

## PLAN COMMISSION MINUTES

The City Plan Commission held a regular Zoning Hearing on January 20, 2022, with the briefing starting at 10:38 a.m., and the public hearing at 1:47 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, Timothy Jackson, Lorie Blair, P. Michael Jung, Wade Gibson, 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 10.

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

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

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

### PUBLIC HEARINGS:

#### Subdivision Docket

Planner: Mohammad Bordbar

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

#### Consent Items:

##### (1) **S212-063**

**Motion:** It was moved to **approve** an application to create a 3.178-acre lot from a tract of land in City Block E/8467 on property located on Olympus Boulevard, north of Ranch Trail, subject to compliance with the conditions listed in the docket.

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

For: 13 - Popken, Hampton, Anderson, Shidid,  
Carpenter, Jackson, Blair, Jung, Gibson, Haqq,  
Stanard, Kingston, Rubin

Against: 0  
Absent: 0  
Vacancy: 2 - District 3, District 10

**Speakers:** None

(2) **S212-064**

**Motion:** It was moved to **approve** an application to replat a 9.040-acre tract of land containing all of Lots 11 through 15 in City Block A/6595 to create one lot on property located on Northaven Road at Dennis Road, northeast corner, subject to compliance with the conditions listed in the docket.

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

For: 13 - Popken, Hampton, Anderson, Shidid,  
Carpenter, Jackson, Blair, Jung, Gibson, Haqq,  
Stanard, Kingston, Rubin

Against: 0  
Absent: 0  
Vacancy: 2 - District 3, District 10

**Speakers:** None

(3) **S212-065**

**Motion:** It was moved to **approve** an application to replat a 0.176-acre tract of land containing all of Lots 8 and 9 in City Block 8/1363 to create one lot on property located on South Boulevard, East of Jeffries Street, subject to compliance with the conditions listed in the docket.

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

For: 13 - Popken, Hampton, Anderson, Shidid,  
Carpenter, Jackson, Blair, Jung, Gibson, Haqq,  
Stanard, Kingston, Rubin

Against: 0  
Absent: 0  
Vacancy: 2 - District 3, District 10

**Speakers:** None

(4) **S212-066**

**Motion:** It was moved to **approve** an application to create 16 residential lots with lots ranging in size from 5,967 square feet to 9,842 square feet with 1 common area from a 3.983-acre tract of land on property located in the Dallas Extra Territorial Jurisdiction (E.T.J.) on Sarno Drive, north of Dayton Drive, subject to compliance with the conditions listed in the docket.

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

For: 13 - Popken, Hampton, Anderson, Shidid,  
Carpenter, Jackson, Blair, Jung, Gibson, Haqq,  
Stanard, Kingston, Rubin

Against: 0  
Absent: 0  
Vacancy: 2 - District 3, District 10

**Speakers:** None

(5) **S212-067**

**Motion:** It was moved to **approve** an application to replat a 5.687-acre tract of land containing all of Lot 1A in City Block B/7005 to create one 2.897-acre lot and one 2.790-acre lot on property located on Noel Road at Southwestern Boulevard, northeast corner, subject to compliance with the conditions listed in the docket.

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

For: 13 - Popken, Hampton, Anderson, Shidid,  
Carpenter, Jackson, Blair, Jung, Gibson, Haqq,  
Stanard, Kingston, Rubin

Against: 0  
Absent: 0  
Vacancy: 2 - District 3, District 10

**Speakers:** None

(6) **S212-069**

**Motion:** It was moved to **approve** an application to create a 34-lot Shared Access Development with lots ranging in size from 6,984 square feet to 13,576 square feet and one common area from an 8.226-acre tract of land in City Block 8124 on property located on White Rock Trail, south of Walnut Hill Lane, subject to compliance with the conditions listed in the docket.

Maker: Carpenter

Second: Rubin

Result: Carried: 13 to 0

For: 13 - Popken, Hampton, Anderson, Shidid,  
Carpenter, Jackson, Blair, Jung, Gibson, Haqq,  
Stanard, Kingston, Rubin

Against: 0

Absent: 0

Vacancy: 2 - District 3, District 10

**Speakers:** None

Residential Replats:

(7) **S212-068**

**Motion:** It was moved to **approve** an application to replat a 3.314-acre tract of land containing all of Lot 1 and part of Lot 2 in City Block A/3941 to create one lot on property located on Ouida Avenue, west of Barnett Avenue, subject to compliance with the conditions listed in the docket.

Maker: Popken

Second: Rubin

Result: Carried: 13 to 0

For: 13 - Popken, Hampton, Anderson, Shidid,  
Carpenter, Jackson, Blair\*, Jung, Gibson,  
Haqq, Stanard, Kingston, Rubin

Against: 0

Absent: 0

Vacancy: 2 - District 3, District 10

\*out of the room, shown voting in favor

**Notices:** Area: 200 Mailed: 35

**Replies:** For: 0 Against: 0

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

Miscellaneous Items:

**M212-007**

Planner: Athena Seaton

**Motion:** It was moved to **approve** a minor amendment to an existing development plan for Planned Development No. 1054, at the east corner of East Grand Avenue and Winslow Avenue.

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

For: 13 - Popken, Hampton, Anderson, Shidid,  
Carpenter, Jackson, Blair, Jung, Gibson, Haqq,  
Stanard, Kingston, Rubin

Against: 0  
Absent: 0  
Vacancy: 2 - District 3, District 10

**Speakers:** None

**Note: The Commission recessed for a short break at 2:13 p.m. and reconvened at 2:25 p.m. The Commission continued with the regular order of the agenda and heard Zoning Case – Consent agenda item #1. Z212-135(OA) next.**

Zoning Cases - Consent:

1. **Z212-135(OA)**

Planner: Oscar Aguilera

**Note: The Commission considered this item individually.**

**Motion:** It was moved to recommend **approval** of the renewal of Specific Use Permit No. 1881 for a late-hours establishment limited to a restaurant without drive-in or drive-through service for a three-year period, subject to conditions on property zoned Planned Development District No. 842 with an MD-1 Modified Delta Overlay District, on the northwest corner of Greenville Avenue and Bell Avenue.

Maker: Kingston  
Second: Hampton  
Result: Carried: 13 to 0

For: 13 - Popken\*, Hampton, Anderson, Shidid,  
Carpenter, Jackson, Blair, Jung, Gibson, Haqq,  
Stanard, Kingston, Rubin

Against: 0  
Absent: 0  
Vacancy: 2 - District 3, District 10

\*out of the room, shown voting in favor

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

**Speakers:** For: None

For (Did not speak): Simon McDonald, 5111 Everglade Rd., Dallas, TX, 75227

Against: None

## 2. Z212-137(OA)

Planner: Oscar Aguilera

**Note: The Commission considered this item individually.**

**Motion:** It was moved to recommend **approval** of a Specific Use Permit for a bar, lounge or tavern and an inside commercial amusement use limited to a live music venue for a three-year period, subject to a site plan and conditions on property within the Tract A portion of Planned Development District No. 269, the Deep Ellum/Near East Side Special Purpose District, on the south line of Elm Street, west of Crowds Street.

Maker: Hampton  
Second: Haqq  
Result: Carried: 13 to 0

For: 13 - Popken, Hampton, Anderson, Shidid,  
Carpenter, Jackson, Blair, Jung, Gibson, Haqq,  
Stanard, Kingston, Rubin

Against: 0  
Absent: 0  
Vacancy: 2 - District 3, District 10

**Notices:** Area: 200 Mailed: 13  
**Replies:** For: 3 Against: 0

**Speakers:** For: None

For (Did not speak): Audra Buckley, 1414 Belleview St., Dallas, TX, 75215

Against: None

3. Z212-138(OA)

Planner: Oscar Aguilera

**Note: The Commission considered this item individually.**

**Motion:** In considering an application for an MU-1 Mixed-Use District on property zoned a CR Community Retail District, on the north side of Forest Lane, west of Greenville Avenue, it was moved to **hold** this case under advisement until February 3, 2022.

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

For: 13 - Popken, Hampton, Anderson, Shidid,  
Carpenter, Jackson, Blair, Jung, Gibson, Haqq,  
Stanard, Kingston, Rubin

Against: 0  
Absent: 0  
Vacancy: 2 - District 3, District 10

**Notices:** Area: 200 Mailed: 8  
**Replies:** For: 0 Against: 0

**Speakers:** For: Jose Martinez, 2201 Main St., Dallas, TX, 75201  
Against: None

4. Z212-136(MP)

Planner: Michael Pepe

**Note: The Commission considered this item individually.**

**Motion:** In considering an application for a new subdistrict on property zoned GR General Retail within Planned Development District No. 193, the Oak Lawn Special Purpose District, on the east corner of Fairmount Street and Carlisle Street, it was moved to **hold** this case under advisement until February 3, 2022.

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

For: 12 - Popken, Hampton, Anderson, Shidid,  
Carpenter, Jackson, Blair, Jung, Gibson, Haqq,  
Stanard, Kingston

Against: 0  
Absent: 0  
Vacancy: 2 - District 3, District 10  
Conflict: 1 - Rubin\*\*

\*\*out of the room, when vote taken

**Notices:** Area: 500 Mailed: 110  
**Replies:** For: 18 Against: 0

**Speakers:** For: None  
For (Did not speak): Jimmy Tran, 5024 Denton Dr., Dallas, TX, 75235  
Against: None

5. Z212-114(RM)

Planner: Ryan Mulkey

**Note: The Commission considered this item individually.**

**Motion:** In considering an application for 1) a new Planned Development Subdistrict for specific residential and nonresidential uses; and 2) a Specific Use Permit for a supportive housing use on property zoned Subdistrict 3A within Planned Development District No. 714, the West Commerce Street/Fort Worth Avenue Special Purpose District, on the south line of Fort Worth Avenue, south of Interstate 30, it was moved to **hold** this case under advisement until February 3, 2022.

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

For: 13 - Popken, Hampton, Anderson, Shidid,  
Carpenter, Jackson, Blair, Jung, Gibson, Haqq,  
Stanard, Kingston, Rubin

Against: 0  
Absent: 0  
Vacancy: 2 - District 3, District 10

**Notices:** Area: 500 Mailed: 17  
**Replies:** For: 0 Against: 0

**Speakers:** For: Chad Baker, 2629 Sharpview Ln., Dallas, TX, 75228  
For (Did not speak): Jennifer Snow, 1903 Marydale Rd., Dallas, TX, 75208  
Paul Carden, 2007 Harlendale Ave., Dallas, TX, 75216  
Against: None



Zoning Cases – Under Advisement:

6. **Z201-261(OA)**

Planner: Oscar Aguilera

**Motion:** In considering an application for a Specific Use Permit for an auto service center use on a property zoned Subdistrict 5 within Planned Development District No. 714, the West Commerce Street/Fort Worth Avenue Special Purpose District, with D Liquor Control Overlay, on the north line of Fort Worth Avenue, west of Jacqueline Drive, it was moved to **hold** this case under advisement until February 17, 2022.

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

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

Against: 0  
Absent: 1 - Gibson  
Vacancy: 2 - District 3, District 10

**Notices:** Area: 200 Mailed: 8  
**Replies:** For: 0 Against: 2

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

7. **Z201-300(OA)**

Planner: Oscar Aguilera

**Motion:** In considering an application for a MF-2(A) Multifamily District on property zoned an R-7.5(A) Single Family District, on the west line of South Cockrell Hill Road, north of West Red Bird Lane, it was moved to **hold** this case under advisement until February 3, 2022.

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

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

\*out of the room, shown voting in favor

Against: 0  
Absent: 1 - Gibson  
Vacancy: 2 - District 3, District 10

**Notices:** Area: 400 Mailed: 58  
**Replies:** For: 0 Against: 7

**Speakers:** For: None

For (Did not speak): Ramon Aranda, 2946 S. Sunbeck Cir., Farmers Branch, TX, 75234

Against: Cynthia Hernandez, 4482 Barstow Blvd., Dallas, TX, 75236

Julius McMillion, 5605 S. Cockrell Hill Rd., Dallas, TX, 75236

Michelle Hilaire, Address not given

Against (Did not speak): Elizeth Gonzales, 4402 Barstow Blvd., Dallas, TX, 75236

8. **Z201-348(MP)**

Planner: Michael Pepe

**Motion:** It was moved to recommend **denial without prejudice** of an amendment to Tract 1A within Planned Development District No. 240, at the northeast corner of South Hampton Road and Beckleymeade Avenue.

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

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

Against: 0  
Absent: 1 - Gibson  
Vacancy: 2 - District 3, District 10

**Notices:** Area: 500 Mailed: 12  
**Replies:** For: 2 Against: 0

**Speakers:** For: Dallas Cothrum, 2201 Main St., Dallas, TX, 75201

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

Danielle Matthews, 2201 Main St., Dallas, TX, 75201

Al Sorrels, 2725 Perdue Ave., Dallas, TX, 75225

Shalondria Galimore, 2201 Main St., Dallas, TX, 75201

For (Did not speak): Andrew Ruegg, 2201 Main St., Dallas, TX, 75201

Against: None

Staff: David Nevarez, Sr. Traffic Engineer, Development Services

**Note: The Commission recessed for a short break at 4:25 p.m. and reconvened at 4:42 p.m. The Commission continued with the regular order of the agenda and heard Zoning Case – Under Advisement agenda item #9. Z212-112(MP) next.**

**9. Z212-112(MP)**

Planner: Michael Pepe

**Motion:** It was moved to recommend **approval** of a Specific Use Permit for an alcoholic beverage establishment limited to a bar, lounge or tavern for a one-year period, subject to a site plan and conditions; as briefed, with the following additional SUP condition: " During the hours of operation a minimum of one security officer must be stationed at the property" on property zoned Tract A within Planned Development District No. 269, the Deep Ellum/Near East Side District, on the south line of Elm Street, between North Crowdus Street and North Good Latimer Expressway.

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

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

Against: 0  
Absent: 1 - Gibson  
Vacancy: 2 - District 3, District 10

**Notices:** Area: 200 Mailed: 17  
**Replies:** For: 3 Against: 0

**Speakers:** For: Trevor Cantrell, 540 Silicon Dr., Southlake, TX, 76092  
Against: None

**10. Z201-249(MP)**

Planner: Michael Pepe

**Motion:** It was moved to recommend **approval** of a D(A) Duplex District, subject to deed restrictions volunteered by the applicant on property zoned an R-7.5(A) Single Family District, on the northwest line of Capitol Avenue, northeast of North Carroll Avenue.

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

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

Against: 0  
Absent: 1 - Gibson  
Vacancy: 2 - District 3, District 10

**Notices:** Area: 200 Mailed: 42  
**Replies:** For: 1 Against: 2

**Speakers:** For: Jokabet Anaya, 1111 W. Mockingbird Ln., Dallas, TX, 75247  
Against: Ronnie Eichler, 4502 Capitol Ave., Dallas, TX, 75204

11. **Z201-352(MP)**

Planner: Michael Pepe

**Motion:** It was moved to recommend **approval** of a Specific Use Permit for an alcoholic beverage establishment limited to a bar, lounge or tavern for a two-year period, subject to a site plan and staff's recommended conditions with added text under OUTDOOR SPEAKERS section limiting sound pressure level on the bounding lot lines not exceed 63 decibels on property zoned Subdistrict 3B within Planned Development District No. 830, the Bishop Arts Mixed Use District at the southeast corner of North Madison Avenue and West 9th Street.

Maker: Popken  
Second: Haqq  
Result: Carried: 10 to 1

For: 10 - Popken, Hampton, Anderson, Shidid,  
Carpenter, Jackson, Blair, Haqq, Kingston,  
Rubin

Against: 1 - Stanard  
Absent: 1 - Gibson  
Vacancy: 2 - District 3, District 10  
Conflict: 1 - Jung\*\*

\*\*out of the room, when vote taken

**Notices:** Area: 200 Mailed: 20  
**Replies:** For: 0 Against: 4

**Speakers:** For: Danielle Matthews, 2201 Main St., Dallas, TX, 75201  
Dallas Cothrum, 2201 Main St., Dallas, TX, 75201  
Jason Roberts, Address not given  
Against: None

12. **Z201-254(RM)**

Planner: Ryan Mulkey

**Motion:** It was moved to recommend **approval** of a Planned Development District for MF-2(A) Multifamily District uses, subject to a development plan and conditions with the following changes: 1) add subsection 113(d), regarding street-facing facades, as proposed by the applicant on January 14, 2022, and 2) add subsection 115(c) to read as follows: "The driveway providing access to Peavy Road must be equipped with an automatic gate that restricts non-emergency traffic to vehicles exiting the property. Signs prohibiting use of the driveway by entering traffic, and requiring exiting traffic to turn right, must be placed on the Property between the gate and Peavy Road." on property zoned a CR Community Retail District, on the southeast line of Garland Road, east of the intersection of Garland Road and Peavy Road.

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

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

Against: 0  
Absent: 1 - Gibson  
Vacancy: 2 - District 3, District 10

**Notices:** Area: 500 Mailed: 89  
**Replies:** For: 3 Against: 8

**Speakers:** For: Rob Baldwin, 3904 Elm St., Dallas, TX, 75226  
Christy Lambeth, 8637 Co Rd., 148, Kaufman, TX, 75142  
Against: None  
Against (Did not speak): Gregory Machelski, 1402 Fuller Dr., Dallas, TX, 75218

13. **Z201-330(RM)**

Planner: Ryan Mulkey

**Motion:** In considering an application for a Planned Development District for R-5(A) Single Family District uses on property zoned an A(A) Agricultural District, on the northwest line of Haymarket Road, northwest of the intersection of Haymarket Road and Palomino Road, it was moved to **hold** this case under advisement until February 17, 2022.

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

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

Against: 0  
Absent: 1 - Gibson  
Vacancy: 2 - District 3, District 10

**Notices:** Area: 500 Mailed: 25  
**Replies:** For: 0 Against: 7

**Speakers:** For: Rob Baldwin, 3904 Elm St., Dallas, TX, 75226  
FOR (Did not speak): Christy Lambeth, 8637 CR 148, Kaufman, TX, 75142  
Dean Plunk, 6750 Hillcrest Plaza Dr., Dallas, TX, 75230  
Cyrus Zadeh, 12801 N. Central Expressway, Dallas, TX, 75243  
Against: Gayle Martensen, 10214 Teagarden Rd., Dallas, TX, 75217  
Murphy Johnston, 10214 Teagarden Rd., Dallas, TX, 75217  
Against (Did not speak): Meagan Probus, 1322 Dowdy Ferry Rd., Dallas, TX, 75217

14. **Z201-296(RM)**

Planner: Ryan Mulkey

**Motion:** In considering an application for a new subarea for MF-2(A) Multifamily District uses on property zoned an MU-1 Mixed Use District within Subarea 9 of Planned Development District No. 298, the Bryan Area Special Purpose District, on the southeast line of Bryan Street, northeast of North Carroll Avenue, it was moved to **hold** this case under advisement until February 3, 2022.

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

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

Against: 0  
Absent: 1 - Gibson  
Vacancy: 2 - District 3, District 10

**Notices:** Area: 500 Mailed: 64  
**Replies:** For: 0 Against: 1

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

15. **Z212-103(RM)**

Planner: Ryan Mulkey

**Motion:** It was moved to recommend **approval** of an MF-2(A)-D Multifamily District with a D Liquor Control Overlay on property zoned a CR-D Community Retail District with a D Liquor Control Overlay, on the east line of South Corinth Street Road, north of Morrell Avenue.

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

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

Against: 0  
Absent: 1 - Gibson  
Vacancy: 2 - District 3, District 10

**Notices:** Area: 300 Mailed: 55  
**Replies:** For: 1 Against: 0

**Speakers:** For: Johnny Sudbury, 1023 Birds Fort Trl., Arlington, TX, 76005  
Christopher Mayes, 210 Carriage Hill Ln., Heath, TX, 75032  
Against: None

16. **Z212-123(RM)**

Planner: Ryan Mulkey

**Motion:** It was moved to recommend **approval** of an MF-2(A) Multifamily District on property zoned a CR Community Retail District with consideration for a WR-3 Walkable Urban Residential District, on the northeast line of North Garrett Avenue, northwest of Ross Avenue.

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

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

Against: 0  
Absent: 1 - Gibson  
Vacancy: 2 - District 3, District 10

**Notices:** Area: 200 Mailed: 54  
**Replies:** For: 1 Against: 0

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

17. **Z201-311(KC)**

Planner: Jennifer Muñoz

**Motion:** It was moved to recommend **approval** of an amendment to Planned Development District No. 393, subject to a Subarea Map, a Conceptual Plan for Subarea 2, and staff's recommended conditions to include the following: 1) add 20-foot setback from shared access easement line is required for enclosed parking structures and 2) correct PD conditions to include a 2-storey height limit at the northwest corner of Greenville Avenue and Old Greenville Road.

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

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

Against: 0  
Absent: 1 - Gibson  
Vacancy: 2 - District 3, District 10

**Notices:** Area: 500 Mailed: 90  
**Replies:** For: 2 Against: 8

**Speakers:** For: Rob Baldwin, 3904 Elm St., Dallas, TX, 75226  
Against: Tammy Lynn, 8807 Lavalley Ln., Dallas, TX, 75243  
Against (Did not speak): Alan Hanson, 9220 Clearwater Dr., Dallas, TX, 75243

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Other Matters

FY2020-21 City Plan Commission Annual Report

**Motion:** It was moved to **approve** the FY2020-21 City Plan Commission Annual Report.

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

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



\*out of the room, shown voting in favor

Against: 0  
Absent: 1 - Gibson  
Vacancy: 2 - District 3, District 10

**Speakers:** None

Consideration of Appointments to CPC Committees:

Chair Shidid announced appointments to City Plan Commission Committees.

**Comprehensive Land Use Plan Committee (CLUP):**

Dustin Bullard

Minutes:

**Motion:** It was moved to **approve** the January 6, 2022, City Plan Commission meeting minutes, as revised.

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

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

Against: 0  
Absent: 1 - Gibson  
Vacancy: 2 - District 3, District 10

**Speakers:** None

Adjournment:

The January 20, 2022, City Plan Commission meeting **adjourned** at 8:06 p.m.

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Tony Shidid, Chair