

## PLAN COMMISSION MINUTES

The City Plan Commission held a regular Zoning Hearing on May 19, 2022, with the briefing starting at 10:15 a.m., and the public hearing at 1:48 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, Lorie Blair, Tipton Housewright, Wade Gibson, Claire Stanard, and Melissa Kingston. The following Commissioners were absent from this hearing as defined in the City Plan Commission rules: Benjamin Vann, P. Michael Jung (due to missing more than 50 percent of the meeting) and Aaliyah Haqq. There was one vacancy - District 3.

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

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

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

### **PUBLIC HEARINGS:**

#### Subdivision Docket

Planner: 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: The Commission heard Subdivision Docket - Items # S212-169, S212-173, S212-174, S212-175, S212-176, S212-177, S212-179, S212-181, S212-185, S212-186, S212-187, S212-188, S212-189, S212-190, S212-191, S212-192, S212-194, S212-195, S212-196, S212-197 were read to the record and heard together. Subdivision items #8. S212-180 and #18. S212-193 were removed from the Subdivision Consent agenda and heard individually.**

Consent Items:

(1) **S212-169**

**Motion:** It was moved to **approve** an application to replat a 3.598-acre tract of land containing all of Lots 18 and 19A in City Block 8/6144 to create one 1.201-acre lot and one 2.397-acre lot on property located between Larga Drive and El Centro Drive, north of Bolivar Drive, subject to compliance with the conditions listed in the docket.

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

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

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

**Speakers:** For: None  
For (Did not speak): Gary Tave, P.O. Box 817, Largo, FL, 33779  
Phillip Dotzinski, 6801 114<sup>th</sup> Ave, Largo, FL, 33773  
Against: None

(2) **S212-173**

**Motion:** It was moved to **approve** an application to replat a 0.639-acre tract of land containing all of Lots 4, 5, and part of Lot 6 in City Block A/653 to create one lot on property located on Prairie Avenue, at the terminus of Munger Avenue, subject to compliance with the conditions listed in the docket.

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

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

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

**Speakers:** None

(3) **S212-174**

**Motion:** It was moved to **approve** an application to replat a 1.694-acre tract of land containing all of Lots 1 through 6, and part of Lot 7 in City Block 35/3155 to create one lot on property located on Tenth Street at Llewellyn Avenue, northeast corner, subject to compliance with the conditions listed in the docket.

Maker: Hampton

Second: Rubin

Result: Carried: 12 to 0

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

Against: 0

Absent: 2 - Vann, Haqq

Vacancy: 1 - District 3

**Speakers:** None

(4) **S212-175**

**Motion:** It was moved to **approve** an application to create one 0.4595-acre lot from a tract of land in City Block 928 on property located on Payne Street at Harwood Street, east of Harry Hines Boulevard, subject to compliance with the conditions listed in the docket.

Maker: Hampton

Second: Rubin

Result: Carried: 12 to 0

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

Against: 0

Absent: 2 - Vann, Haqq

Vacancy: 1 - District 3

**Speakers:** None

(5) **S212-176**

**Motion:** It was moved to **approve** an application to replat a 1.678-acre tract of land in City Block G/3373 to create one lot on property bounded by Fifth Street, Beckley Avenue, Sixth Street, and Zang Boulevard, subject to compliance with the conditions listed in the docket.

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

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

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

**Speakers:** None

(6) **S212-177**

**Motion:** It was moved to **approve** an application to replat a 16.4945-acre tract of land containing all of Lots 3B, 3C, 3D, and 4A in City Block A/5758 to create one lot on property bounded by Forest Park Road, Mockingbird Lane, Harry Hines Boulevard, and Hawes Avenue, subject to compliance with the conditions listed in the docket.

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

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

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

**Speakers:** None

(7) **S212-179**

**Motion:** It was moved to **approve** an application to replat a 1.642-acre tract of land containing all of Lots 1A, 1B, and 1C in City Block B/6294 and a tract of land in City Block 6295 to create one lot on property located on Lake June Road at Franwood Drive, southeast corner, subject to compliance with the conditions listed in the docket with an additional condition to be added per Paving and Drainage division, to read as follows: "Lot-to-Lot drainage will not be allowed without proper City of Dallas Engineering Division approval (Note must be on Plat). (*Section 51A-8.611(e)*).".

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

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

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

**Speakers:** For: None  
For (Did not speak): Mark Ewin, 501 W. President George Bush Hwy., Richardson, TX, 75080  
Tyler Stewart, 501 W. President George Bush Hwy., Richardson, TX, 75080  
Against: None

(8) **S212-180**

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

**Motion:** In considering an application to create one 0.569-acre lot from a tract of land in City Block 971 on property located between Noble Street and Oak Grove Avenue, north of Hall Street, it was moved to **hold** this case under advisement until June 16, 2022.

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

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

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

**Speakers:** For: Jonathan Vinson, 2323 Ross Ave., Dallas, TX, 752501  
Against: Anthony Page, 3210 Carlisle St., Frisco, TX, 75033

**Note: The Commission heard Subdivision - Consent agenda item #18. S212-193 next.**

(9) **S212-181**

**Motion:** It was moved to **approve** an application to replat a 0.842-acre tract of land containing part of Lot 14, Lot 16, and all of Lot 18A in City Block 11/946 to create one lot on property located on Fairmount Street at Carlisle Street, northeast corner, subject to compliance with the conditions listed in the docket

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

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

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

**Speakers:** None

(10) **S212-185**

**Motion:** It was moved to **approve** an application to replat a 2.028-acre tract of land containing all of Lot 1 in City Block 6248 and a tract of land in City Block 6241 to create one 0.726-acre lot and one 1.302-acre lot on property located at 6560 C F Hawn Freeway, subject to compliance with the conditions listed in the docket.

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

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

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

**Speakers:** None

(11) **S212-186**

**Motion:** It was moved to **approve** an application to replat a 4.703-acre tract of land containing part of Lots 2 and 6, all of Lots 3, Lots 7 through 15, Lots 17 through 22, Lots 34 through 43, Lots 4A and 5A, Lots 23A and 24A in City Block M/1537; portion of abandoned Buena Vista Street, and a portion of an abandoned alley to create one lot on property located between Armstrong Avenue and Knox Street, north of Travis Street, subject to compliance with the conditions listed in the docket.

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

For: 12 - Popken, Hampton, Anderson, Shidid,  
Carpenter, Blair, Jung, Housewright, Gibson,  
Stanard, Kingston, Rubin  
Against: 0  
Absent: 2 - Vann, Haqq  
Vacancy: 1 - District 3

**Speakers:** None

(12) **S212-187**

**Motion:** It was moved to **approve** an application to replat a 3.5026-acre tract of land containing part of City Block E/6035 to create one lot on property located on Legendary Lane at Navajo Drive, northwest corner, subject to compliance with the conditions listed in the docket.

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

For: 12 - Popken, Hampton, Anderson, Shidid,  
Carpenter, Blair, Jung, Housewright, Gibson,  
Stanard, Kingston, Rubin  
Against: 0  
Absent: 2 - Vann, Haqq  
Vacancy: 1 - District 3

**Speakers:** None

(13) **S212-188**

**Motion:** It was moved to **approve** an application to create a 14-lot residential lot ranging in size from 0.56 acre to 0.58 acre and to dedicate a public right-of-way from an 8.47-acre tract of land in City Block 8817 on property located on Skyfrost Drive, west of Oak Avenue, subject to compliance with the conditions listed in the docket.

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

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

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

**Speakers:** For: None  
For (Did not speak): Gonzalo Barajas, 11674 Penick Way, Frisco, TX, 75033  
Against: None

(14) **S212-189**

**Motion:** It was moved to **approve** an application to create one 13.385-acre lot from a tract of land in City Block 7907 on property located at 2700 Stemmons Freeway, subject to compliance with the conditions listed in the docket.

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

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

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

**Speakers:** None



(15) **S212-190**

**Motion:** It was moved to **approve** an application to replat a 0.329-acre tract of land containing all of Lot 5A and 5B in City Block 1/6541 to create one lot on property located on Porter Avenue, north of Lombardy Lane, subject to compliance with the conditions listed in the docket with an additional condition to be added per Paving and Drainage division, to read as follows: "Perimeters streets must be improved to minimum 20 feet standard along the length of the proposed plat. Section 51A-8.604(b)(2).".

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

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

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

**Speakers:** None

(16) **S212-191**

**Motion:** It was moved to **approve** an application to create a 366- lot single family subdivision with lots ranging in size from 5,400 square feet to 13,101 square feet and 5 common areas from a 64.974-acre tract of land on property located in the Dallas Extra Territorial Jurisdiction (ETJ) on F.M. 548, north of Reader Lane, subject to compliance with the conditions listed in the docket.

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

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

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

**Speakers:** None

(17) **S212-192**

**Motion:** It was moved to **approve** an application to one 55.40-acre lot from a tract of land in City Block 8334 on property located on Walton Walker Boulevard, north of Davis Street, subject to compliance with the conditions listed in the docket.

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

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

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

**Speakers:** For: None  
For (Did not speak): Jim Traynor, 3500 Maple Ave., Dallas, TX, 75244  
Against: None

(18) **S212-193**

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

**Motion:** It was moved to **deny** an application to replat a 0.2626-acre tract of land containing all of Lots 7A and 8A in city Block 19/1874 to create one lot on property located on Live Oak Street, south of Hudson Street, with the finding of fact the proposed lots do not conform in width, depth, and area to the lot pattern already established in adjacent areas as required by Section 51A-8.503 of the Dallas Development Code.

Maker: Kingston  
Second: Hampton  
Result: Carried: 8 to 3

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

Against: 3 - Shidid, Housewright, Rubin  
Absent: 3 - Vann, Gibson, Haqq  
Vacancy: 1 - District 3

**Speakers:** None

**Note: The Commission returned to the regular order of the agenda and heard Residential Replat agenda items. The Commission heard Residential Replat agenda item #23. S212-171 next.**

**(19) S212-194**

**Note: Staff corrected description on the agenda and case report to read as follows: “S212-194 An application to create one 5.624-acre lot and one 19.925-acre lot from a 25.549-acre tract of land in City Block 6048 on property located between Reynoldston Lane and Drury Drive, east of Regatta Drive.”**

**Motion:** It was moved to **approve** an application to create one 5.624-acre lot and one 19.925-acre lot from a 25.549-acre tract of land in City Block 6048 on property located between Reynoldston Lane and Drury Drive, east of Regatta Drive, subject to compliance with the conditions listed in the docket with a correction to Condition No. 11 to read as follows: “The number of lots permitted by this plat is two.”.

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

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

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

**Speakers:** None

**(20) S212-195**

**Motion:** It was moved to **approve** an application to replat a 0.606-acre tract of land containing part of Tract B in City Block 34/8196 to create one lot on property located on Arapaho Road at Coit Road, northwest corner, subject to compliance with the conditions listed in the docket.

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

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

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

**Speakers:** For: None  
For (Did not speak): Brandon Layman, 3719 Pageant Place, Dallas, TX, 75244  
Against: None

(21) **S212-196**

**Motion:** It was moved to **approve** an application to create one 1.2328-acre lot from a tract of land in City Block 1094 on property located on Wall Street, north of Botham Jean Boulevard, subject to compliance with the conditions listed in the docket.

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

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

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

**Speakers:** For: None  
For (Did not speak): Dan Trafford, 1845 Woodall Rogers Frwy., Dallas, TX, 75201  
Julio Olvera, 1975 Arapaho Rd., Garland, TX, 75040  
Against: None

(22) **S212-197**

**Motion:** It was moved to **approve** an application to replat a 0.425-acre tract of land containing part of Lot 4 in City Block 90/3073 to create one lot on property located on Eighth Street, southwest of Starr Street, subject to compliance with the conditions listed in the docket.

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

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

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

**Speakers:** None

**Note: The Commission heard Subdivision - Consent agenda item #8. S212-180, upon the conclusion of the Subdivision Consent agenda.**

Residential Replats:

(23) **S212-171**

**Motion:** It was moved to **approve** an application to replat a 1.791-acre tract of land containing part of Lots 22 through 25 in City Block D/5312 to create 7 residential lots ranging in size from 0.231 acre (10,063 square feet) to 0.329 acre (14,318 square feet) on property located on Diceman Drive at Old Gate Lane, at the terminus of Datonia Drive, subject to compliance with the conditions listed in the docket.

Maker: Jung  
Second: Rubin  
Result: Carried: 10 to 1

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

Against: 1 - Hampton  
Absent: 3 - Vann, Gibson, Haqq  
Vacancy: 1 - District 3

**Notices:** Area: 200 Mailed: 27  
**Replies:** For: 0 Against: 6

**Speakers:** For: Scott Remphrey, 8117 Preston Rd., Dallas, TX, 75225  
Rob Baldwin, 3904 Elm St., Dallas, TX, 75226  
For (Did not speak): T. Craig Carney, 5700 Granite Pkwy., Plano, TX, 75024  
Against: Barbara van Pelt, 1511 San Saba Dr., Dallas, TX, 75218  
Nancy Lewis Irvin, 1507 San Saba Dr, Dallas, TX, 75218

(24) **S212-178**

**Motion:** It was moved to **approve** an application to replat a 1.4381-acre (62,642 square feet) tract of land containing all of Lots 4 through 7, and part of Lots 11 through 16 in City Block B/3431 to create a 21-lot shared access development with lots ranging in size from 1,211 square feet to 4,909 square feet on property located on Crawford Street at Neely Street, northeast corner, subject to compliance with the conditions listed in the docket.

Maker: Popken  
Second: Housewright  
Result: Carried: 11 to 0

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

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

**Notices:** Area: 200 Mailed: 57  
**Replies:** For: 0 Against: 0

**Speakers:** For: Bruce Reid, 1603 Orrington Ave., Evanston, IL, 60201  
Angela Hunt, 500 N. Akard St., Dallas, TX, 75201  
Against: None

(25) **S212-182**

**Motion:** It was moved to **approve** an application to replat a 0.764-acre tract of land containing all of Lot 7 in City Block 2/7614 to create one 0.337 acre (14,661.53 square feet) lot and one 0.427 acre (18,611.83 square feet) lot on property located on Linda Lane at Alamain Drive, southwest corner, subject to compliance with the conditions listed in the docket.

Maker: Blair  
Second: Rubin  
Result: Carried: 11 to 0

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

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

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

**Speakers:** None

(26) **S212-183**

**Note: Staff corrected the second paragraph under Staff Recommendation section to “The request is to create 6 residential lots ranging in size from 7,515 square feet to 11,536 square feet and lot widths ranging from 51.36 feet to 133.62 feet”**

**Motion:** It was moved to **approve** an application to replat a 1.349-acre tract of land containing all of Lots 1 through 3, and a tract of land in City Block 2962 to create 6 residential lots ranging in size from 7,515 square feet to 11,536 square feet on property located on Fisher Road, at the terminus of Patrick Drive, subject to compliance with the conditions listed in the docket.

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

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

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

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

**Speakers:** For: Josh Lecomte, Address not given  
Rob Baldwin, 3904 Elm St., Dallas, TX, 75201  
For (Did not speak): Brad Lega, 6805 Sperry St., Dallas, TX, 75214  
Against: None

(27) **S212-184**

**Motion:** It was moved to **deny** an application to replat a 0.608-acre (26,500-square foot) tract of land containing all of Lot 15 in City Block F/7589 to create two 0.304-acre (13,250-square foot) lots on property located on Beckleycrest Avenue, south of Beckleymeade Avenue, with the finding of fact the proposed lots do not conform in width, depth, and area to the lot pattern already established in adjacent areas as required by Section 51A-8.503 of the Dallas Development Code.

Maker: Blair  
Second: Kingston  
Result: Carried: 7 to 3

For: 7 - Popken, Hampton, Anderson, Carpenter, Blair,  
Stanard, Kingston

Against: 3 - Shidid, Housewright, Rubin  
Absent: 4 - Vann, Jung, Gibson, Haqq  
Vacancy: 1 - District 3

**Notices:** Area: 200 Mailed: 16  
**Replies:** For: 0 Against: 1

**Speakers:** None

Residential Replat and Building Line Reduction:

(28) **S212-170**

**Building Line Motion:** It was moved to **approve** an application to reduce a 30-foot platted building line along the north line of Lake Haven Drive to 5 feet, and to extend the 30-foot platted building line along the east line of Lynbrook Drive towards Lake Haven Drive on property located on Lynbrook Drive at Lake Haven Drive, southeast corner; with the finding of fact that reduction of that portion of the platted building line will not: require a minimum front, side, or rear yard setback line less than required by the zoning regulation; be contrary to the public interest; adversely affect neighboring properties; or adversely affect the plan for the orderly development of the subdivision.

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

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

Against: 0  
Absent: 4 - Vann, Jung, Gibson, Haqq  
Vacancy: 1 - District 3



**Repat Motion:** It was moved to **approve** an application to replat a 0.27-acre tract of land containing all of Lot 20 in City Block G/7317 on property located on Lynbrook Drive at Lake Haven Drive, southeast corner, subject to conditions listed in the docket and as read into the record to: "On the final plat add the following note to the face of the plat "The existing platted 30-foot building line to be reduced to 5-feet along the Lake Haven Drive frontage and to extend the existing 30-foot building line along the Lynbrook Drive frontage to intersect with the proposed 5-foot building line along the Lake Haven Drive frontage."

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

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

Against: 0  
Absent: 4 - Vann, Jung, Gibson, Haqq  
Vacancy: 1 - District 3

**Notices:** Area: 200 Mailed: 29  
**Replies:** For: 2 Against: 1

**Speakers:** None

(29) **S189-312R**

**Building Line Motion:** It was moved to **approve** an application to remove a 15-foot platted building line along southwest line of Maple Avenue and a 10-foot platted building line along the west line of Cedar Springs Road on property located between Maple Avenue and Bookhout Street, south of Cedar Springs Road with the finding of fact that removal of that portion of the platted building lines will not: require a minimum front, side, or rear yard setback line less than required by the zoning regulation; be contrary to the public interest; adversely affect neighboring properties; or adversely affect the plan for the orderly development of the subdivision.

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

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

Against: 0  
Absent: 4 - Vann, Jung, Gibson, Haqq  
Vacancy: 1 - District 3

**Replat Motion:** It was moved to **approve** an application to revise a 2.563-acre previously approved preliminary plat S189-312 containing all of Lot 1D in City Block 2/933 on property located between Maple Avenue and Bookhout Street, south of Cedar Springs Road, subject to conditions listed in the docket.

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

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

Against: 0  
Absent: 4 - Vann, Jung, Gibson, Haqq  
Vacancy: 1 - District 3

**Speakers:** For: Rob Baldwin, 3904 Elm Street, Dallas, TX, 75201  
Against: None

**Note: The Commission recessed for a short break at 3:48 p.m. and reconvened at 4:06 p.m. The Commission continued with the regular order of the agenda and heard Miscellaneous Items – D212-007(AS) next.**

Miscellaneous Items:

**D212-007(AS)**

Planner: Athena Seaton

**Motion:** It was moved to **approve** a development plan for the second phase of new development on property zoned Subarea B in Planned Development District No. 975 on the northeast corner of Bishop college drive and Lovingood Drive.

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

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

Against: 0  
Absent: 4 - Vann, Jung, Gibson, Haqq  
Vacancy: 1 - District 3

**Speakers:** For: Rob Baldwin, 3904 Elm St., Dallas, TX, 75201  
Against: None

**D212-008(AS)**

Planner: Athena Seaton

**Motion:** It was moved to **approve** a development plan for a mixed-use development on property zoned Planned Development District No. 889, Subdistrict 2A, on the north of the terminus of N. Peak Street, east of North Central Expressway.

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

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

Against: 0  
Absent: 4 - Vann, Jung, Gibson, Haqq  
Vacancy: 1 - District 3

**Speakers:** For: Jeff Baran, 3501 Olympus Blvd., Dallas, TX, 75019  
Against: None

**D212-009(AS)**

Planner: Athena Seaton

**Note: Council district corrected to District 2 on the agenda.**

**Motion:** It was moved to **approve** a development plan and a landscape plan for a mixed use development on property zoned Planned Development District No. 305, East Zone, East Mixed-Use Subzone, Subdistrict E2, on the north of the terminus of N. Peak Street, east of North Central Expressway.

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

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

Against: 0  
Absent: 4 - Vann, Jung, Gibson, Haqq  
Vacancy: 1 - District 3

**Speakers:** For: Jeff Baran, 3501 Olympus Blvd., Dallas, TX, 75019  
Against: None

**D212-010(AS)**

Planner: Athena Seaton

**Motion:** It was moved to **approve** a development plan for multi-use development on property zoned Planned Development No. 741, Subarea A, on the northeast corner of Olympus Boulevard and Locke Street.

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

For: 9 - Popken, Hampton, Anderson, Shidid,  
Carpenter, Blair, Housewright, Stanard,  
Kingston

Against: 0  
Absent: 4 - Vann, Jung, Gibson, Haqq  
Vacancy: 1 - District 3  
Conflict: 1 - Rubin\*\*

\*\* Conflict of interest

**Speakers:** For: Jeff Baran, 3501 Olympus Blvd., Dallas, TX, 75019  
Against: None

**M212-015(AS)**

Planner: Athena Seaton

**Motion:** In considering an application for a minor amendment to an existing site plan for Specific Use Permit No. 954 for a private school use, on property zoned an R-7.5(A) Single Family District, on the northeast corner of Military Parkway and Buckner Boulevard, it was moved to **hold** this case under advisement until June 2, 2022.

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

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

Against: 0  
Absent: 4 - Vann, Jung, Gibson, Haqq  
Vacancy: 1 - District 3

**Speakers:** None

Certificates of Appropriateness for Signs – Consent:

Farmers Market Sign District:

**2203140003**

Planner: Jason Pool

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

**Motion:** In considering an application for a Certificate of Appropriateness by Gary McLemee of Texas Sign Services, for 965-square-feet of illuminated attached signs at 2425 Canton Street (northwest elevation), it was moved to **hold** this case under advisement until June 2, 2022.

Maker: Hampton

Second: Blair

Result: Carried: 10 to 0

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

Against: 0

Absent: 4 - Vann, Jung, Gibson, Haqq

Vacancy: 1 - District 3

**Speakers:** For: None

For (Did not speak): Gary McLemee, 6654 County Rd. 323, Terrell, TX, 75160

Against: Mark Reeves, 5530 Goodwin Ave., Dallas, TX, 75206

**Note: Certificates of Appropriateness for Signs cases 2203140005, 2203140006 and 2203140009 were read into the record and heard together.**

**2203140005**

Planner: Jason Pool

**Motion:** In considering an application for a Certificate of Appropriateness by Gary McLemee of Texas Sign Services, for 421-square-feet of illuminated attached signs at 2425 Canton Street (northeast elevation), it was moved to **hold** this case under advisement until June 2, 2022.

Maker: Hampton

Second: Rubin

Result: Carried: 10 to 0

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

Against: 0

Absent: 4 - Vann, Jung, Gibson, Haqq

Vacancy: 1 - District 3

**Speakers:** For: None

For (Did not speak): Gary McLemee, 6654 County Rd. 323, Terrell, TX, 75160

Against: Mark Reeves, 5530 Goodwin Ave., Dallas, TX, 75206

**2203140006**

Planner: Jason Pool

**Motion:** In considering an application for a Certificate of Appropriateness by Gary McLemee of Texas Sign Services, for a 179-square-foot of illuminated attached signs at 2425 Canton Street (southwest elevation), it was moved to **hold** this case under advisement until June 2, 2022.

Maker: Hampton

Second: Rubin

Result: Carried: 10 to 0

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

Against: 0

Absent: 4 - Vann, Jung, Gibson, Haqq

Vacancy: 1 - District 3

**Speakers:** For: Mark Reeves, 5530 Goodwin Ave., Dallas, TX, 75206

For (Did not speak): Gary McLemee, 6654 County Rd. 323, Terrell, TX, 75160

Against: None

Certificates of Appropriateness for Signs – Individual:

Farmers Market Sign District:

**2203140004**

Planner: Jason Pool

**Motion:** In considering an application for a Certificate of Appropriateness by Gary McLemee of Texas Sign Services, for 774-square-foot of illuminated attached signs at 2425 Canton Street (southeast elevation), it was moved to **hold** this case under advisement until June 2, 2022.

Maker: Hampton

Second: Rubin

Result: Carried: 10 to 0

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

Against: 0  
Absent: 4 - Vann, Jung, Gibson, Haqq  
Vacancy: 1 - District 3

**Speakers:** For: None

For (Did not speak): Gary McLemee, 6654 County Rd. 323, Terrell, TX, 75160

Against: Mark Reeves, 5530 Goodwin Ave., Dallas, TX, 75206

Downtown Special Provision Sign District – Retail A Subdistrict:

**2203140009**

Planner: Jason Pool

**Motion:** It was moved to **approve** a Certificate of Appropriateness by Gary McLemee of Texas Sign Services, by Jim Decicco of SignBuildersDFW.com, for a 17-square-foot illuminated attached sign at 1412 Main Street (north elevation).

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

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

Against: 0  
Absent: 4 - Vann, Jung, Gibson, Haqq  
Vacancy: 1 - District 3

**Speakers:** None

Zoning Cases - Consent:

**1. Z212-168(RM)**

Planner: Ryan Mulkey

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

**Motion:** It was moved to recommend **approval** of a Specific Use Permit for a child-care facility for a five-year period, subject to a site plan and conditions on property zoned an R-10(A) Single Family District on the north line of Blue Ridge Boulevard, north of the intersection of Blue Ridge Boulevard and Pomeroy Drive.

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

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

Against: 0  
Absent: 4 - Vann, Jung, Gibson, Haqq  
Vacancy: 1 - District 3

\*out of the room, shown voting in favor

**Notices:** Area: 300 Mailed: 48  
**Replies:** For: 3 Against: 4

**Speakers:** For: Jessica Gonzales, 3619 Blue Ridge Blvd., Dallas, TX, 75233  
Elsie Thurman, 9406 Biscayne Blvd., Dallas, TX, 75218  
Ivan Gonzales, 3619 Blue Ridge Blvd., Dallas, TX, 75233  
For (Did not speak): Andrew Esparza, 3419 Creek View Dr., Cedar Hill, TX, 75233  
Alyssa Strenger, 1529 Briarcrest Dr., Dallas, TX, 75224  
Rocio Burciaga, 2523 Woodmere Dr., Dallas, TX, 75233  
James Lee, 1022 N. Montclair Ave., Dallas, TX, 75208  
Angela Rojas, 3228 Monte Carlo St., Dallas, TX, 75224  
Sara Sanchez, 3715 Kiestcrest Dr., Dallas, TX, 75233  
Nadiezhdha Duron, 538 Rebecca Dr., Cedar Hill, TX, 75104  
Barbara Alvarado, 318 S. Waverly Dr., Dallas, TX, 75208  
Against: None

2. Z212-175(RM)

Planner: Ryan Mulkey

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

**Motion:** In considering an application for a WR-3 Walkable Urban Residential District on property zoned an IR Industrial Research District on the southeast line of Kimsey Drive, northeast of Maple Avenue, it was moved to **hold** this case under advisement until June 16, 2022.

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

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

Against: 0  
Absent: 4 - Vann, Jung, Gibson, Haqq  
Vacancy: 1 - District 3



**Notices:** Area: 200 Mailed: 31  
**Replies:** For: 1 Against: 0

**Speakers:** For: None  
FOR (Did not speak): Rik Adamski, 701 Commerce St., Dallas, TX, 75202  
Against: None

Zoning Cases – Individual:

**3. Z201-327(RM)**

Planner: Ryan Mulkey

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

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

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

Against: 0  
Absent: 4 - Vann, Jung, Gibson, Haqq  
Vacancy: 1 - District 3

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

**Speakers:** None

**4. Z212-130(RM)**

Planner: Ryan Mulkey

**Motion:** It was moved to recommend **approval** of a Specific Use Permit for an office showroom/warehouse application for a 10-year period with eligibility for automatic renewals for additional 10-year periods, subject to a site plan and conditions, in lieu of a new subdistrict within Subdistrict 1 of Planned Development District No. 534 on property zoned Subdistrict 1 within Planned Development District No. 534, the C.F. Hawn Special Purpose District No. 2, with a D-1 Liquor Control Overlay, on the west line of Pleasant Drive, north of the intersection of Pleasant Drive and C.F. Hawn Freeway.

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

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

Against: 0  
Absent: 4 - Vann, Jung, Gibson, Haqq  
Vacancy: 1 - District 3

**Notices:** Area: 500 Mailed: 50  
**Replies:** For: 0 Against: 0

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

5. Z212-155(RM)

Planner: Ryan Mulkey

**Motion:** It was moved to recommend **approval** of an amendment to Planned Development Subdistrict No. 135, subject to a development plan, a landscape plan, and recommended conditions; as briefed, adding the applicant's height request from 160 feet to 410 feet in height, and other adjustments within Planned Development District No. 193, the Oak Lawn Special Purpose District, on the northwest line of Turtle Creek Boulevard, between Cedars Springs Road and Dickason Avenue.

Maker: Kingston  
Second: Blair  
Result: Carried: 11 to 0

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

Against: 0  
Absent: 3 - Vann, Jung, Haqq  
Vacancy: 1 - District 3

**Notices:** Area: 500 Mailed: 741  
**Replies:** For: 601 Against: 1

**Speakers:** For: Dick Friedman, Charles Square 20 University Rd., Cambridge, MA, 02138  
Fred Clarke, 1056 Chapel St., New Haven, CT, 06510  
Tommy Mann, 2728 N. Harwood St., Dallas, TX, 75201  
Ken Reese, 3000 Turtle Creek Blvd., Dallas, TX, 75204  
Anthony Page, 3210 Carlisle St., Dallas, TX, 75204  
Against: Kevin Pierce, 1755 Wittington Pl., Farmers Branch, TX, 75234  
Khudabuksh Ward, 2999 Turtle Creek Blvd., Dallas, TX, 75219  
Tim Barton, 4107 Rock Creek Dr., Dallas, TX, 75204  
Marshal Dooley, 14228 Midway Rd., Dallas, TX, 75244  
Staff: David Nevarez, Sr. Traffic Engineer, Development Services

**Note: The Commission recessed for a short break at 6:44 p.m. and reconvened at 7:06 p.m. The Commission continued with the regular order of the agenda and heard Zoning Case – Individual agenda item #6. Z212-165(RM) next.**

**6. Z212-165(RM)**

Planner: Ryan Mulkey

**Motion:** In considering an application for a Planned Development District for specific residential and nonresidential uses on property zoned an A(A) Agricultural District on the west line of Texas State Highway Spur 408, west of South Merrifield Road, it was moved to **hold** this case under advisement until July 7, 2022.

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

For: 9 - Popken, Anderson, Shidid, Carpenter, Blair,  
Gibson, Stanard, Kingston, Rubin

Against: 0  
Absent: 5 - Hampton, Vann, Jung, Housewright, Haqq  
Vacancy: 1 - District 3

**Notices:** Area: 500 Mailed: 12  
**Replies:** For: 1 Against: 0

**Speakers:** For: None  
For (Did not speak): Jon Napper, 1700 Cedar Springs Rd., Dallas, TX, 750202  
Against: None  
Against (Did not Speak): Shane Gulley, 3620 Patience Blvd., Dallas, TX, 75236  
Sherry Clark, 7030 Capella Park Ave., Dallas, TX, 75236  
Cesar Reyna, 6949 Clay Academy Blvd., Dallas, TX, 75236  
Barb Temminck, 3724 Prague Mews, Dallas, TX, 75236  
Jeremiah Salzwedel, 6922 Truth Dr., Dallas, TX, 75236  
Astria Molina, 3210 Potters House Way, Dallas, TX, 75236  
Sandra Garcia, 7002 Samaritan Rd., Dallas, TX, 75236

Justin Ransom, 3604 Patience Blvd., Dallas, TX, 75236  
Steven Casanova, 3618 Strasbourg Mews, Dallas, TX, 75236  
Jennifer Niemtschk, 7007 Kingdom Estates Dr., Dallas, TX, 75236  
Joel Rodriguez, 6928 Truth Dr., Dallas, TX, 75236  
Blaise Brignac, 3320 Potters House Way, Dallas, TX, 75236  
Darrell Herbert, 7068 Capella Park Ave., Dallas, TX, 75236  
Scott Stubbs, 6917 Kingdom Estates Dr., Dallas, TX, 75236  
Garreth Baldwin, 6912 Capella Park Ave., Dallas, TX, 75236  
Sarah Milem, 3729 Patience Blvd., Dallas, TX, 75236  
Ben Leal, 6949 Clay Academy Blvd., Dallas, TX, 75236  
Caesar Ricci, 7036 Capella Park Ave., Dallas, TX, 75236  
Jerry Smith, 7010 Samaritan Rd., Dallas, TX, 75236  
Paul Thibodeaux, 7402 Kaywood Dr., Dallas, TX, 75209  
Rachel Phillips, 3516 Gideons Way, Dallas, TX, 75236

7. Z212-166(MP)

Planner: Michael Pepe

**Motion:** It was moved to recommend **approval** of a Planned Development District for TH-1(A) Townhome District regulations and uses including residential uses within a shared access subdivision, subject to a development plan and conditions with applicant's request: Section 103 do not strike Short Term rental definition which falls in line with Section 106.b prohibiting Short Term Rental, Section 108 #9 change materials color and finish, guest parking would like it to remain (2 in driveway and 2 in dry path) on property zoned an R-1/2 ac(A) Single Family District, at the northwest corner of Alpha Road and Hillcrest Road.

Maker: Gibson  
Second: Blair  
Result: Carried: 8 to 1

For: 8 - Popken, Anderson, Shidid, Carpenter, Blair,  
Gibson, Stanard, Kingston

Against: 1 - Rubin  
Absent: 5 - Hampton, Vann, Jung, Housewright, Haqq  
Vacancy: 1 - District 3

**Notices:** Area: 500 Mailed: 31  
**Replies:** For: 5 Against: 2

**Speakers:** For: Audra Buckley, 1414 Belleview St., Dallas, TX, 75215  
For (Did not speak): Erin Fredi, 9015 Fringewood Dr., Dallas, TX, 75228  
Against: None

8. **Z212-172(OA)**

Planner: Oscar Aguilera

**Motion:** It was moved to recommend **approval** of the termination of existing deed restrictions [Z834-110] on a property zoned Planned Development Subdistrict No.151 within Planned Development District No. 193, the Oak Lawn Special Purpose District, on Oak Lawn Avenue south of Lemmon Avenue.

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

For: 9 - Popken, Anderson, Shidid, Carpenter, Blair,  
Gibson, Stanard, Kingston, Rubin

Against: 0  
Absent: 5 - Hampton, Vann, Jung, Housewright, Haqq  
Vacancy: 1 - District 3

**Notices:** Area: 500 Mailed: 215  
**Replies:** For: 2 Against: 1

**Speakers:** For: Tommy Mann, 2728 N. Harwood St., Dallas, TX, 75201  
Against: None

Zoning Cases – Under Advisement:

9. **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 June 16, 2022.

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

For: 9 - Popken, Anderson, Shidid, Carpenter, Blair,  
Gibson, Stanard, Kingston, Rubin

Against: 0  
Absent: 5 - Hampton, Vann, Jung, Housewright, Haqq  
Vacancy: 1 - District 3

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

**Speakers:** For: Rob Baldwin, 3904 Elm St., Dallas, TX, 75226  
Colton Wright, 2227 Vantage St., Dallas, TX, 75207  
Ed Toohey, 2215 Cedar Springs, Dallas, TX, 75201  
Kyle Plonka, 2314 Barberry Dr., Dallas, TX, 75211  
Against: None  
Staff: David Nevarez, Sr. Traffic Engineer, Development Services  
Phil Erwin, Chief Arborist, Development Services

**Note: The Commission recessed for a short break due to technical difficulties at 8:08 p.m. and reconvened at 8:15 p.m. The Commission continued with the regular order of the agenda and heard Zoning Case – Under Advisement item #10. Z212-145(RM) next.**

10. **Z212-145(MP)**

Planner: Michael Pepe

**Motion:** It was moved to recommend **approval** of a Planned Development District for MF-2(A) Multifamily District and NS(A) Neighborhood Service District regulations and uses including multifamily and retail and personal service uses, subject to a development plan, landscape plan and applicant's recommended conditions including historic preservation: page 3 adds a provision that disallows new construction in front of the legacy building (Atlas Metals Office), it also limits the height of structures within 30 feet of the legacy building, the effect of these provision would be to limit the massing of new construction near the historic structure Page 8 adds additional specificity all of which regard preservation of the legacy structure; modifications to a (2)(D) clarify any new porches or decks are not to be above floor elevation; additions to (b) adds clarity that the certificate of occupancy for the multifamily portion of the development cannot be processed until the preservation related option are fulfilled; point 5, regarding the requirement to an application for Texas historic marker prior to issuance of a certificate of occupancy for the multifamily development, to a full requirement, rather than one of multiple options; page 9 clarifies original shell structure must be prepared prior to issuance of the CO for the multifamily; page 9 also clarifies the landscaping right of way permit also applies to Singleton, on property zoned an IR Industrial Research District, on the southwest corner of Sylvan Avenue and Singleton Boulevard.

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

For: 9 - Popken, Anderson, Shidid, Carpenter, Blair,  
Gibson, Stanard, Kingston, Rubin

Against: 0  
Absent: 5 - Hampton, Vann, Jung, Housewright, Haqq  
Vacancy: 1 - District 3

**Notices:** Area: 500 Mailed: 121  
**Replies:** For: 3 Against: 0

**Speakers:** For: David Martin, 2728 N. Harwood St., Dallas, TX, 75201  
Tommy Mann, 2728 N. Harwood St., Dallas, TX, 75201  
Hunter Webb, 2218 Bryan St., Dallas, TX, 75201  
James Storey, 818 Singleton Blvd., Dallas, TX, 75212  
For (Did not speak): Steve Stoner, 7557 Rambler Rd., Dallas, TX, 75231  
Against: None  
Staff (Did not speak): Pam Thompson, Housing Strategy

11. **Z212-122(OA)**

Planner: Oscar Aguilera

**Motion:** In considering an application for a Planned Development District for LO(A) Limited Office District and restaurant with drive-in or drive-through service uses on a property zoned an LO-1 Limited Office District with deed restrictions [Z923-222], at the southwest corner of Preston Road and McCallum Boulevard, it was moved to **hold** this case under advisement until June 2, 2022.

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

For: 9 - Popken, Anderson, Shidid, Carpenter, Blair,  
Gibson, Stanard, Kingston, Rubin

Against: 0  
Absent: 5 - Hampton, Vann, Jung, Housewright, Haqq  
Vacancy: 1 - District 3

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

**Speakers:** For: None  
For (Did not speak): Trent Robertson, 2201 Main St., Dallas, TX, 75201  
Dallas Cothrum, 2201 Main St., Dallas, TX, 75201  
Against: None

12. **Z212-169(OA)**

Planner: Oscar Aguilera

**Note: Council district corrected to District 5 on the agenda.**

**Motion:** It was moved to recommend **approval** of a NS(A) Neighborhood Service District with deed restrictions volunteered by the applicant to prohibit massage establishments, tattoo studios, and piercing establishments on property zoned R-7.5(A) Single Family District, on the south line of Elam Road, west of Buttercup Lane in leu of a CR Community Retail District.

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

For: 9 - Popken, Anderson, Shidid, Carpenter, Blair,  
Gibson, Stanard, Kingston, Rubin

Against: 0  
Absent: 5 - Hampton, Vann, Jung, Housewright, Haqq  
Vacancy: 1 - District 3

**Notices:** Area: 300 Mailed: 26  
**Replies:** For: 0 Against: 0

**Speakers:** For: Mark Tolacko, 2814 Maple Springs Blvd., Dallas, TX, 75235  
Against: None

13. **Z212-158(RM)**

Planner: Ryan Mulkey

**Motion:** It was moved to recommend **approval** of a Planned Development District for R-7.5(A) Single Family District uses and a public school other than an open enrollment charter school use, subject to a revised development plan, a traffic management plan and conditions; as briefed, to include revised language addressing the one light pole exempt from RPS on property zoned an R-7.5(A) Single Family District on the north line of Lake June Road, between Conner Drive and Pleasant Drive.

Maker: Shidid  
Second: Stanard  
Result: Carried: 9 to 0

For: 9 - Popken, Anderson, Shidid, Carpenter, Blair,  
Gibson, Stanard, Kingston, Rubin

Against: 0  
Absent: 5 - Hampton, Vann, Jung, Housewright, Haqq  
Vacancy: 1 - District 3

**Notices:** Area: 500 Mailed: 99  
**Replies:** For: 3 Against: 1

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



Additional Miscellaneous Items

Planner: Jason Pool

**Motion:** It was moved to **approve** sending the application for amendments to Articles VII and IV of Chapter 51A as a package to the Special Sign District Advisory Committee for evaluation and recommendation to City Plan Commission in lieu of sending the Article IV amendments to the Zoning Ordinance Advisory Committee.

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

For: 9 - Popken, Anderson, Shidid, Carpenter, Blair,  
Gibson, Stanard, Kingston, Rubin

Against: 0  
Absent: 5 - Hampton, Vann, Jung, Housewright, Haqq  
Vacancy: 1 - District 3

**Speakers:** None

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Other Matters

Consideration of Appointments to CPC Committees:

Amanda Popken – Zoning Ordinance Advisory Committee (ZOAC)  
Tipton Housewright (Chair) – Subdivision Review Committee (SRC)  
Wade Gibson (Vice Chair) – Subdivision Review Committee (SRC)  
Benjamin Vann – Arts District Sign Advisory Committee (ADSAC)  
Benjamin Vann – Thoroughfare (Transportation) Committee  
Wade Gibson – Rules Committee

Minutes:

**Motion:** It was moved to **approve** the April 21, 2022, City Plan Commission meeting minutes, as revised.

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

For: 9 - Popken, Anderson, Shidid, Carpenter, Blair,  
Gibson, Stanard, Kingston, Rubin

Against: 0  
Absent: 5 - Hampton, Vann, Jung, Housewright, Haqq  
Vacancy: 1 - District 3

Adjournment:

**Motion:** It was moved to **adjourn** the May 19, 2022, City Plan Commission meeting at 9:24 p.m.

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

For: 9 - Popken, Anderson, Shidid, Carpenter, Blair,  
Gibson, Stanard, Kingston, Rubin

Against: 0  
Absent: 5 - Hampton, Vann, Jung, Housewright, Haqq  
Vacancy: 1 - District 3

\_\_\_\_\_  
Tony Shidid, Chair

\_\_\_\_\_  
Date