

PLAN COMMISSION MINUTES

The City Plan Commission held a regular Zoning Hearing on September 15, 2022, with the briefing starting at 9:07 a.m., and the public hearing at 12:39 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, Benjamin Vann, 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: None. There were two vacancies - District 3 and District 11.

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:

Note: The City Plan Commission opened the Public Hearing and continued with the West Oak Cliff Area Plan briefing.

ACTION ITEMS:

Miscellaneous – Under Advisement:

M212-033(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.742, Zone 1, on the northeast corner of Northwest Highway and Skillman Road, on the south side of Retail Road.

Maker: Stanard

Second: Rubin

Result: Carried: 13 to 0

For: 13 - Popken, Hampton, Anderson*, Shidid, Carpenter, Vann*, Blair*, Jung, Housewright, Haqq, Stanard, Kingston, Rubin

Against: 0
Absent: 0
Vacancy: 2 - District 3, District 11

*out of the room, shown voting in favor

Speakers: For: Gabriela Mosquera, 220 E. Central Parkway, Altamonte Springs, FL, 32701
For (Did not speak): A Nam, 420 W. Neely St., Dallas, TX, 75208
Against: None

M212-024(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. 614, Tract 5, on the southwest corner of Montfort Drive and Genisus Boulevard.

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

For: 13 - Popken, Hampton, Anderson*, Shidid, Carpenter, Vann, Blair*, Jung, Housewright, Haqq, Stanard, Kingston, Rubin

Against: 0
Absent: 0
Vacancy: 2 - District 3, District 11

*out of the room, shown voting in favor

Speakers: For: Amanda Bishop, 220 E. Central Parkway, Altamonte Springs, FL, 32701
For (Did not speak): Roxana Alvarado, 220 East Central Parkway, Altamonte Springs, FL, 32701
Against: None
Against (Did not speak): Bruce Parrott, 11208 Yorkmont Cir., Dallas, TX, 75218

Miscellaneous:

M212-054(AS)

Planner: Athena Seaton

Motion: It was moved to **approve** a minor amendment to an existing landscape plan on property zoned Planned Development District No. 614, Tract 5, on the southwest corner of Montfort Drive and Genisus Boulevard.

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

For: 13 - Popken, Hampton, Anderson*, Shidid,
Carpenter, Vann, Blair*, Jung, Housewright,
Haqq, Stanard, Kingston, Rubin

Against: 0

Absent: 0

Vacancy: 2 - District 3, District 11

*out of the room, shown voting in favor

Speakers: For: Amanda Bishop, 220 E. Central Parkway, Altamonte Springs, FL, 32701

For (Did not speak): Roxana Alvarado, 220 East Central Parkway, Altamonte Springs, FL, 32701

Against: None

W212-004

Planner: Donna Moorman

Motion: It was moved to **approve** a waiver of the two-year waiting period to submit a zoning application on property zoned Subdistrict 3 within Planned Development District No. 621, the Old Trinity and Design District Special Purpose District, on the southwest corner of North Riverfront Boulevard and Cole Street.

Maker: Carpenter

Second: Housewright

Result: Carried: 11 to 2

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

Against: 2 - Jung, Rubin

Absent: 0

Vacancy: 2 - District 3, District 11

*out of the room, shown voting in favor

Speakers: For: Jonathan Vinson, 2323 Ross Ave., Dallas, TX, 75201

Against: None

Zoning Cases - Consent:

1. **Z212-190(RM)**

Planner: Ryan Mulkey

Note: The Commission considered this item individually.

Motion: It was moved to recommend **approval** of a Planned Development District for MF-2(A) Multifamily District uses and office, general merchandise or food store 3,500 square feet or less, and personal service uses, subject to a revised development plan as submitted by the applicant on 9/14/2022, a tree protection plan, and applicant's proposed conditions as submitted on 9/14/2022 with the following amendments: 1) in Section 115(f), change "agreement" to read "ordinance" and 2) on the development plan, show the 15' enhanced landscape buffer as extending along the perimeter adjacent to Lot 14, Block C/5364 on property zoned an R-7.5(A) Single Family District on the northwest line of Garland Road, northeast of Easton Road.

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

For: 13 - Popken, Hampton, Anderson, Shidid, Carpenter, Vann, Blair*, Jung, Housewright, Haqq, Stanard, Kingston, Rubin

Against: 0
Absent: 0
Vacancy: 2 - District 3, District 11

*out of the room, shown voting in favor

Notices: Area: 500 Mailed: 87
Replies: For: 4 Against: 12

Speakers: For: Rob Baldwin, 3904 Elm St., Dallas, TX, 75226
Daniel Smith, 2501 N. Hardwood Dr., Dallas, TX, 75201
Mike Arbour, 8340 Meadow Rd., Dallas, TX, 75231
Matthew Vrugink, 6727 Sunnyland Ln., Dallas, TX, 75214
Leslie Chaggaris, 6727 Sunnyland Ln., Dallas, TX, 75214
Rhonda Boston, 9191 Garland Rd., Dallas, TX, 75218
Hexel Colorado, 2124 N. Garrett Ave., Dallas, TX, 75206
Nathaniel Barrett, 4526 Reiger Ave., Dallas, TX, 75246
Mark Draz, 6024 La Vista Dr., Dallas, TX, 75206
Allison Cook, 502 Bondstone Dr., Dallas, TX, 75218
Madalene Caldwell, 5140 Amesbury Dr., Dallas, TX, 75206
Eduardo Hernandez, 6723 Sunnyland Ln., Dallas, TX, 75214
Cullen Schaar, 6603 Lakewood Blvd., Dallas, TX, 75214

Leslie Whitmore, 10915 Garland Rd., Dallas, TX, 75218
Eva Mason, 4606 Cedar Springs Rd., Dallas, TX, 75219
Mike Nurre, 2611 Millmar Dr., Dallas, TX, 75228
D'Andrala Alexander, 9432 Amberton Pkwy., Dallas, TX, 75243
Keegan Smith, 1811 Greenville Ave., Dallas, TX, 75206
For (Did not speak): Brian Wilson, 209 S. Edgefield Ave., Dallas, TX, 75208
John Smith, 123 Main St., Dallas, TX, 75201
Brad Lega, 6805 Sperry St., Dallas, TX, 75214
Adam Lamont, 9432 Amberton Pkwy., Dallas, TX, 75243
Kevin Strong, 2828 Lemmon Ave., Dallas, TX, 75204
Against: Davina, Rhine, 1227 Moran Dr., Dallas, TX, 75218
Alison Milam, 10717 Lake Gardens, Dallas, TX, 75218
Scott Robson, 11110 Lanewood Cr., Dallas, TX, 75218
Greg Wolchansky, 11212 Yorkmont Cr., Dallas, TX, 75218
Jessica Mannon, 1120 Easton Rd., Dallas, TX, 75218
Audrey Rogers, 10946 Scotsmeadow Dr., Dallas, TX, 75218
Jason Mannon, 1120 Easton Rd., Dallas, TX, 75218
Bruce Parrott, 11208 Yorkmont Cr., Dallas, TX, 75218
Helen Steller, 11028 Ridgemoor Dr., Dallas, TX, 75218
Neil Felder, 6530 Stichter Ave., Dallas, TX, 75230
Thomas Buck, 10606 Wyatt St., Dallas, TX, 75218
Patricia Gaffney, 1026 Tranquilla Dr., Dallas, TX, 75218
Ray LaDieu, 10936 Ridgemoor Dr., Dallas, TX, 75218
Brad Rogers, 8807 Vinewood Dr., Dallas, TX, 75228
Matthew Kristoff, 11217 Yorkmont Cr., Dallas, TX, 75218
Against (Did not speak): Robyn Price, 11810 Cheswick, Dallas, TX, 75218

Note: The Commission recessed for a short break at 2:36 p.m. and reconvened at 2:56 p.m. The Commission continued with the regular order of the agenda and heard Zoning Case – Consent agenda item #2. Z212-212(RM) next.

2. Z212-212(RM)

Planner: Ryan Mulkey

Note: The Commission considered this item individually.

Motion: In considering an application for an MF-2(A) Multifamily District on property zoned an R-7.5(A) Single Family District at the southwest corner of Cymbal Drive and Amity Lane, it was moved to **hold** this case under advisement until October 6, 2022.

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

For: 13 - Popken, Hampton, Anderson, Shidid,
Carpenter, Vann, Blair*, Jung, Housewright,
Haqq*, Stanard, Kingston, Rubin

Against: 0
Absent: 0
Vacancy: 2 - District 3, District 11

*out of the room, shown voting in favor

Notices: Area: 200 Mailed: 41
Replies: For: 1 Against: 1

Speakers: For: Ramon Aranda, 2946 S. Sunbeck Cr., Farmers Branch, TX, 75234
Against: Mike Spruill, 728 Willford Way, Heath, TX, 75302

Note: The Commission heard Zoning Case – Consent agenda item #3. Z212-241(RM) next.

3. Z212-241(RM)

Planner: Ryan Mulkey

Note: The Commission considered this item individually.

Motion: It was moved to recommend **approval** of an amendment to Specific Use Permit No. 502 for a private recreation center, club, or area, subject to a revised site/landscape plan and revised conditions; as briefed, with an added provision to prohibit outdoor speakers on property zoned an R-16(A) Single Family District on the south line of Dilbeck Avenue, east of Preston Road.

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

For: 13 - Popken, Hampton, Anderson, Shidid,
Carpenter, Vann, Blair, Jung, Housewright,
Haqq*, Stanard, Kingston, Rubin

Against: 0
Absent: 0
Vacancy: 2 - District 3, District 11

*out of the room, shown voting in favor

Notices: Area: 400 Mailed: 70
Replies: For: 6 Against: 8

Speakers: For: Luke Franz, 2323 Ross Ave., Dallas, TX, 75206
Hannah Rice, 6060 Dilbeck Ln., Dallas, TX, 75240
Suzan Kedron, 2323 Ross Ave., Dallas, TX, 75206
Lee Kleinman, 7336 Hill Forest Dr., Dallas, TX, 75230
Darren Boyd, 6060 Dilbeck Ln., Dallas, TX, 75240
Paul Averitt, 6130 Dilbeck Ln., Dallas, TX, 75240

For (Did not speak): Sabrina McCulloch, 13207 Hughes Cr., Dallas, TX, 75240
Christina Geyer, 2400 Bennett Ave., Dallas, TX, 75206
Jamie Gallagher, 11468 Dumbarton Dr., Dallas, TX, 75228
John Nallon, 5011 Morris Ave., Addison, TX, 75001
Douglas Eckstein, 18081 Midway Rd., Dallas, TX, 75287
Biff Songress, 2712 Throckmorton St., Dallas, TX, 75219
Katherine Jones, 14606 Dallas Pkwy., Dallas, TX, 75254
Jeff Bruton, 500 Meadow Knoll Ct., Keller, TX, 75248
Brady Wood, 5121 Southbrook Dr., Dallas, TX, 75209
Isabella Dickey, 7151 Gaston Ave., Dallas, TX, 75214
Brandi Rickels, 306 Thorman Pl., San Antonio, TX, 78209
Shawn Edwards, 6060 Dilbeck Ln., Dallas, TX, 75240
Glen Agritelley, 6060 Dilbeck Ln., Dallas, TX, 75240
Angela Allin, 6060 Dilbeck Ln., Dallas, TX, 75240

Against: Lora Pickar, 6120 Dilbeck Ln., Dallas, TX, 75240
Randy Carter, 13115 Copenhill Rd., Dallas, TX, 75240

Against (Did not speak): Barry Fenton, 6229 Dilbeck Ln., Dallas, TX, 75240

Zoning Cases – Under Advisement:

Note: Zoning Cases Under Advisement agenda item #4. Z190-250(AU) and #5. Z201-221(AU) were read into the record and heard together.

5. Z190-250(AU)

Planner: Andreea Udrea

Motion: It was moved to recommend **approval** of a Planned Development District for MU-2 Mixed Use District uses and standards on property zoned an MF-1(A) Multifamily District, on the west line of Preston Road, north of Belt Line Road, subject to a conceptual plan and staff's recommended conditions as briefed, with the following changes:

- subsection115(f) strike out the "pet waste station" as one of the possible pedestrian amenities
- insert an additional subsection in subsection110(i) retail and personal service uses are limited to a maximum of 70,000 square feet and limited to a mixed-use structure.

Maker: Rubin
Second: Shidid
Result: Carried: 9 to 2

For: 9 - Popken, Kingston, Hampton, Anderson, Shidid,
Blair, Housewright, Rubin, Stanard
Against: 2 – Jung, Carpenter
Absent: 2 - Vann, Haqq
Vacancy: 2 - District 3, District 11

Amendment: To increase the parking ratio to 1 parking spaces per unit, following the applicant's request for the parking ratio.

Maker: Jung
Second: Stanard
Result: Failed: 5 to 6

For: 5 - Hampton, Carpenter, Blair, Jung, Stanard
Against: 6 - Popken, Anderson, Shidid, Housewright,
Kingston, Rubin
Absent: 2 - Vann, Haqq
Vacancy: 2 - District 3, District 11

Notices:	Area: 500	Mailed: 63
Replies:	For: 0	Against: 2

Speakers: For: Andrew Ruegg, 2201 Main St., Dallas, TX, 75201
Lee Kleinman, 2201 Main St., Dallas, TX, 75201
Brian Crombie, 2480 Mississauga Rd, Mississauga
Ontario, Canada, L5H2L5Krystal Morrow, 1828 Steward Dr.,
Carrollton, TX, 75010
Dylan Hedrick, 3803 Parwood Blvd, Suite 800, Frisco, TX
75034
Jeffery Smith, 1308 Sea Island Road, Savannah, TX,
76227
Peter Kavanaugh, 1620 Handley Dr., Suite A, Dallas TX
75208
Against: None

6. Z201-221(AU)

Planner: Andreea Udrea

Motion: It was moved to recommend **approval** of a of a Planned Development District for MU-2 Mixed Use District uses and standards on property zoned an MF-1(A) Multifamily District, on the west line of Preston Road, south of Arapaho Road, subject to a conceptual plan and staff's recommended conditions as briefed, with the following changes:

- subsection115(f) strike out the "pet waste station" as one of the possible pedestrian amenities
- insert an additional subsection in subsection110(h) retail and personal service uses are limited to a maximum of 30,000 square feet and limited to a mixed-use structure.

Maker: Rubin
Second: Shidid
Result: Carried: 9 to 2

For: 9 - Popken, Kingston, Hampton, Anderson, Shidid,
Blair, Housewright, Rubin, Stanard
Against: 2 – Jung, Carpenter
Absent: 2 - Vann, Haqq
Vacancy: 2 - District 3, District 11

Amendment: To increase the parking ratio to 1 parking spaces per unit, following the applicant's request for the parking ratio.

Maker: Jung
Second: Stanard
Result: Failed: 5 to 6

For: 5 - Hampton, Carpenter, Blair, Jung, Stanard
Against: 6 - Popken, Anderson, Shidid, Housewright,
Kingston, Rubin
Absent: 2 - Vann, Haqq
Vacancy: 2 - District 3, District 11

Notices: Area: 500 Mailed: 124
Replies: For: 1 Against: 3

Speakers: For: Andrew Ruegg, 2201 Main St., Dallas, TX, 75201
Lee Kleinman, 2201 Main St., Dallas, TX, 75201
Brian Crombie, 2480 Mississauga Rd, Mississauga
Ontario, Canada, L5H2L5Krystal Morrow, 1828 Steward Dr.,
Carrollton, TX, 75010
Dylan Hedrick, 3803 Parwood Blvd, Suite 800, Frisco, TX
75034
Jeffery Smith, 1308 Sea Island Road, Savannah, TX,
76227
Peter Kavanaugh, 1620 Handley Dr., Suite A, Dallas TX
75208
Against: None

Note: During the discussion of these two items, the Commission recessed for a short break at 5:17 p.m. and reconvened at 5:57 p.m. The Commission continued the discussion on these two items.

Development Code Amendments:

DCA212-009

Planner: Phil Erwin

Motion: It was moved to recommend **approval** of a code amendment to 51A of the Dallas Development Code, with consideration given to amending Sections 51A-10.101, 10.103, 10.135, and 10.140 to allow for a comprehensive response to the impact of the emerald ash borer (EAB) on the City's population of trees.

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

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

Against: 0

Absent: 3 – Hampton, Haqq, Vann

Vacancy: 2 - District 3, District 11

Speakers: None

Note: The Commission recessed for a short break at 6:10 p.m. and reconvened at 6:31 p.m. The Commission continued with the regular order of the agenda and heard Area Plan – Under Advisement agenda item next.

Area Plan – Under Advisement:

West Oak Cliff Area Plan

Planner: Andrea Gilles

Motion: It was moved to recommend **approval** of adoption of The West Oak Cliff Area Plan on property generally bounded by West Davis Street, Hampton Road, West 12th Street, Tyler Street, Vernon Avenue, Illinois Avenue on the south, Cockrell Hill Road, and Gilpin Road on the west with the following changes:

1. Amend the first paragraph of Tyler Vernon Station Focus Area on p122 of the Draft Plan, as agreed upon by community residents and staff, to the following:
 - a. As noted, the ½ mile radius around the Tyler-Vernon DART Station is mostly single-family zoning and land uses. Although the community largely desires to maintain the single-family character of the area, the community supports allowing accessory dwelling units (ADUs) on all lots and there was also some expressed support for further community engagement and review through the authorized hearing process to allow for other missing middle housing (MMH) types, specifically duplexes, triplexes, quadplexes, and cottage home developments on larger lots.

- b. There are some areas with significant opposition to Missing Middle Housing. It is recommended that these areas remain single-family but permit Accessory Dwelling Units (ADUs), unless, through additional community engagement with property owners, it is determined that additional housing types may be appropriate.
 - c. These neighborhoods are bounded by:
 - i. S. Montclair to the West, the DART rail line to the South, Clarendon Drive to the North, and Tyler Street to the East (South Edgefield Neighborhood)
 - ii. The triangular area of the plan east of Tyler Street on Clarendon Drive and Nolte Drive up to their intersection.
 - d. As highlighted by surveying conducted by local community organizers, the majority of surveyed residents within South Edgefield support only single-family homes and accessory dwelling units. The details on how to protect currently existing homes and the architectural character and scale of these neighborhoods should be determined on a neighborhood basis through an appropriate, inclusive, bilingual, and resident-centered authorized hearing initiated by the City that explores options such as a conservation district, a zoning ordinance or overlay, floor plan and/or lot size restrictions, or other appropriate planning protections. It is critical that City staff work with an inclusive cross-section of stakeholder groups including property owners and renters as well as organizations like the West Oak Cliff Coalition and Somos Tejas and the Automotive Association of Oak Cliff during the authorized hearing process for the neighborhoods north of the Tyler-Vernon DART tracks, to maximize residents' informed involvement in choosing the best options to protect their neighborhoods and businesses. For areas south of the DART tracks, the City should engage with the Elmwood Neighborhood Association and Polk-Vernon Neighborhood Association.
 - e. Although the City of Dallas has adopted transit-oriented development policies, we recognize that extra consideration must be given to certain communities and neighborhoods. The Dallas Racial Equity Plan commits the city to addressing "long-standing inequities by ensuring zoning is inclusive of historically disadvantaged communities to encourage sustainability."
2. Change current language in Land Use recommendations 2.C on pg. 128
- a. **From the Current Wording:** *In areas within ½ mile of DART light-rail stations, consider creating a zoning overlay, use proposed Conservation Districts, or creating a new infill residential zoning category to permit missing-middle housing types, including accessory dwelling units, duplexes, and triplex/quadplexes, narrow-lot single-family (unless we remove this), and cottage homes (where applicable) to be allowed by-right, adhering to architectural and urban design standards to be*

determined on a neighborhood basis, aiming to avoid displacement of existing area residents and homeowners. Development will be required to follow existing city codes related to ADUs, parking requirements, setbacks, and massing standards.

- b. **Change to:** In alignment with adopted citywide policies, including CECAP and the Economic Development Policy, in areas within ½ mile of DART light-rail stations, analyze opportunities for permitting new missing middle housing types (including accessory dwelling units, duplexes, and triplex/quadplexes, and cottage homes), in addition to still permitting new and existing single-family residential. The goal is to increase housing supply and housing choices due to the ongoing housing crisis while also leveraging all possible legal strategies to minimize displacement of existing areas residents and homeowners to the greatest extent possible. Tools such as zoning overlays, proposed conservation districts, or a new infill residential zoning category are possible zoning strategies. Specific details of architectural, urban design, lot size/dimension, Residential Proximity Slope and other characteristics are best determined through a future authorized hearing process, although development should aim to follow existing city codes related to existing single-family zoning, including parking requirements, setbacks, and massing standard, while also following existing codes for ADUs. Acknowledging that these issues are applicable across Dallas, the area plan recommends that possible code amendments and the Forward Dallas Comprehensive Land Use Plan Update explore the issue holistically citywide and work with surrounding residents to achieve appropriate zoning changes through the Authorized Hearing process. And **include an abbreviated version of this paragraph** for the Hampton DART Station and Tyler-Vernon DART Station Focus Areas Recommendation 1.A on Page 132 and 133 and Inclusive Community Development and Quality of Life Recommendation 1.B on Page 142, referencing Land Use recommendation 2.C
3. Completely remove reference to any recommendation to **split large lots into narrow lots**, including striking the words “and narrow-lot single-family homes” on pg 107 & 117, as well as the entire page 113. **Remove the maps** on pg 107, p111, p112, 117, and 123 that reference specific large lots and replace with images or white space, to prevent existing large lots from being targeted and to allow specific zoning change conversations to occur at a public, authorized hearing.
4. Regarding maximum and minimum lot sizes, **add the following language to Page 108 of the document:** “As a part of any future zoning change or authorized hearing, consider maximum and minimum lot sizes **no larger than 20% of the average of the block** to maintain the existing lot pattern and consider **maximum floor plate sizes, to be determined by block-face**, for any new construction to ensure scale compatibility with surrounding single-family homes.”

5. Regarding **mid-block large lots**, on Page 108 of the document, *remove* the recommendation, as a part of any future zoning change or authorized hearing, to consider singular larger lots within a block face for missing middle housing. Removing this recommendation will preserve the character of single-family neighborhoods.
6. Move the entire **Missing Middle** segment, pages 106-112 (113 is being removed), to begin on page 50, in the Land Use and Development Section, before the chapter on Focus Areas.
 - a. Add language to reflect that this is the primary zoning recommendation intended to address the fact that 82% of stakeholders emphasized, as their most prominent concern, “the potential future growth pressures and subsequent fears of gentrification and displacement” by creating variety in the housing products available which will offer a naturally occurring less-expensive housing option than single-family homes alone, if single-family homes continue to become more expensive in decades to come. By specifying the recommendation for missing middle only on lots with specific characteristics, the impact of inflating property values as a result of increased property rights will be very limited.
7. Regarding the **Westmoreland Heights** neighborhood and Westmoreland Plaza on page 50, add a sentence that multifamily is not proposed here.
8. **In the Implementation Strategy** recommendations, add a note at the bottom of the **Land Use and Development** table:
 - i. Note: It is critical that City staff work with an inclusive cross-section of stakeholder groups including property owners and renters as well as organizations like the West Oak Cliff Coalition, Somos Tejas, and the Automotive Association of Oak Cliff during the authorized hearing process for the neighborhoods north of the Tyler-Vernon DART tracks, to maximize residents’ informed involvement in choosing the best options to protect their neighborhoods and businesses. For areas south of the DART tracks, the City should engage with the Elmwood Neighborhood Association and Polk-Vernon Neighborhood Association.
9. **In the Implementation Strategy** recommendations on page 142, under the goal “**Ensure Neighborhood Affordability Through Strategic Policies and Programs**” table:
 - a. ADD 1H. Work with smaller areas within the WOCAP area to determine which tools, if any, the residents would like to use to preserve the character and/or affordability of their neighborhood and begin the process to institute those tools, in consideration of a PD overlay, Conservation District, missing middle design requirements and location stipulations, and weather to allow ADUs by right in alignment with characteristics that guide development of ADUs in Chapter 51A-4.5010.

10. In relation to the desire to provide more details **highlighting the engagement process**, what was heard through those meetings, and how that input ultimately informed recommendations:
- Add the following language to page 20: "To learn more about public meetings, community input, key takeaways, and how that informed the plan recommendations, please see the Appendix."
 - Add additional information, text, and details in the Appendix providing more information on public meetings, including key takeaways and how those takeaways informed plan recommendations.
 - On page 83, include a bulleted list of stakeholder input regarding Hampton Road/Clarendon Road focus area recommendations.
 - On page ___ = include a bulleted list of stakeholder input regarding Downtown Elmwood focus area recommendations
11. On page 24 under the Age, the section of the Demographic analysis, **highlight the high number of children** in the area, by changing

From the current wording:

The area is notably younger than the rest of Dallas, with 41.5% of the residents being under the age of 25, compared to 35.4% in Dallas as a whole.

To be replaced with:

The area has a noticeably large population of children, with 30.4% of the residents being under the age of 17, compared to 25.4% in Dallas as a whole.

12. On page 29
- To highlight **the great accomplishment of this area plan in inspiring stakeholders to organize**, bullet the list of Existing Neighborhood Organizations and newly formed associations in the text, to call attention to that.
 - To highlight the great Cool Schools Program **impacting schools in the WOCAP** area, bullet the schools and opportunities at each, to call attention to those.
13. All of the changes be updated in all documents, translated into Spanish for ongoing use.
14. And including all the **non-substantive changes** such as the few typos I'll be sending to staff.

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

For: 9 - Popken, Kingston, Blair, Shidid, Rubin, Jung, Carpenter, Housewright, Stanard

Against: 0
Absent: 4 - Hampton, Haqq, Anderson, Vann*
Vacancy: 2 - District 3, District 11

*Commissioner was present, but did not take the bus tour,
therefore did not vote on the item

Speakers: Opposition: Albert Mata, 105 South Bishop Ave., Dallas, TX
75208
Opposition (did not speak): Evelyn Mayo, 7732 Village Trail
Dr., Dallas 75254
For: Carina Arellano, 1129 Burns Ave., Dallas, TX
75211
Yolanda Alameda, 1707 South Tyler St., Dallas
TX 75224
Giovanni Valderas, 427 Marshaldell Avenue,
Dallas, TX 75211
David Dockery, 1110 South Polk St., Dallas TX
75208
Mayra Chavez, 1102 South Polk St., Dallas,
TX 75208
Billy Rangel, 2702 Kellogg Ave., Dallas TX,
75216
Gerardo Figueroa, 220 West Clarendon Dr.,
Dallas TX 75208
Ramon Ramos, 815 Nolte Dr., Dallas TX,
75208

Subdivision Docket

Planner: Sharmila Sherestha

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

Note: Subdivision – Consent agenda items S212-309, S212-311, S212-312, S212-313, S212-314, S212-315, S212-317, S212-318, S212-319, S212-320, S212-321, S212-322, and S212-323 were read into the record and heard together.

Consent Items:

(1) **S212-309**

Motion: It was moved to **approve** an application to create a 19-lot shared access development ranging in size from 7,734 square feet to 13,931 square feet and one common area from a 4.887-acre tract of land in City Block 6263 on property located on Carter Road, west of Palm Oak Drive, subject to compliance with the conditions listed in the docket and/or as amended at the hearing.

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

For: 10 - Popken, Shidid, Carpenter, Vann, Blair, Jung,
Housewright, Stanard, Kingston, Rubin
Against: 0
Absent: 3 – Haqq, Anderson, Hampton
Vacancy: 2 - District 3, District 11

Speakers: For: None
For (did not speak): Shola Morohunfola, 811 East 9th St., Dallas TX
75203
Alexadra Finsher, 9177 Golden Oak Dr., Farmers
Branch TX 75234
Hani Jaser, 4181 Rhapsody St., Apt 6115, Grand
Prairie TX, 75052
Against: None

(2) **S212-311**

Motion: It was moved to **approve** an application to create 109-lot single family subdivision with lots ranging in size from 6,900 square feet to 17,549 square feet and 7 common areas from a 26.530-acre tract of land on property located in the Dallas Extra Territorial Jurisdiction (ETJ) on Don Gomez Lane, east of Bobtown Road, subject to compliance with the conditions listed in the docket and/or as amended at the hearing.

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

For: 10 - Popken, Shidid, Carpenter, Vann, Blair, Jung,
Housewright, Stanard, Kingston, Rubin
Against: 0
Absent: 3 – Haqq, Anderson, Hampton
Vacancy: 2 - District 3, District 11

Speakers: None

(3) S212-312

Motion: It was moved to **approve** an application to create 50-lot single family subdivision with lots ranging in size from 6,900 square feet to 14,543 square feet and 7 common areas from a 35.873-acre tract of land on property located in the Dallas Extra Territorial Jurisdiction (ETJ) on Barnes Bridge Road, east of Bobtown Road, subject to compliance with the conditions listed in the docket and/or as amended at the hearing.

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

For: 10 - Popken, Shidid, Carpenter, Vann, Blair, Jung,
Housewright, Stanard, Kingston, Rubin
Against: 0
Absent: 3 – Haqq, Anderson, Hampton
Vacancy: 2 - District 3, District 11

Speakers: None

(4) S212-313

Motion: It was moved to **approve** an application to replat a 3.875-acre tract of land containing all of Lots 1A and 2 in City Block M/8734 to create one 1.308-acre lot and one 2.567-acre lot on property located on Genstar Lane, west of Davenport Road, subject to compliance with the conditions listed in the docket and/or as amended at the hearing.

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

For: 10 - Popken, Shidid, Carpenter, Vann, Blair, Jung,
Housewright, Stanard, Kingston, Rubin
Against: 0

Absent: 3 – Haqq, Anderson, Hampton
Vacancy: 2 - District 3, District 11

Speakers: None

(5) S212-314

Motion: It was moved to replat a 1.297-acre tract of land containing all of Lots 4 through 9 in City Block 70/3051 to create one lot on property located between Sixth Street and Seventh Street, west of Ewing Avenue, subject to compliance with the conditions listed in the docket and/or as amended at the hearing.

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

For: 10 - Popken, Shidid, Carpenter, Vann, Blair, Jung,
Housewright, Stanard, Kingston, Rubin
Against: 0
Absent: 3 – Haqq, Anderson, Hampton
Vacancy: 2 - District 3, District 11

Speakers: None

(6) S212-315

Motion: It was moved to replat a 0.556-acre tract of land containing all of Lot 21A, part of Lots 23 and 24 in City Block 6739 to create one lot on property located on Scyene Road at Kirven Drive, southeast corner, subject to compliance with the conditions listed in the docket and/or as amended at the hearing.

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

For: 10 - Popken, Shidid, Carpenter, Vann, Blair, Jung,
Housewright, Stanard, Kingston, Rubin
Against: 0
Absent: 3 – Haqq, Anderson, Hampton
Vacancy: 2 - District 3, District 11

Speakers: None

(8) S212-317

Motion: It was moved to create one 1.033-acre lot from a tract of land in City Block 7577 on property located on Polk Street, north of Lyndon B Johnson

Freeway, subject to compliance with the conditions listed in the docket and/or as amended at the hearing.

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

For: 10 - Popken, Shidid, Carpenter, Vann, Blair, Jung,
Housewright, Stanard, Kingston, Rubin
Against: 0
Absent: 3 – Haqq, Anderson, Hampton
Vacancy: 2 - District 3, District 11

Speakers: None

(9) S212-318

Motion: It was moved to create one 0.958-acre lot from a tract of land in City Block 6958 on property located on Cockrell Hill Road, north of Ledbetter Drive, subject to compliance with the conditions listed in the docket and/or as amended at the hearing.

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

For: 10 - Popken, Shidid, Carpenter, Vann, Blair, Jung,
Housewright, Stanard, Kingston, Rubin
Against: 0
Absent: 3 – Haqq, Anderson, Hampton
Vacancy: 2 - District 3, District 11

Speakers: None

Note: Correction read into the record case report, staff recommendation: staff has determined that the request complies with the requirements of RR Regional Retail District.

(10) S212-319

Motion: It was moved to create one 1.3104-acre lot, one 1.3260-acre lot, and one 1.6003-acre lot from a 4.2365-acre tract of land in City Block 35/8196 on property located on Coit Road at Arapaho Road, southwest corner, subject to compliance with the conditions listed in the docket and/or as amended at the hearing.

Maker: Blair
Second: Rubin

Result: Carried: 10 to 0

For: 10 - Popken, Shidid, Carpenter, Vann, Blair, Jung,
Housewright, Stanard, Kingston, Rubin
Against: 0
Absent: 3 – Haqq, Anderson, Hampton
Vacancy: 2 - District 3, District 11

Speakers: None

(11) S212-320

Motion: It was moved to replat a 3.0932-acre tract of land containing all of Lot 2 in City Block A/280 and part of an abandoned right-of-way to create one lot on property located between Pacific Avenue and Elm Street, southwest of Good Latimer Expressway, subject to compliance with the conditions listed in the docket and/or as amended at the hearing.

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

For: 10 - Popken, Shidid, Carpenter, Vann, Blair, Jung,
Housewright, Stanard, Kingston, Rubin
Against: 0
Absent: 3 – Haqq, Anderson, Hampton
Vacancy: 2 - District 3, District 11

Speakers: None

(12) S212-321

Motion: It was moved to replat a 30.746-acre tract of land containing part of Lot 1 in City Block B1/2368 and part of Lot 7 in City Block B/2368 to create one 2.531-acre lot and one 28.215-acre lot on property between Maple Avenue and Forest Park Road, southeast of Mockingbird Lane, subject to compliance with the conditions listed in the docket.

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

For: 10 - Popken, Shidid, Carpenter, Vann, Blair, Jung,
Housewright, Stanard, Kingston, Rubin
Against: 0
Absent: 3 – Haqq, Anderson, Hampton
Vacancy: 2 - District 3, District 11

Speakers: None

Correction read into the record: correct owner name on the agenda Board of Reason(?) of University of Texas Systems.

(13) S212-322

Motion: It was moved to replat a 1.3857-acre tract of land containing all of Lots 19 and 20, and part of Lots 21 and 22 in City Block F/8728 to create one lot on property located on Windmill Lane, north of Mapleshade Lane, subject to compliance with the conditions listed in the docket and/or as amended at the hearing.

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

For: 10 - Popken, Shidid, Carpenter, Vann, Blair, Jung,
Housewright, Stanard, Kingston, Rubin
Against: 0
Absent: 3 – Haqq, Anderson, Hampton
Vacancy: 2 - District 3, District 11

Speakers: None

(14) S212-323

Motion: It was moved to replat a 0.342-acre tract of land containing all of Lots 34 and 35 in City Block 3/8778 to create one lot on property located on Rylie Road at Prater Road, southwest corner, subject to compliance with the conditions listed in the docket and/or as amended at the hearing.

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

For: 10 - Popken, Shidid, Carpenter, Vann, Blair, Jung,
Housewright, Stanard, Kingston, Rubin
Against: 0
Absent: 3 – Haqq, Anderson, Hampton
Vacancy: 2 - District 3, District 11

Speakers: None

Note: This item was considered individually

(7) S212-316

Motion: It was moved to create 4-residential lots ranging in size from 17,685 square feet to 19,384 square feet from a 1.771-acre tract of land in City Block A/6690 on property located on Elam Road, east of Masters Drive, subject to compliance with the conditions listed in the docket.

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

For: 10 - Popken, Shidid, Carpenter, Vann, Blair, Jung,
Housewright, Stanard, Kingston, Rubin
Against: 0
Absent: 3 – Haqq, Anderson, Hampton
Vacancy: 2 - District 3, District 11

Speakers: For: Isaiah Castillo, 3719 Mt Royal St., Dallas TX 75211
For (did not speak): Joe Cortez, 5616 Odessa Dr., Fort Worth TX 7613

Residential Replats:

(15) S212-310

Motion: It was moved to **approve** an application to replat a 17.474-acre tract of and containing all of Lots 1 and 2 in City Block 1/3440 to create one lot on property located on Marsalis Avenue, west of Ewing Avenue, subject to compliance with the conditions listed in the docket and/or as amended at the hearing.

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

For: 10 - Popken, Shidid, Carpenter, Vann, Blair, Jung,
Housewright, Standard*, Kingston, Rubin
Against: 0
Absent: 3 - Haqq, Anderson, Hampton
Vacancy: 2 - District 3, District 11

*Commissioner Standard was out of the room during the vote.

Notices: Area: 200 Mailed: 37
Replies: For: 0 Against: 0

Speakers: None

(16) **S212-324**

Motion: It was moved to **approve** an application to replat a 1.254-acre tract of land containing all of Lots 4 and 5 in City Block 5/5606 to create one lot on property located at 5534 Edlen Drive, south of Walnut Hill Lane, subject to compliance with the conditions listed in the docket and/or as amended at the hearing.

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

For: 10 - Popken, Shidid, Carpenter, Vann, Blair, Jung,
Housewright, Stanard, Kingston, Rubin
Against: 0
Absent: 3 – Haqq, Anderson, Hampton
Vacancy: 2 - District 3, District 11

Notices: Area: 200 Mailed: 16
Replies: For: 2 Against: 0

Speakers: For: Joseph Erwick (??), 3617 White Travel Rd., Southlake TX

Other Matters

Consideration of Appointments to CPC Committees:

No appointments to City Plan Commission Committees.

2023 City Plan Commission Calendar

The Commission discussed and approved the 2023 CPC Meetings Calendar.

Motion: It was moved to **adopt** the City Plan Commission 2023 Meeting Calendar with the following change:
Delete the meetings on April 6 and December 21, 2023.

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

For: 9 - Popken, Shidid, Vann, Blair, Jung,
Housewright, Stanard, Kingston, Rubin
Against: 0
Absent: 4 – Haqq, Anderson, Hampton, Carpenter

Vacancy: 2 - District 3, District 11

Speakers: None

Minutes:

Motion: It was moved to **approve** the September 1, 2022, City Plan Commission meeting minutes, as revised.

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

For: 9 - Popken, Shidid, Vann, Blair, Jung,
Housewright, Stanard, Kingston, Rubin
Against: 0
Absent: 4 – Haqq, Anderson, Hampton, Carpenter
Vacancy: 2 - District 3, District 11

Speakers: None

Adjournment:

Motion: It was moved to **adjourn** the September 15, 2022, City Plan Commission meeting at 8:10 p.m.

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

For: 9 - Popken, Shidid, Vann, Blair, Jung,
Housewright, Stanard, Kingston, Rubin
Against: 0
Absent: 4 – Haqq, Anderson, Hampton, Carpenter
Vacancy: 2 - District 3, District 11

Tony Shidid, Chair

Date