

PLAN COMMISSION MINUTES

The City Plan Commission held a regular Zoning Hearing on July 21, 2022, with the briefing starting at 10:15 a.m., and the public hearing at 1:31 p.m., in Room 6ES 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: Benjamin Vann (due to missing more than 50 percent of the meeting) 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:

ACTION ITEMS:

Miscellaneous – Individual Items:

M212-036(AS)

Planner: Athena Seaton

Motion: In considering an application for a minor amendment to an existing landscape plan for Specific Use Permit No. 1596 for a general merchandise or food store 100,000 square feet or more on property zoned CR Community Retail, on the northeast corner of Marsh Lane and West Northwest Highway, it was moved to **hold** this case under advisement until August 4, 2022.

Maker: Hampton
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: 1 - Gibson
Vacancy: 1 - District 3

*out of the room, shown voting in favor

Speakers: For: None
Against: None
Staff: Phil Erwin, Chief Arborist, Development Services

Zoning Cases - Consent:

1. **Z212-124(RM)**

Planner: Ryan Mulkey

Note: The Commission considered this item individually.

Motion: In considering an application for the amendment to Planned Development District No. 49, at the northwest corner of East Camp Wisdom Road and University Hills Boulevard, it was moved to **hold** this case under advisement until August 4, 2022.

Maker: Blair
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: 1 - Gibson
Vacancy: 1 - District 3

*out of the room, shown voting in favor

Notices: Area: 500 Mailed: 93
Replies: For: 1 Against: 3

Speakers: For: Suzan Kedron, 2323 Ross Avenue, Dallas, TX, 75201
Against: None

2. Z212-154(RM)

Planner: Ryan Mulkey

Note: The Commission considered this item individually.

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

Note: During the discussion period of this item Vice-Chair Rubin offered a Friendly amendment to the motion for a five-year period. Commissioner Housewright seconded the motion. Commissioner Vann, Maker of motion, and Commissioner Anderson, Secunder accepted the Friendly amendment.

Maker: Vann
Second: Anderson
Result: **Motion was considered a moot matter, due to the Maker of the motion and Secunder accepting the Friendly amendment.**

Motion II: 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: Vann
Second: Anderson
Result: Carried: 13 to 0

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

Against: 0
Absent: 1 - Gibson
Vacancy: 1 - District 3

*out of the room, shown voting in favor

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

Speakers: For: Lilian Nyahwai, 4703 W. Elm Street, Celina TX 75009
Against: None

3. Z212-209(RM)

Planner: Ryan Mulkey

Note: The Commission considered this item individually.

Motion: It was moved to recommend **approval** of an IR Industrial/Research District on property zoned an MU-3 Mixed Use District on the north line of North Stemmons Freeway, east of Commonwealth Drive.

Maker: Hampton
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: 1 - Gibson
Vacancy: 1 - District 3

*out of the room, shown voting in favor

Notices: Area: 200 Mailed: 7
Replies: For: 0 Against: 0

Speakers: For: Omar Teal, 3066 N. Stemmons Frwy, Dallas, TX, 75247
Against: None

4. Z212-161(HC)

Planner: Hannah Carrasco

Note: The Commission considered this item individually.

Motion: In considering an application for the renewal of Specific Use Permit No. 2053 for an outside storage and reclamation use on property zoned an IM Industrial Manufacturing District, on the southeast corner of Norwich Lane and Bedford Street, it was moved to **hold** this case under advisement until September 1, 2022.

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

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

Against: 0
Absent: 1 - Gibson
Vacancy: 1 - District 3

*out of the room, shown voting in favor

Notices: Area: 300 Mailed: 23
Replies: For: 0 Against: 0

Speakers: None

Zoning Cases – Under Advisement:

5. Z201-134(HC)

Planner: Hanna 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 September 1, 2022.

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

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

Against: 1 - Vann
Absent: 1 - 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, 4810 Haywood Pkwy, Dallas, TX, 75232

6. Z201-333(OA)

Planner: Oscar Aguilera

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 August 4, 2022.

Maker: Haqq
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: 1 - Gibson
Vacancy: 1 - District 3

*out of the room, shown voting in favor

Notices: Area: 300 Mailed: 50
Replies: For: 5 Against: 9

Speakers: None

7. Z201-321(MP)

Planner: Michael Pepe

Motion: In considering an application for a new subdistrict within Planned Development District No. 714, the West Commerce Street/Fort Worth Avenue Special Purpose District, on the southeast corner of North Hampton Road and Remond Drive, it was moved to **hold** this case under advisement until August 4, 2022.

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

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

Against: 0
Absent: 1 - Gibson
Vacancy: 1 - District 3

*out of the room, shown voting in favor

Notices: Area: 500 Mailed: 61
Replies: For: 6 Against: 1

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

Note: The Commission recessed for a short break at 3:12 p.m. and reconvened at 3:28 p.m. The Commission continued with the regular order of the agenda and heard Zoning Case – Individual agenda item #8. Z201-221(AU) next.

Zoning Cases – Individual:

8. Z201-221(AU)

Planner: Andreea Udrea

Motion: In considering an application for an MU-2 Mixed Use District on property zoned an MF-1(A) Multifamily District, on the west line of Preston Road, south of Arapaho Road, it was moved to **hold** this case under advisement until August 18, 2022, and instruct staff to re-advertise for a planned development district.

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

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

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

Notices: Area: 400 Mailed: 101
Replies: For: 0 Against: 1

Speakers: For: Andrew Ruegg, 2201 Main Street, Dallas, TX, 75201
Brian Crombie, 2480 Mississauga, Mississauga, Ontario, Canada
Jeffrey Smith, 3090 Nowitzki Way, Dallas, TX, 75219
Brian Satagaj, 3803 Parkwood Blvd., Frisco, TX, 75034
Michael Kottwitz, 6704 Aberdeen Ave, Dallas, TX, 75230
Lee Kleinman, 2201 Main Street, Dallas, TX, 75201
For (Did not speak): Sarah Alyea, 15625 Preston Rd., Dallas, TX, 75248
Wilson Kerr, 10817 Sandpiper Ln., Dallas, TX, 75230
Against: None
Staff: David Nevarez, Sr. Traffic Engineer, Development Services

9. Z190-250(AU)

Planner: Andreea Udrea

Motion: In considering an application for 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, it was moved to **hold** this case under advisement until August 18, 2022.

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

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

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

Notices: Area: 500 Mailed: 63
Replies: For: 0 Against: 1

Speakers: For: Andrew Ruegg, 2201 Main St., Dallas, TX, 75201
Lee Kleinman, 2201 Main Street, Dallas, TX, 75201
Rod Engel, 1020 N. Milwaukee Ave., Deerfield, IL, 60015
For (Did not speak): Brian Satagaj, 3803 Parkwood Blvd., Frisco, TX, 75034
Michael Kottwitz, 6704 Aberdeen Ave, Dallas, TX, 75230
Wilson Kerr, 10817 Sandpiper, Dallas, TX, 75230
Peter Kavanagh, 1620 Handley Dr., Dallas, TX, 75058
Jeffrey Smith, 3090 Nowitzki Way, Dallas, TX, 75219
Against: None

10. **Z212-207(JA)**

Planner: Jennifer Allgaier

Motion: In considering an application for an LI Light Industrial District with deed restrictions volunteered by the applicant on property zoned an A(A) Agricultural District on the northwest line of Telephone Road, between Bonnie View Road and Van Horn Drive, it was moved to **hold** this case under advisement until August 4, 2022.

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

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

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

Notices: Area: 400 Mailed: 16
Replies: For: 0 Against: 2

Speakers: For: Rob Baldwin, 3904 Elm St., Dallas, TX, 75226
Miles Terry, 4890 Alpha Rd., Dallas, TX, 75244
Against: Julian Currie, 3901 Telephone Rd., Dallas, TX, 75241
Gloria Currie, 3901 Telephone Rd., Dallas, TX, 75241

11. **Z212-215(JA)**

Planner: Jenniffer Allgaier

Motion: It was moved to recommend **approval** of a Specific Use Permit for a truck stop use for a ten-year period with eligibility for automatic renewals for additional ten-year periods, subject to revised site plan and staff's recommended conditions; as briefed, on property zoned an LI Logistics Industrial Subdistrict within Planned Development District No. 761, the Dallas Logistics Port Special Purpose District, on the southwest corner of Blanco Drive and Logistics Drive.

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

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

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

Notices: Area: 400 Mailed: 11
Replies: For: 0 Against: 0

Speakers: For: Bill Dahlstrom, 2323 Ross Ave., Dallas, TX, 75201
Greg Roche, 4675 McArthur Ct., Newport Beach, CA
Against: None

Subdivision Docket

Planner: Sharmila Shrestha

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 S212-254, S215-255, S212-256, S212-257, S212-258, S212-260, and S212-262 were read into the record and heard together.

Consent Items:

(1) **S201-254**

Motion: It was moved to **approve** an application to create one 9.661-acre lot from a tract of land in City Block 6134 on property located between Waterview Road, Brookhurst Drive, Northcliff Drive, and Peavy Road, subject to compliance with the conditions listed in the docket.

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

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

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

*out of the room, shown voting in favor

Speakers: For: None

For (Did not speak): Elsie Thurman, 9406 Biscayne Blvd., Dallas, TX, 75218

Against: None

(2) **S212-255**

Motion: It was moved to **approve** an application to create one 12.475-acre lot from a tract of land in City Block 7309 on property located between Millmar Drive, Shiloh Road, Healey Drive, and Casa Oaks Drive, subject to compliance with the conditions listed in the docket.

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

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

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

*out of the room, shown voting in favor

Speakers: For: None

For (Did not speak): Elsie Thurman, 9406 Biscayne Blvd., Dallas, TX, 75218

Against: None

(3) **S212-256**

Motion: It was moved to **approve** an application to replat an 11.0046-acre tract of land containing all of Lot 1B in City Block B/370, part of abandoned streets and alleys to create one lot on property located on Field Street at Nowitzki Way, east of Houston Street, subject to compliance with the conditions listed in the docket.

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

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

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

*out of the room, shown voting in favor

Speakers: None

(4) **S212-257**

Motion: It was moved to **approve** an application to replat a 5.372-acre tract of land containing part of Lot 1 in City Block 4/7941 to create one 2.505-acre lot and one 2.867-acre lot on property located on Stemmons Freeway/ Interstate Highway No. 35E, south of Regal Row, subject to compliance with the conditions listed in the docket.

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

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

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

*out of the room, shown voting in favor

Speakers: None

(5) **S212-258**

Motion: It was moved to **approve** an application to create 4 lots ranging in size from 1.230-acres to 4.939-acres on property located in the Dallas Extra Territorial Jurisdiction (ETJ) on F.M. 548, at the terminus of Windmill Farms Boulevard, subject to compliance with the conditions listed in the docket.

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

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

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

*out of the room, shown voting in favor

Speakers: None

(6) **S212-260**

Motion: It was moved to **approve** an application to replat a 3.90-acre tract of land containing all of Lots 1 through 23 in City Block 23/1267, all of Lot 1 in City Block 26/1268, part of abandoned Fletcher Street, and an abandoned alley; to create one 0.46-acre lot, one 0.73-acre lot and one 2.71-acre lot on property between Stonewall Street and Haskell Avenue, east of Peak Street, subject to compliance with the conditions listed in the docket.

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

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

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

*out of the room, shown voting in favor

Speakers: For: None

Against: None

Neutral (Did not speak): Dennis Rials, 1018 Fletcher St., Dallas, TX, 75223

(7) **S212-262**

Motion: It was moved to **approve** an application to replat a 0.8088-acre tract of land containing part of Lot 5 and all of Lot 6 in City Block 55/3036 to create one lot on property located on Lancaster Avenue at Sabine Street, southwest corner, subject to compliance with the conditions listed in the docket.

Maker: Jung

Second: Hampton

Result: Carried: 12 to 0

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

Against: 0

Absent: 2 - Vann, Gibson

Vacancy: 1 - District 3

*out of the room, shown voting in favor

Speakers: None

Note: The Commission heard Subdivision - Consent agenda item #8. S212-263 upon the conclusion of the Subdivision Consent agenda.

(8) **S212-263**

Note: The Commission considered this item individually.

Motion: It was moved to **approve** an application to replat a 32.5267-acre tract of land containing all of Lots 1C and 1D in City Block 1/6368 to move internal lot lines between two lots to create one 6.7881-acre lot and one 25.7386-acre lot on property located on Irving Boulevard at Lakawana Street, south of Stemmons Freeway/Interstate Highway No. 35E, subject to compliance with the conditions listed in the docket.

Maker: Carpenter

Second: Hampton

Result: Carried: 11 to 0

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

Against: 0
Absent: 2 - Vann, Gibson
Vacancy: 1 - District 3
Conflict: 1 - Jung**

**out of the room, when vote taken

Speakers: None

Note: The Commission recessed for a short break at 5:36 p.m. and reconvened at 5:58 p.m. The Commission continued with the regular order of the agenda and heard Residential Replat #9. S212-248 next.

Residential Replat:

(9) **S212-248**

Motion: It was moved to **approve** an application to replat a 0.287-acre (12,499-square foot) lot containing all of Lot 15 in City Block 16/6890 to create two 6,250-square foot lots on property located on Kavasara Drive, southwest of Tracy 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, Blair, Jung, Housewright, Haqq,
Stanard, Kingston, Rubin

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

Notices: Area: 200 Mailed: 25
Replies: For: 0 Against: 0

Speakers: For: Rob Baldwin, 3904 Elm St., Dallas, TX, 75226
Joe Denman, 2924 Forest Ln., Dallas, TX, 75234
Against: None

(10) **S212-249**

Motion: It was moved to **approve** an application to replat a 0.278-acre (12,096-square foot) lot containing all of Lot 5 in City Block 12/6890 to create one 6,044-square foot lot and one 6,052-square foot lot on property located on Kemrock Drive, south of Plum Dale 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, Blair, Jung, Housewright, Haqq,
Stanard, Kingston, Rubin

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

Notices: Area: 200 Mailed: 24
Replies: For: 0 Against: 0

Speakers: For: Rob Baldwin, 3904 Elm St., Dallas, TX, 75226
For (Did not speak): Joe Denman, 2924 Forest Ln., Dallas, TX, 75234
Against: None

(11) **S212-250**

Motion: It was moved to **deny** an application to replat a 0.287-acre (12,499-square foot) lot containing all of Lot 10 in City Block 22/6890 to create two 6,250-square foot lots on property located on Blunter Street, northwest of Lyola Street, due to non-compliance with Chapter 51A-8.503 of the Dallas Development Code, which requires lots to conform with width, depth and area to pattern already established in adjacent areas.

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

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

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

Notices: Area: 200 Mailed: 20
Replies: For: 0 Against: 0

Speakers: For: Rob Baldwin, 3904 Elm St., Dallas, TX, 75226
For (Did not speak): Joe Denman, 2924 Forest Ln., Dallas, TX, 75234
Against: None

(12) **S212-251**

Motion: It was moved to **approve** an application to replat a 0.41-acre tract of land containing part of City Block 29/6662 to create two 8,998-square foot lots on property located on Paramount Avenue, west of Broadview Street, subject to compliance with the conditions listed in the docket.

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

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

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

Notices: Area: 200 Mailed: 17
Replies: For: 1 Against: 0

Speakers: None

(13) **S212-252**

Motion: It was moved to **deny** an application to replat a 0.287-acre (12,500-square foot) lot containing all of Lot 5 in City Block 19/6890 to create two 6,250-square foot lots on property located on Benrock Street, east of Kemrock Drive, due to non-compliance with Chapter 51A-8.503 of the Dallas Development Code, which requires lots to conform with width, depth and area to pattern already established in adjacent areas.

Maker: Blair
Second: Jung
Result: Carried: 11 to 1

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

Against: 1 - Rubin
Absent: 2 - Vann, Gibson
Vacancy: 1 - District 3

Notices: Area: 200 Mailed: 23
Replies: For: 0 Against: 0

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

(14) **S212-253**

Motion: It was moved to **deny** an application to replat a 0.287-acre (12,500-square foot) lot containing all of Lot 15 in City Block 18/6890 to create two 6,250-square foot lots on property located on Benrock Street, east of Kemrock Drive, due to non-compliance with Chapter 51A-8.503 of the Dallas Development Code, which requires lots to conform with width, depth and area to pattern already established in adjacent areas.

Maker: Blair
Second: Carpenter
Result: Carried: 8 to 4

For: 8 - Popken, Hampton, Anderson, Carpenter, Blair,
Jung, Haqq, Kingston

Against: 4 - Shidid, Housewright, Stanard, Rubin
Absent: 2 - Vann, Gibson
Vacancy: 1 - District 3

Notices: Area: 200 Mailed: 23
Replies: For: 0 Against: 0

Speakers: For: Felicia Adams, 1803 W. Illinois Ave., Dallas, TX, 75224
Against: None

(15) **S212-259**

Motion: It was moved to **approve** an application to replat a 5.128-acre tract of land containing part of Lot 30 and Lot 31 in City Block 6961 to create 5 residential lots ranging in size from 0.456-acre to 1.988-acre on property located between Cockrell Hill Road and Guadalupe Avenue, south of Kiest Avenue, subject to compliance with the conditions listed in the docket.

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

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

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

Notices: Area: 200 Mailed: 24
Replies: For: 1 Against: 0

Speakers: For: Gelena Hernandez, 4348 S. Cockrell Hill Rd., Dallas, TX, 75236
Against: None

Certificates of Appropriateness for Signs – Under Advisement:

2205160008

Planner: Jason Pool

Motion: It was moved to **approve** a Certificate of Appropriateness by Gary McLemee of Texas Sign Services, for 632.7-square-feet of illuminated attached signs at 903 Slocum Street (southeast elevation), subject to conditions to include the following: 1) sign be reduced by 33% as provided in the June 10th applicant submitted revision and 2) sign not to exceed 450-square-feet.

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

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

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

Speakers: For: Karl Crawley, 2201 Main St., Dallas, TX, 75201
For (Did not speak): Danielle Mathews, 2201 Main St., Dallas, TX, 75201
Against: None

2205160010

Planner: Jason Pool

Motion: It was moved to **approve** a Certificate of Appropriateness by Gary McLemee of Texas Sign Services, for a 374.2-square-foot illuminated attached sign at 903 Slocum Street (northwest elevation), subject to conditions and that the sign not to exceed 201-square-feet as provided in the June 10th applicant submitted revision.

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

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

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

Speakers: For: Karl Crawley, 2201 Main St., Dallas, TX, 75201
For (Did not speak): Danielle Mathews, 2201 Main St., Dallas, TX, 75201
Against: None

2205160012

Planner: Jason Pool

Motion: It was moved to **approve** a Certificate of Appropriateness by Gary McLemee of Texas Sign Services, for a 201-square-foot illuminated attached sign at 903 Slocum Street (northeast elevation).

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

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

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

Speakers: For: Karl Crawley, 2201 Main St., Dallas, TX, 75201
For (Did not speak): Danielle Mathews, 2201 Main St., Dallas, TX, 75201
Against: None

2203140003

Planner: Jason Pool

Motion: It was moved to **approve** a Certificate of Appropriateness by Gary McLemee of Texas Sign Services, for a 965-square-foot of illuminated attached signs at 2425 Canton Street (northwest elevation), for a sign type D, with the revised size of an 8-foot height not greater than 240-square feet of illuminated attached sign as provided in the June 10th applicant submitted revision.

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

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

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

Speakers: For: Karl Crawley, 2201 Main St., Dallas, TX, 75201
For (Did not speak): Danielle Mathews, 2201 Main St., Dallas, TX, 75201
Dallas Cothrum, 2201 Main St., Dallas, TX, 75201
Gary McLemee, 6654 County Road 323, Terrell, TX, 75160
Against: Mark Rieves, 5530 Goodwin Ave., Dallas, TX, 75206

Note: The Commission recessed for a short break at 7:27 p.m. and reconvened at 7:38 p.m. The Commission continued with the regular order of the agenda and heard Authorization of a Hearing agenda item #12. Z167-395(MK) next.

Authorized Hearing - Zoning Case:

12. **Z167-395(MK)**

Planner: Michael King

Motion: It was moved to recommend **approval** of amendments to Planned Development District No. 67, **approval** of a new Planned Development District, subject to conditions generally north of Mockingbird Lane, east of Roper Street to Stigall Street, east of Taos Road, south of Kelton Drive, and west of Oriole Drive; and **no change** to Planned Development District No. 326, Planned Development District No. 515, Planned Development District No. 659, Planned Development District No. 670, Planned Development District No. 771, Planned Development District No. 814, Planned Development District No. 947, a CR Community Retail District, a CS Commercial Service District, a D(A) Duplex District, an IR Industrial Research District, an LO-1 Limited Office District, an MC-1 Multiple Commercial District, an MF-2(A) Multifamily District, a P(A) Parking District, a portion of an R-7.5(A) Single Family District, an R-10(A) Single Family District, a TH-2(A) Townhouse District, and a TH-3(A) Townhouse District properties in an area generally bound by Lovers Lane to the north,

Inwood Road to the east, Mockingbird Lane to the south, and Lemmon Avenue and Bluffview Boulevard to the west, with the following changes:

1 - To combine the two planned development districts into one and include the proposed new planned district and its conditions into a new tract, Tract IV, to PD 67.

2 - Maximum lot coverage for single-story, single family and duplex structures is 40 percent; and

3 - Add a purpose statement as follows:

This article provides standards tailored to meet the needs of the Elm Thicket NorthPark Neighborhood which is an area of historical and cultural importance and significance to the citizens of the City of Dallas. The general objectives of these standards are to promote and protect the health, safety, welfare, convenience, and enjoyment of the public, and, in part, to achieve the following:

- (1) Accommodate the existing mix of uses in the area.
- (2) Protect the internal stable residential neighborhood.
- (3) Preserve and enhance the historical and cultural significance of the area.
- (4) Strengthen neighborhood identity

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

For: 10 - Popken, Hampton, Anderson, Shidid,
Carpenter, Blair, Housewright, Haqq, Stanard,
Kingston

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

**out of the room, when vote taken

Speakers: For: Nnenna Ejiesieme, 6714 Prosper St., Dallas, TX, 75209
Kimberly Sims, 7219 Morton St., Dallas, TX, 75209
Zac Thompson, 4715 W. University Blvd., Dallas, TX, 75209
Jonathan Maples, 6525 Oriole St., Dallas, TX, 75209
Kemishia Richardson, 7314 Kenwell St., Dallas, TX, 75209
Eric McHenry, 7708 Linwood Ave., Dallas, TX, 75209
Arleen Coleman, 7722 Morton St. Dallas, TX, 75209
Michael Valderas, 427 Marshall Dell Ave., Dallas, TX, 75211
Christine Hopkins, 1118 Elmwood Blvd., Dallas, TX, 75209
Mark Rieves, 5530 Goodwin Ave., Dallas, TX, 75206
Clarence Glover, 7607 Caillet St., Dallas, TX, 75209
Abel Mulugheta, 1810 Commerce St., Dallas, TX, 75201
For (Did not speak): Pattie Walker, 5021 Wenonah Dr., Dallas, TX, 75209
Annette King, 7402 Kenwell St., Dallas, TX, 75209

Beridia Hill, 7522 Calliet St., Dallas, TX, 75209
Itheria Hutson-Hollins, 7310 Kaywood Dr., Dallas, TX, 75209
LAMonica Love, 6615 Victoria Ave., Dallas, TX, 75209
Mavis Love, 6615 Victoria Ave., Dallas, TX, 75209
Tamilya Smith-Gonzalez, 7407 Kaywood Dr., 75209
Against: Allison Silveira, 4424 Cowan Ave., Dallas, TX, 75209
Francisco Silveira, 4424 Cowan Ave., Dallas, TX, 75209
Sue Berk, 5048 Wateka Dr., Dallas, TX, 75209
Casey Blank, 7652 Culcourt St., Dallas, TX, 75209
Kyle Coburn, 6603 Kenwell St., Dallas, TX, 75209
Juanita Couch, 323 Centre St., Dallas, TX, 75208
Clay Stapp, 3404 Greenville Ave., Dallas, TX, 75206
Kevin McGovern, 4827 March Ave, Dallas, TX, 75209
Waleed Jaroun, 7523 Caillet St., Dallas, TX, 75209
Jennifer Brower, 7515 Linwood Ave., Dallas, TX, 75209
Doug Brower, 7515 Linwood Ave., Dallas, TX, 75209
Ricky Gonzales, 4283 S. Cresthaven Rd., Dallas, TX, 75209
Todd Helman, 4922 Wenonah Dr., Dallas, TX, 75209
Jay Joyce, 4818 Wateka Dr., Dallas, TX, 75209
Reagen Anderes, 7625 Kenwell St., Dallas, TX, 75209
Stephanie Helman, 4922 Wenonah Dr., Dallas, TX, 75209
Kendall Laughlin, 6608 Robin Rd., Dallas, TX, 75209
Curt Hefner, 7015 Oriole Dr., Dallas, TX, 75209
Emmie Kellie, 4819 Cowan Ave., Dallas, TX, 75209
David Patillo, 4818 Wateka Dr., Dallas, TX, 75209
Against (Did not speak): Juli Anderes, 7625 Kenwell St., Dallas, TX, 75209
Yahya Mansour, 4707 Wateka Dr., Dallas, TX, 75209
Debbie Frankfurt, 7626 Caillet St., Dallas, TX, 75209
Justin Rubel, 4337 Hopkins Ave., Dallas, TX, 75209
Kathy Coffman, 6546 Starling Cir., Dallas, TX, 75209
Jim Couch, 323 Centre St., Dallas, TX, 75208
Tom Armstrong, 7503 Kaywood Rd., Dallas, TX, 75209
Staff: Andrea Giles, Assistant Director, Community Planning Studio

Area Plan:

West Oak Cliff Area Plan

Planner: Daniel Church

Motion: In considering 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, it was moved to **hold** this case under advisement until August 4, 2022.

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

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

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

Speakers: For: Andrew Wallace, 1407 Melbourne Ave., Dallas, TX, 75224
Mike Anglin, 1414 W. Colorado Blvd., Dallas, TX, 75208
Albert Mata, 111 W. Davis St., Dallas, TX, 75208
For (Did not speak): Elena Stephens, 2003 Ferndale Ave., Dallas, TX, 75224
Evelyn Mayo, 7732 Village Trail Dr., Dallas, TX, 75254
Enrique McGregor, 845 N. Oak Cliff Blvd., Dallas, TX, 75208
Gerardo Figueroa, 5017 Frontier Rd., Garland, TX, 75043
Jose Ortiz, 3252 S. Edgefield Ave., Dallas, TX, 75224
Luis Luna, 218 Mt. Lookout St., Dallas, TX, 75211
Lucy Bocanegra, 918 918 Hartsdale Dr., Dallas, TX, 75211
Enrique Subias, 3414 Texas Dr., Dallas, TX, 75211
Daniel Valdez 1005 S. Brighton Ave., Dallas, TX, 75208
Baltazar Montelongo, 2727 Kingston St., Dallas, TX, 75211
Against: Pat Ford, 633 N. Manus Dr., Dallas, TX, 75224
Christine Hopkins, 1118 Elmwood Blvd., Dallas, TX, 75224
Giovanni Valderas, 427 Marshall Dell Ave., Dallas, TX, 75211
Against (Did not speak): Tony Carrillo, 3109 Pravia Ave., Dallas, TX, 75212

Other Matters

Consideration of Appointments to CPC Committees:

There were no appointments to City Plan Commission Committees.

There were no approval of Minutes

Adjournment:

Motion: It was moved to **adjourn** the July 21, 2022, City Plan Commission meeting at 11:53 p.m.

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

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

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

Tony Shidid, Chair

Date