

## PLAN COMMISSION MINUTES

The City Plan Commission held a regular Zoning Hearing on August 18, 2022, with the bus tour starting at 8:13 a.m., followed by the briefing starting at 10:33 a.m., and the public hearing at 1:48 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, Aaliyah Haqq and Claire Stanard. The following Commissioners were absent from this hearing as defined in the City Plan Commission rules: Benjamin Vann and Melissa Kingston. There were two vacancies - District 3 and District 11.

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:

### ACTION ITEMS:

#### Miscellaneous:

#### **M212-028(HC)**

Planner: Hannah Carrasco

**Motion:** It was moved to **deny** a minor amendment to an existing site plan for Specific Use Permit No. 2047 for a vehicle auction and storage use on property zoned Subdistrict C within Planned Development No. 37, generally on the east corner of Hargrove Drive and Sheila Lane.

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

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

Against: 0  
Absent: 2 - Vann, Kingston  
Vacancy: 2 - District 3, District 11

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

**M212-032(HC)**

Planner: Hannah Carrasco

**Motion:** It was moved to **approve** a minor amendment to an existing development and landscape plan for a community service center use on property zoned Subarea 1 within Planned Development District No. 393, generally on the southwest corner of Stults Road and Greenville Avenue.

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

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

Against: 0  
Absent: 2 - Vann, Kingston  
Vacancy: 2 - District 3, District 11

**Speakers:** For: None  
For (Did not speak): Audra Buckley, 1414 Belleview St., Dallas, TX, 75215  
Against: None

**M212-039(HC)**

Planner: Hannah Carrasco

**Note:** During the discussion period of this item Chairman Shidid tabled M212-039(HC) until later in the meeting. The Commission continued with the regular order of the agenda and heard Zoning Cases – Consent agenda items. The Commission heard Zoning Case – Consent agenda item #2. Z212-227(RM) next. Later in the meeting the Commission returned to this item to continue the discussion.

**Motion:** It was moved to **approve** a minor amendment to an existing development/landscape plan on property zoned Tract IV within Planned Development District No. 812, generally on the southeast corner of East 11<sup>th</sup> Street and Fran Way.

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

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

Against: 0

Absent: 2 - Vann, Kingston

Vacancy: 2 - District 3, District 11

**Speakers:** For: Luke Franz, 2323 Ross Ave., Dallas, TX, 75201  
Against: None

**Note: The Commission returned to the regular order of the agenda and heard Thoroughfare Plan Amendments agenda items next.**

Zoning Cases - Consent:

1. **Z212-216(JA)**

Planner: Jenniffer Allgaier

**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 with eligibility for automatic renewals for additional five-year periods, subject to a site plan and conditions on property zoned an MF-1(A) Multifamily District, on the north line of Park Lane, between Fair Oaks Avenue and Pineland Drive.

Maker: Stanard

Second: Housewright

Result: Carried: 11 to 0

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

Against: 0

Absent: 2 - Vann, Kingston

Vacancy: 2 - District 3, District 11

**Notices:** Area: 400

Mailed: 385

**Replies:** For: 0

Against: 0

**Speakers:** For: Kathryn Loo, 2709 Creekway Dr., Carrollton, TX, 75010  
Kiersten Rood, 1710 Hendrix Dr., Irving, TX, 75061  
Minator Azemi, 5510 Belmont Ave., Dallas, TX, 75206  
Cesar Reyna, 6949 Clay Academy Blvd., Dallas, TX, 75236  
Karl Crawley, 2201 Main St., Dallas, TX, 75201  
Against: None

**Note: The Commission heard Zoning Case – Consent agenda item #3. Z212-229(OA) next.**

**2. Z212-227(RM)**

Planner: Ryan Mulkey

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

**Motion:** It was moved to recommend **approval** of an MF-2(A) Multifamily District on property zoned Planned Development District No. 710, on the southeast line of Coombs Creek Drive, south of West Illinois Avenue.

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

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

Against: 0  
Absent: 2 - Vann, Kingston  
Vacancy: 2 - District 3, District 11

**Notices:** Area: 300 Mailed: 16  
**Replies:** For: 0 Against: 0

**Speakers:** For: Mariela Estrada, 1113 E. Jefferson Blvd., Dallas, TX, 75203  
For (Did not speak): Raul Estrada, 1113 E. Jefferson Blvd., Dallas, TX, 75203  
Against: None

**Note: The Commission heard Zoning Case - Consent agenda item #1. Z212-216(JA) next.**

**3. Z212-229(OA)**

Planner: Oscar Aguilera

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

**Motion:** In considering an application to renew Specific Use Permit No. 2392 for an alcoholic beverage establishment limited to a bar, lounge, or tavern, and a commercial amusement (inside) use limited to a dance hall, on property zoned an FWMU-3 Form Walkable Mixed-Use Subdistrict within Planned Development District No. 595, the South Dallas/Fair Park Special Purpose District, with an SH Shopfront Overlay, on the northeast corner of Botham Jean Boulevard and South Boulevard, it was moved to **hold** this case under advisement until September 1, 2022.

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

For: 11 - Popken, Hampton, Anderson, Shidid,  
Carpenter, Blair, Jung, Housewright, Haqq,  
Stanard\*, Rubin

Against: 0  
Absent: 2 - Vann, Kingston  
Vacancy: 2 - District 3, District 11

\*out of the room, shown voting in favor

**Notices:** Area: 200 Mailed: 10  
**Replies:** For: 1 Against: 0

**Speakers:** For: None  
For (Did not speak): Shawanna Sullemon, 2900 Botham Jean Blvd., Dallas, TX, 75215  
Andy French, 2035 Berwick Ave., Dallas, TX, 75203  
Against: None

**Note: The Commission heard Zoning Case - Consent agenda item #4. Z212-234(RM) next.**

4. Z212-234(RM)

Planner: Ryan Mulkey

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

**Motion:** It was moved to recommend **approval** of a Specific Use Permit for an alcoholic beverage establishment limited to a bar, lounge, or tavern and a commercial amusement (inside) for a three-year period, subject to a site plan and conditions on property zoned Planned Development District No. 619 with Specific Use Permit No. 2411 for an attached projecting non-premise district activity videoboard sign on the northwest line of Elm Street, northeast of North Akard Street.

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

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

Against: 0  
Absent: 2 - Vann, Kingston  
Vacancy: 2 - District 3, District 11

**Notices:** Area: 200 Mailed: 86  
**Replies:** For: 2 Against: 1

**Speakers:** For: Jencey Keeton, 1511 Elm St., Dallas, TX, 75201  
Against: None

Zoning Cases – Under Advisement:

**Note: Zoning Cases – Under Advisement agenda items #5. Z190-250(AU) and #6. Z201-221(AU) were read into the record and heard together.**

**5. Z190-250(AU)**

Planner: Andreea Udrea

**Motion:** In considering an application for a Planned Development District for MU-2 Mixed Use District uses and standards on property zoned an MF-1(A) Multifamily District, on the west line of Preston Road, north of Belt Line Road, it was moved to **hold** this case under advisement until September 15, 2022.

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

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

Against: 0  
Absent: 2 - Vann, Kingston  
Vacancy: 2 - District 3, District 11

**Notices:** Area: 500 Mailed: 63  
**Replies:** For: 0 Against: 2

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

**6. Z201-221(AU)**

Planner: Andreea Udrea

**Motion:** In considering an application for an MU-2 Mixed Use District on property zoned an MF-1(A) Multifamily District, on the west line of Preston Road, south of Arapaho Road, it was moved to **hold** this case under advisement until September 15, 2022.

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

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

Against: 0

Absent: 2 - Vann, Kingston

Vacancy: 2 - District 3, District 11

**Notices:** Area: 500 Mailed: 124

**Replies:** For: 1 Against: 3

**Speakers:** For: Andrew Ruegg, 2201 Main Street, Dallas, TX, 75201  
George Rex Anderson, 15625 Preston Rd., Dallas, TX, 75248  
Against: None

**Note: The Commission recessed for a short break at 2:55 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 #7. Z201-321(MP) next.**

**7. Z201-321(MP)**

Planner: Michael Pepe

**Motion I:** It was moved to recommend **approval** of a new subdistrict, subject to a revised development plan and conditions with the following changes: SEC. 51P-714.110, (10), under Retail and personal service uses, allow Restaurant with drive-in or drive-through service by DIR; add text “Prohibited in Subdistrict 3C” and Financial with drive-in or drive-through service add text “Prohibited in Subdistrict 3C” and a revised development plan 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.

Maker: Popken

Second: Shidid

Result: Failed: 2 to 9

For: 2 - Popken, Stanard

Against: 9 - Hampton, Anderson, Shidid, Carpenter, Blair,  
Jung, Housewright, Haqq, Rubin

Absent: 2 - Vann, Kingston

Vacancy: 2 - District 3, District 11

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

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

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

Against: 0  
Absent: 2 - Vann, Kingston  
Vacancy: 2 - District 3, District 11

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

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

8. **Z212-124(RM)**

Planner: Ryan Mulkey

**Motion:** It was moved to recommend **approval** of an amendment to Planned Development District No. 49, subject to a revised conceptual plan, a street section and revised conditions with the following change: 1) Add a provision that reads "Section 51-4.407(a)(7) applies" at the end of Section 51P-49.106(a)(1)(A); 2) Add a provision that reads "Section 51-4.402(a)(3) applies" at the end of Section 51P-49.106(a)(1)(B); 3) Add Section 51P-49.106(a)(1)(C)(iii) to read: Section 51-4.403(a)(7) applies; 4) Add Section 51P-49.106(a)(2)(C) to read: Lot size. For single family detached homes not facing public open space or a mews, a minimum lot size of 4,500 square feet is require; 5) Remove Section 51P-49.119(a)(1)(C) completely so that above and below ground areas cannot be counted in the open space requirement; 6) Add Section 51P-49.119(a)(7) to read: Queueing. No queuing or stacking is permitted on Camp Wisdom Road or University Hills Boulevard from a drive-in restaurant; and 7) Replace Section 51P-49.119(c)(3) to read: Fencing. A minimum six foot fence shall be required along the rear and side lot lines of each single family dwelling unit that provides a side yard at the northwest corner of East Camp Wisdom Road and University Hills Boulevard.

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

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



Against: 0  
Absent: 2 - Vann, Kingston  
Vacancy: 2 - District 3, District 11

**Notices:** Area: 500 Mailed: 93  
**Replies:** For: 2 Against: 5

**Speakers:** For: Terrence Maiden, 1722 Routh St., Dallas, 75201  
Suzan Kedron, 2323 Ross Ave., Dallas, TX, 75201  
For (Did not speak): Luke Franz, 2323 Ross Ave., Dallas, 75201  
Against: None

**Note: The Commission recessed for a short break at 4:25 p.m. and reconvened at 4:36 p.m. The Commission continued with the regular order of the agenda and heard Zoning Case – Under Advisement agenda item #9. Z212-207(JA) next.**

9. Z212-207(JA)

Planner: Jennifer Allgaier

**Note: Chairman Shidid tabled this agenda item until later in the meeting. The Commission continued with the regular order of the agenda and heard Zoning Case – Under Advisement agenda item #10. Z212-220(OA) next. The Commission later returned to the item to continue the discussion.**

**Motion:** It was moved to recommend **approval** of an LI Light Industrial District with revised deed restrictions volunteered by the applicant to include an eight-foot tall masonry wall provided along the western property line for approximately 520 feet to the tree line to the creek where it will be transitioned to a chain link fence with slats to provide opacity on property zoned an A(A) Agricultural District on the northwest line of Telephone Road, between Bonnie View Road and Van Horn Drive.

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

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

Against: 0  
Absent: 2 - Vann, Kingston  
Vacancy: 2 - District 3, District 11

**Notices:** Area: 400 Mailed: 16  
**Replies:** For: 0 Against: 2

**Speakers:** For: Julian Mohammed, 3901 Telephone Rd., Dallas, TX, 75241  
Rob Baldwin, 3904 Elm St., Dallas, TX, 75226  
Against: None

**Note: The Commission returned to and heard Miscellaneous Item M212-039 next.**

10. **Z212-220(OA)**

Planner: Oscar Aguilera

**Motion:** It was moved to recommend **denial without prejudice** of the enlargement of Planned Development District No. 462, Subdistrict 5 on property zoned P(A) Parking District, on the west line of Euclid Avenue, north of Lewis Street.

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

For: 11 - Popken, Hampton, Anderson, Shidid,  
Carpenter, Blair\*, Jung, Housewright, Haqq,  
Stanard, Rubin

Against: 0  
Absent: 2 - Vann, Kingston  
Vacancy: 2 - District 3, District 11

\*out of the room, shown voting in favor

**Notices:** Area: 500                      Mailed: 119  
**Replies:** For: 4                              Against: 2

**Speakers:** None

**The Commission continued with the regular order of the agenda and heard the Subdivision docket items next.**

Subdivision Docket

Planner: Mohammad H. 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.

**Note: Subdivision – Consent agenda items S212-114R, S212-280, S212-281, S212-284, S212-285, S212-286, S212-287, S212-288, S212-289, S212-292, and S212-293, were read into the record and heard together.**

Consent Items:

(1) **S212-114R**

**Note: Correct case report and agenda to read as “An application to create a 400-lot single family subdivision with lots ranging in size from 4,600 square feet to 367,819 square feet, 1 multifamily lot, and 6 common areas from a 92.919-acre tract of land on property located in the Dallas Extra Territorial Jurisdiction (ETJ) on F.M. 548, north of Reeder Lane”**

**Motion:** It was moved to **approve** an application to create a 400-lot single family subdivision with lots ranging in size from 4,600 square feet to 367,819 square feet, 1 multifamily lot, and 6 common areas from a 92.919-acre tract of land on property located in the Dallas Extra Territorial Jurisdiction (ETJ) on F.M. 548, north of Reeder Lane, subject to compliance with the conditions listed in the docket with the following changes: 1) Add new condition to read as “On the final plat, correct general notes No. 6 -The purpose of this plat is to create 401 residential lots and 6 common area.” and 2) Condition 11 to be corrected to read as “The number of lots permitted by this plat is 401 and 6 common areas.”.

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

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

Against: 0  
Absent: 2 - Vann, Kingston  
Vacancy: 2 - District 3, District 11

**Speakers:** None

(2) **S212-280**

**Motion:** It was moved to **approve** an application to create one 20.801-acre lot from a tract of land in City Block 5857 on property located at 2001 Kiest Boulevard, southwest of Illinois Avenue, subject to compliance with the conditions listed in the docket.

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

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

Against: 0

Absent: 2 - Vann, Kingston

Vacancy: 2 - District 3, District 11

**Speakers:** None

(3) **S212-281**

**Motion:** It was moved to **approve** an application to replat a 1.515-acre tract of land containing all of Lot 7A and part of City Block 316 to create one lot on property located between Leonard Street and Crockett Street, northwest of Bryan Street, subject to compliance with the conditions listed in the docket.

Maker: Rubin

Second: Housewright

Result: Carried: 11 to 0

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

Against: 0

Absent: 2 - Vann, Kingston

Vacancy: 2 - District 3, District 11

**Speakers:** None

(4) **S212-284**

**Motion:** It was moved to **approve** an application to create one 38.708-acre lot from a tract of land in City Block 6500 and 8367 on property located on California Crossing Road, east of Wildwood Drive, subject to compliance with the conditions listed in the docket.

Maker: Rubin

Second: Housewright

Result: Carried: 11 to 0

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

Against: 0  
Absent: 2 - Vann, Kingston  
Vacancy: 2 - District 3, District 11

**Speakers:** None

(5) **S212-285**

**Motion:** It was moved to **approve** an application to create 4 lots ranging in size from 0.115-acre to 12.234-acre from a 13.466-acre tract of land in City Block 6604 and 6605 on property located on Royal Lane at Grissom Lane, northeast corner, subject to compliance with the conditions listed in the docket.

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

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

Against: 0  
Absent: 2 - Vann, Kingston  
Vacancy: 2 - District 3, District 11

**Speakers:** None

(6) **S212-286**

**Motion:** It was moved to **approve** an application to replat a 1.095-acre tract of land containing all of Lots 5 through 8, and part of Lot 40 in City Block 24/7890 to create one lot on property located on Express Street, west of Irving Boulevard, subject to compliance with the conditions listed in the docket.

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

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

Against: 0  
Absent: 2 - Vann, Kingston  
Vacancy: 2 - District 3, District 11

**Speakers:** None

(7) **S212-287**

**Motion:** It was moved to **approve** an application to replat a 0.74-acre tract of land containing all of Lots 1 through 3 in City Block E/669 and all of Lots 5 and 6 in City Block 1/668 to create one lot on property located on Lafayette Street at California Avenue, east corner, subject to compliance with the conditions listed in the docket.

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

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

Against: 0  
Absent: 2 - Vann, Kingston  
Vacancy: 2 - District 3, District 11

**Speakers:** None

(8) **S212-288**

**Motion:** It was moved to **approve** an application to replat a 23.805-acre tract of land containing a part of Lot 1 in City Block 4/8317 and part of City Block 8317 to create one lot on property located on Telephone Road, west of Bonnie View Road, subject to compliance with the conditions listed in the docket.

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

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

Against: 0  
Absent: 2 - Vann, Kingston  
Vacancy: 2 - District 3, District 11

**Speakers:** None

(9) **S212-289**

**Motion:** It was moved to **approve** an application to replat a 0.57-acre tract of land containing part of City Block 80/3061 to create one lot on property located between Eighth Street and Dale Street, west of Interstate Highway 35E, subject to compliance with the conditions listed in the docket.

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

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

Against: 0  
Absent: 2 - Vann, Kingston  
Vacancy: 2 - District 3, District 11

**Speakers:** For: None  
For (Did not speak): Clay Crisry, 1903 Central Dr., Bedford, TX, 76021  
Against: None

(10) **S212-292**

**Motion:** It was moved to **approve** an application to create two 9,212-square foot lots from a 0.423-acre tract of land in City Block 8827 on property located on Elk Creek Road, south of Ravenview Road, subject to compliance with the conditions listed in the docket.

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

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

Against: 0  
Absent: 2 - Vann, Kingston  
Vacancy: 2 - District 3, District 11

**Speakers:** None

(11) **S212-293**

**Motion:** It was moved to **approve** an application to create 7 lots ranging in size from 6,840 square feet to 11,372 square feet from a 1.216-acre tract of land in City Block 8029 on property located on South Ledbetter Drive at Millar Drive, northeast corner, subject to compliance with the conditions listed in the docket.

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

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

Against: 0  
Absent: 2 - Vann, Kingston  
Vacancy: 2 - District 3, District 11

**Speakers:** For: David Dianda, 1316 Black Hawk Ln., Carrollton, TX, 75010  
Against: None

**Note: The Commission heard Subdivision - Consent agenda item #12. S212-295 upon the conclusion of the Subdivision Consent agenda.**

(12) **S212-295**

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

**Motion:** It was moved to **approve** an application to replat a 9.044-acre tract of land containing part of Lot 2 in City Block G/8465 and all of Lots 2A and 2B in City Block G/8465 to create one 1.00-acre lot and one 8.044-acre lot on property located on Saintsbury Street, east of Cypress Waters Boulevard, subject to compliance with the conditions listed in the docket.

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

For: 11 - Popken, Hampton, Anderson, Shidid,  
Carpenter, Blair, Jung, Housewright, Haqq,  
Stanard\*, Rubin

Against: 0  
Absent: 2 - Vann, Kingston  
Vacancy: 2 - District 3, District 11

\*out of the room, shown voting in favor



**Speakers:** None

**Note: The Commission continued with the regular order of the agenda and heard Subdivision - Residential Replat agenda items. The Commission heard Residential Replat agenda item #13. S212-282 next.**

Residential Replats:

(13) **S212-282**

**Motion:** It was moved to **deny** an application to replat a 0.440-acre tract of land containing all of Lot 16 in City Block E/5307 to create one 9,090-square foot lot and one 10,090-square foot lot on property located on San Fernando Way, east of Redwood Circle, due to non-compliance with Chapter 51A-8.503 of the Dallas Development Code, which requires lots to conform with width, depth and area to pattern already established in adjacent areas.

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

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

Against: 0  
Absent: 2 - Vann, Kingston  
Vacancy: 2 - District 3, District 11

**Notices:** Area: 200 Mailed: 22  
**Replies:** For: 2 Against: 1

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

(14) **S212-283**

**Motion:** It was moved to **approve** an application to replat a 1.363-acre tract of land containing all of Lots 7 through 10, and 10A in City Block 3/6004 to create 8 lots ranging in size from 7,358 square feet to 7,528 square feet on property located on Marsalis Avenue, north of Ann Arbor Avenue, subject to compliance with the conditions listed in the docket.

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

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

Against: 0

Absent: 2 - Vann, Kingston

Vacancy: 2 - District 3, District 11

**Notices:** Area: 200 Mailed: 28

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

**Speakers:** For: None

For (Did not speak): William Chappell, 2887 Mark Twain Dr., Farmers Branch, TX, 75234

Against: None

(15) **S212-290**

**Motion:** It was moved to **approve** an application to replat a 0.161-acre (7,034 square feet) tract of land containing part of Lot 7 in City Block 19/6890 to create one lot on property on Kemrock Drive at Benrock Street, northeast 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, Haqq,  
Stanard, Rubin

Against: 0

Absent: 2 - Vann, Kingston

Vacancy: 2 - District 3, District 11

\*out of the room, shown voting in favor

**Notices:** Area: 200 Mailed: 30

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

**Speakers:** None

(16) **S212-291**

**Motion:** It was moved to **approve** an application to replat a 0.404-acre (17,601 square feet) tract of land containing all of Lot 11 in City Block 4/4300 to create one 8,480-square foot lot and one 8,522-square foot lot, and to dedicate an alley on property located on Yewpon Avenue, south of Hortense Avenue, subject to compliance with the conditions listed in the docket.

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

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

Against: 0  
Absent: 2 - Vann, Kingston  
Vacancy: 2 - District 3, District 11

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

**Speakers:** For: Peter Kavanagh, 1620 Handley Dr., Dallas, TX, 75203  
Against: None

(17) **S212-294**

**Motion:** It was moved to **approve** an application to replat a 3.66-acre tract of land containing all of Lots 1A and 1B in City Block 7423 to create a 17-lot shared access development ranging in size from 3,600 square feet to 6,176 square feet and one common area on property located on Hillcrest Road at Alpha Road, northwest corner, subject to compliance with the conditions listed in the docket.

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

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

Against: 0  
Absent: 2 - Vann, Kingston  
Vacancy: 2 - District 3, District 11

**Notices:** Area: 200 Mailed: 9  
**Replies:** For: 1 Against: 0

**Speakers:** For: Audra Buckley, 1414 Belleview St., Dallas, TX, 75215  
For (Did not speak): Dayton Macatee, 12655 N. Central Expy., Dallas, TX, 75243  
Against: None

**Note: The Commission returned to and heard Zoning Case – Under Advisement agenda item #9. Z212-207(JA) next..**

Thoroughfare Plan Amendments:

**Buford Drive between Camp Wisdom Road and Millett Drive; Millett Drive between IH-35E and University Hills Boulevard**

Planner: Kimberly Smith

**Motion:** It was moved to recommend **approval** of an amendment to the City of Dallas Thoroughfare Plan to (1) delete Buford Drive between Camp Wisdom Road and Millett Drive, and (2) delete Millett Drive between IH-35E and University Hill Boulevard.

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

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

Against: 0  
Absent: 2 - Vann, Kingston  
Vacancy: 2 - District 3, District 11

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

**Sylvan Avenue between Singleton Boulevard and Irving Boulevard; Wycliff Avenue between Irving Boulevard and IH-35E**

Planner: Kimberly Smith

**Motion:** It was moved to recommend **approval** of an amendment to the City of Dallas Thoroughfare Plan to amend the dimensional classification of (1) Sylvan Avenue between Singleton Boulevard and Irving Boulevard from a minor six-lane divided roadway (M-6-D[a]) in 100 feet of right-of-way to a special four-lane divided roadway (SPCL 4D) with bicycle facilities in 100 feet of right-of-way, and (2) Wycliff Avenue between Irving Boulevard and IH-35E from a standard four-lane undivided (S-4-U) roadway in 60 feet of right-of-way to a special four-lane divided (SPCL 4D) with bicycle facilities in 100 feet of right-of-way.

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

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

Against: 0  
Absent: 2 - Vann, Kingston  
Vacancy: 2 - District 3, District 11

**Speakers:** For: None  
For (Did not speak): Philip Hiatt Haigh, 1910 Lansford Ave., Dallas, 75224  
Against: None

**Unnamed SE3 between Witt Road and Cleveland Road; Witt Road between Blanco Drive and the City Limits**

Planner: Kimberly Smith

**Motion:** It was moved to recommend **approval** of an amendment to the City of Dallas Thoroughfare Plan to amend the dimensional classification of (1) Unnamed SE3 between Witt Road and Cleveland Road from a standard four-lane undivided (S-4-U) roadway in 60 feet of right-of-way to a special three-lane undivided roadway (SPCL 3U) in 60 feet of right-of-way with 36 feet of pavement and to shift the proposed roadway alignment to the west, and (2) Witt Road between Blanco Drive and the City Limits from a standard four-lane undivided (S-4-U) roadway in 60 feet of right-of-way to a special three-lane undivided roadway (SPCL 3U) in 60 feet of right-of-way with 36 feet of pavement.

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

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

Against: 0

Absent: 2 - Vann, Kingston

Vacancy: 2 - District 3, District 11

**Speakers:** None

For (Did not speak): Dan Gallagher, 13455 Noel Rd., Dallas, TX, 75240

Against: None

**Unnamed SE3 between Cleveland Road and City Limits**

Planner: Kimberly Smith

**Motion:** It was moved to recommend **approval** of an amendment to the City of Dallas Thoroughfare Plan to amend the dimensional classification of Unnamed SE3 between Cleveland Road and City Limits from a standard four-lane undivided (S-4-U) roadway in 60 feet of right-of-way to a special three-lane undivided roadway (SPCL 3U) in 60 feet of right-of-way, 36 feet of pavement, and to change the limits of Unnamed SE3 between Cleveland Road and City Limits to Cleveland Road and Langdon Road.

Maker: Blair

Second: Hampton

Result: Carried: 11 to 0

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

Against: 0

Absent: 2 - Vann, Kingston

Vacancy: 2 - District 3, District 11

**Speakers:** For: None

For (Did not speak): Dan Gallagher, 13455 Noel Rd., Dallas, TX, 75240

Against: None

**Note: The Commission recessed for a short break at 6:22 p.m. and reconvened at 6:56 p.m. The Commission continued with the regular order of the agenda and heard the Authorization of a Hearing agenda item next.**

Authorization of a Hearing:

Planner: Murray Miller

**Motion:** It was moved to **authorize** a public hearing to determine the proper zoning on property zoned Consideration of authorizing a public hearing to determine the proper zoning on property zoned Subdistrict 2A within Planned Development District No. 714, in an area generally on the west side of Sylvan Avenue between Seale Street on the north and Fort Worth Avenue on the south and containing approximately 3 acres with consideration being given to an historic overlay for the Belmont Hotel.

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

For: 11 - Popken, Hampton, Anderson\*, Shidid,  
Carpenter, Blair, Jung, Housewright, Haqq,  
Stanard, Rubin

Against: 0  
Absent: 2 - Vann, Kingston  
Vacancy: 2 - District 3, District 11

\*out of the room, shown voting in favor

**Speakers:** For: Luke Franz, 2323 Ross Ave., Dallas, TX, 75201  
Against: None

Area Plan - Under Advisement:

**West Oak Cliff Area Plan**

Planner: Daniel Church

**Motion:** In considering adoption of The West Oak Cliff Area Plan on property generally bounded by West Davis Street, Hampton Road, West 12<sup>th</sup> Street, Tyler Street, Vernon Avenue, Illinois Avenue on the south, Cockrell Hill Road, and Gilpin Road on the west, it was moved to **hold** this matter under advisement until September 15, 2022.

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

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

Against: 0  
Absent: 2 - Vann, Kingston  
Vacancy: 2 - District 3, District 11

**Speakers:** For: Elena Stephens, 2003 Ferndale Ave., Dallas, TX, 75224  
JR Huerta, 2135 Elmwood Blvd., Dallas, TX, 75224  
Matthew Glenn, 1115 S. Polk St., Dallas, TX, 75208  
Philip Hiatt Haigh, 1910 Lansford Ave., Dallas, 75224  
Evelyn Mayo, 7732 Village Trail Dr., Dallas, TX, 75254  
Andrew Wallace, 1407 Melbourne Ave., Dallas, TX, 75224  
Teresita Delgado, 2434 Searcy Dr., Dallas, TX, 75211  
Mary Paras, 2703 Kingston St., Dallas, TX, 75211  
Greg Gerbig, 1607 S. Montreal Ave., Dallas, TX, 75208  
Paul Carden, 2007 Harlandale Ave., Dallas, TX, 75216  
Caleb Marsh, 1610 Cascade Ave., Dallas, TX, 75224  
Gerardo Figueroa, 5017 Frontier Rd., Garland, TX, 75043  
Jon Heimburger, 1627 Hollywood Ave., Dallas, TX, 75208  
Whitney Burnett, 1610 Cascade Ave., Dallas, TX, 75224  
Against: David Dockery, 1110 S. Polk St., Dallas, TX, 75208  
Miguel Garcia, 1211 S. Montclair Ave., Dallas, TX, 75208  
Juana Garcia, 1211 S. Montclair Ave., Dallas, TX, 75208  
Christine Hopkins, 1118 Elmwood Blvd., Dallas, TX, 75224  
Giovanni Valderas, 427 Marshall Dell Ave., Dallas, TX, 75211  
Catherine Rosas, 524 S. Brighton Ave., Dallas, TX, 75208  
Carina Arellano, 1129 Burns Ave., Dallas, TX, 75211  
Anita Nunez, 8308 Lullwater Dr., Dallas, TX, 75218  
Mayra Chavez, 1102 S. Polk, Dallas, TX, 75208  
Albert Mata, 111 W. Davis St., Dallas, TX, 75208  
Yamile Calles, 2737 Falls Dr., Dallas, TX, 75211  
Ramiro Luna, 2206 Melbourne Ave., Dallas, TX, 75224  
Kemeshia Richardson, 7314 Kenwell St., Dallas, TX, 75209  
Billy Rangel, 2702 Kellogg Ave., Dallas, TX, 75216  
Ray Vresti, 5230 Dozzle Dr., Dallas, TX, 75232  
Against (Did not speak): Patrick Ford, 633 N. Manus, Dallas, TX, 75224  
Ramón Ramos, 815 Nolte Dr., Dallas, TX, 75208  
Celica C. Jove, 819 Nolte Dr., Dallas, TX, 75208  
Jonathan Maples, 6525 Oriole Dr., Dallas, TX, 75209  
Staff: Andrea Gilles, Assistant Director, Planning and Urban Design

Reconsideration:

**Z212-203(OA)**

Planner: Oscar Aguilera

1. Suspension of CPC Rules of Procedure Section 4(c)(2) to allow reconsideration of Z212-203(OA).

**Motion:** It was moved to **approve** suspension of the CPC Rules of Procedure Section 4(c)(2) to allow reconsideration of Z212-203(OA).



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

For: 9 - Popken, Hampton, Anderson, Shidid, Blair,  
Jung, Housewright, Haqq, Rubin

Against: 0  
Absent: 4 - Carpenter, Vann, Stanard, Kingston  
Vacancy: 2 - District 3, District 11

If #1 is approved then consideration of #2.

2. Reconsideration of action taken on July 7, 2022, which was 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.

**Motion:** It was moved to **approve** reconsideration of the action taken on July 7, 2022, which was to recommend **approval** of Z212-203(OA).

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

For: 9 - Popken, Hampton, Anderson, Shidid, Blair,  
Jung, Housewright, Haqq, Rubin

Against: 0  
Absent: 4 - Carpenter, Vann, Stanard, Kingston  
Vacancy: 2 - District 3, District 11

If #2 is approved then consideration of #3.

3. **Z212-203(OA)**  
Oscar Aguilera  
(CC District 3)  
An application for a Specific Use Permit for a mini-warehouse use on property zoned a CR Community Retail District, on the northwest corner of Clark Road and Mountain Creek Parkway.  
Staff Recommendation: **Approval** for a five-year period with eligibility for automatic renewals for additional five-year periods, subject to a site plan and conditions.  
Applicant/Representative: David Bolour

**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: Blair  
Second: Jung  
Result: Carried: 9 to 0

For: 9 - Popken, Hampton, Anderson, Shidid, Blair,  
Jung, Housewright, Haqq, Rubin

Against: 0  
Absent: 4 - Carpenter, Vann, Stanard, Kingston  
Vacancy: 2 - District 3, District 11

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

**Speakers:** None

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Other Matters

Consideration of Appointments to CPC Committees:

No appointments to City Plan Commission Committees.

Minutes:

**Motion:** It was moved to **approve** the August 4, 2022, City Plan Commission meeting minutes, as submitted.

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

For: 9 - Popken, Hampton, Anderson, Shidid, Blair,  
Jung, Housewright, Haqq, Rubin

Against: 0  
Absent: 4 - Carpenter, Vann, Stanard, Kingston  
Vacancy: 2 - District 3, District 11

**Speakers:** None

Adjournment:

**Motion:** It was moved to **adjourn** the August 18, 2022, City Plan Commission meeting at 10:47 p.m.

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

For: 9 - Popken, Hampton, Anderson, Shidid, Blair,  
Jung, Housewright, Haqq, Rubin

Against: 0

Absent: 4 - Carpenter, Vann, Stanard, Kingston

Vacancy: 2 - District 3, District 11

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Tony Shidid, Chair

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Date