 0

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

Against: 0

Absent: 2 - Popken, Gibson

Vacancy: 2 - District 3, District 7

*out of the room, shown voting in favor

Speakers: None

(9) **S212-114**

Motion: It was moved to **approve** an application to create a 400-lot single family subdivision with lots ranging in size from 4,600 square feet to 9,775 square feet and 5 common areas from a 92.919-acre tract of land on property located in the Dallas Extra Territorial Jurisdiction (ETJ) on F.M. 548, north of Reeder Lane, subject to compliance with the conditions listed in the docket.

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

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

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

*out of the room, shown voting in favor

Speakers: None

(10) **S212-115**

Motion: It was moved to **approve** an application to replat a 1.188-acre tract of land containing all of Lots 35 through 44 in City Block 12/6842 to create one lot on property located on Cole Street at Riverfront Boulevard, southwest corner, subject to compliance with the conditions listed in the docket.

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

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

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

*out of the room, shown voting in favor

Speakers: None

(11) **S212-116**

Note: The Commission considered this item individually.

Motion: It was moved to **approve** an application to replat a 38.559-acre tract of land containing all of Block 1084, all of Lots 1-9, Block A/1091, all of Lots 1-24, Block B/1091, all of Block Q/1094-1/2, all of Block 1095, all of Lots 1-13, Block P/1096-1/2, a portion of Lots 1-6, and all of Lots 7-12, Block R/1097, a portion of LOT 1, and all of Lots 2-4, Block N/1099, a portion of Lot 1, and all of Lots 2-5, Block O/1099, all of Lot 1, and part of Lot 2, Block J/1100, all of Lot 1 and a part of Lot 2, Block K/1100, all of Lots 2-6 and Lots 7-11 and a portion of Lot 1 and Lot 12, Block S/1098 to create one lot on property located on Cockrell Avenue, northwest of Corinth Street, subject to compliance with the conditions listed in the docket.

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

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

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

*out of the room, shown voting in favor

Speakers: For: Jonathan Vinson, 2323 Ross Ave., Dallas, TX, 75201
Against: None

Note: The Commission returned to the regular order of the agenda and heard Residential Replat agenda item #16. S212-116 next.

(12) **S212-117**

Motion: It was moved to **approve** an application to create one 12.203-acre lot from a tract of land in City Block A/7553 on property located on Old Hickory Trail, south of West Wheatland Road, subject to compliance with the conditions listed in the docket.

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

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

Against: 0

Absent: 2 - Popken, Gibson,

Vacancy: 2 - District 3, District 7

*out of the room, shown voting in favor

Speakers: None

(13) **S212-119**

Motion: It was moved to **approve** an application to replat a 0.914-acre tract of land containing all of Lots 12, 13, 18, and 19 In City Block 1/1521 to create one lot on property located on Travis Street, south of Fitzhugh Avenue, subject to compliance with the conditions listed in the docket.

Maker: Rubin

Second: Hampton

Result: Carried: 11 to 0

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

Against: 0

Absent: 2 - Popken, Gibson,

Vacancy: 2 - District 3, District 7

*out of the room, shown voting in favor

Speakers: None

(14) **S212-122**

Motion: It was moved to **approve** an application to create one 1.045-acre lot from a tract of land in City Block 7281 and 7318 on property located on Central Expressway / US Highway No. 75, south of Forest Lane, subject to compliance with the conditions listed in the docket.

Maker: Rubin

Second: Hampton

Result: Carried: 11 to 0

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

Against: 0

Absent: 2 - Popken, Gibson,

Vacancy: 2 - District 3, District 7

*out of the room, shown voting in favor

Speakers: None

(15) **S212-123**

Note: Staff made a correction to the Subdivision history.

Motion: It was moved to **approve** an application to create one 12.158-acre lot from a tract of land in City Block 5961 on property located on Keats Drive at Illinois Avenue, northeast corner, subject to compliance with the conditions listed in the docket.

Maker: Rubin

Second: Hampton

Result: Carried: 11 to 0

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

Against: 0

Absent: 2 - Popken, Gibson,

Vacancy: 2 - District 3, District 7

*out of the room, shown voting in favor

Speakers: None

Note: The Commission heard Subdivision - Consent item #11. S212-116, upon the conclusion of the Subdivision Consent agenda.

Residential Replats:

(16) **S212-112**

Motion: It was moved to **approve** an application to replat a 0.9083-acre tract of land containing all of Lots 8 and 9 in City Block 1/6992 to create one 19,836 square foot lot and one 19,729 square foot lot on property located on Meletio Lane at Preston Road, southwest corner, subject to compliance with the conditions listed in the docket.

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

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

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

*out of the room, shown voting in favor

Notices: Area: 200 Mailed: 17
Replies: For: 2 Against: 1

Speakers: None

Residential Replats and Building Line Reductions:

(17) **S212-104**

Building Line Motion: It was moved to **approve** an application to reduce a 20-foot platted building line to 7-feet, 10-inches along White Rock Trail, with the finding of fact that removal of that portion of the platted building line will not require a minimum front, side, or rear yard setback line less than required by the zoning regulation; be contrary to the public interest; adversely affect neighboring properties; or adversely affect the plan for the orderly development of the subdivision on property located on Elmcrest Drive, north of Covemeadow Drive.

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

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

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

*out of the room, shown voting in favor

Replat Motion: It was moved to **approve** an application to replat a 0.332-acre (14,466 square feet) tract of land containing all of Lot 2 in City Block H/8127 on property located on Elmcrest Drive, north of Covemeadow Drive, subject to compliance with the conditions listed in the docket.

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

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

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

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

Speakers: For: None
For (Did not speak): Grant Smith, 9819 Elmcrest Dr., Dallas, TX, 75238
Against: None

(18) **S212-118**

Building Line Motion: It was moved to **approve** an application to remove a 50-foot platted building line along Stemmons Freeway/Interstate Highway No. 35E, with the finding of fact that removal of that portion of the platted building line will not require a minimum front, side, or rear yard setback line less than required by the zoning regulation; be contrary to the public interest; adversely affect neighboring properties; or adversely affect the plan for the orderly development of the subdivision on property located on Stemmons Freeway/Interstate Highway No. 35E, north of Mockingbird Lane.

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

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

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

Replat Motion: It was moved to **approve** an application to create one 12.627-acre lot from a tract of land in City Block E-1/7940 and to remove a 50-foot platted building line along Stemmons Freeway/Interstate Highway No. 35E on property located on Stemmons Freeway/Interstate Highway No. 35E, north of Mockingbird Lane, subject to compliance with the conditions listed in the docket.

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

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

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

Speakers: None

Note: The Commission recessed for a short break at 2:22 p.m. and reconvened at 2:42 p.m. The Commission continued with the regular order of the agenda and heard Miscellaneous agenda item D212-002(HC) next.

Miscellaneous Items Under Advisement:

D212-002(HC)

Planner: Hannah Carrasco

Motion: In considering an application for 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, it was moved to **hold** this case under advisement until April 7, 2022.

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

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

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

Speakers: For: Clayton Nolan, 12001 N. Central Expwy, Dallas, TX, 75243
Michelle Cooper, 300 N. Field St., Dallas, TX, 75202
Scott Taylor, 1849 Green Bay Rd., Highland Park, IL, 60035
For (Did not speak): Kuy Parker, 2107 Swift Dr., Oak Brook, IL, 60523
Against: None
Staff: David Nevarez, Sr. Traffic Engineer, Development Services

Note: The Commission heard Mr. Tim Van Slyke, who resides at 8118 Max Dr., Dallas, TX, 75249, speak in opposition of M201-040(HC). On March 3, 2022, Miscellaneous item M190-041(AS) was held under advisement until April 7, 2022. After hearing from Mr. Van Slyke the Commission continued with the regular order of the agenda and heard Miscellaneous agenda item M190-041(AS) next.

M190-041(AS)

Planner: Athena Seaton

Motion: It was moved to **approve** a minor amendment to an existing development plan on property zoned Planned Development District No. 972, generally along the northeast line of Old Gate Lane and along the northwest line of Diceman Drive.

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

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

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

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

M201-054(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. 28, for a restaurant with drive-through use at the southwest corner of Mockingbird Lane and McMillan Avenue.

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

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

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

Speakers: For: Kiesha Kay, 2201 Main St., Dallas, TX, 75201
Against: None

M212-003(AS)

Planner: Athena Seaton

Motion: It was moved to **approve** a minor amendment to an existing development plan on property zoned Planned Development No. 1042, on the south side of Belt Line Road, east of Seagoville Road.

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

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

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

*out of the room, shown voting in favor

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

M212-005(HC)

Planner: Hannah Carrasco

Motion: It was moved to **approve** a minor amendment to an existing site plan for Specific Use Permit No. 1526 for a private school use on property zoned R-7.5(A) Single Family Residential, at the southwest corner of Abrams Road and Kenwood Avenue.

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

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

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

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

M212-008(AS)

Planner: Athena Seaton

Motion: It was moved to **approve** for a minor amendment to an existing landscape plan on property zoned Planned Development No. 79, at the southwest corner of East Mockingbird Lane and Hillside Drive.

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

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

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

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

Miscellaneous Items – Under Advisement:

D212-001(HC)

Planner: Hannah Carrasco

Motion: It was moved to **approve** for a development plan and landscape plan for a restaurant with drive-through use on property zoned Subarea C within Planned Development District No. 758, at the southeast corner of Walnut Hill Lane and Wildcat Way.

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

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

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

Speakers: For: None
FOR (Did not speak): Caleb Jones, 13455 Noel Rd., Dallas, TX, 75240
Against: None

Zoning Cases - Consent:

1. Z201-290(OA)

Planner: Oscar Aguilera

Motion: It was moved to recommend **approval** of the renewal of Specific Use Permit No. 2312 for the sale of alcoholic beverages in conjunction with a general merchandise or food store 3,500 square feet or less for a two-year period with eligibility for automatic renewals for additional five-year periods, subject to conditions on property zoned Subarea 2, Tract 3, within Planned Development District No. 366, the Buckner Boulevard Special Purpose District with a D-1 Liquor Control Overlay at the southwest corner of Bruton Road and South Buckner Boulevard.

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

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

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

Notices: Area: 200 Mailed: 11
Replies: For: 1 Against: 0

Speakers: For: None
For (Did not speak): Kendra Larach, 3904 Elm St., Dallas, TX, 75226
Against: None

2. **Z201-301(OA)**

Planner: Oscar Aguilera

Note: The Commission considered this item individually.

Motion: In considering an application for a Planned Development District for MC-1 Multiple Commercial District and warehouse uses on a property zoned an MC-1 Multiple Commercial District, on the west line of North Walton Walker Road, north of West Davis Street, it was moved to **hold** this case under advisement until April 7, 2022.

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

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

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

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

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

Note: The Commission heard Zoning Case - Individual agenda item #6. Z201-337(RM) next.

3. Z201-351(OA)

Planner: Oscar Aguilera

Motion: It was moved to recommend **approval** of the renewal of Specific Use Permit No. 2359 for the sale of alcoholic beverages in conjunction with a general merchandise or food store 3,500 square feet or less for a two-year period, subject to conditions on property zoned an LI-D-1 Light Industrial District with a D-1 Liquor Control Overlay, at the southwest corner of Forney Road and South Buckner Boulevard.

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

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

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

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

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

Note: Zoning case Z212-127(OA) and Z212-128(OA) were read into the record together.

4. Z212-127(OA)

Planner: Oscar Aguilera

Motion: It was moved to recommend **approval** of the renewal of Specific Use Permit No. 2005 for an attached projecting non-premise district activity videoboard sign for a six-year period, subject to conditions on property zoned a CA-1(A) Central Area District, on the northwest corner of North Griffin Street and Elm Street.

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

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

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

Notices: Area: 200 Mailed: 13
Replies: For: 0 Against: 0

Speakers: None

5. Z212-128(OA)

Planner: Oscar Aguilera

Motion: It was moved to recommend **approval** of the renewal of Specific Use Permit No. 2006 for an attached projecting non-premise district activity videoboard sign for a six-year period, subject to conditions on property zoned a CA-1(A) Central Area District, on the northwest corner of North Griffin Street and Elm Street.

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

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

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

Notices: Area: 200 Mailed: 13
Replies: For: 0 Against: 0

Speakers: None

Note: The Commission heard Consent agenda item #2. Z201-301(OA) individually upon the conclusion of the Consent agenda.

Zoning Cases – Individual:

6. **Z201-337(RM)**

Planner: Ryan Mulkey

Motion: It was moved to recommend **approval** of a new subdistrict within the Cedars West Subarea of Planned Development District No. 784, the Trinity River Corridor Special Purpose District, subject to a revised development plan, revised landscape plan, traffic management plan, and revised conditions; with the following changes:

1) Sec.__.110 Environmental Performance Standards

- Change 65 dBA to 63 dBA for all days of the week

- add item 4 as follows: “If a City of Dallas code enforcement official takes two sound measurements annually that are not compliant with this provision the property owner must complete a new environmental noise assessment and feasibility study.”;

2) Sec.__.111 Landscape

Item (3) change ‘possible’ to ‘practicable’;

3) Sec.__203 (F) Mixed Use Entertainment Venue

- Include provision for a multi-functional facility as follows: “where a combination of social, recreational, entertainment, retail or residential uses are provided to the public. For purposes of this definition, a minimum of 3 uses must be provided. A legacy building where only one use occurs is not considered to be a mixed use entertainment venue.”;

4) Sec.__.203 (m) Off-street parking and loading item (1)(B) revise romanette ii, to strike “when outdoor music venue is not in use” to read “...except when the outdoor music venue is in use”;

5) Sec.__.304 (3) Mixed Use Entertainment subdistrict

- Legacy Building definition, add existing 58,500 square feet
- Setbacks; Corinth Street setback, change 10 feet to 35 feet. Add: Parking is allowed in the front yard setback at the north-east property line on Corinth [Street]
- Floor Area: 1.0 maximum
- Height: 54 ft maximum height
- Lot Coverage: maximum lot coverage 40%
- Sidewalks: a minimum of 6 ft clear, unobstructed clear width is required;

6) Sec. 51P-784.304 the traffic management plan for outdoor events:

1. Include a purpose provision to read as follows:

“A transportation management plan (TMP) for this planned development district must be prepared by the owner of the Property or its agent. The TMP is a document containing strategies and mechanisms the owner or its agent must implement to ensure the fluidity of vehicular movement on and surrounding the Property. The TMP must also offer methods of safely accommodating the transportation of visitors to and from remote parking

locations in a safe and efficient manner while minimizing impacts on the surrounding community.”

2. Add the following requirements:

“If the strategies include operations of off-site parking facilities, the TMP must contain the information required for a special parking application in the special parking regulations of the Dallas Development Code. The TMP must also contain the following:

- (1) A schedule of special events and an estimate of the number of remote parking spaces required to accommodate visitors of the event
 - (2) A list of and the location of remote parking sites for special event days, the number of spaces needed for all uses on the Property at each remote site, the consent of the owner of each remote site for its use, and the distance of each remote site from the Property
 - (3) The method, type, and quantity of vehicles to be used to transport visitors to and from the remote parking locations, and their frequency and hours of operation
 - (4) The routes to be used by the transporting vehicles.
 - (5) Methods to be used to prevent visitor parking on neighborhood streets and to direct vehicles to remote parking sites from the Property
 - (6) Promotional strategy outlining the educational and instructional material on remote parking availability and describing how this material will be conveyed to the visitor before coming to the Property.”; and
- 7) Include maximum number of outdoor events is 54 annually; and
- 8) Add: 12 ft metal decorative sound attenuation wall. Wall to be on masonry base along Riverfront [Boulevard]
at the northeast corner of South Riverfront Boulevard and Corinth Street.

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

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

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

Notices: Area: 500 Mailed: 101
Replies: For: 30 Against: 0

Speakers: For: Erwin Cabaniss, Address not given
Suzan Kedron, 2323 Ross Ave., Dallas, TX, 75201
Joe Nick Patoski, 706 Deer Run, Wimberly, TX, 78676
Steph McDougal, 2219 Brae Ln., League City, TX, 77573
David Preziosi, 2922 Swiss Ave., Dallas, TX, 75204
Melvin Saunders, 3419 St. Cloud Cir., Dallas, TX, 75229
Chris Heinbaugh, 2403 Flora St., Dallas, TX, 75201
Blayne Tucker, 2423 N. St. Mary's St., San Antonio, TX, 78212
Chris Weiss, 2222 Vantage St., Dallas, TX, 75207
David Haedge, 203 N. Rosemont Ave., Dallas, TX, 75208
Hannah Hargrove, 1903 Rock Island St., Dallas, TX, 75207
Louis Okon, 5901 S. Lamar St., Dallas, TX, 75215
David Marquis, 3110 W. Kiest Blvd., Dallas, TX, 75233
Jeffrey Liles, 502 N. Winnetka Dallas, TX, 75208
Lester Houston, 1403 Whitaker Ave., Dallas, TX, 75216
Paul Carden, 2007 Harlandale Ave., Dallas, TX, 75216
For (Did not speak): Luke Franz, 2323 Ross Ave., Dallas, TX, 75201
Robert Mecfessel, 1427 Haines Ave., Dallas, TX, 75208
Rebecca Reynolds, 615 Gaylor St., Austin, TX, 78752
Against: None
Against (Did not speak/Technical Issues): Janet Long, 1942 Cedar Crest Blvd., Dallas, TX, 75203

Note: Chair Shidid announced a change to the order of the agenda to hear Zoning Case - Under Advisement agenda item #11. Z212-147(MP). The Commission heard Zoning Case - Under Advisement agenda item #11. Z212-147(MP) next.

7. Z212-157(MP)

Planner: Michael Pepe

Motion: It was moved to recommend **approval** of a Planned Development District for R-7.5(A) Single Family uses and public school uses, subject to a development plan, revised traffic management plan (submitted on March 21, 2022) and staff's recommended conditions with a typographical correction to Sec.51P-xxx.11X, SIDEWALKS. (b) staff's recommendation: insert the word "feet" after "four" on property zoned an R-7.5(A) Single Family District, on the southwest corner of Sunland Drive and Lippitt Avenue.

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

For: 10 - Hampton, Shidid, Carpenter, Blair, Jung,
Housewright, Gibson, Haqq, Kingston, Rubin

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

Notices: Area: 500 Mailed: 193
Replies: For: 11 Against: 1

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

Note: The Commission recessed for a short break at 5:14 p.m. and reconvened at 5:28 p.m. Chair Shidid announced a change to the order of the agenda to hear Development Code Amendment item DCA212-003(LL). The Commission heard Development Code Amendment agenda item DCA212-003(LL) next.

Zoning Cases – Under Advisement:

8. **Z201-331(RM)**

Planner: Ryan Mulkey

Motion: It was moved to recommend 1) **approval** of a new subdistrict within the Cedars West Subarea of Planned Development District No. 784, the Trinity River Corridor Special Purpose District, subject to a development plan and conditions with the following changes: 1) In Section 51P-784.203(o)(2), add the following language to obtain the off-street parking development bonus - “and the property must provide access to a public or privately run year-round transit services. This program may include vouchers, establishment of an additional transit stop in coordination with DART, rideshare, or shuttle service to defined locations at regular intervals. This obligation shall expire upon the establishment of a permanent rail, transit or similar mobility stop within a quarter mile walking distance of the site as measured from the public entrance.” and 2) In Section 51P-784.110, “Environmental Performance Standards,” add the following condition: “In the new subdistrict only, housing units located within 1,000 feet of a freeway must include standards for noise abatement and control through site orientation or building construction to achieve interior auditory environment to not exceed a day-night average sound level of 45 decibels through measures which may include: site orientation or layout for building to serve as a noise shield; integration of a buffer, barrier, or open space or other site layout measures; building layout to consider location of exterior balconies and terraces to mitigate noise introduction into the building; exterior wall assemblies to include sound attenuation measures through wall construction and detailing; or exterior door and window specifications and detailing to include measures such as fully insulated and sealed perimeters.”; and 2) **approval** of the termination of Specific Use Permit No. 1484 for a commercial amusement (inside) limited to a Class A dance hall at the west corner of South Riverfront Boulevard and Dearborn Street.

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

For: 10 - Hampton, Shidid, Carpenter, Blair, Jung,
Housewright, Gibson, Haqq, Kingston, Rubin

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

Notices: Area: 500 Mailed: 101
Replies: For: 0 Against: 0

Speakers: For: Saul Ramirez, 1847 K Street NW, Washington DC, 20006
Rob Daake, 5004 Falcon Hollow Rd., McKinney, TX, 75072
Greg Duncan, 3501 Rosedale Ave., University Park, TX, 75205
For (Did not speak): Eli Borek, 1875 K Street NW, Washington DC, 20006
Michael Patton, 1984 Isaac Newton Square West, Reston, VA, 20190
Christy Lambeth, 8637 County Road 148, Kaufman, TX, 75142
Against: None
Staff: Pam Thompson, Housing Strategy Manager, Housing & Neighborhood Revitalization

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

Planner: Ryan Mulkey

Motion: It was moved to recommend **approval** of a Specific Use Permit for a child-care facility for a five-year period with eligibility for automatic renewals for additional five-year periods, subject to a site plan and conditions on property zoned an R-7.5(A) Single Family District, on the southeast line of Ferguson Road, southwest of North Buckner Boulevard.

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

For: 10 - Hampton, Shidid, Carpenter, Blair, Jung,
Housewright, Gibson, Haqq, Kingston, Rubin

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

Notices: Area: 200 Mailed: 15
Replies: For: 0 Against: 1

Speakers: For: Maetzi Miller, 9120 Ferguson Rd., Dallas, TX, 75228
Against: None

10. **Z212-154(RM)**

Planner: Ryan Mulkey

Motion: It was moved to recommend **approval** of a Specific Use Permit for a foster home for a five-year period, subject to a site plan and conditions on property zoned a D(A) Duplex District at the northwest corner of Forney Road and Lomax Drive.

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

For: 10 - Hampton, Shidid, Carpenter, Blair, Jung,
Housewright, Gibson, Haqq, Kingston, Rubin

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

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

Speakers: For: Thornton Turner, 4073 Lomax Dr., Dallas, TX, 75227
For (Did not speak): Lilian Nyahwai, 4073 Lomax Dr., Dallas, TX, 75227
Against: None

Note: Chair Shidid announced a change to the order of the agenda to hear Zoning Case – Under Advisement agenda item #15. Z212-150(OA). The Commission heard Zoning Case – Under Advisement agenda item #15. Z212-150(OA) next.

11. 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 7, 2022.

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

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

Against: 0
Absent: 2 - Popken, Anderson
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): Matthew Schortman, 7001 Preston Rd., Dallas, TX, 75205
Against: None

Note: The Commission returned to the regular order of the agenda and heard Zoning Case - Individual agenda item #7. Z212-157(MP) next.

12. Z212-133(MP)

Planner: Michael Pepe

Motion: It was moved to recommend **denial without prejudice** of the creation of a new subdistrict within Planned Development District No. 830, at the southwest corner of West Davis Street and North Van Buren Avenue.

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

For: 10 - Hampton, Shidid, Carpenter, Blair, Jung,
Housewright, Gibson, Haqq, Kingston, Rubin

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

Notices: Area: 500 Mailed: 122
Replies: For: 4 Against: 14

Speakers: For: Rob Baldwin, 3904 Elm St., Dallas, TX, 75226
Against: None
Against (Did not speak): Ninette McDonald, 603 W. 8th St., Dallas, TX, 75208
Greg Henke, 617 W. 8th St., Dallas, TX, 75208

13. Z212-125(MP)

Planner: Michael Pepe

Motion: In considering an application for a Planned Development Subdistrict for LC Light Commercial Subdistrict uses and multifamily, retail, and lodging uses on property zoned an LC Light Commercial Subdistrict within Planned Development District No. 193, the Oak Lawn Special Purpose District, southwest of the intersection of Knox Street and Travis Street with frontage along Buena Vista Street to the west and Armstrong Avenue to the south, it was moved to **hold** this case under advisement until April 7, 2022.

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

For: 10 - Hampton, Shidid, Carpenter, Blair, Jung,
Housewright, Gibson, Haqq, Kingston, Rubin

Against: 0

Absent: 3 - Popken, Anderson, Stanard

Vacancy: 2 - District 3, District 7

Notices: Area: 500 Mailed: 342

Replies: For: 72 Against: 0

Speakers: For: None

For (Did not speak): Joel Behrens, 2100 McKinney Ave., Dallas, TX, 75201
Tommy Mann, 2728 N. Harwood St., Dallas, TX, 75201
Jimmy Tran, 5024 Denton Dr., Dallas, TX, 75235
Shelley Potter, 4437 Cole Ave., Dallas, TX, 75205

Against: None

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

Planner: Michael Pepe

Motion: In considering an application for a Planned Development District for MF-2(A) Multifamily District and NS(A) Neighborhood Service District regulations and uses including multifamily and retail and personal service uses, on property zoned an IR Industrial Research District, on the southwest corner of Sylvan Avenue and Singleton Boulevard, it was moved to **hold** this case under advisement until April 21, 2022.

Maker: Carpenter

Second: Rubin

Result: Carried: 10 to 0

For: 10 - Hampton, Shidid, Carpenter, Blair, Jung,
Housewright, Gibson, Haqq, Kingston, Rubin

Against: 0

Absent: 3 - Popken, Anderson, Stanard

Vacancy: 2 - District 3, District 7

Notices: Area: 500 Mailed: 121

Replies: For: 3 Against: 0

Speakers: For: None

For (Did not speak): Tommy Mann, 2728 N. Harwood St., Dallas, TX, 75201

Against: None

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

15. **Z212-150(OA)**

Planner: Oscar Aguilera

Motion: It was moved to recommend **approval** of a Specific Use Permit for a vehicle display, sales, and service use for a five-year period with eligibility for automatic renewals for additional three-year periods, subject to a site/landscape plan and conditions on property within Subdistrict 3 of Planned Development District No. 533, the C.F. Hawn Special Purpose District No. 1, on the northeast side of C.F. Hawn Freeway, west of North Jim Miller Road.

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

For: 10 - Hampton, Shidid, Carpenter, Blair, Jung,
Housewright, Gibson, Haqq, Kingston*, Rubin

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

*out of the room, shown voting in favor

Notices: Area: 200 Mailed: 18
Replies: For: 0 Against: 1

Speakers: For: Yamilet Velazquez, 1001 N. Masters Dr., Dallas, TX, 75217
Against: None

Note: The Commission returned to the regular order of the agenda and heard Zoning Case – Under Advisement agenda item #12. Z201-133(MP) next.

Development Code Amendment:

DCA212-003(LL)

Planner: Lori Levy

Motion: It was moved to recommend **approval** of amending permanent and temporary concrete or asphalt batching plant uses, including but not limited to amending potentially incompatible industrial uses, in the Dallas Development Code, subject to staff's and Zoning Ordinance Advisory Committee's recommendations, as briefed.

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

For: 10 - Hampton, Shidid, Carpenter, Blair, Jung,
Housewright, Gibson*, Haqq, Kingston, Rubin*

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

*out of the room, shown voting in favor

Speakers: For: Kathryn Bazan, 10456 Vinemont St., Dallas, TX, 75218
For (Did not speak): Raul Reyes, 3455 Borger St., Dallas, TX, 75212
Against: None

Note: The Commission returned to the regular order of the agenda and heard Zoning Case – Under Advisement agenda item #8. Z201-331(RM) next.

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 10, 2022, City Plan Commission meeting minutes, as revised.

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

For: 10 - Hampton, Shidid, Carpenter, Blair, Jung,
Housewright, Gibson, Haqq, Kingston, Rubin

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

Speakers: None

Adjournment:

Motion: It was moved to **adjourn** the April 24, 2022, City Plan Commission meeting at 6:48 p.m.

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

For: 10 - Hampton, Shidid, Carpenter, Blair, Jung,
Housewright, Gibson, Haqq, Kingston, Rubin

Against: 0

Absent: 3 - Popken, Anderson, Stanard

Vacancy: 2 - District 3, District 7

Tony Shidid, Chair

Date