

PLAN COMMISSION MINUTES

The City Plan Commission held a regular Zoning Hearing on June 16, 2022, with the bus tour starting at 8:44 a.m., followed by the briefing starting at 10:59 a.m., and the public hearing at 1:47 p.m., in the Council Chambers of City Hall 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, P. Michael Jung, Tipton Housewright, Wade Gibson, Aaliyah Haqq, Claire Standard and Melissa Kingston. The following Commissioner was absent from this hearing as defined in the City Plan Commission rules: Benjamin Vann. 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.

Consent Items:

(1) **S212-217**

Note: The Commission considered this item individually.

Motion: It was moved to **approve** an application to create one 4.731-acre lot from a tract of land in City Blocks 7899 and 7900 on property located on Irving Boulevard, west of Manufacturing Street, subject to compliance with the conditions listed in the docket.

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

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

Against: 0
Absent: 1 - Vann
Vacancy: 1 - District 3
Conflict: 2 - Hampton**, Housewright**

**out of the room, when vote taken

Speakers: None

Note: The Commission heard Subdivision – Consent agenda item #9. S212-225 next.

(2) S212-218

Motion: It was moved to **approve** an application to replat a 1.085-acre tract of land containing all of Lots 1 through 4, part of Lots 19 through 24 in City Block 3/2016 to create one lot on property between McKinney Avenue and Central Expressway/ U.S. Highway No. 75 (FKA Keating Avenue), south of Webb Street, subject to compliance with the conditions listed in the docket.

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

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

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

Speakers: None

(3) S212-219

Motion: It was moved to **approve** an application to create one 6.752-acre lot on property located in the Dallas Extra Territorial Jurisdiction (ETJ) on F.M. 548, north of Falcon Way, subject to compliance with the conditions listed in the docket.

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

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

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

Speakers: For: None
For (Did not speak): Ratlan Smith, 100 N. Washington St., Kaufman, TX, 75142
Against: None

(4) **S212-220**

Motion: It was moved to **approve** an application to create one 4.374-acre lot from a tract of land in City Block 1167 on property bounded by Pennsylvania Avenue, Harwood Street, Warren Avenue, and Wendelkin Street, subject to compliance with the conditions listed in the docket.

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

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

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

Speakers: None

(5) **S212-221**

Motion: It was moved to **approve** an application to replat a 0.30-acre tract of land containing all of Lots 1 and 2 in City Block 2/2475 to create one 6,099-square foot lot and one 7,000-square foot lot on property located on Dorothy Avenue, southwest of Bowser Avenue, subject to compliance with the conditions listed in the docket.

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

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

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

Speakers: For: None
For (Did not speak): David Bond, 501 W. President George Bush Hwy., Richardson, TX, 75080
Against: None

(6) **S212-222**

Motion: It was moved to **approve** an application to replat a 1.27-acre tract of land containing all of Lots 11A and all of Lots 16 through 18 in City Block D/4026 to create one lot on property on Illinois Avenue at Toluca Street, northeast corner, subject to compliance with the conditions listed in the docket.

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

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

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

Speakers: None

(7) **S212-223**

Motion: It was moved to **approve** an application to create 7-residential lots ranging in size from 17,226 square feet to 27,030 square feet from a 3.399-acre tract of land in City Blocks 7530 and 7531 on property located on Diceman Avenue, west of Kiest Boulevard, subject to compliance with the conditions listed in the docket.

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

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

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

Speakers: For: None
For (Did not speak): Daniel Lozano, 12700 Hillcrest Rd., Dallas, TX, 75230
Adrian Perez, 12700 Hillcrest Rd., Dallas, TX, 75230
Against: None

(8) **S212-224**

Motion: It was moved to **approve** an application to create three lots ranging in size from 5,798.10 square feet to 6,669.51 square feet from a 0.42-acre tract of land in City Block 7859 on property located on Rylie Road at Dowdy Ferry Road, northwest corner, subject to compliance with the conditions listed in the docket.

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

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

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

Speakers: None

(9) **S212-225**

Note: The Commission considered this item individually.

Motion: It was moved to **approve** an application to replat a 1.4205-acre tract of land containing all of Lots 1A, 1B, 2, and 3 in City Block 62/3043 to create one lot on property between Fifth Street and Sixth Street, east of Ewing 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,
Blair, Jung, Housewright, Gibson, Haqq,
Stanard, Kingston, Rubin

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

Speakers: None

Note: Chairman Shidid tabled Subdivision - Under Advisement agenda item #16. S212-180 until later in the meeting. The Commission heard Miscellaneous item M212-031(HC) next.

(10) S212-226

Motion: It was moved to **approve** an application to replat a 1.18-acre tract of land containing all of Lot 1 and a tract of land in City Block 7791 to create one lot on property located on St. Augustine Drive, south of C F Hawn Freeway, subject to compliance with the conditions listed in the docket.

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

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

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

Speakers: None

(11) S212-227

Motion: It was moved to **approve** an application to create one 0.9134-acre lot from a tract of land in City Block 2366 on property located on Empire Central, at the terminus of Forest Park Road, subject to compliance with the conditions listed in the docket.

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

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

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

Speakers: None

(12) **S212-228**

Motion: It was moved to **approve** an application to create 45-residential lots ranging in size from 2,430 square feet to 4,496.687 square feet and 6 common areas from a 6.774-acre tract of land in City Block 6045 on property located on Westmoreland Road, south of Red Bird Lane, subject to compliance with the conditions listed in the docket.

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

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

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

Speakers: None

(13) **S212-229**

Motion: It was moved to **approve** an application to create a 36-lot shared access development ranging in size from 2,430 square feet to 6,290 square feet and 6 common areas from a 4.040-acre tract of land in City Block 6045 on property located on Westmoreland Road, south of Red Bird Lane, subject to compliance with the conditions listed in the docket with a correction to Condition No. 34 to read as "A shared access area may serve no more than 18 dwelling units per shared access point. No more than two shared access points may serve a shared access development" and on Condition No. 40 correct section to Section 51A-4.301(a)(9).

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

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

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

Speakers: For: None

For (Did not speak): Wesley Betterton, 10003 Technology Blvd., West, Dallas, TX, 75220

Against: None

(14) **S212-230**

Motion: It was moved to **approve** an application to replat a 4.563-acre tract of land containing part of Lots 3 through 5, all of Lots 6 through 19 in City Block 9/3875 to create one lot on property located on Corinth Street at Morrell Avenue, northeast corner, subject to compliance with the conditions listed in the docket.

Maker: Kingston

Second: Rubin

Result: Carried: 13 to 0

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

Against: 0

Absent: 1 - Vann

Vacancy: 1 - District 3

Speakers: None

(15) **S212-231**

Motion: It was moved to **approve** an application to create two 0.505-acre (22,050 square feet) lots from a 1.012-acre tract of land in City Block 8501 on property located on Teagarden Road, at the terminus of Vine Lane, subject to compliance with the conditions listed in the docket.

Maker: Kingston

Second: Rubin

Result: Carried: 13 to 0

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

Against: 0

Absent: 1 - Vann

Vacancy: 1 - District 3

Speakers: None

Note: The Commission heard Subdivision - Consent agenda item #1. S212-217 upon the conclusion of the Subdivision Consent agenda.

Subdivision - Under Advisement Items:

(16) **S212-180**

Note: Earlier in the meeting Chairman Shidid tabled Subdivision - Under Advisement agenda item #16. S212-180. The Commission heard this item after Zoning Case – Under Advisement agenda item #9. Z212-175(RM). During the discussion period of the item the Commission took a short break at 7:22 p.m. and reconvened at 7:35 p.m. The Commission continued with discussion of this item.

Motion I: It was moved to **deny** an application to create one 0.569-acre lot from a tract of land in City Block 971 on property located between Noble Avenue and Oak Grove Avenue, north of Hall Street, due to non-compliance with 51A-8.602(c)(1)(e), 51A-8.504(b) and 51A-8.604(c).

Maker: Kingston
Second: Popken
Result: Failed: 5 to 6

For: 5 - Popken, Hampton, Anderson, Blair, Kingston

Against: 6 - Shidid, Carpenter, Housewright, Gibson, Haqq, Rubin

Absent: 3 - Vann, Jung, Stanard

Vacancy: 1 - District 3

Motion II: It was moved to **approve** an application to create one 0.569-acre lot from a tract of land in City Block 971 on property located between Noble Avenue and Oak Grove Avenue, north of Hall Street, subject to compliance with the conditions listed in the docket.

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

For: 9 - Hampton, Anderson, Shidid, Carpenter, Blair, Housewright, Gibson, Haqq, Rubin

Against: 2 - Popken, Kingston

Absent: 3 - Vann, Jung, Stanard

Vacancy: 1 - District 3

Speakers: For: Susan Kedron, 2323 Ross Ave., Dallas, TX, 752501
Against: Anthony Page, 3210 Carlisle St., Frisco, TX, 75033
Staff: David Nevarez, Sr. Traffic Engineer, Development

Note: The Commission returned to the regular order of the agenda and Development Code Amendment agenda item DCA212-005 next.

Miscellaneous Items:

M212-031(HC)

Planner: Hannah Carrasco

Motion: It was moved to **approve** a minor amendment to an existing site plan for Specific Use Permit No. 2444 on property zoned Planned Development District No. 621, Subdistrict 3, in an area generally on the southwest corner of Cole Street and Riverfront Boulevard.

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

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

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

Speakers: For: None

FOR (Did not speak): Kevin Genarie, 5005 Greenville Ave., Dallas, TX, 75206
Tim Brennan, 5005 Greenville Ave., Dallas, TX, 75206

Against: None

The Commission continued with the regular order of the agenda and heard Certificates of Appropriateness for Signs – Individual item #2204150001 next.

Certificates of Appropriateness for Signs - Individual:

Southside Entertainment Sign District:

2204150001

Planner: Jason Pool

Motion: It was moved to **approve** a Certificate of Appropriateness by Kimberly Goodwin of Accent Graphics, for 45.5-square-feet of illuminated attached signs at 1210 Botham Jean Boulevard, Ste. 1118 (southwest elevation).

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

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

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

Speakers: None

Certificates of Appropriateness for Signs - Under Advisement:

Farmers Market Sign District:

Note: Certificates of Appropriateness for Signs cases 2203140003, 2203140004, 2203140005 and 2203140006 were read into the record and heard together.

2203140003

Planner: Jason Pool

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 July 7, 2022.

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

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

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

Speakers: For: Gary McLemee, 6654 County Rd. 323, Terrell, TX, 75160

FOR (Did not speak): Kyle Onstott, 16265 Star Rd., Napa, ID, 83687
Karen Walch, 4901 Vineland Rd., Orlando, FL, 32811
Dallas Cothrum, 2201 Main St., Dallas, TX, 75201

Against: None

Against (Did not Speak): Mark Rieves, 5530 Goodwin Ave., Dallas, TX, 75206

2203140004

Planner: Jason Pool

Motion: In considering an application for a Certificate of Appropriateness by Gary McLemee of Texas Sign Services, for 774-square-feet of illuminated attached signs at 2425 Canton Street (southeast elevation), it was moved to **hold** this case under advisement until July 7, 2022.

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

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

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

Speakers: For: Gary McLemee, 6654 County Rd. 323, Terrell, TX, 75160
FOR (Did not speak): Kyle Onstott, 16265 Star Rd., Napa, ID, 83687
Karen Walch, 4901 Vineland Rd., Orlando, FL, 32811
Dallas Cothrum, 2201 Main St., Dallas, TX, 75201
Against: None
Against (Did not Speak): Mark Rieves, 5530 Goodwin Ave., Dallas, TX, 75206

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 July 7, 2022.

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

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

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

Speakers: For: Gary McLemee, 6654 County Rd. 323, Terrell, TX, 75160
FOR (Did not speak): Kyle Onstott, 16265 Star Rd., Napa, ID, 83687
Karen Walch, 4901 Vineland Rd., Orlando, FL, 32811
Dallas Cothrum, 2201 Main St., Dallas, TX, 75201
Against: None

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-feet of illuminated attached signs at 2425 Canton Street (southwest elevation), it was moved to **hold** this case under advisement until July 7, 2022.

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

For: 13 - Popken, Hampton, Anderson, Shidid, Carpenter,
Blair, Jung, Housewright, Gibson, Haqq,
Stanard, Kingston, Rubin
Against: 0
Absent: 1 - Vann
Vacancy: 1 - District 3

Speakers: For: Gary McLemee, 6654 County Rd. 323, Terrell, TX, 75160
FOR (Did not speak): Kyle Onstott, 16265 Star Rd., Napa, ID, 83687
Karen Walch, 4901 Vineland Rd., Orlando, FL, 32811
Dallas Cothrum, 2201 Main St., Dallas, TX, 75201
Against: None

Note: The Commission recessed for a short break at 2:12 p.m. and reconvened at 2:29 p.m. The Commission continued with the regular order of the agenda and heard Zoning Case – Consent agenda item #1. Z201-314(OA) next.

Zoning Cases - Individual:

1. **Z212-185(OA)**

Planner: Oscar Aguilera

Motion: It was moved to recommend **approval** of an MU-3 Mixed Use District on property zoned MC-4 Multiple Commercial District, on the north side of Vantage Point, west of Greenville Avenue.

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

For: 13 - Popken, Hampton, Anderson, Shidid, Carpenter,
Blair, Jung, Housewright, Gibson, Haqq,
Stanard, Kingston, Rubin
Against: 0
Absent: 1 - Vann
Vacancy: 1 - District 3

Notices: Area: 300 Mailed: 8
Replies: For: 0 Against: 1

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

2. Z212-181(OA)

Planner: Oscar Aguilera

Motion: It was moved to recommend **approval** of a renewal of Specific Use Permit No. 918 for a private school and a day care center for a five-year period, subject to traffic management plan and staff's recommended conditions; as briefed, with the following added conditions: 1) time limit of 5 years without automatic renewal and 2) in the Traffic Management Plan, delete queue on Parkview Avenue, and delete second sentence in note 1 of report [Exhibit 1] on property zoned Planned Development District No.134, between Wayne Street and Parkview Avenue at the terminus of Gurley Avenue.

Maker: Hampton
Second: Carpenter
Result: Carried: 12 to 1

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

Against: 1 - Housewright
Absent: 1 - Vann
Vacancy: 1 - District 3

Notices: Area: 300 Mailed: 82
Replies: For: 1 Against: 1

Speakers: For: Terry Ford, 9034 San Leandro Dr., Dallas, TX, 75218
Michael Coker, 3111 Canton St., Dallas, TX, 75226
Against: None
Staff: David Nevarez, Sr. Traffic Engineer, Development

3. Z212-192(JA)

Planner: Jenniffer Allgaier

Motion: It was moved to recommend **approval** of a renewal of Specific Use Permit No. 2403 for the sale of alcoholic beverages in conjunction with a restaurant without drive-in or drive-through service for a five-year period, subject to staff's recommended conditions on property zoned Planned Development District No. 859 with a D-1 Liquor Control Overlay and an H/128 Historic Overlay, Tract F within the Junius Heights Historic Overlay District, on the southeast line of Junius Street, between North Henderson Avenue and the terminus of Dumas Street.

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

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

Against: 0
Absent: 1 - Vann
Vacancy: 1 - District 3
Conflict: 1 - Hampton**

**out of the room, when vote taken

Notices: Area: 200 Mailed: 19
Replies: For: 5 Against: 0

Speakers: For: Mark Wootten, 612 N. Henderson Ave., Dallas, TX, 75214
Against: None

4. **Z212-142(MP)**

Planner: Michael Pepe

Motion: It was moved to recommend **approval** of a Specific Use Permit for an open-enrollment charter school for a one-year period, subject to a site plan, traffic management plan, and staff's recommended conditions on property zoned CR Community Retail, on the north corner of Lancaster Road and East Kiest Boulevard.

Maker: Anderson
Second: Carpenter
Result: Carried: 11 to 1

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

Against: 1 - Kingston
Absent: 1 - Vann
Vacancy: 1 - District 3
Conflict: 1 - Jung**

**out of the room, when vote taken

Notices: Area: 400 Mailed: 76
Replies: For: 1 Against: 0

Speakers: For: Rob Baldwin, 3904 Elm St., Dallas, TX, 75226
Brandon Vance, 1123 Claude St., Dallas, TX, 75203
Against: Lori Kirkpatrick, 6705 Braeburn Dr., Dallas, TX, 75214

Zoning Cases – Under Advisement:

5. **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 July 21, 2022.

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

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

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

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

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

6. **Z201-333(OA)**

Planner: Oscar Aguilera

Motion: In considering an application for a Specific Use Permit for a commercial amusement (outside) use on property zoned an MU-1 Mixed Use District, on the west line of Coit Road, south of McCallum Boulevard, it was moved to **hold** this case under advisement until July 21, 2022.

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

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

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

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

Speakers: None

7. Z212-122(OA)

Planner: Oscar Aguilera

Note: The Commission recessed for a short break at 5:15 p.m. during the discussion period of this item and reconvened at 5:35 p.m. The Commission continued with the discussion of this item.

Motion I: It was moved to recommend **approval** of a Planned Development District for LO(A) Limited Office District and restaurant with drive-in or drive-through service uses, subject to conditions to include a Development Impact Review (DIR) 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.

Maker: Gibson

Second: Housewright

Result: **No vote taken; motion was superseded by subsequent motion to hold under advisement.**

Motion II: 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 July 7, 2022.

Maker: Gibson

Second: Jung

Result: Carried: 13 to 0

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

Against: 0

Absent: 1 - Vann

Vacancy: 1 - District 3

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

Speakers: For: Andrew Ruegg, 2201 Main St., Dallas, TX, 75201
Dallas Cothrum, 2201 Main St., Dallas, TX, 75201
Harry Lake, 600 Travis Ct., Irving, TX, 75038
Steve Stoner, 7557 Rambler Rd., Dallas, TX, 75231
For (Did not speak): William Fife, 17715 Windflower Way, Dallas, TX, 75252
Against: None
Staff: David Nevarez, Sr. Traffic Engineer, Development

8. Z201-327(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 revised development plan, revised landscape plan and conditions; as briefed, 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.

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

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

Against: 2 - Blair, Kingston
Absent: 1 - Vann
Vacancy: 1 - District 3

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

Speakers: For: Heath Voyles, 1715 N. Angel Pkwy., Allen, TX, 75002
Clifton Reese, 2813 Dorris St., Dallas, TX, 75215
For (Did not speak): Michael Westfall, 1719 Angel Parkway, Allen, TX, 75002
Adam Lamont, 9432 Amberton Pkwy., Dallas, TX, 75243
Nathaniel Barrett, 4526 Reiger Ave., Dallas, TX, 75246
Against: None
Staff: Darwin Wade, Area Development, Housing & Neighborhood Revitalization
Phil Erwin, Chief Arborist, Development Services
David Nevarez, Sr. Traffic Engineer, Development

9. Z212-175(RM)

Planner: Ryan Mulkey

Motion: **Motion:** It was moved to recommend **approval** of 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.

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

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

Against: 0
Absent: 3 - Vann, Jung, Stanard
Vacancy: 1 - District 3
Conflict: 1 - Popken**

**out of the room, when vote taken

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

Note: The Commission returned and heard Subdivision – Under Advisement agenda Item #16 S212-180 next.

Development Code Amendments:

DCA212-005

Planner: Lori Levy

Motion: It was moved to recommend **approval** of amending the definitions of bedroom, kitchen and bathroom in the Dallas Development Code, subject to staff and Zoning Ordinance Advisory Committee proposed amendments (Page 17).

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

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

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

Speakers: None

Authorization of a Hearing:

Planner: Monique Ward

Motion: It was moved to **authorize** a public hearing to determine the proper zoning on properties located in an area bounded by South Marsalis Avenue on the east, Jefferson Boulevard on the northeast, South Beckley Avenue on the west, and IH-35E on the southeast. The area of request contains approximately 6.64 acres. Consideration is to be given to appropriate zoning for the area to include but not limited to use, development standards, and other appropriate regulations. **This is a hearing to consider the request to authorize the hearing and not the rezoning of property at this time.**

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

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

Against: 0
Absent: 3 - Vann, Jung, Stanard
Vacancy: 1 - District 3
Conflict: 1 - Kingston**

**out of the room, when vote taken

Speakers: None

Other Matters

Consideration of Appointments to CPC Committees:

There were no appointments to City Plan Commission Committees.

Minutes:

Motion: It was moved to **approve** the June 2, 2022, City Plan Commission meeting minutes.

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

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

Against: 0
Absent: 4 - Vann, Jung, Stanard, Kingston
Vacancy: 1 - District 3

Speakers: None

Minutes - Under Advisement:

Motion: It was moved to **approve** the May 19, 2022, City Plan Commission meeting minutes.

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

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

Against: 0
Absent: 4 - Vann, Jung, Stanard, Kingston
Vacancy: 1 - District 3

Speakers: None

Adjournment:

The June 16, 2022, City Plan Commission meeting **adjourned** at 8:01 p.m.

Tony Shidid, Chair

Date