

PLAN COMMISSION MINUTES

The City Plan Commission held a regular Zoning Hearing on June 2, 2022, with the briefing starting at 10:11 a.m., and the public hearing at 1:40 p.m., in the Council Chambers and by videoconference as authorized by Texas Government Code Section 551.127. Presiding were, Tony Shidid, Chair and Brent Rubin Vice-Chair. The following Commissioners were present during the hearing: Amanda Popken, Joanna Hampton, Jasmond Anderson, Deborah Carpenter, Benjamin Vann, Lorie Blair, P. Michael Jung, Aaliyah Haqq, Claire Standard and Melissa Kingston. The following Commissioners were absent from this hearing as defined in the City Plan Commission rules: Tipton Housewright and Wade Gibson. There was one vacancy - District 3.

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

A variety of dockets, requests and briefings were presented to the Commission during the open public hearing. The applicants or their representatives presented their arguments, citizen comments were heard, and using the information and staff recommendations in the hearing dockets, the Commission took the following actions.

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

PUBLIC HEARINGS:

Subdivision Docket

Planner: Mohammed 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) **S201-705R**

Motion: It was moved to **approve** an application to revise a previously approved plat to create 48 residential lots ranging in size from 7,500 square feet to 13,285 square feet and 1 common area from a 12.302-acre tract of land in City Block 8822 on property located on Sullivan Road southeast of Edd Road, subject to compliance with the conditions listed in the docket.

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

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

Against: 0

Absent: 2 - Housewright, Gibson

Vacancy: 1 - District 3

*out of the room, shown voting in favor

Speakers: For: None

For (Did not speak): Shafiqul Abed, 4440 Lafite Ln., Colleyville, TX, 76034
Ayaz Syed, 2735 Trophy Club Dr., Trophy Club, TX, 76262

Against: None

(2) **S212-127R**

Motion: It was moved to **approve** an application to revise a previously approved plat to replat a 3.691-acre tract of land containing all of Lots 1 through 8, and part of Lot 17 in City Block 99/3082, and a portion of a 15-foot abandoned alley to create one 0.684-acre lot and one 2.871-acre lot, and to dedicate right-of-way on property located between 9th Street and 10th Street, east of Ewing Avenue, subject to compliance with the conditions listed in the docket.

Maker: Blair

Second: Rubin

Result: Carried: 12 to 0

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

Against: 0

Absent: 2 - Housewright, Gibson

Vacancy: 1 - District 3

*out of the room, shown voting in favor

Speakers: For: None

For (Did not speak): Jonathan Hake, 1720 W. Virginia Pkwy., McKinney, TX, 75069

Against: None

(3) **S212-199**

Motion: It was moved to **approve** an application to replat a 0.402-acre tract of land containing part of Lots 2 and 3 in City Block 94/3077 to create one lot on property located on Ninth Street, east of Patton Avenue, subject to compliance with the conditions listed in the docket.

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

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

Against: 0
Absent: 2 - Housewright, Gibson
Vacancy: 1 - District 3

*out of the room, shown voting in favor

Speakers: None

(4) **S212-201**

Motion: It was moved to **approve** an application to create one 3.101-acre lot from a tract of land in City Block B/6158 on property located on West Commerce Street at Postal Way, southeast corner, subject to compliance with the conditions listed in the docket.

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

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

Against: 0
Absent: 2 - Housewright, Gibson
Vacancy: 1 - District 3

*out of the room, shown voting in favor

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

(5) **S212-202**

Motion: It was moved to **approve** an application to create one 1.551-acre lot from a tract of land in City Block B/6158 on property located on Commerce Street, east of Postal Way, subject to compliance with the conditions listed in the docket.

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

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

Against: 0
Absent: 2 - Housewright, Gibson
Vacancy: 1 - District 3

*out of the room, shown voting in favor

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

(6) **S212-203**

Motion: It was moved to **approve** an application to create one 1.714-acre lot from a tract of land in City Block F/6213 on property located on Eastpoint Drive at Olson Drive, southwest corner, subject to compliance with the conditions listed in the docket.

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

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

Against: 0
Absent: 2 - Housewright, Gibson
Vacancy: 1 - District 3

*out of the room, shown voting in favor

Speakers: None

(7) **S212-204**

Motion: It was moved to **approve** an application to create one 9.614-acre lot from a tract of land in City Block 5364 on property bounded by Lippitt Avenue, Sunland Street, Flamingo Lane, and Neering Drive, subject to compliance with the conditions listed in the docket.

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

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

Against: 0
Absent: 2 - Housewright, Gibson
Vacancy: 1 - District 3

*out of the room, shown voting in favor

Speakers: None

(8) **S212-205**

Motion: It was moved to **approve** an application to replat a 2.338-acre tract of land containing part of Lot 5 and all of Lots 6 through 10 in City Block 5/712, Lot 4 in City Block 2/648 and a tract of land in City Block 2/648 to create one lot on property located on Annex Avenue at San Jacinto Street, south corner, subject to compliance with the conditions listed in the docket.

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

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

Against: 0
Absent: 2 - Housewright, Gibson
Vacancy: 1 - District 3

*out of the room, shown voting in favor

Speakers: None

(9) **S212-206**

Motion: It was moved to **approve** an application to create one 0.258-acre (11,250 square feet) lot from a tract of land in City block 6/7857 on property located on Melinda Lane at Karen Lane, southwest corner, subject to compliance with the conditions listed in the docket.

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

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

Against: 0
Absent: 2 - Housewright, Gibson
Vacancy: 1 - District 3

*out of the room, shown voting in favor

Speakers: For: None
For (Did not speak): Tony Kantering, 801 Bent Brook Rd., Oak Point, TX, 75068
Against: None

(10) **S212-212**

Motion: It was moved to **approve** an application to replat a 0.689-acre tract of land containing all of Lots 1 through 4 in City Block 9/2262 to create one lot on property located on Arroyo Avenue at Sylvester Street, south corner, subject to compliance with the conditions listed in the docket.

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

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

Against: 0
Absent: 2 - Housewright, Gibson
Vacancy: 1 - District 3

*out of the room, shown voting in favor

Speakers: None

(11) **S212-214**

Note: Staff corrected the zoning to PD No. 1055, Subarea A.

Motion: It was moved to **approve** an application to create three lots ranging in size from 51,649 square feet to 328,216 square feet from an 11.753-acre tract of land in City Block 8822 on property located on South Belt Line Road, north of Garden Grove Road, subject to compliance with the conditions listed in the docket.

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

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

Against: 0
Absent: 2 - Housewright, Gibson
Vacancy: 1 - District 3

*out of the room, shown voting in favor

Speakers: For: None
For (Did not speak): Shafiqul Abed, 4440 Lafite Ln., Colleyville, TX, 76034
Ayaz Syed, 2735 Trophy Club Dr., Trophy Club, TX, 76262
Against: None

(12) **S212-215**

Motion: It was moved to **approve** an application to create one 9.248-acre lot from a tract of land containing part of City Blocks 7275 and 7274 on property bounded by Mason Dill Drive, Tunica Drive, Midbury Drive, and St. Judes Drive, subject to compliance with the conditions listed in the docket.

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

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

Against: 0
Absent: 2 - Housewright, Gibson
Vacancy: 1 - District 3

*out of the room, shown voting in favor

Speakers: None

(13) **S212-216**

Motion: It was moved to **approve** an application to create one 7.809-acre lot from a tract of land in City Block 6304 on property located on Lake June Road at Pleasant Drive, northwest corner, subject to compliance with the conditions listed in the docket.

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

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

Against: 0
Absent: 2 - Housewright, Gibson
Vacancy: 1 - District 3

*out of the room, shown voting in favor

Speakers: None

Residential Replat:

(14) **S212-198**

Motion: It was moved to **approve** an application to replat a 3.725-acre tract of land containing all of Lots 11 and 12 in City Block 47/3290; all of Lots 6 through 10, all of Lots 14 and 15, and part of Lots 16 through 18 in City Block 46/3291; all of Lots 1 through 4, all of Lots 24 through 28 in City Block 45/3292; all of Lots 9 and 10 in City Block 37/3294 to create 6 lots ranging in size from 0.2835-acre lot to 0.8608-acre lot and to dedicate public right-of-way on properties located between Jefferson Boulevard and Twelfth Street, east of Edgefield Avenue, subject to compliance with the conditions listed in the docket.

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

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

Against: 0
Absent: 2 - Housewright, Gibson
Vacancy: 1 - District 3

*out of the room, shown voting in favor

Notices: Area: 200 Mailed: 70
Replies: For: 4 Against: 0

Speakers: None

(15) **S212-200**

Motion: It was moved to **approve** an application to replat a 1.1726-acre tract of land containing all of Lot 17 in City Block M/8202 to create one 14,179-square foot lot and one 36,899-square foot on property located on Caulfield Drive, west of Parkhill Drive, subject to compliance with the conditions listed in the docket.

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

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

Against: 0
Absent: 2 - Housewright, Gibson
Vacancy: 1 - District 3

*out of the room, shown voting in favor

Notices: Area: 200 Mailed: 29
Replies: For: 0 Against: 4

Speakers: None

(16) **S212-207**

Motion: It was moved to **deny** an application to replat a 0.603-acre tract of land containing all of Lots 6 through 8 and part of Lot 9 to create 4 lots ranging in size from 6,000 square feet to 6,750 square feet on property located on Odessa Street, north of Palacios Avenue, due to non-compliance with Chapter 51A-8.503(a) of the Dallas Development Code, which requires lots to conform with width, depth and area to pattern already established in adjacent areas and the plat will create a remainder lot that will not comply with the minimum regulations for the R-5 zoning district.

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

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

Against: 0
Absent: 2 - Housewright, Gibson
Vacancy: 1 - District 3

*out of the room, shown voting in favor

Notices: Area: 200 Mailed: 29
Replies: For: 0 Against: 0

Speakers: For: Victor Toledo, 6435 Tulip Ln., Dallas, TX, 75230
Against: None

(17) **S212-208**

Motion: It was moved to **approve** an application to replat a 0.425-acre tract of land containing part of Lot 43 to create two lots with a lot area of 9,250 square feet each on property located on Prosperity Avenue, east of Sunnyvale Street, subject to compliance with the conditions listed in the docket.

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

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

Against: 0
Absent: 2 - Housewright, Gibson
Vacancy: 1 - District 3

*out of the room, shown voting in favor

Notices: Area: 200 Mailed: 22
Replies: For: 1 Against: 0

Speakers: None

(18) **S212-209**

Motion: It was moved to **approve** an application to replat a 0.595-acre tract of land containing all of Lot 5 in City Block 12/7522 to create three lots ranging in size from 8,530 square feet to 8,753 square feet on property located on Westfield Drive, west of Clearwater Drive, subject to compliance with the conditions listed in the docket.

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

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

Against: 0
Absent: 2 - Housewright, Gibson
Vacancy: 1 - District 3

*out of the room, shown voting in favor

Notices: Area: 200 Mailed: 34
Replies: For: 1 Against: 2

Speakers: None

(19) **S212-211**

Motion: It was moved to **approve** an application to replat a 0.454-acre (19,872 square feet) tract of land containing part of City Block 42/8617 to create one lot on property located on Mallory Drive, west of Humphrey Drive, subject to compliance with the conditions listed in the docket.

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

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

Against: 0
Absent: 2 - Housewright, Gibson
Vacancy: 1 - District 3

*out of the room, shown voting in favor

Notices: Area: 200 Mailed: 12
Replies: For: 1 Against: 1

Speakers: None

(20) **S212-213**

Note: This item was tabled to later in the meeting, due to register speaker experiencing technical difficulties. The Commission continued with the regular order of the agenda and heard Miscellaneous agenda item D212-014(HC) next. The Commission returned to this item later in the meeting.

Motion: It was moved to **deny** an application to replat a 0.6026-acre tract of land containing all of Lots 8, 9, and 10 in City Block 17/8342 to create one lot on property located on Bagley Street, south of West Jefferson Boulevard, due to non-compliance with Chapter 51A- 8.503(a) of the Dallas Development Code, which requires lots to conform with width, depth and area to pattern already established in adjacent areas.

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

For: 12 - Popken, Hampton, Anderson, Shidid,
Carpenter, Vann, Blair, Jung, Haqq, Stanard,
Kingston, Rubin

Against: 0
Absent: 2 - Housewright, Gibson
Vacancy: 1 - District 3

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

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

Note: The Commission recessed for a short break at 3:10 p.m. and reconvened at 3:30 p.m. The Commission continued with the regular order of the agenda and heard Zoning Case – Individual agenda item #5. Z212-213(LVO) next.

Miscellaneous Items:

D212-014(HC)

Planner: Hannah Carrasco

Motion: It was moved to **approve** a development plan and landscape plan for an office use on property zoned Subarea A within Planned Development District No. 741, at the southwest corner of Watermill Road and Olympus Boulevard.

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

For: 11 - Popken, Hampton, Anderson*, Shidid,
Carpenter, Vann, Blair, Jung, Haqq, Stanard,
Kingston

Against: 0
Absent: 2 - Housewright, Gibson
Vacancy: 1 - District 3
Conflict: 1 - Rubin**

*out of the room, shown voting in favor
**out of the room, when vote taken

Speakers: None

D212-015(HC)

Planner: Hannah Carrasco

Motion: It was moved to **approve** a development plan and a landscape plan for an office use on property zoned Subarea A within Planned Development District No. 741, at the southwest corner of Watermill Road and Olympus Boulevard.

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

For: 11 - Popken, Hampton, Anderson*, Shidid,
Carpenter, Vann, Blair, Jung, Haqq, Stanard,
Kingston

Against: 0
Absent: 2 - Housewright, Gibson
Vacancy: 1 - District 3
Conflict: 1 - Rubin**

*out of the room, shown voting in favor
**out of the room, when vote taken

Speakers: None

Miscellaneous Items – Under Advisement:

M212-015(AS)

Planner: Athena Seaton

Motion: It was moved to **approve** a minor amendment to an existing site plan for Specific Use Permit No. 954 for a private school use, on property zoned an R-7.5(A) Single Family District, on the northeast corner of Military Parkway and Buckner Boulevard.

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

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

Against: 0
Absent: 2 - Housewright, Gibson
Vacancy: 1 - District 3

*out of the room, shown voting in favor

Speakers: For: Luke Franz, 2323 Ross Ave., Dallas, TX, 75201
Against: None

Certificates of Appropriateness for Signs – Under Advisement:

Farmers Market Sign District:

Note: Certificates of Appropriateness for Signs cases 2203140003, 2203140004, 2203140005 and 2203140006 were read into the record and heard together.

2203140003

Planner: Jason Pool

Motion: In considering an application for a Certificate of Appropriateness by Gary McLemee of Texas Sign Services, for 965-square-feet of illuminated attached signs at 2425 Canton Street (northwest elevation), it was moved to **hold** this case under advisement until June 16, 2022.

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

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

Against: 0
Absent: 2 - Housewright, Gibson
Vacancy: 1 - District 3

*out of the room, shown voting in favor

Speakers: For: None

FOR (Did not speak): Gary McLemee, 6654 County Rd. 323, Terrell, TX, 75160
Kyle Onstott, 16265 Star Rd., Napa, ID, 83687

Against: None

2203140004

Planner: Jason Pool

Motion: In considering an application for a Certificate of Appropriateness by Gary McLemee of Texas Sign Services, for 774-square-feet of illuminated attached signs at 2425 Canton Street (southeast elevation), it was moved to **hold** this case under advisement until June 16, 2022.

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

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

Against: 0
Absent: 2 - Housewright, Gibson
Vacancy: 1 - District 3

*out of the room, shown voting in favor

Speakers: For: None

FOR (Did not speak): Gary McLemee, 6654 County Rd. 323, Terrell, TX, 75160
Kyle Onstott, 16265 Star Rd., Napa, ID, 83687

Against: None

2203140005

Planner: Jason Pool

Motion: In considering an application for a Certificate of Appropriateness by Gary McLemee of Texas Sign Services, for 421-square-feet of illuminated attached signs at 2425 Canton Street (northeast elevation), it was moved to **hold** this case under advisement until June 16, 2022.

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

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

Against: 0
Absent: 2 - Housewright, Gibson
Vacancy: 1 - District 3

*out of the room, shown voting in favor

Speakers: For: None
FOR (Did not speak): Gary McLemee, 6654 County Rd. 323, Terrell, TX, 75160
Kyle Onstott, 16265 Star Rd., Napa, ID, 83687
Against: None

2203140006

Planner: Jason Pool

Motion: In considering an application for a Certificate of Appropriateness by Gary McLemee of Texas Sign Services, for a 179-square-feet of illuminated attached signs at 2425 Canton Street (southwest elevation), it was moved to **hold** this case under advisement until June 16, 2022.

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

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

Against: 0
Absent: 2 - Housewright, Gibson
Vacancy: 1 - District 3

*out of the room, shown voting in favor

Speakers: For: None
FOR (Did not speak): Gary McLemee, 6654 County Rd. 323, Terrell, TX, 75160
Kyle Onstott, 16265 Star Rd., Napa, ID, 83687
Against: None

Zoning Cases - Consent:

1. **Z201-314(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. 2167 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, on the west line of Riverfront Boulevard, south of Rock Island Street.

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

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

Against: 0
Absent: 2 - Housewright, Gibson
Vacancy: 1 - District 3

*out of the room, shown voting in favor

Notices: Area: 200 Mailed: 14
Replies: For: 2 Against: 0

Speakers: For: Tailim Song, 8111 LBJ Freeway, Dallas, TX, 75251
Abigael Campbell, 8111 LBJ Freeway, Dallas, TX, 75251
Against: None

2. **Z201-333(OA)**

Planner: Oscar Aguilera

Note: The Commission considered this item individually.

Motion: In considering an application for a Specific Use Permit for a commercial amusement (outside) use on property zoned an MU-1 Mixed Use District, on the west line of Coit Road, south of McCallum Boulevard, it was moved to **hold** this case under advisement until June 16, 2022.

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

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

Against: 0
Absent: 2 - Housewright, Gibson
Vacancy: 1 - District 3

*out of the room, shown voting in favor

Notices: Area: 300 Mailed: 50
Replies: For: 5 Against: 6

Speakers: For: None
Against: None

Against (Did not speak): Nelson Weil, 16651 Cleary Cir., Dallas, TX, 75248
Jay Ferris, 16319 Dalmalley Ln., Dallas, TX, 75248
Zoe Meyer, 16742 Cleary Cir., Dallas, TX, 75248

Zoning Cases – Individual:

3. **Z201-134(HC)**

Planner: Hannah Carrasco

Motion: In considering an application for the renewal of and an amendment to Specific Use Permit No. 2170 to allow for an open enrollment charter school use on property zoned an RR Regional Retail District, north of West Camp Wisdom Road and west of Interstate 35E Freeway, it was moved to **hold** this case under advisement until July 21, 2022.

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

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

Against: 0
Absent: 2 - Housewright, Gibson
Vacancy: 1 - District 3

*out of the room, shown voting in favor

Notices: Area: 400 Mailed: 139
Replies: For: 1 Against: 2

Speakers: For: Rob Baldwin, 3904 Elm St., Dallas, TX, 75226
Against: Isaac Steen, 234 W. Cherry Point Dr., Dallas, TX, 75232

4. **Z212-180(MP)**

Planner: Michael Pepe

Motion: It was moved to recommend **approval** of the renewal of Specific Use Permit No. 1374 for a private school and an open-enrollment charter school limited to grades Pre-K through 6th grade, which includes before and after school care for five-year period, subject to a site/landscape plan, traffic management plan, and staff's recommended conditions with the following changes: 1) no automatic renewal, 2) no extension of the use to include a child-care facility and 3) require bi-annual traffic management plan on property zoned Tracts I and II within Conservation District No. 6 - Hollywood/Santa Monica, at the east corner of Lindsley Avenue and Tenison Memorial Road.

Maker: Kingston
Second: Hampton
Result: Carried: 11 to 1

For: 11 - Popken, Hampton, Anderson, Shidid,
Carpenter, Vann, Jung, Haqq, Stanard,
Kingston, Rubin

Against: 1 - Blair
Absent: 2 - Housewright, Gibson
Vacancy: 1 - District 3

Notices: Area: 300 Mailed: 52
Replies: For: 1 Against: 2

Speakers: For: Michael Coker, 3111 Canton St., Dallas, TX, 75226
Against: None

Note: The Commission returned and heard Subdivision Residential Replat Item #20 S212-213 next.

5. **Z212-213(LVO)**

Planner: Laura van Onna

Motion: It was moved to recommend **approval** of an amendment to the preservation criteria and exhibits for Historic Overlay District No. 20, the Ambassador Hotel (1312 S. Ervay Street), per staff recommendation as amended, and Landmark Commission recommended condition 5.1 (a)(ii) with the following conditions:

- 1) Revised Exhibit C site plan dated April 28, 2022.
- 2) Conceptual elevation renamed Exhibit D.
- 3) Revised Ordinance conditions:

- Item 1.3 (b) – strike “The preservation guidelines for the Original Building are not relevant to the Main Building and do not apply.”
 - Item 2.6, revise “Old Building” to “Original Building.”
 - Item 4.5 last sentence, to be new item 4.6 “Sandblasting and other mechanical abrasive cleaning processes are not permitted.”
 - Add “Item 4.7 – Public improvements. All public improvements of streets and associated rights-of-way abutting the site shall be approved by the Landmark Commission prior to commencement of the work.”
 - Item 5.1(a)(ii), strike parentheses at 50%.
 - Item 5.1(b)(i), revised to read “The base must be visually prominent expression from grade between 10 – 25 ft.”
 - Item 5.1 (b)(v), add “as shown on Exhibit C.”
- on property zoned Subdistrict No. 2 within Planned Development District No. 317, the Cedars Special Purpose District, on the northwest corner of St. Paul Street and Ervay Street.

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

For: 11 - Popken, Hampton, Shidid, Carpenter, Vann,
Blair, Jung, Haqq, Stanard, Kingston, Rubin

Against: 0
Absent: 3 - Anderson, Housewright, Gibson
Vacancy: 1 - District 3

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

Speakers: For: Rob Baldwin, 3904 Elm St., Dallas, TX, 75226
Jim Lake, 1350 Manufacturing St., Dallas, TX, 75207
For (Did not speak): Kyle Ward, 410 N. Montclair Ave., Dallas, TX, 75205
Against: None

6. Z201-306(RM)

Planner: Ryan Mulkey

Motion: It was moved to recommend **denial without prejudice** of a Planned Development District for R-5(A) Single Family District uses on property zoned an A(A) Agricultural District, on the north line of Grady Niblo Road, east of Spur 408.

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

For: 12 - Popken, Hampton, Anderson, Shidid,
Carpenter, Vann, Blair, Jung, Haqq, Stanard,
Kingston, Rubin

Against: 0

Absent: 2 - Housewright, Gibson

Vacancy: 1 - District 3

Notices: Area: 500 Mailed: 44
Replies: For: 1 Against: 10

Speakers: For: Danielle Mathews, 2201 Main St., Dallas, TX, 75201

Dallas Cothrum, 2201 Main St., Dallas, TX, 75201

Karl Crawley, 2201 Main St., Dallas, TX, 75201

Ben Brown, 128 Kings Creek Dr., Terrell, TX, 75161

Brenda Santos, 5015 Tracy St., Dallas, TX, 75205

Andrew Ruegg, 2201 Main St., Dallas, TX, 75201

Aaron Levy, 5511 Reynolds Rd., Austin, TX, 78749

Against: Elizabeth, 323 Meadowcrest Dr., Richardson, TX, 75080

Andrew Yenable, 5434 Preservation Ln., Dallas, TX, 75236

Rodney Morris, 5438 Preservation Ln., Dallas, TX, 75236

Darryl Baker, 6306 Elder Grove Dr., Dallas, TX, 75232

Kate Zimmer, 5417 Leeway Dr., Dallas, TX, 75236

Frank Bracken, 5717 Kiwanis Rd., Dallas, TX, 75236

Jody Puckett, 5217 Mona Ln., Dallas, TX, 75236

David Henley, 5232 Moneta Ln., Dallas, TX, 75236

Against (Did not speak): Malacara Arthur, 6809 Sunshade Ln., Dallas, TX, 75236

Joe Thomas, 6417 Dixie Garden Ln., Dallas, TX, 75236

Sara Tolly, 6417 Dixie Garden Ln., Dallas, TX, 75236

Note: The Commission recessed for a short break at 5:23 p.m. and reconvened at 5:35 p.m. The Commission continued with the regular order of the agenda and heard Zoning Case – Under Advisement agenda item #7. Z201-180(RM) next.

Zoning Cases – Under Advisement:

7. Z201-180(RM)

Planner: Ryan Mulkey

Motion: It was moved to recommend **approval** of a Planned Development District for MF-2(A) Multifamily District uses, subject to a development plan, tree preservation plan, and conditions with the following changes: 1) 5 percent of parking spaces must be EV capable; 2) Change 5% to 50% in Section _____.111; 3) Entry/Exit on Dilido is emergency access only; 4) comply with tree preservation plan; 5) comply with development plan (dated 5/26); and development will employ bioswales, semipermeable pavement, and storm drain filters on property zoned an R-7.5(A) Single Family District and an LO-3 Limited Office District, on the southwest line of North Buckner Boulevard, north of John West Road.

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

For: 12 - Popken, Hampton, Anderson, Shidid,
Carpenter, Vann, Blair, Jung, Haqq, Stanard,
Kingston, Rubin

Against: 0
Absent: 2 - Housewright, Gibson
Vacancy: 1 - District 3

Notices: Area: 500 Mailed: 100
Replies: For: 1 Against: 11

Speakers: For: Rob Baldwin, 3904 Elm St., Dallas, TX, 75226
Jake Brown, 6300 La Calma Dr., Austin, TX, 78752
Ann Bagley, 8139 Barbaree Blvd., Dallas, TX, 75228
Greg Wescott, 550 Bailey Ave., Fort Worth, TX, 76107
Against: Cynthia Kirkland, 2746 Ripplewood Dr., Dallas, TX, 75228
Chris Brashear, 9057 Fringewood Dr., Dallas, TX, 75228
Wade Crowder, 2726 Ripplewood Dr., Dallas, TX, 75228
Betty Goree, 1532 Britainway Ln., Dallas, TX, 75228
Maria Inez Zermeno, 9127 Sweetwater Dr., Dallas, TX, 75228
Alicia McLean, 2755 Ripplewood Dr., Dallas, TX, 75228
Robin Enriquez, 9006 Fringewood Dr., Dallas, TX, 75228
Cynthia Vurbeff, 9215 Sweetwater Dr., Dallas, TX, 75228
Kenneth Sides, 9157 Bretshire Dr., Dallas, TX, 75228
Lauren Cervantes, 2726 Ripplewood Dr., Dallas, TX, 75228
Ben Stewart, 9217 Sweetwater Dr., Dallas, TX, 75228
Mario Dominguez, 2823 Ripplewood Dr., Dallas, TX, 75228
Kevin Felder, 8404 Capriola Ln., Dallas, TX, 75228

Against (Did not speak): Matt Boltz, 9136 Sweetwater Dr., Dallas, TX, 75228
Helene McKinney, 8824 Bretshire Dr., Dallas, TX, 75228
Mark Schumann, 2767 Ripplewood Dr., Dallas, TX, 75228
J. Caywood, 9136 Sweetwater Dr., Dallas, TX, 75228
Cressan Smith, 3019 Rambling Dr., Dallas, TX, 75228
Carl Johnson, 2004 Williams Way, Dallas, TX, 75228
Evan Burns, 2867 Ripplewood Dr., Dallas, TX, 75228
Mina Burns, 2867 Ripplewood Dr., Dallas, TX, 75228
Robert Jason Smith, 2620 Ripplewood Dr., Dallas, TX, 75228
Holly White, 2616 Ripplewood Dr., Dallas, TX, 75228
Jeff Van Buskirk, 2723 Ripplewood Dr., Dallas, TX, 75228
Anita Schuessler, 2840 Ripplewood Dr., Dallas, TX, 75228
Mai Vo, 2833 Ripplewood Dr., Dallas, TX, 75228
Jesse Barber, 2822 Ripplewood Dr., Dallas, TX, 75228
Ean Schuessler, 2833 Catherine St., Dallas, TX, 75211
Suzanne Sides, 9157 Brentshire Dr., Dallas, TX, 75228
Ben Hopkins, 9067 Fringewood Dr., Dallas, TX, 75228
Georgia Hopkins, 9067 Fringewood Dr., Dallas, TX, 75228
Kristine Brockhagen, 9023 Fringewood Dr., Dallas, TX, 75228
Jana Sandie, Glenmont Ln., Dallas, TX, 75228
Staff: Phil Erwin, Development Services

Note: The Commission recessed for a short break at 8:08 p.m. and reconvened at 8:13 p.m. The Commission continued with the regular order of the agenda and heard Zoning Case – Under Advisement agenda item #8. Z201-327(RM) next.

8. Z201-327(RM)

Planner: Ryan Mulkey

Motion: It was moved to recommend **approval** of a Planned Development District for MF-2(A) Multifamily District uses, subject to a development plan, landscape plan and conditions on property zoned an NC Neighborhood Commercial Subdistrict within Planned Development District No. 595, the South Dallas/Fair Park Special Purpose District, on the east line of Bexar Street, between Valentine Street and Silkwood Street.

Maker: Vann
Second: Rubin
Result: Failed: 4 to 6

For: 4 - Shidid, Vann, Stanard, Rubin

Against: 6 - Popken, Hampton, Blair, Jung, Haqq, Kingston
Absent: 4 - Anderson, Carpenter, Housewright, Gibson
Vacancy: 1 - District 3

Motion: In considering an application for a Planned Development District for MF-2(A) Multifamily District uses on property zoned an NC Neighborhood Commercial Subdistrict within Planned Development District No. 595, the South Dallas/Fair Park Special Purpose District, on the east line of Bexar Street, between Valentine Street and Silkwood Street, it was moved to **hold** this case under advisement until June 16, 2022.

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

For: 10 - Popken, Hampton, Shidid, Vann, Blair, Jung,
Haqq, Stanard, Kingston, Rubin

Against: 0
Absent: 4 - Anderson, Carpenter, Housewright, Gibson
Vacancy: 1 - District 3

Notices: Area: 500 Mailed: 123
Replies: For: 0 Against: 0

Speakers: For: Trey Holloway, 4013 Chiesa Rd., Rowlett, TX, 75088
Michael Westfall, 1719 Angel Parkway, Allen, TX, 75002
Clifton Reese, 2813 Dorris St., Dallas, TX, 75215
Against: None
Staff: Phil Erwin, Chief Arborist, Development Services
Pam Thompson, Housing Strategy, Housing & Neighborhood Revitalization

9. Z212-122(OA)

Planner: Oscar Aguilera

Motion: In considering an application for a Planned Development District for LO(A) Limited Office District and restaurant with drive-in or drive-through service uses on a property zoned an LO-1 Limited Office District with deed restrictions [Z923-222], at the southwest corner of Preston Road and McCallum Boulevard, it was moved to **hold** this case under advisement until June 16, 2022.

Maker: Rubin
Second: Hampton
Result: Carried: 9 to 0

For: 9 - Popken, Hampton, Shidid, Vann, Blair, Jung,
Haqq, Kingston, Rubin

Against: 0
Absent: 5 - Anderson, Carpenter, Housewright, Gibson,
Stanard
Vacancy: 1 - District 3

Notices: Area: 500 Mailed: 127
Replies: For: 7 Against: 39

Speakers: For: Andrew Ruegg, 2201 Main St., Dallas, TX, 75201
For (Did not speak): Dallas Cothrum, 2201 Main St., Dallas, TX, 75201
Steve Stoner, 7557 Rambler Rd., Dallas, TX, 75231
Jhevasse Mitchell, 500 E. John Carpenter Frwy., Irving, TX, 75062
Harry Lake, 600 Travis Ct., Irving, TX, 75038
William Fife, 17715 Windflower Way, Dallas, TX, 75252
Andrew Micklitz, 17177 Preston Rd., Dallas, TX, 75248
Against: None

Authorization of a Hearing:

Planner: Monique Ward

Motion: It was moved to **authorize** a public hearing to consider amending Chapter 51A of the Dallas Development Code, with consideration to be given to amending Section 51A-4.701(d), "Two Year Limitation" to revise the applicability of the two-year limitation, the standard for the waiver of the two-year limitation, and related regulations. **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: Jung
Result: Carried: 9 to 0

For: 9 - Popken, Hampton, Shidid, Vann, Blair, Jung,
Haqq, Kingston, Rubin

Against: 0

Absent: 5 - Anderson, Carpenter, Housewright, Gibson,
Stanard

Vacancy: 1 - District 3

Speakers: None

Other Matters

Consideration of Appointments to CPC Committees:

There were no appointments to City Plan Commission Committees.

Minutes:

Motion: In considering the May 19, 2022, City Plan Commission meeting minutes, it was moved to **hold** this matter under advisement until June 16, 2022.

Maker: Rubin
Second: Hampton
Result: Carried: 9 to 0

For: 9 - Popken, Hampton, Shidid, Vann, Blair, Jung,
Haqq, Kingston, Rubin

Against: 0

Absent: 5 - Anderson, Carpenter, Housewright, Gibson,
Stanard

Vacancy: 1 - District 3

Speakers: None

Adjournment:

Motion: It was moved to **adjourn** the June 16, 2022, City Plan Commission meeting at 9:24 p.m.

Maker: Blair
Second: Rubin
Result: Carried: 9 to 0

For: 9 - Popken, Hampton, Shidid, Vann, Blair, Jung,
Haqq, Kingston, Rubin

Against: 0

Absent: 5 - Anderson, Carpenter, Housewright, Gibson,
Stanard

Vacancy: 1 - District 3

Tony Shidid, Chair

Date