

PLAN COMMISSION MINUTES

The City Plan Commission held a regular Zoning Hearing on July 7, 2022, with the briefing starting at 10:42 a.m., and the public hearing at 1:49 p.m., in Room 6ES and by videoconference as authorized by Texas Government Code Section 551.127. Presiding were, Tony Shidid, Chair and Brent Rubin Vice-Chair. The following Commissioners were present during the hearing: Amanda Popken, Joanna Hampton, Deborah Carpenter, Benjamin Vann, Lorie Blair, P. Michael Jung, Tipton Housewright, Wade Gibson, Aaliyah Haqq, Claire Stanard, and Melissa Kingston. The following Commissioner was absent from this hearing as defined in the City Plan Commission rules: Jasmond Anderson. 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: 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) **S212-235**

Note: The Commission considered this item individually.

Motion: It was moved to **approve** an application to replat a 0.853-acre tract of land containing all of Lots 8 through 13 in City Block 29/3149 and a portion of an abandoned alley to create one lot and to dedicate public right of way on property located on Beckley Avenue, between Eighth Street and Melba Street, subject to compliance with the conditions listed in the docket.

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

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

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

Speakers: For: Scott Robertson, Address not given
FOR (Did not speak): Ashvat Shetty, 1111 W. Mockingbird Ln., Dallas, TX, 75247
Billy Duckworth, 2220 Gus Thomasson Rd., Mesquite, TX, 75150
Against: None

Note: The Commission returned to the regular order of the agenda and heard Residential Replat agenda item #14. S212-232 next..

(2) S212-236

Motion: It was moved to **approve** an application to replat a 20.649-acre tract of land containing all of Lot 1 in City Block A/8017 and a tract of land in City Block A/8017 to create one lot on property located on Kiest Boulevard at Duncanville Road, northeast corner, subject to compliance with the conditions listed in the docket.

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

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

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

Speakers: None

(3) S212-237

Motion: It was moved to **approve** an application to create one 12,015 square foot lot and one 12,657 square foot lot from a 0.687-acre tract of land in City Block A/7187 on property located on Clymer Street, between Chippewa Drive and Fannie Street, subject to compliance with the conditions listed in the docket.

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

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

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

Speakers: None

(4) **S212-238**

Motion: It was moved to **approve** an application to create one 3.009-acre lot from a tract of land in City Block A/1035 on property located on Turtle Creek Boulevard, between Cedar Springs Road and Dickason Avenue, subject to compliance with the conditions listed in the docket.

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

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

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

Speakers: For: None

For (Did not speak): Peter Diana, 20 University Rd., Cambridge, MA, 02138
Peter Kuhlmann, 20 University Rd., Cambridge, MA, 02138

Against: None

(5) **S212-239**

Motion: It was moved to **approve** an application to create one 0.779-acre lot and one 1.409-acre lot from a 2.188-acre tract of land on property located in the Dallas Extra Territorial Jurisdiction (ETJ) on F.M. 740, south of Travis Ranch Boulevard, subject to compliance with the conditions listed in the docket.

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

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

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

Speakers: None

(6) **S212-240**

Motion: It was moved to **approve** an application to replat a 0.9565-acre tract of land containing part of Lots 11 and 12, 14 through 16 and all of Lot 13 in City Block J/1623 to create one lot on property located on Monticello Avenue at McKinney Avenue, northeast corner, subject to compliance with the conditions listed in the docket.

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

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

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

Speakers: None

(7) **S212-241**

Motion: It was moved to **approve** an application to create one 0.8137-acre lot from a tract of land in City Block 2366 on property located on Empire Central, south of Mohawk Drive, subject to compliance with the conditions listed in the docket.

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

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

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

Speakers: None

(8) **S212-242**

Motion: It was moved to **approve** an application to replat a 24.103-acre tract of land containing all of Lots 65 through 68 and part of Lot 69 in City Block 6265 to create one lot on property located on West Ledbetter Avenue, west of Duncanville Road, subject to compliance with the conditions listed in the docket.

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

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

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

Speakers: None

(9) **S212-243**

Motion: It was moved to **approve** an application to create a 51-lot residential subdivision with lots ranging in size from 7,500 square feet to 9,860 square feet and 2 common areas from an 11.993-acre tract of land on property bounded by Kirnwood Drive, Concordia Lane, Dodson Drive, and Buford Drive, subject to compliance with the conditions listed in the docket.

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

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

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

***conflict of interest

Speakers: None

(10) **S212-244**

Motion: It was moved to **approve** an application to replat a 5.023-acre lot containing all of Lots 1 through 7 in City Block 8/7135 and part of Lots 1 through 7 and all of Lots 8 through 14 in City Block 1/7135 and an abandoned portion of Goldman Road to create one lot on property located on Canada Drive, west of Hampton Road, subject to compliance with the conditions listed in the docket.

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

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

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

Speakers: None

(11) **S212-245**

Motion: It was moved to **approve** an application to replat a 1.753-acre tract on land containing all of Lot 1A and Lots 4 through 14 in City Block 1/931 to create one 19, 203 square foot lot and one 57,178 square foot lot on property bounded by McKinnon Street, Wolf Street, Harwood Street, and Ivan Street, subject to compliance with the conditions listed in the docket.

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

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

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

Speakers: None

(12) **S212-246**

Motion: It was moved to **approve** an application to replat a 1.31-acre tract of land containing all of Lot 1 in City Block 1/8472 to create one 23,891 square foot lot and one 23,078 square foot lot on property located on Jim Miller Road at Highland Road, southwest corner, subject to compliance with the conditions listed in the docket.

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

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

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

Speakers: None

(13) **Subdivision agenda did not contain an agenda item #13.**

Note: The Subdivision agenda did not contain an agenda item #13. The Commission heard Subdivision - Consent agenda item #1. S212-235, upon the conclusion of the Subdivision Consent agenda.

Residential Replats:

(14) **S212-232**

Motion: It was moved to **approve** an application to replat a 0.867-acre tract of land containing all of Common Area A in City Block 3/6882 to create 6 lots ranging in size from 5,000 square feet to 10,076 square feet on property located on College Way, south of Veranda Way, subject to compliance with the conditions listed in the docket.

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

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

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

Notices: Area: 200 Mailed: 15
Replies: For: 0 Against: 0

Speakers: For: Chris, Alpha Rd., Dallas, TX
Against: None

(15) **S212-233**

Motion: It was moved to **approve** an application to replat a 0.410-acre (17,881 square feet) tract of land containing all of Lot 7A to create one 7,467 square foot lot and one 10,414 square foot lot on property located on Winding Lake Drive, north of Forest Lane, subject to compliance with the conditions listed in the docket.

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

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

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

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

Speakers: None

(16) **S212-234**

Motion: It was moved to **approve** an application to replat a 10.189-acre tract of land containing all of Lots 6 through 13 and a tract of land in City Block 6085 to create one lot on property located on Bonnie View Road at Linfield Road, north corner, subject to compliance with the conditions listed in the docket.

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

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

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

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

Speakers: None

Miscellaneous Items:

D212-011(AS)

Planner: Athena Seaton

Motion: It was moved to **approve** a development plan on property zoned Planned Development District No. 521, North Zone, Subdistrict A, on the east line of Merrifield Road, north of Interstate 20.

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

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

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

*out of the room, shown voting in favor

Speakers: None

M212-025(AS)

Planner: Athena Seaton

Motion: It was moved to **approve** a minor amendment to an existing site plan for Specific Use Permit No. 1596 for a general merchandise or food store 100,000 square feet or more on property zoned CR Community Retail, on the northeast corner of Marsh Lane and West Northwest Highway.

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

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

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

*out of the room, shown voting in favor

Speakers: None

M212-026(AS)

Planner: Athena Seaton

Note: Chair Shidid corrected Council district to District 13.

Motion: It was moved to **approve** a minor amendment to an existing development plan on property zoned Planned Development No. 529, generally on the northeast line of Larmanda Street, north of the northwest line of Skillman Street.

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

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

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

*out of the room, shown voting in favor

Speakers: None

Certificates of Appropriateness for Signs - Consent:

Note: Certificates of Appropriateness for Signs cases 2205160008, 2205160010 and 2205160012 were read into the record and heard together.

2205160008

Planner: Jason Pool

Motion: In considering an application for a Certificate of Appropriateness by Gary McLemee of Texas Sign Services, for 632.7-square-feet of illuminated attached signs at 903 Slocum Street (southeast elevation), it was moved to **hold** this case under advisement until July 21, 2022.

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

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

*out of the room, shown voting in favor

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

2205160010

Planner: Jason Pool

Motion: In considering an application for a Certificate of Appropriateness by Gary McLemee of Texas Sign Services, for a 374.2-square-foot illuminated attached sign at 903 Slocum Street (northwest elevation), it was moved to **hold** this case under advisement until July 21, 2022.

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

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

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

*out of the room, shown voting in favor

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

2205160012

Planner: Jason Pool

Motion: In considering an application for a Certificate of Appropriateness by Gary McLemee of Texas Sign Services, for a 201-square-foot illuminated attached sign at 903 Slocum Street (northeast elevation), it was moved to **hold** this case under advisement until July 21, 2022.

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

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

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

*out of the room, shown voting in favor

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

Certificates of Appropriateness for Signs – Under Advisement:

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 21, 2022.

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

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

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

*out of the room, shown voting in favor

Speakers: For: Danielle Mathews, 2201 Main St., Dallas, TX, 75201
For (Did not speak): Dallas Cothrum, 2201 Main St., Dallas, TX, 75201
Gary McLemee, 6654 County Rd., 323, Terrell, TX, 75160
Against: None

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

2203140004

Planner: Jason Pool

Motion: It was moved to **approve** 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), subject to revised plan listed in the docket.

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

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

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

*out of the room, shown voting in favor

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

2203140005

Planner: Jason Pool

Motion: It was moved to **approve** 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), subject to revised plan listed in the docket.

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

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

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

*out of the room, shown voting in favor

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

2203140006

Planner: Jason Pool

Motion: It was moved to **approve** 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), subject to revised plan listed in the docket.

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

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

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

*out of the room, shown voting in favor

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

Zoning Cases - Consent:

1. Z212-184(MP)

Planner: Michael Pepe

Motion: It was moved to recommend **approval** of an amendment to and an expansion of Planned Development District No. 346, subject to a development plan, a landscape plan and conditions on property zoned an IM Industrial Manufacturing District, on the northwest line of Hickory Street, northeast of the intersection of Hickory Street and Malcolm X Boulevard.

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

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

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

*out of the room, shown voting in favor

Notices: Area: 500 Mailed: 46
Replies: For: 1 Against: 1

Speakers: For: None
FOR (Did not speak): Angela Hunt, 500 N. Akard St., Dallas, TX, 75201
Daniel Roby, 1717 Jeffries St., Dallas, TX, 75226
Against: None

2. **Z212-197(MP)**

Planner: Michael Pepe

Note: The Commission considered this item individually.

Motion: It was moved to recommend **approval** of an amendment to Planned Development District No. 759, Subdistrict 1, to allow for a medical or scientific laboratory as a permitted use, subject to a revised conceptual plan and staff recommended conditions, as briefed, with the following conditions: 1) Section 51P-759.108 (d) Floor area ratio; revise item 3 to read "For office uses and commercial and business service uses, maximum floor area ratio is 2.5", 2) Strike item 5, and 3) Section 51P-759.108 (f) Height, revise item 1(C) to read "For office uses and commercial and business service uses, maximum structure height is 200 feet." on the north corner of West Mockingbird Lane and Forest Park Boulevard.

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

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

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

*out of the room, shown voting in favor

Notices: Area: 500 Mailed: 27
Replies: For: 0 Against: 0

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

Note: The Commission heard Zoning Case – Consent agenda item #7. Z212-188(OA) next.

3. Z212-198(MP)

Planner: Michael Pepe

Motion: It was moved to recommend **approval** of a new Planned Development District for WMU-3 Walkable Urban Mixed-Use District uses and a convalescent and nursing homes, hospice care, and related institutions use, subject to a development plan and conditions on property zoned Tract 1, WMU-3 Subdistrict within Planned Development District No. 595, the South Dallas/Fair Park Special Purpose District, on the south corner of Cleveland Street and Park Row Avenue.

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

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

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

*out of the room, shown voting in favor

Notices:	Area: 500	Mailed: 77
Replies:	For: 0	Against: 0

Speakers: For: None

FOR (Did not speak): Lance Koth, 4504 Lakeview Dr., Frisco, TX, 75036
David Martin, 2728 N. Harwood St., Dallas, TX, 75201
Stephen Dantone, 2010 Al Lipscomb Way, Dallas, TX, 75215
Louis Horrell, 2010 Al Lipscomb Way, Dallas, TX, 75215
Julie Saqueston, 1600 Pennsylvania Ave., Dallas, TX, 75215
Jeff Ball, 4139 Park Ln., Dallas, TX, 75220

Against: None

4. Z212-199(OA)

Planner: Oscar Aguilera

Motion: It was moved to recommend **approval** of a MF-2(A) Multifamily District on property zone CS Commercial Service District, on the northeast corner of Corregidor Street and Carbondale Street.

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

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

*out of the room, shown voting in favor

Notices: Area: 200 Mailed: 28
Replies: For: 0 Against: 0

Speakers: None

5. Z212-203(OA)

Planner: Oscar Aguilera

Motion: It was moved to recommend **approval** of a Specific Use Permit for a mini-warehouse use for a five-year period with eligibility for automatic renewals for additional five-year periods, subject to a site plan and conditions on property zoned a CR Community Retail District, on the northwest corner of Clark Road and Mountain Creek Parkway.

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

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

*out of the room, shown voting in favor

Notices: Area: 200 Mailed: 48
Replies: For: 1 Against: 0

Speakers: For: None

FOR (Did not speak): David Bolour, 2720 S. La Cienega Blvd., Los Angeles, CA, 90034
Against: None

6. Z212-204(OA)

Planner: Oscar Aguilera

Motion: It was moved to recommend **approval** of a renewal of Specific Use Permit No. 1912 for a late-hours establishment limited to an alcoholic beverage establishment limited to a bar, lounge, or tavern use for a three-year period, subject to conditions on property zoned Planned Development District No. 842 with Specific Use Permit No. 1289 for a bar, lounge, or tavern use and an MD-1 Modified Delta Overlay, on the west line of Greenville Avenue at the terminus of Oram Street.

Maker: Rubin

Second: Housewright

Result: Carried: 13 to 0

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

Against: 0

Absent: 1 - Anderson

Vacancy: 1 - District 3

*out of the room, shown voting in favor

Notices: Area: 200 Mailed: 22

Replies: For: 0 Against: 0

Speakers: None

Note: The Commission heard Zoning – Consent agenda item #2. Z212-197(MP), upon the conclusion of the Zoning Consent agenda. The Commission heard Zoning – Consent agenda item #2. Z212-197(MP) next.

7. Z212-188(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. 1963 for a child-care facility for a five-year period with eligibility for automatic renewals for additional five-year periods, subject to conditions with an amendment to Condition No. 4 to change enrollment from 65 to 40 on property zoned an MF-2(A) Multifamily District, on the southeast corner of Wilhurt Avenue and East Illinois Avenue.

Maker: Rubin

Second: Carpenter

Result: Carried: 13 to 0

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

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

Notices: Area: 400 Mailed: 83
Replies: For: 1 Against: 1

Speakers: For: Paula Alexander, 3540 Wilhurl Ave., Dallas, TX, 75216
Kristie Bonner, 325 N. St. Paul St., Dallas, TX, 75201
For (Did not speak): John Hamilton, 325 N. St. Paul St., Dallas, TX, 75201
Against: None

Note: The Commission recessed for a short break at 2:52 p.m. and reconvened at 3:11 p.m. The Commission continued with the regular order of the agenda and heard Zoning Case – Under Advisement agenda item #8. Z212-122(OA) next.

Zoning Cases – Under Advisement:

8. Z212-122(OA)

Planner: Oscar Aguilera

Motion: It was moved to recommend **approval** of a Planned Development District for an LO(A) Limited Office District and restaurant with drive-in or drive-through service uses, subject to a development plan and conditions 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: Rubin
Result: Carried: 11 to 2

For: 11 - Popken, Hampton, Shidid, Vann, Blair, Jung,
Housewright, Gibson, Haqq, Kingston, Rubin

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

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

Speakers: For: Andrew Ruegg, 2201 Main St., Dallas, TX, 75201
For (Did not speak): Dallas Cothrum, 2201 Main St., Dallas, TX, 75201
Harry Lake, 500 E. John Carpenter Fwy., Irving, TX, 75062
Steve Stoner, 7557 Rambler Rd., Dallas, TX, 75231
Jhevasse Mitchell, 500 E. John Carpenter Fwy., Irving, TX, 75062
Against: None

9. Z212-165(RM)

Planner: Ryan Mulkey

Motion I: It was moved to recommend **approval** of a Planned Development District for specific residential and nonresidential uses, subject to a development plan and applicant's recommended conditions with the following changes: 1) prohibit commercial cleaning or laundry plant, community service center, and industrial (inside) potentially incompatible uses, 2) in Section 51P-____.106(c)(1) and (2), remove the word "phases" so the development plan applies to the entire subarea so that it will be a full zoning amendment to change the development plan, and 3) require shore power connections be added to the standard so no trucks idle and to provide that refrigerated trucks to continue to operate without idling on property zoned an A(A) Agricultural District, on the west line of Texas State Highway Spur 408, west of South Merrifield Road.

Maker: Blair
Second: Stanard
Result: Failed: 4 to 8

For: 4 - Blair, Housewright, Gibson, Stanard

Against: 8 - Popken, Hampton, Shidid, Carpenter, Jung,
Haqq, Kingston, Rubin

Absent: 2 - Anderson, Vann

Vacancy: 1 - District 3

Motion II: It was moved to recommend **denial without prejudice** of 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.

Maker: Rubin
Second: Carpenter
Result: Carried: 10 to 2

For: 10 - Popken, Hampton, Shidid, Carpenter, Jung,
Housewright, Haqq, Stanard, Kingston, Rubin

Against: 2 - Blair, Gibson

Absent: 2 - Anderson, Vann

Vacancy: 1 - District 3

Notices: Area: 500 Mailed: 12
Replies: For: 5 Against: 0

Speakers: For: Susan Kedron, 2323 Ross Ave., Dallas, TX, 75201
Will Mundinger, 3817 Maple Ave., Dallas, TX, 75219
Ryan Gaughan, 2221 E. Lamar Blvd., Arlington, TX, 76006
Matt Enzler, 3889 Maple Ave., Dallas, TX, 75219
Scott Johnson, 13455 Noel Rd., Dallas, TX, 75240
Dan Gallagher, 13455 Noel Rd., Dallas, TX, 75240
David Lankford, 3600 S. Merrifield Rd., Dallas, TX, 75236
Welsh Merrifield, 3939 S. Merrifield Rd., Dallas, TX, 75236
Suzanne Merrifield, 3939 S. Merrifield Rd., Dallas, TX, 75236
Luke Franz, 2323 Ross Ave., Dallas, TX, 75201
Jon Napper, 1700 Cedar Springs Rd., Dallas, TX, 75202
Justin Jones, 3304 S. Merrifield Rd., Dallas, TX, 75236
Twyla Jones, 3304 S. Merrifield Rd., Dallas, TX, 75236
Stacia Hood Lankford, 3600 S. Merrifield Rd., Dallas, TX, 75236
Jacob Halfer, 13455 Noel Rd., Dallas, TX, 75240
For (Did not speak): Ana Ruth Aguilar de Lopez, 3603 Pisa Mews, Dallas, TX, 75236
Against: Colin Larson, 3644 Patience Blvd., Dallas, TX, 75236
Benjamin Leal, 6949 Clay Academy Blvd., Dallas, TX, 75236
Deborah Quinn, 3726 Patience Blvd., East, Dallas, TX, 75236
Kendall Drew, 6920 Kingdom Estates Dr., Dallas, TX, 75236
David Henley, 5232 Moneta Ln., Dallas, TX, 75236
Jerry Smith, 7010 Samaritan Rd., Dallas, TX, 75236
Fatima Canelo, 6947 Truth Dr., Dallas, TX, 75236
Dianna Drew, 6920 Kingdom Estates Dr., Dallas, TX, 75236
Itzel Pompa, 7014 Samaritan Rd., Dallas, TX, 75236
Sandra Garcia, 7002 Samaritan Rd., Dallas, TX, 75236
John Kappes, 6967 Truth Dr., Dallas, TX, 75236
Eric Zielinski, 3702 Patience Blvd., East, Dallas, TX, 75236
Yvette Branch, 7003 Kingdom Estates Dr., Dallas, TX, 75236
Jesus Avila, 3526 Patience Blvd., Dallas, TX, 75236
Steven Knight, 7012 Capella Park Ave., Dallas, TX, 75236
Jeremiah Salzwedel, 6922 Truth Dr., Dallas, TX, 75236
Shane Gulley, 3620 Patience Blvd., Dallas, TX, 75236
Cesar Reyna, 6949 Clay Academy Blvd., Dallas, TX, 75236
Michael Beard, 3509 Patience Blvd., Dallas, TX, 75236
Rebecca Larson, 3644 Patience Blvd., Dallas, TX, 75236
Teresa Tinsley, 3726 Patience Blvd., East, Dallas, TX, 75236
Barb Temminck, 3724 Prague Mews, Dallas, TX, 75236
Scott Stubbs, 6917 Kingdom Estate Dr., Dallas, TX, 75236
Justin Ransom, 3604 Patience Blvd., Dallas, TX, 75236
Darrell Herbert, 7068 Capella Park Ave., Dallas, TX, 75216
Chadwick McDonald, 6936 Clay Academy Blvd., Dallas, TX, 75236
Against (Did not speak): Zachary Milem, 3729 Patience Blvd., Dallas, TX, 75236
Parker Milem, 3729 Patience Blvd., Dallas, TX, 75236
Preston Milem, 3729 Patience Blvd., Dallas, TX, 75236

Sarah Milem, 3729 Patience Blvd., Dallas, TX, 75236
Heather Salzwedel, 6922 Truth Dr., Dallas, TX, 75236
Doug Niemtschk, 7007 Kingdom Estates Dr., Dallas, TX, 75236
Jennifer Niemtschk, 7007 Kingdom Estates Dr., Dallas, TX, 75236
Manny Espino, 36202 Strasbourg Mews, Dallas, TX, 75236
Blaise Brignac, 3320 Potters House Way, Dallas, TX, 75326
Astria Molina, 3210 Potters House Way, Dallas, TX, 75236
Victor Alvarado, 3737 Patience Blvd., Dallas, TX, 75236
Chelsea Taylor, 3726 Patience Blvd., East, Dallas, TX, 75236
Caesar Ricci, 7036 Capella Park Ave., Dallas, TX, 75236
Christopher Lee, 3636 Patience Blvd., Dallas, TX, 75236
Misty Rockwell, 6949 Capella Park Ave., Dallas, TX, 75236
Staff: David Nevarez, Sr. Traffic Engineer, Development

Authorization of a Hearing:

Planner: Arturo Del Castillo

Motion: It was moved to **authorize** a public hearing to consider amending Chapters 51 and 51A of the Dallas Development Code, with consideration being given to developing appropriate standards associated with permeability, impermeability, pervious, and impervious, including, but not limited to; definitions, paving, surfaces, materials, and applicability. **This is a hearing to consider the request to authorize the hearing and not amendments to the Dallas Development Code at this time.**

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

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

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

*out of the room, shown voting in favor

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 16, 2022, City Plan Commission meeting minutes, as submitted.

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

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

*out of the room, shown voting in favor

Speakers: None

Adjournment:

Motion: It was moved to **adjourn** the July 7, 2021, City Plan Commission meeting at 7:09 p.m.

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

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

*out of the room, shown voting in favor

Tony Shidid, Chair

Date