



CITY PLAN COMMISSION
Briefing & Public Hearing Meeting Minutes
Thursday, January 19, 2023

DALLAS CITY HALL, COUNCIL CHAMBER/VIDEO CONFERENCE
CISCO WEBEX LINK, <https://bit.ly/CPC011923>, Call-In #: 2499 318 2637
CHAIR TONY SHIDID, PRESIDING

PRESENT: [14]

Tony Shidid, Chair, District 5	P. Michael Jung, District 9
Amanda Popken, District 1 (**)	Tipton Housewright, District 10
Joanna Hampton, District 2	Brandy Treadway, District 11 (**)
Jasmond Anderson, District 4 (**)	Aaliyah Haqq, District 12 (*)
Deborah Carpenter, District 6	Claire Stanard, District 13
Tabitha Wheeler-Reagan, District 7	Melissa Kingston, District 14
Lorie Blair, District 8	Brent Rubin, Vice-Chair, Place 15

ABSENT: [0]

VACANCY: [1]

District 3	
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**Note: Members of the City Plan Commission participated in this meeting by video conference.*

***Note: Indicates arrival time after meeting called to order/reconvened*

The Briefing meeting was called to order at 9:13 a.m. with a quorum of the City Plan Commission present. The Public Hearing was called to order at 12:36 p.m. with a quorum of the City Plan Commission present.

The meeting agenda, posted in accordance with Chapter 551, "OPEN MEETINGS", of the Texas Government Code, was presented.

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.

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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.

BRIEFINGS:

The Commission was briefed on agenda items: #1. ID 23-324 M212-020(DM), #2. ID 23-326 D212-019(DM), #3. ID 23-322 W223-003(DM), #4. ID 23-327 Z212-304(JM) (*to be briefed on 2/2/2023*), #5. ID 23-328 Z212-313(RM), #6. ID 23-330 Z212-314(JM), #7. ID 23-331 Z212-325(MP), #8. ID 23-332 Z212-333(JP). The Commission recessed for a short break at 10:32 a.m., and reconvened at 10:42 a.m. The Commission continued with the briefing of the remaining agenda items: #9. ID 23-333 Z212-218(JA) and #10. ID 23-334 Z212-301(JM). The Commission recessed for lunch break 11:50 a.m.

The City Plan Commission opened the public hearing at 12:36 p.m.

PUBLIC TESTIMONY: None

APPROVAL OF MINUTES:

Minutes Approval of Minutes of the January 5, 2023 City Plan Commission Hearing.

Motion: It was moved to **approve** the January 5, 2023, City Plan Commission meeting minutes, as submitted.

Maker: Jung
Second: Rubin
Result: Carried: 14 to 0

For: 14 - Popken, Hampton, Anderson, Shidid,
Carpenter, Wheeler-Reagan, Blair, Jung,
Housewright, Treadway, Haqq, Stanard,
Kingston, Rubin

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

Speakers: None

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ACTION ITEMS:

Miscellaneous Items - Consent:

Note: Miscellaneous items #1. ID 23-324 M212-020(DM) and #2. ID 23-326 D212-019(DM) were read into the record and heard together.

Minor Amendment:

1. 23-324 M212-020(DM)

Planner: Donna Moorman

Motion: It was moved to **approve** a minor amendment to an existing development plan on property zoned Planned Development District No. 1059, on the southwest corner of North Westmoreland Road and Remond Drive.

Maker: Rubin
Second: Carpenter
Result: Carried: 14 to 0

For: 14 - Popken, Hampton, Anderson, Shidid,
Carpenter, Wheeler-Reagan, Blair, Jung,
Housewright, Treadway, Haqq, Stanard,
Kingston, Rubin

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

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

Development Plan:

2. 23-326 D212-019(DM)

Planner: Donna Moorman

Motion: It was moved to **approve** a development plan for a multifamily use on property zoned Subarea B within Planned Development District No. 15, on the north line of West Northwest Highway, east of Preston Road; between Pickwick Lane and Baltimore Drive.

Maker: Rubin
Second: Carpenter
Result: Carried: 14 to 0

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For: 14 - Popken, Hampton, Anderson, Shidid,
Carpenter, Wheeler-Reagan, Blair, Jung,
Housewright, Treadway, Haqq, Stanard,
Kingston, Rubin

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

Speakers: None

Waiver:

3. 23-322 **W223-003(DM)**

Planner: Donna Moorman

Note: The Commission considered this item individually.

Motion: It was moved to **approve** a waiver of the two-year waiting period to submit a zoning application on property zoned an R-1/2ac(A) Single Family District with Specific Use Permit No. 651 for a college or university on the southeast corner of Walnut Street and Abrams Road.

Maker: Housewright
Second: Hampton
Result: Carried: 12 to 2

For: 12 - Popken, Hampton, Anderson, Shidid,
Carpenter, Wheeler-Reagan, Blair,
Housewright, Treadway, Haqq, Stanard,
Kingston

Against: 2 - Jung, Rubin
Absent: 0
Vacancy: 1 - District 3

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

Note: Zoning Cases - Consent agenda item #4. ID 23-327 Z212-304(JM) was pulled from the Zoning Cases – Consent agenda and heard individually. The Commission heard Zoning Case - Consent agenda item #4. ID 23-327 Z212-304(JM) next.

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Zoning Cases – Consent:

4. 23-327 **Z212-304(JM)**

Planner: Jennifer Muñoz

Note: The Commission considered this item individually.

Motion: In considering an application for a new subdistrict within Planned Development District No. 1, on the south line of Forest Lane, west of Eastern Avenue, it was moved to **hold** this case under advisement until February 2, 2023.

Maker: Stanard
Second: Hampton
Result: Carried: 14 to 0

For: 14 - Popken, Hampton, Anderson, Shidid,
Carpenter, Wheeler-Reagan, Blair, Jung,
Housewright*, Treadway, Haqq, Stanard,
Kingston, Rubin

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

*out of the room, shown voting in favor

Notices: Area: 500 Mailed: 47
Replies: For: 0 Against: 15

Speakers: For: Andrew Ruegg, 2201 Main St., Dallas, TX, 75201
Against: None

Note: The Commission continue with the regular order of the agenda and heard Zoning Cases – Consent agenda items. The Zoning Cases – Consent agenda items were read into the record and heard together.

5. 23-328 **Z212-313(RM)**

Planner: Ryan Mulkey

Motion: It was moved to recommend **approval** of the renewal of Specific Use Permit No. 2389 for a commercial amusement (inside) for a three-year period, subject to revised conditions on property zoned a CC Community Commercial Subdistrict within Planned Development District No. 595, the South Dallas/Fair Park Special Purpose District, at the southeast corner of South Malcolm X Boulevard and Birmingham Avenue.

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Maker: Wheeler-Reagan
Second: Rubin
Result: Carried: 14 to 0

For: 14 - Popken, Hampton, Anderson, Shidid,
Carpenter, Wheeler-Reagan, Blair, Jung,
Housewright*, Treadway, Haqq, Stanard,
Kingston, Rubin

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

*out of the room, shown voting in favor

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

Speakers: For: None
For (Did not speak): Adina Starke, 2816 King Cole Dr., Dallas, TX, 75216
Against: None

6. 23-330 Z212-314(JM)

lanner: Jennifer Muñoz

Motion: It was moved to recommend **approval** of a Planned Development District for MF-2(A) Multifamily District uses, subject to a development plan and conditions, as briefed; on property zoned an RR Regional Retail District, on the northwest corner of East 9th Street and Lansing Street.

Maker: Wheeler-Reagan
Second: Rubin
Result: Carried: 14 to 0

For: 14 - Popken, Hampton, Anderson, Shidid,
Carpenter, Wheeler-Reagan, Blair, Jung,
Housewright*, Treadway, Haqq, Stanard,
Kingston, Rubin

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

*out of the room, shown voting in favor

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Notices: Area: 500 Mailed: 111
Replies: For: 0 Against: 0

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

7. 23-331 **Z212-325(MP)**

Planner: Michael Pepe

Motion: It was moved to recommend **approval** of a MF-2(A) Multifamily District on property zoned a CS Commercial Service District, on the northwest line of Willow Street at the terminus of Bank Street, between South Carroll Avenue and South Fitzhugh Avenue.

Maker: Wheeler-Reagan
Second: Rubin
Result: Carried: 14 to 0

For: 14 - Popken, Hampton, Anderson, Shidid,
Carpenter, Wheeler-Reagan, Blair, Jung,
Housewright*, Treadway, Haqq, Stanard,
Kingston, Rubin

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

*out of the room, shown voting in favor

Notices: Area: 200 Mailed: 34
Replies: For: 1 Against: 0

Speakers: For: None
For (Did not speak): Rob Baldwin, 3904 Elm St., Dallas, TX, 75226
Samuel Mortimer, 1623 Main St., Dallas, Texas, 75201
Against: None

8. 23-332 **Z212-333(JP)**

Planner: Jason Pool

Motion: It was moved to recommend **approval** of a new subarea, subject to revised Exhibit 316A, revised Exhibit 316B and conditions, as briefed; on property zoned Subarea 3 within Planned Development District No. 316, the Jefferson Area Special Purpose District, on the northeast corner of South Zang Boulevard and West Twelfth Street.

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Maker: Wheeler-Reagan
Second: Rubin
Result: Carried: 14 to 0

For: 14 - Popken, Hampton, Anderson, Shidid,
Carpenter, Wheeler-Reagan, Blair, Jung,
Housewright*, Treadway, Haqq, Stanard,
Kingston, Rubin

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

*out of the room, shown voting in favor

Notices: Area: 500 Mailed: 55
Replies: For: 0 Against: 0

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

Zoning Cases- Individual:

9. 23-333 Z212-218(JA)

Planner: Jenniffer Allgaier

Motion: It was moved to recommend **approval** of a Planned Development District for a public school other than an open enrollment charter school, subject to a revised development plan, a traffic management plan, a revised landscape plan, and staff's recommended conditions, as briefed; with the following exceptions: 1) **SEC. 51P-xxx.103. DEFINITIONS AND INTERPRETATIONS.** (d) 1931 BUILDING means the existing building originally constructed in 1931 and labeled on the development plan as attached as Exhibit A, 2) **SEC. 51P-xxx.108. YARD, LOT AND SPACE REGULATIONS.** (b) Public school other than an open-enrollment charter school. (1) Setbacks. follow applicant's request with the following changes: A. Front yard. Minimum front yard is 40 feet and B. Side yard. Minimum side yard 25 feet on Vanderbilt Avenue and 15 feet on Goodwin Avenue, 3) **SEC. 51P-xxx.108. YARD, LOT AND SPACE REGULATIONS.** add Subsection (c) to read as follows: "(c) At Goodwin Avenue and Vanderbilt Avenue no structures may be constructed within the property line in the original façade of the 1931 BUILDING.", 4) **SEC. 51P-xxx.108. YARD, LOT AND SPACE REGULATIONS.** (2) Additional permitted encroachments. B. follow staff's recommendation with the following change to read as follows: "B. An open fence with a maximum height of six (6) feet is allowed within the required front yard setback at Matilda Street and Delmar Avenue and side yard setbacks on Vanderbilt Avenue and Goodwin Avenue. The storage sheds indicated in the

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development plan are permitted in the front yard on Delmar Avenue.”, 5) **SEC. 51P-xxx.109. OFF STREET PARKING AND LOADING.** (b) Public school other than an open-enrollment charter school. (1) to read as follows: “(1) Except as expressly stated in this section, vehicular access and off-street parking are not allowed in the area between a building and the adjacent right-of-way line.”, 6) **SEC. 51P-xxx.109. OFF STREET PARKING AND LOADING.** (b) Public school other than an open-enrollment charter school. add a Subsection (6) to read as follows: “(6) A minimum of 200 feet of drive lane shall be provided on Goodwin Avenue and Vanderbilt Avenue as depicted on the development plan. Parking is not permitted in such drive lanes.”, 7) **SEC. 51P- xxx.113. SIDEWALKS.** (a) (1) add the following sentence to end of paragraph: “Such reduction shall be limited in length to the amounts sufficient to save an existing tree as determined by the City arborist.”, 8) **SEC.51P-xxx.114 LIGHTING.** (b) shall read as follows: “(b) General Lighting. Except as provided in this section, all lighting must be shielded and directed downward and away from adjacent residential properties.”, 9) **SEC.51P-xxx.115 1931 BUILDING.** to remain as stated: “(a) Facade. The original concrete facade of the 1931 BUILDING, including the decorative frieze and embossments and window and door openings, may not be intentionally removed, but shall be preserved and maintained with the exception that all references to Robert E. Lee Elementary may be covered, removed or replaced.”, 10) **SEC. 51P-xxx.116 TRAFFIC MANAGEMENT PLAN.** (c) Traffic study. Where dates are marked “March 1, 2025” change to “March 1, 2026”, and 11) **SEC. 51P-xxx.116 TRAFFIC MANAGEMENT PLAN.** (c) Traffic study. (1) (B) change “odd-numbered year” to “even-numbered **year**” on property zoned an R-7.5(A) Single Family District in an area bounded by Vanderbilt Avenue, Delmar Avenue, Goodwin Avenue, and Matilda Street.

Maker: Kingston
Second: Blair
Result: Carried: 14 to 0

For: 14 - Popken, Hampton, Anderson, Shidid,
Carpenter, Wheeler-Reagan, Blair, Jung,
Housewright, Treadway, Haqq, Stanard,
Kingston, Rubin

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

Notices: Area: 500 Mailed: 208
Replies: For: 6 Against: 1

Speakers: For: Patrice Lane, 5041 Urban Ave., Dallas, TX, 75227
Karl Crawley, 2201 Main St., Dallas, TX, 75201
Lydia Wright, 5347 Miller Ave., Dallas, TX, 75206

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Lisa Lamkin, 9105 Clearhurst Dr., Dallas, TX, 75238
For (Did not speak): Stuart Williams, 6039 Vanderbilt Ave., Dallas, TX, 75206
Against: None

10. 23-334 **Z212-301(JM)**

Planner: Jennifer Muñoz

Motion: It was moved to recommend **approval** of an expansion of Planned Development Subdistrict No. 138, subject to a revised development plan to remove the single parking space, replace with landscape and indicate 20 total spaces on property zoned a GR General Retail Subdistrict within Planned Development District No. 193, the Oak Lawn Special Purpose District, on the southeast corner of Maple Avenue and Vagas Street.

Maker: Hampton
Second: Carpenter
Result: Carried: 14 to 0

For: 14 - Popken, Hampton, Anderson, Shidid,
Carpenter, Wheeler-Reagan, Blair, Jung,
Housewright, Treadway, Haqq, Stanard,
Kingston, Rubin

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

Notices: Area: 500 Mailed: 135
Replies: For: 0 Against: 2

Speakers: For: Elias Bahar, 3100 McKinnon St., Dallas, TX, 75201
Karl Crawley, 2201 Main St., Dallas, TX, 75201
Jeremy Lennox, 4300 Maple Ave., Dallas, TX, 75216
For (Did not speak): Danielle Mathews, 3901 Elm St., Dallas, TX, 75226
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.

Consent Items:

Note: Subdivision - Consent agenda items #11. ID 23-335 S223-052 and #12. ID 23-336 S223-054 were read into the record and heard together.

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11. 23-335 S223-052

Motion: It was moved to **approve** an application create 5 lots ranging in size from 7,575 square feet to 10,000 square feet from a 0.96-acre tract of land in City Block 34/8617 on property located on Cranfill Drive at 51st Street, north corner, subject to compliance with the conditions listed in the docket.

Maker: Anderson
Second: Hampton
Result: Carried: 14 to 0

For: 14 - Popken, Hampton, Anderson, Shidid,
Carpenter, Wheeler-Reagan, Blair, Jung,
Housewright, Treadway, Haqq, Stanard,
Kingston, Rubin

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

Speakers: None

12. 23-336 S223-054

Motion: It was moved to **approve** an application to create one 8.512-acre lot from a tract of land in City Block 8776 on property located on CF Hawn Freeway/U.S. Highway No. 175, east of Haymarket Road, subject to compliance with the conditions listed in the docket.

Maker: Anderson
Second: Hampton
Result: Carried: 14 to 0

For: 14 - Popken, Hampton, Anderson, Shidid,
Carpenter, Wheeler-Reagan, Blair, Jung,
Housewright, Treadway, Haqq, Stanard,
Kingston, Rubin

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

Speakers: None

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Residential Replats:

13. 23-337 S223-053

Motion: It was moved to **deny** an application to replat a 2.059-acre tract of land containing all of Lot 1 in City Block A/3958 and a tract of land in City Block A/3958 to create 10 lots ranging in size from 8,067 square feet to 11,679 square feet with a finding of fact that the proposed lots do not confirm in width, depth and area to the lot pattern already established in adjacent areas as required by 51A-8.503 of the Dallas Development Code on property located between Montclair Avenue and Neal Street, north of Bradley Street.

Maker: Carpenter
Second: Hampton
Result: Carried: 12 to 2

For: 12 - Popken, Hampton, Anderson, Carpenter,
Wheeler-Reagan, Blair, Jung, Housewright,
Treadway, Haqq, Stanard, Kingston

Against: 2 - Shidid, Rubin
Absent: 0
Vacancy: 1 - District 3

Notices: Area: 200 Mailed: 35
Replies: For: 0 Against: 0

Speakers: None

OTHER MATTERS:

FY2021-22 City Plan Commission Annual Report

Motion: It was moved to **approve** the FY 2021-22 City Plan Commission Annual Report with following changes: 1) strike mission statement (Page 5), 2) add zoning case analysis spreadsheet and 3) add "FY 2021-22" to tile page.

Maker: Rubin
Second: Blair
Result: Carried: 11 to 2

For: 11 - Popken, Hampton, Shidid, Carpenter, Wheeler-
Reagan, Blair, Jung, Housewright, Treadway,
Haqq, Rubin

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Against: 2 - Stanard, Kingston
Absent: 1 - Anderson
Vacancy: 1 - District 3

Consideration of Appointments to CPC Committees:

Comprehensive Land Use Plan Committee (CLUP):

Jasmond Anderson

ADJOURNMENT:

Motion: It was moved to **adjourn** the January 19, 2023, City Plan Commission meeting at 2:34 p.m.

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

For: 13 - Popken, Hampton, Shidid, Carpenter, Wheeler-Reagan, Blair, Jung, Housewright, Treadway, Haqq, Stanard, Kingston, Rubin

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

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Drafted by:
Yolanda Pesina, CPC Secretary
Planning & Urban Design / Current Planning

Date

Approved by:
Tony Shidid, Chair
City Plan Commission

Date

Attachments:
None

Video Links:

Briefing:

<https://dallascityhall.webex.com/dallascityhall/ldr.php?RCID=d2515d43475285587550771571fb03ea>

Public Hearing:

Recording link:

<https://dallascityhall.webex.com/dallascityhall/ldr.php?RCID=4426bd90f9c2bcb05557ee570d1ca44d>