

PLAN COMMISSION MINUTES

The City Plan Commission held a regular Zoning Hearing on August 4, 2022, with the briefing starting at 10:10 a.m., and the public hearing at 1:33 p.m., in the Council Chambers and by videoconference as authorized by Texas Government Code Section 551.127. Presiding were, Tony Shidid, Chair and Brent Rubin Vice-Chair. The following Commissioners were present during the hearing: Amanda Popken, Joanna Hampton, Deborah Carpenter, Lorie Blair, P. Michael Jung, Tipton Housewright, Aaliyah Haqq, Claire Stanard and Melissa Kingston. The following Commissioners were absent from this hearing as defined in the City Plan Commission rules: Jasmond Anderson. There were three vacancies - District 3, District 7 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 - Under Advisement:

M212-036(AS)

Planner: Athena Seaton

Motion: It was moved to **approve** a minor amendment to an existing landscape 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: 11 to 0

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

Against: 0
Absent: 1 - Anderson
Vacancy: 3 - District 3, District 7, District 11

Speakers: For: Lauren Priddy, 11700 Katy Fwy., Houston, TX, 77094
Against: None

Zoning Cases - Consent:

1. **Z212-217(MP)**

Planner: Michael Pepe

Note: The Commission considered this item individually.

Motion: In considering an application for a Planned Development District for R-5(A) Single Family District uses and a public school use by right on property zoned an R-5(A) Single Family District, on the northeast corner of Keats Avenue and West Illinois Avenue, it was moved to **hold** this case under advisement until September 1, 2022.

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

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

Against: 0
Absent: 1 - Anderson
Vacancy: 3 - District 3, District 7, District 11

Notices: Area: 500 Mailed: 170
Replies: For: 1 Against: 3

Speakers: For: None
For (Did not speak): Karl Crawley, 2201 Main St., Dallas, TX, 75201
Against: None

2. **Z212-219(OA)**

Planner: Oscar Aguilera

Note: The Commission considered this item individually.

Motion: It was moved to recommend **denial without prejudice** of an LO-3 Limited Office District on property zoned an MC-3 Multiple Commercial District, at the northwest corner of North Haskell Avenue and Victor Street.

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

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

Against: 0
Absent: 1 - Anderson
Vacancy: 3 - District 3, District 7, District 11

Notices: Area: 200 Mailed: 46
Replies: For: 2 Against: 0

Speakers: None

3. Z212-220(OA)

Planner: Oscar Aguilera

Note: The Commission considered this item individually.

Motion: In considering an application to enlarge 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, it was moved to **hold** this case under advisement until August 18, 2022.

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

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

Against: 0
Absent: 1 - Anderson
Vacancy: 3 - District 3, District 7, District 11

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

Speakers: For: None

For (Did not speak): Jake Morgan, 1805 Euclid Ave., Dallas, TX, 75206

Against: None

4. Z212-224(OA)

Planner: Oscar Aguilera

Note: The Commission considered this item individually.

Motion: In considering an application for a CS Commercial Service District on property zoned a CR Community Retail District, at the northwest corner of Singleton Boulevard at Mican Drive, it was moved to **hold** this case under advisement until September 1, 2022.

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

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

Against: 0
Absent: 1 - Anderson
Vacancy: 3 - District 3, District 7, District 11

Notices: Area: 300 Mailed: 18
Replies: For: 0 Against: 0

Speakers: For: None
For (Did not speak): Isaac Molina, 7200 R. L. Thornton Fwy., Dallas, TX, 75232
Against: None

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 August 18, 2022.

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

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

Against: 0
Absent: 1 - Anderson
Vacancy: 3 - District 3, District 7, District 11

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

Speakers: For: None
For (Did not speak): Rob Baldwin, 3904 Elm St., Dallas, TX, 75226
Against: None

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

Planner: Oscar Aguilera

Motion: It was moved to recommended **approval** of a Specific Use Permit for a commercial amusement (outside) use for a two-year period, subject to a revised site plan and conditions with the following additions: 1) light poles may not exceed 15 feet in height; 2) all outdoor lighting must be hooded and directed downwards and away from adjacent properties; 3) provide a 10-foot screening wall on the west side of the courts that will act as a sounds baffle; 4) subject to a revised site plan that does not show Future Courts and does show light poles; and 5) subject to the July 21, 2022 docket landscape plan on property zoned an MU-1 Mixed Use District, on the west line of Coit Road, south of McCallum Boulevard.

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

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

Against: 0
Absent: 1 - Anderson
Vacancy: 3 - District 3, District 7, District 11

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

Speakers: For: James Cagle, 1221 W. Campbell Rd., Richardson, TX, 75080
Against: Jay Ferris, 16319 Dalmalley Ln., Dallas, TX, 75248
Zoe Meyer, 16742 Cleary Cir., Dallas, TX, 75248

7. Z212-207(JA)

Planner: Jennifer Allgaier

Motion: In considering an application for an LI Light Industrial District ~~with deed restrictions volunteered by the applicant~~ on property zoned an A(A) Agricultural District on the northwest line of Telephone Road, between Bonnie View Road and Van Horn Drive, it was moved to **hold** this case under advisement until August 18, 2022.

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

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

Against: 0
Absent: 1 - Anderson
Vacancy: 3 - District 3, District 7, District 11

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

Speakers: For: Rob Baldwin, 3904 Elm St., Dallas, TX, 75226
Against: None
Neutral (Did not speak): Julian Mohammed, 3901 Telephone Rd., Dallas, TX, 75241

8. Z212-124(RM)

Planner: Ryan Mulkey

Motion: In considering an application for the amendment to Planned Development District No. 49, at the northwest corner of East Camp Wisdom Road and University Hills Boulevard, it was moved to **hold** this case under advisement until August 18, 2022.

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

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

Against: 0
Absent: 1 - Anderson
Vacancy: 3 - District 3, District 7, District 11

Notices: Area: 500 Mailed: 93
Replies: For: 2 Against: 4

Speakers: For: Luke Franz, 2323 Ross Ave., Dallas, 75201
FOR (Did not speak): Neel Shetti, 1722 Routh St., Dallas, 75201
Jerry Jackson, 1722 Routh St., Dallas, 75201
Terrence Maiden, 1722 Routh St., Dallas, 75201
Suzan Kedron, 2323 Ross Ave., Dallas, 75201
Against: None

Note: The Commission recessed for a short break at 2:57 p.m. and reconvened at 3:12 p.m. The Commission continued with the regular order of the agenda and heard the Subdivision Docket. The Commission heard Subdivision - Consent agenda 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 S201-532R, S212-264, S212-265, S212-266, S212-268, S212-270, S212-271, S212-272, S212-274, S212-275, S212-276, and S212-277 were read into the record and heard together.

Consent Items:

(1) **S201-532R**

Motion: It was moved to **approve** an application to create 5 lots ranging in size from 2.927-acres to 29.271-acres from a 63.458-acre tract of land in City Block 6895 on property located on Crouch Road at Lancaster Road, northwest corner, subject to compliance with the conditions listed in the docket with Condition #17 to read as follows: "The final plat, On the final plat, dedicate 80 feet of right-of-way (via fee simple) for Red Bird Lane. *Section 51A 8.602(c)*".

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

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

Against: 0
Absent: 1 - Anderson
Vacancy: 3 - District 3, District 7, District 11

Speakers: None

(2) **S212-264**

Motion: It was moved to **approve** an application to create one 0.804-acre lot from a tract of land in City Block 6114 on property located on Illinois Avenue, west of Coombs Creek Drive, subject to compliance with the conditions listed in the docket.

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

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

Against: 0
Absent: 1 - Anderson
Vacancy: 3 - District 3, District 7, District 11

Speakers: None

(3) **S212-265**

Motion: It was moved to **approve** an application to replat a 1.026-acre tract of land containing all of Lots 1 through 4 in City Block A/554 to create one lot on property located on McKinney Avenue, between Routh Street and Boll Street, subject to compliance with the conditions listed in the docket.

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

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

Against: 0
Absent: 1 - Anderson
Vacancy: 3 - District 3, District 7, District 11

Speakers: None

(4) **S212-266**

Motion: It was moved to **approve** an application to create one 87,122-square foot lot from a tract of land in City Block A/7187 on property located on Garden Grove Drive, south of Rylie Crest Drive, subject to compliance with the conditions listed in the docket.

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

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

Against: 0
Absent: 1 - Anderson
Vacancy: 3 - District 3, District 7, District 11

Speakers: None

(5) **S212-268**

Motion: It was moved to **approve** an application to replat a 5.822-acre tract of land containing all of Lot 2 in City Block A/8747 to create 5 lots ranging in size from 32,675 square feet to 71,314 square feet on property located on Frankford Road at Marsh Lane, northwest corner, subject to compliance with the conditions listed in the docket.

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

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

Against: 0
Absent: 1 - Anderson
Vacancy: 3 - District 3, District 7, District 11

Speakers: None

(6) **S212-270**

Motion: It was moved to **approve** an application to replat a 2.0449-acre tract of land containing portion of Lot 1 in City Block D/8222 to create one lot on property located on Arapaho Road at Knoll Trail Drive, northeast corner, subject to compliance with the conditions listed in the docket.

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

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

Against: 0
Absent: 1 - Anderson
Vacancy: 3 - District 3, District 7, District 11

Speakers: None

(7) **S212-271**

Motion: It was moved to **approve** an application to create one 0.407-acre lot from a tract of land in City Block 4/6091 on property located on Illinois Avenue at Southern Oaks Boulevard, northeast corner, subject to compliance with the conditions listed in the docket.

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

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

Against: 0
Absent: 1 - Anderson
Vacancy: 3 - District 3, District 7, District 11

Speakers: None

(8) **S212-272**

Motion: It was moved to **approve** an application to create one 1.959-acre lot from a tract of land in City Block 5463 on property located on Northwest Highway, west of Baltimore Drive, subject to compliance with the conditions listed in the docket with an addition condition to read as follows: "On the final plat, add the note: "TXDOT approval may be required for any driveway modification or new access point(s).".

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

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

Against: 0
Absent: 1 - Anderson
Vacancy: 3 - District 3, District 7, District 11

Speakers: None

(9) **S212-274**

Motion: It was moved to **approve** an application to replat a 2.687-acre tract of land containing part of Lot 2 in City Block 2/6929 to create a 14-lot residential subdivision with lots ranging in size from 6,000 square feet to 7,332 square feet and to dedicate a right-of-way on property located on Chaucer Place, north of Kirnwood Drive, subject to compliance with the conditions listed in the docket.

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

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

Against: 0
Absent: 1 - Anderson
Vacancy: 3 - District 3, District 7, District 11

Speakers: None

(10) **S212-275**

Motion: It was moved to **approve** an application to create one 2.06-acre lot and one 26.20-acre lot from a 28.28-acre tract of land in City Block 8813 on property located on CF Hawn Freeway / US Highway No. 175 at Woody Road, east corner, subject to compliance with the conditions listed in the docket.

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

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

Against: 0
Absent: 1 - Anderson
Vacancy: 3 - District 3, District 7, District 11

Speakers: None

(11) **S212-276**

Motion: It was moved to **approve** an application to create one 22.877-acre lot from a tract of land in City Block 6871 on property located on Persimmon Road, south of Bonnie View Road, subject to compliance with the conditions listed in the docket.

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

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

Against: 0
Absent: 1 - Anderson
Vacancy: 3 - District 3, District 7, District 11

Speakers: None

(12) **S212-277**

Motion: It was moved to **approve** an application to replat a 0.4493-acre tract of land containing all of Lots 1 and 2 in City Block 2/917 and part of Lot 2 in City Block 3/917 to create one lot on property located on Lear Street, south of Park Avenue, subject to compliance with the conditions listed in the docket.

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

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

Against: 0
Absent: 1 - Anderson
Vacancy: 3 - District 3, District 7, District 11

Speakers: None

(13) **S212-278**

Note: The Commission considered this item individually.

Motion: It was moved to **deny** an application to replat a 0.2626-acre tract of land containing all of Lots 7A and 8A in City Block 19/1874 to create one lot on property located on Live Oak Street, south of Hudson Street, 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: Kingston
Second: Hampton
Result: Carried: 6 to 5

For: 6 - Hampton, Carpenter, Blair, Jung, Haqq,
Kingston

Against: 5 - Popken, Shidid, Housewright, Stanard, Rubin
Absent: 1 - Anderson
Vacancy: 3 - District 3, District 7, District 11

Speakers: For: Rob Baldwin, 3904 Elm St., Dallas, TX, 75226
Robert Meckfessel, 115 W. Greenbriar Ln., Dallas, TX, 75208
Against: None

Note: The Commission returned to the regular order of the agenda and heard Subdivision - Residential Replat agenda items. The Commissioner heard Residential Replat agenda item #15. S212-273 next.

(14) S212-279

Motion: It was moved to **approve** an application to replat a 0.255-acre tract of land containing all of Lot 1 in City Block 6550 and a portion of an abandoned right-of-way to create one lot on property located on Goodnight Lane at the terminus of Wisconsin Street, subject to compliance with the conditions listed in the docket with an added condition to read as follows:” On the final plat, dedicate 30 feet of right-of-way (via fee simple) from the established center line of Goodnight Lane. *Section 51A 8.602(c)*.”.

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

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

Against: 0
Absent: 1 - Anderson
Vacancy: 3 - District 3, District 7, District 11

Speakers: None

Note: The Commission heard Subdivision - Consent agenda item #13. S212-278 upon the conclusion of the Subdivision Consent agenda.

Residential Replats:

(15) S212-273

Motion: It was moved to **approve** an application to replat a 0.574-acre tract of land containing all of Lot 21A in City Block 24/1304 to create four 6,250 square foot lots on property located on Pennsylvania Avenue, east of Edgewood Street, subject to compliance with the conditions listed in the docket.

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

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

Against: 0
Absent: 1 - Anderson
Vacancy: 3 - District 3, District 7, District 11

*out of the room, shown voting in favor

Notices: Area: 200 Mailed: 30
Replies: For: 1 Against: 1

Speakers: None

Building Line Removal:

(16) **S212-269**

Building Line Motion: It was moved to **approve** an application to remove the existing 40-foot platted building line to create one lot on property located on Armor Drive at Alsbury Street, west corner, with the finding of fact that removal of that portion of the platted building line will not require a minimum front, side, or rear yard setback line less than required by the zoning regulation; be contrary to the public interest; adversely affect neighboring properties; or adversely affect the plan for the orderly development of the subdivision.

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

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

Against: 0
Absent: 1 - Anderson
Vacancy: 3 - District 3, District 7, District 11

*out of the room, shown voting in favor

Replat Motion: It was moved to **approve** an application to replat a 0.558-acre tract of land containing all of Lots 6 through 8 in City Block C/6095 on property located on Armor Drive at Alsbury Street, west corner, subject to compliance with the conditions listed in the docket.

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

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

Against: 0

Absent: 1 - Anderson

Vacancy: 3 - District 3, District 7, District 11

*out of the room, shown voting in favor

Speakers: For: E. Aranda, 2946 S. Sunbeck Cir., Farmers Branch, TX, 75234

Against: None

Certificates of Appropriateness for Signs - Consent:

Note: Certificates of Appropriateness for Signs cases 2206170028, 2206170029 and 2205160030 were read into the record and heard together.

2206170028

Planner: Jason Pool

Motion: It was moved to **approve** a Certificate of Appropriateness by Bobby Nichols of Chandler Signs, for a 116.8-square-foot illuminated attached sign at 2700 Commerce Street, Suite 1500 (west elevation).

Maker: Hampton

Second: Rubin

Result: Carried: 11 to 0

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

Against: 0

Absent: 1 - Anderson

Vacancy: 3 - District 3, District 7, District 11

Speakers: For: Matt Wilson, 9849 Elmcrest Dr., Dallas, TX, 75238

Against: None

2206170029

Planner: Jason Pool

Motion: It was moved to **approve** a Certificate of Appropriateness by Bobby Nichols of Chandler Signs, for a 147.4-square-foot illuminated attached sign at 2700 Commerce Street Suite 1500 (south elevation).

Maker: Hampton

Second: Rubin

Result: Carried: 11 to 0

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

Against: 0

Absent: 1 - Anderson

Vacancy: 3 - District 3, District 7, District 11

Speakers: For: Matt Wilson, 9849 Elmcrest Dr., Dallas, TX, 75238
Against: None

2205160030

Planner: Jason Pool

Motion: It was moved to **approve** a Certificate of Appropriateness by Carlos Juarez of Royal Signs, for a 97.8-square-foot illuminated attached sign at 302 West Jefferson Boulevard (north elevation).

Maker: Hampton

Second: Rubin

Result: Carried: 11 to 0

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

Against: 0

Absent: 1 - Anderson

Vacancy: 3 - District 3, District 7, District 11

Speakers: For: Carlos Juarez, 2633 Royal Ln., Dallas, TX, 75229
Against: None

Authorization of a Hearing:

Planner: Monique Ward

Motion: It was moved to **authorize** a public hearing to determine the proper zoning on property zoned Planned Development District (PD) No. 193 (Oak Lawn Special Purpose District) with SUP No. 1839 for a cemetery or mausoleum, SUP No. 2360 for a bank or savings loan office with a drive-in window, PD No. 193 Subdistrict (PDS) No. 2, PDS No. 7, PDS No. 8, PDS No. 13, PDS No. 23, PDS No. 34, PDS No. 35, PDS No. 45, PDS No. 49, PDS No. 58, PDS No. 86, PDS No. 98, PDS No. 103, PDS No. 108, PDS No. 111, PDS No. 113, PDS No. 120, PDS No. 126, PDS No. 127, PDS No. 131, PDS No. 149, PDS No. 152, PDS No. 160, PDS No. 163, PDS No. 165, PDS No. 167, PD No. 9 with portions in a D Dry Overlay District, portions in a D-1 Dry Overlay District, with SUP No. 2412 for the sale of alcoholic beverages in conjunction with an establishment of a religious, charitable, or philanthropic nature, PD No.

153, PD No. 225 (State-Thomas Special Purpose District) with SUP No. 243 for a billiard hall, SUP No. 291 for a billiard hall, SUP No. 835 for an electric substation, SUP No. 1943 for a hotel or motel SUP No. 1523 for a medical clinic, SUP No. 1775 for a medical clinic, PD No. 877, and an MF-2(A) Multifamily District with SUP No. 113 for a cemetery or mausoleum, SUP No. 1088 for a cemetery or mausoleum, SUP No. 1839 for a cemetery or mausoleum for an area generally bounded by Lemmon Avenue, Cole Avenue, Carlisle Street, Maple Avenue, Maple-Routh Connection, Woodall Rodgers Freeway, and Central Expressway with consideration to be given to appropriate zoning for the area to include requiring a specific use permit for bar, lounge, or tavern uses and private club uses, amending the requirements for restaurants with drive-in or drive-through service uses, amending the requirements for restaurants without drive-in or drive through service uses including 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: Kingston
Second: Rubin
Result: Carried: 10 to 0

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

Against: 0
Absent: 1 - Anderson
Vacancy: 3 - District 3, District 7, District 11
Conflict: 1 - Hampton**

**out of the room, when vote taken

Speakers: None

Note: The Commission recessed for a short break at 4:20 p.m. and reconvened at 4:38 p.m. The Commission continued with the regular order of the agenda and heard The West Oak Cliff Area Plan agenda item next.

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 12th 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 August 18, 2022.

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

For: 9 - Popken, Hampton, Shidid, Carpenter, Blair,
Jung, Haqq, Stanard, Rubin

Against: 0

Absent: 3 - Anderson, Housewright, Kingston

Vacancy: 3 - District 3, District 7, District 11

Speakers: For: Andrew Wallace, 1407 Melbourne Ave., Dallas, TX, 75224
Evelyn Mayo, 7732 Village Trail Dr., Dallas, TX, 75254
Gerardo Figueroa, 5017 Frontier Rd., Garland, TX, 75043
Jose Ruiz, 3845 Mt. Royal St., Dallas, TX, 75211
Albert Mata, 111 W. Davis St., Dallas, TX, 75208
Juan Morales, 3307 Brandon St., Dallas, TX, 75211
Veronica Flores, 1103 Coombs Creek Dr., Dallas, TX, 75211
Jorge Calles, 2737 Falls Dr., Dallas, TX, 75211
For (Did not speak): Jose Ortiz, 3252 S. Edgefield Ave., Dallas, TX, 75224
Luis Luna, 218 Mt. Lookout St., Dallas, TX, 75211
Lucy Bocanegra, 918 918 Hartsdale Dr., Dallas, TX, 75211
Enrique Subias, 3414 Texas Dr., Dallas, TX, 75211
Daniel Valdez 1005 S. Brighton Ave., Dallas, TX, 75208
Baltazar Montelongo, 2727 Kingston St., Dallas, TX, 75211
Carlos Rivera, 3221 Santiago Dr., Mesquite, TX, 75150
Jose Garcia, 811 N. Dwight Ave., Dallas, TX, 75211
Oscar de la Llanos, 647 Strong St., Dallas, TX, 75208
Against: Alaska Quiñones, 626 W. 10th St., Dallas, TX, 75208
Yamile Calles, 2737 Falls Dr., Dallas, TX, 75211
David Dockery, 1110 S. Polk St., Dallas, TX, 75208
Christine Hopkins, 1118 Elmwood Blvd., Dallas, TX, 75224
Yolanda Alameda, 1607 S. Tyler St., Dallas, TX, 75224
Patrick Ford, 633 N. Manus Dr., Dallas, TX, 75224
Catherine Rosas, 524 S. Brighton Ave., Dallas, TX, 75208
Mayra Chavez, 1102 S. Polk St., Dallas, TX, 75208
Pauline Lopez, 3540 Burlingdell Ave., Dallas, TX, 75211
Against (Did not speak): Mariana Griggs, 21114 Boyd St., Dallas, TX, 75224
Ramiro Luna, 2206 Melbourne Ave., Dallas, TX, 75224
Alexandra Garcia, 4360 Wyoming St., Dallas, TX, 75211
Guel Garcia, 1102 Clarendon Dr., Dallas, TX, 75208
Staff: Andrea Gilles, Assistant Director, Planning and Urban Design

Other Matters

Consideration of Appointments to CPC Committees:

Maureen Milligan – Comprehensive Land Use Plan Committee (CLUP)

Minutes:

Motion: It was moved to **approve** the July 7, 2022, City Plan Commission meeting minutes, as submitted.

Maker: Jung
Second: Rubin
Result: Carried: 9 to 0
For: 9 - Popken, Hampton, Shidid, Carpenter, Blair,
Jung, Haqq, Stanard, Rubin

Against: 0
Absent: 3 - Anderson, Housewright, Kingston
Vacancy: 3 - District 3, District 7, District 11

Speakers: None

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

Maker: Jung
Second: Rubin
Result: Carried: 9 to 0
For: 9 - Popken, Hampton, Shidid, Carpenter, Blair,
Jung, Haqq, Stanard, Rubin

Against: 0
Absent: 3 - Anderson, Housewright, Kingston
Vacancy: 3 - District 3, District 7, District 11

Speakers: None

Adjournment:

Motion: It was moved to **adjourn** the August 4, 2022, City Plan Commission meeting at 6:15 p.m.

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

For: 9 - Popken, Hampton, Shidid, Carpenter, Blair,
Jung, Haqq, Stanard, Rubin

Against: 0

Absent: 3 - Anderson, Housewright, Kingston

Vacancy: 3 - District 3, District 7, District 11

Tony Shidid, Chair

Date