

## PLAN COMMISSION MINUTES

The City Plan Commission held a regular Zoning Hearing on September 1, 2022, with the briefing starting at 9:21 a.m., and the public hearing at 1:32 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: Joanna Hampton, Jasmond Anderson, Deborah Carpenter, Benjamin Vann, Lorie Blair, P. Michael Jung, Tipton Housewright, Aaliyah Haqq, Claire Stanard and Melissa Kingston. The following Commissioner was absent from this hearing as defined in the City Plan Commission rules: Amanda Popken. 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:

#### **D212-016(AS)**

Planner: Athena Seaton

**Motion:** It was moved to **approve** a development plan for multifamily development use on property zoned Planned Development District No. 900, on the south line of Northwest Highway and east of Lemmon Avenue.

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

For: 12 - Hampton, Anderson, Shidid, Carpenter, Vann,  
Blair, Jung, Housewright, Haqq, Stanard,  
Kingston, Rubin

Against: 0  
Absent: 1 - Popken  
Vacancy: 2 - District 3, District 11

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

**M212-024(AS)**

Planner: Athena Seaton

**Motion:** In considering an application for a minor amendment to an existing development plan on property zoned Planned Development District No. 614, Tract 5, on the southwest corner of Montfort Drive and Genisus Boulevard, it was moved to **hold** this case under advisement until September 15, 2022.

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

For: 12 - Hampton, Anderson, Shidid, Carpenter, Vann,  
Blair, Jung, Housewright, Haqq, Stanard,  
Kingston, Rubin

Against: 0  
Absent: 1 - Popken  
Vacancy: 2 - District 3, District 11

**Speakers:** For: Amanda Bishop, 220 E. Central Parkway, Altamonte Springs, FL, 32701  
For (Did not speak): Stuart Anderson, 220 E. Central Parkway, Altamonte Springs, FL, 32701  
Against: None

**M212-033(AS)**

Planner: Athena Seaton

**Motion:** In considering an application for a minor amendment to an existing development plan on property zoned Planned Development District No.742, Zone 1, on the northeast corner of Northwest Highway and Skillman Road, on the south side of Retail Road, it was moved to **hold** this case under advisement until September 15, 2022.

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

For: 12 - Hampton, Anderson, Shidid, Carpenter, Vann,  
Blair, Jung, Housewright, Haqq, Stanard,  
Kingston, Rubin

Against: 0  
Absent: 1 - Popken  
Vacancy: 2 - District 3, District 11

**Speakers:** For: None

For (Did not speak): Gabriela Mosquera, 220 E. Central Parkway, Altamonte Springs, FL, 32701  
Stuart Anderson, 220 E. Central Parkway, Altamonte Springs, FL, 32701

Against: None

**M212-037(AS)**

Planner: Athena Seaton

**Motion:** It was moved to **approve** a minor amendment to an existing development plan on property zoned Planned Development District No. 1078, on the northeast corner of Walnut Hill Lane and Ferndale Road.

Maker: Housewright

Second: Rubin

Result: Carried: 12 to 0

For: 12 - Hampton, Anderson, Shidid, Carpenter, Vann,  
Blair, Jung, Housewright, Haqq, Stanard,  
Kingston, Rubin

Against: 0

Absent: 1 - Popken

Vacancy: 2 - District 3, District 11

**Speakers:** For: Karl Crawley, 2201 Main St., Dallas, TX, 75201

Against: Pency Murphy, 9651 Leaside Dr., Dallas, TX, 75238  
Donald Murphy, 9651 Leaside Dr., Dallas, TX, 75238

**M212-035(HC)**

Planner: Hannah Carrasco

**Motion:** It was moved to **approve** a minor amendment to an existing development plan on property zoned Planned Development No. 216, on the northeast corner of Noel Road and Southern Boulevard.

Maker: Rubin

Second: Hampton

Result: Carried: 12 to 0

For: 12 - Hampton, Anderson, Shidid, Carpenter, Vann,  
Blair, Jung, Housewright, Haqq, Stanard,  
Kingston, Rubin

Against: 0

Absent: 1 - Popken

Vacancy: 2 - District 3, District 11

**Speakers:** For: Rob Baldwin, 3904 Elm St., Dallas, TX, 75226

Against: None

Zoning Cases - Consent:

1. **Z201-242(RM)**

Planner: Ryan Mulkey

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

**Motion:** It was moved to recommend **denial without prejudice** of an amendment to and an expansion of Planned Development District No. 366, the Buckner Boulevard Special Purpose District; and 2) a D-1 Liquor Control Overlay on property zoned Subarea 2 within Planned Development District No. 366, the Buckner Boulevard Special Purpose District, with a D Liquor Control Overlay and an R-7.5(A) Single Family District at the southwest corner of South Buckner Boulevard and Bruton Road.

Maker: Shidid  
Second: Carpenter  
Result: Carried: 12 to 0

For: 12 - Hampton, Anderson\*, Shidid, Carpenter, Vann,  
Blair, Jung, Housewright, Haqq, Stanard,  
Kingston, Rubin

Against: 0  
Absent: 1 - Popken  
Vacancy: 2 - District 3, District 11

\*out of the room, shown voting in favor

**Notices:** Area: 500                      Mailed: 63  
**Replies:** For: 2                              Against: 1

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

**Note: The Commission heard Zoning Case – Consent agenda item #2. Z212-225(JA) next.**

2. **Z212-225(JA)**

Planner: Jenniffer Allgaier

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

**Motion:** It was moved to recommend **approval** of a D(A) Duplex District on property zoned an R-7.5(A) Single Family District on the north and south lines of an unimproved section of Highland Woods Drive, north of Keyridge Drive.

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

For: 12 - Hampton, Anderson, Shidid, Carpenter, Vann,  
Blair, Jung, Housewright, Haqq, Stanard,  
Kingston, Rubin

Against: 0  
Absent: 1 - Popken  
Vacancy: 2 - District 3, District 11

<b>Notices:</b>	Area: 300	Mailed: 42
<b>Replies:</b>	For: 0	Against: 1

**Speakers:** For: Randall Bryant, 1910 Pacific Ave., Dallas, TX, 7520  
For (Did not speak): Marc Henderson, 2113 Field Ln., Mansfield, TX, 76063  
Against: None

**Note: The Commission heard Zoning Case – Consent agenda item #3. Z212-242(OA) next.**

**3. Z212-242(OA)**

Planner: Oscar Aguilera

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

**Motion:** It was moved to recommend **approval** of a Specific Use Permit for the sale of alcoholic beverages in conjunction with a general merchandise or food store 3,500 square feet or less for a two-year period, subject to a revised site plan identifying Suite 130 at 3400 sq. ft. and conditions on property zoned an NS(A) Neighborhood Service District with a D-1 Liquor Control Overlay, on the southeast corner of Elam Road and Pleasant Drive.

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

For: 12 - Hampton, Anderson, Shidid, Carpenter, Vann,  
Blair, Jung, Housewright\*, Haqq, Stanard,  
Kingston, Rubin

Against: 0  
Absent: 1 - Popken  
Vacancy: 2 - District 3, District 11

\*out of the room, shown voting in favor

**Notices:** Area: 200 Mailed: 25  
**Replies:** For: 0 Against: 0

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

**Note: The Commission continued with the regular order of the agenda and heard Zoning Case – Under Advisement agenda item #6. Z201-134(HC) next.**

**4. Z212-243(OA)**

Planner: Oscar Aguilera

**Motion:** It was moved to recommend **approval** of a Specific Use Permit for a vehicle display, sales, and service use for a three-year period with eligibility for automatic renewals for additional three-year periods, subject to a site plan and conditions on property zoned Subdistrict 1 in Planned Development District No. 535, the C.F. Hawn Special Purpose District No. 3, on the northwest corner of C.F. Hawn Freeway and Haymarket Road.

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

For: 12 - Hampton, Anderson, Shidid, Carpenter, Vann,  
Blair, Jung\*, Housewright, Haqq, Stanard,  
Kingston, Rubin

Against: 0  
Absent: 1 - Popken  
Vacancy: 2 - District 3, District 11

\*out of the room, shown voting in favor

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

**Speakers:** For: Michael Stanley, 2669 Claremont Dr., Grand Prairie, TX, 75052  
Against: None

**5. Z212-245(MP)**

Planner: Michael Pepe

**Motion:** It was moved to recommend **approval** of a renewal of Specific Use Permit No. 2378 for the sale of alcoholic beverages in conjunction with a general merchandise or food store 3,500 square feet or less for a three-year period with eligibility for automatic renewals for additional five-year periods, subject to conditions on property zoned a CR Commercial Retail District with a D-1 Liquor Control Overlay, on the northwest corner of South Beltline Road and Seagoville Road.

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

For: 12 - Hampton, Anderson, Shidid, Carpenter, Vann,  
Blair, Jung\*, Housewright, Haqq, Stanard,  
Kingston, Rubin

Against: 0  
Absent: 1 - Popken  
Vacancy: 2 - District 3, District 11

\*out of the room, shown voting in favor

<b>Notices:</b>	Area: 200	Mailed: 10
<b>Replies:</b>	For: 0	Against: 0

**Speakers:** None

**Note: The Commission heard Zoning – Consent agenda item #1. Z201-342(RM), upon the conclusion of the Zoning Consent agenda. The Commission heard Zoning – Consent agenda item #1. Z201-242(RM) next.**

Zoning Cases – Under Advisement:

**6. Z201-134(HC)**

Planner: Hannah Carrasco

**Motion:** It was moved to recommend **approval** of the renewal of and an amendment to Specific Use Permit No. 2170 to allow for an open enrollment charter school use for a two-year period, subject to conditions with an updated traffic management plan to show cone placement on the most northern side of the traffic study from the middle school forcing the traffic down to the most western side of the building on property zoned an RR Regional Retail District, north of West Camp Wisdom Road and west of Interstate 35E Freeway.

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

For: 12 - Hampton, Anderson, Shidid, Carpenter, Vann\*,  
Blair, Jung, Housewright, Haqq, Stanard,  
Kingston, Rubin

Against: 0  
Absent: 1 - Popken  
Vacancy: 2 - District 3, District 11

\*out of the room, shown voting in favor

**Notices:** Area: 400 Mailed: 139  
**Replies:** For: 1 Against: 2

**Speakers:** For: Rob Baldwin, 3904 Elm St., Dallas, TX, 75226  
Yasmin Bhatia, 4230 Beechwood Ln., Dallas, TX, 75220  
Against: Isaac Steen, 4810 Haywood Pkwy, Dallas, TX, 75232

**7. Z201-161(HC)**

Planner: Hannah Carrasco

**Motion:** In considering an application for the renewal of Specific Use Permit No. 2053 for an outside storage and reclamation use on property zoned an IM Industrial Manufacturing District, on the southeast corner of Norwich Lane and Bedford Street, it was moved to **hold** this case under advisement until November 17, 2022.

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

For: 12 - Hampton, Anderson, Shidid, Carpenter, Vann\*,  
Blair, Jung, Housewright, Haqq, Stanard,  
Kingston, Rubin

Against: 0  
Absent: 1 - Popken  
Vacancy: 2 - District 3, District 11

\*out of the room, shown voting in favor

**Notices:** Area: 300 Mailed: 23  
**Replies:** For: 0 Against: 0

**Speakers:** None



8. Z212-217(MP)

Planner: Michael Pepe

**Motion:** It was moved to recommend **approval** of a Planned Development District for R-5(A) Single Family District uses and a public school use by right, subject to a development plan, traffic management plan and conditions with the following changes: 1) “— .108.xxx (b)(3) setback. Parking is allowed in the required front yard until 240 days after the issuance of a temporary or permanent certificate of occupancy for a new public school other than an open-enrollment charter school, 2) \_\_.108.xxx(b)(3) open fence. Change “open fence with a maximum height of six feet is allowed in the front yard” to “A maximum six-foot high fence is allowed in the front yard and must have fence panels with surface areas that are a minimum of 50 percent open.”, 3) — .108.xxx (b)(2) height. Maximum height for light poles is 20 feet at athletic fields, and 14 ft at all other locations., and 4) — .xxx Additional Conditions. At Fencing and playground equipment; add “the fencing must have fence panels with surface areas that are a minimum of 50 percent open” to fencing requirements to match section — .108.xxx (b)(3)” on property zoned an R-5(A) Single Family District, on the northeast corner of Keats Avenue and West Illinois Avenue.

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

For: 12 - Hampton, Anderson, Shidid, Carpenter, Vann,  
Blair, Jung, Housewright, Haqq, Stanard,  
Kingston, Rubin

Against: 0  
Absent: 1 - Popken  
Vacancy: 2 - District 3, District 11

**Notices:** Area: 500 Mailed: 170  
**Replies:** For: 6 Against: 7

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

**Note: The Commission recessed for a short break at 3:13 p.m. and reconvened at 3:31 p.m. The Commission continued with the regular order of the agenda and heard Zoning Case – Under Advisement agenda item #9. Z212-224(OA) next.**

9. **Z212-224(OA)**

Planner: Oscar Aguilera

**Motion:** It was moved to recommend **denial without prejudice** of a CS Commercial Service District on property zoned a CR Community Retail District, at the northwest corner of Singleton Boulevard at Mican Drive.

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

For: 12 - Hampton, Anderson, Shidid, Carpenter, Vann,  
Blair, Jung, Housewright, Haqq, Stanard,  
Kingston, Rubin

Against: 0  
Absent: 1 - Popken  
Vacancy: 2 - District 3, District 11

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

**Speakers:** For: Isaac Molina, 4207 Tolbert St., Dallas, TX, 75227  
Against: None

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

Planner: Oscar Aguilera

**Motion:** It was moved to recommend **approval** of a renewal of 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 for a two-year period, subject to conditions 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.

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

For: 12 - Hampton, Anderson, Shidid, Carpenter, Vann,  
Blair, Jung, Housewright, Haqq, Stanard,  
Kingston, Rubin

Against: 0  
Absent: 1 - Popken  
Vacancy: 2 - District 3, District 11

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

**Speakers:** For: Shawanna Sullemon, 2900 Botham Jean Blvd., Dallas, TX, 75215  
Against: None

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 S212-296, S212-300, S212-302, S212-304, and S212-307 were read into the record and heard together.**

Consent Items:

(1) **S212-296**

**Motion:** It was moved to **approve** an application to create 3 lots ranging in size from 1.154-acre to 6.481-acre from a 12.869-acre tract of land in City Block J/5828 on property located on Carr Street, west of Cedar Lake Drive, subject to compliance with the conditions listed in the docket.

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

For: 12 - Hampton, Anderson, Shidid, Carpenter, Vann,  
Blair, Jung, Housewright, Haqq, Stanard,  
Kingston, Rubin

Against: 0  
Absent: 1 - Popken  
Vacancy: 2 - District 3, District 11

**Speakers:** None

(2) **S212-300**

**Motion:** It was moved to **approve** an application to create one 3.872-acre lot from a tract of land in City Block 6958 on property located on West Ledbetter Drive, east of Cockrell Hill Road, subject to compliance with the conditions listed in the docket.

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

For: 12 - Hampton, Anderson, Shidid, Carpenter, Vann,  
Blair, Jung, Housewright, Haqq, Stanard,  
Kingston, Rubin

Against: 0  
Absent: 1 - Popken  
Vacancy: 2 - District 3, District 11

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

**(3) S212-302**

**Motion:** It was moved to **approve** an application to create one 3.5731-acre lot from a tract of land in City Block A/5627 on property located on Preston Road at Colgate Avenue, northwest corner, subject to compliance with the conditions listed in the docket.

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

For: 12 - Hampton, Anderson, Shidid, Carpenter, Vann,  
Blair, Jung, Housewright, Haqq, Stanard,  
Kingston, Rubin

Against: 0  
Absent: 1 - Popken  
Vacancy: 2 - District 3, District 11

**Speakers:** None

**(4) S212-304**

**Motion:** It was moved to **approve** an application to replat a 0.358-acre tract of land containing part of Lot 1 in City Block J/4032 to create 3 lots ranging in size from 4,832 square feet to 5,784 square feet on property located on Montana Avenue, east of Zang Boulevard, subject to compliance with the conditions listed in the docket.

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

For: 12 - Hampton, Anderson, Shidid, Carpenter, Vann,  
Blair, Jung, Housewright, Haqq, Stanard,  
Kingston, Rubin

Against: 0  
Absent: 1 - Popken  
Vacancy: 2 - District 3, District 11

**Speakers:** None

(5) **S212-307**

**Motion:** It was moved to **approve** an application to create one 5.096-acre lot from a tract of land containing all of Lots 2A, 3A, 4, and 7A in City Block 2/5896 and a tract of land in City Block 2/5896 on property located on Morrell Avenue, west of Hutchins Road, subject to compliance with the conditions listed in the docket.

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

For: 12 - Hampton, Anderson, Shidid, Carpenter, Vann,  
Blair, Jung, Housewright, Haqq, Stanard,  
Kingston, Rubin

Against: 0  
Absent: 1 - Popken  
Vacancy: 2 - District 3, District 11

**Speakers:** None

Residential Replats:

(6) **S212-297**

**Motion:** It was moved to **approve** an application to replat a 1.9381-acre tract of land containing part of Lot 1B in City Block 2/5070 and a tract of land in City Block 1/5069 to create one lot on property located on Shore Crest Drive, west of Midway Road, subject to compliance with the conditions listed in the docket.

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

For: 12 - Hampton, Anderson, Shidid, Carpenter, Vann,  
Blair, Jung, Housewright, Haqq, Stanard,  
Kingston, Rubin

Against: 0  
Absent: 1 - Popken  
Vacancy: 2 - District 3, District 11

**Notices:** Area: 200 Mailed: 19  
**Replies:** For: 1 Against: 0

**Speakers:** None

(7) **S212-298**

**Motion:** It was moved to **approve** an application to replat a 0.230-acre tract of land containing all of Lot 6 in City Block F/1732 to create two 5,000 square foot lots on property located on Waldron Avenue, northwest of Hickman Street, subject to compliance with the conditions listed in the docket.

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

For: 12 - Hampton, Anderson, Shidid, Carpenter, Vann,  
Blair, Jung, Housewright, Haqq, Stanard,  
Kingston, Rubin

Against: 0  
Absent: 1 - Popken  
Vacancy: 2 - District 3, District 11

**Notices:** Area: 200 Mailed: 47  
**Replies:** For: 0 Against: 0

**Speakers:** None

(8) **S212-299**

**Motion:** It was moved to **approve** an application to replat a 1.825-acre tract of land containing part of Lots 1 through 3 to create a 6-lot Shared Access Development with lots ranging in size from 7,811 square feet to 16,905 square feet on property located at the terminus of Bond Avenue, north of Hall Street, subject to compliance with the conditions listed in the docket.

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

For: 12 - Hampton, Anderson, Shidid, Carpenter, Vann,  
Blair, Jung, Housewright, Haqq, Stanard,  
Kingston, Rubin

Against: 0  
Absent: 1 - Popken  
Vacancy: 2 - District 3, District 11

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

**Speakers:** None

(9) **S212-305**

**Motion I:** It was moved to **deny** an application to replat a 0.287-acre (12,500-square foot) lot containing all of Lot 15 in City Block 18/6890 to create two 6,250-square foot lots on property located on Benrock Street, east of Kemrock Drive, due to non-compliance with Section 51A-8.503 of the Development Code that states “lots must conform in width, depth, and area to the pattern already established in the adjacent areas, having due regard to the character of the area, its particular suitability for development, and taking into consideration the natural topography of the ground, drainage, wastewater facilities, and the proposed layout of the streets.”.

Maker: Blair  
Second: Carpenter  
Result: Failed: 5 to 7

For: 5 - Hampton, Carpenter, Blair, Jung, Kingston

Against: 7 - Anderson, Shidid, Vann, Housewright, Haqq,  
Stanard, Rubin

Absent: 1 - Popken

Vacancy: 2 - District 3, District 11

**Motion II:** It was moved to **approve** an application to replat a 0.287-acre (12,500-square foot) lot containing all of Lot 15 in City Block 18/6890 to create two 6,250-square foot lots on property located on Benrock Street, east of Kemrock Drive, subject to compliance with the conditions listed in the docket.

Maker: Rubin  
Second: Stanard  
Result: Carried: 7 to 5

For: 7 - Anderson, Shidid, Vann, Housewright, Haqq,  
Stanard, Rubin

Against: 5 - Hampton, Carpenter, Blair, Jung, Kingston

Absent: 1 - Popken

Vacancy: 2 - District 3, District 11

**Notices:** Area: 200 Mailed: 23  
**Replies:** For: 0 Against: 0

**Speakers:** For: Warren Ellis, 8700 Stonebrook Pkwy., Frisco, TX, 75034  
Felicia Adams, 1803 W. Illinois Ave., Dallas, TX, 75224  
Elsie Thurman, 9406 Biscayne Blvd., Dallas, TX, 75218  
Against: None

(10) **S212-306**

**Motion I:** It was moved to **deny** an application to replat a 0.287-acre (12,500-square foot) lot containing all of Lot 5 in City Block 19/6890 to create two 6,250-square foot lots on property located on Benrock Street, east of Kemrock Drive, due to non-compliance with Section 51A-8.503 of the Development Code that states "lots must conform in width, depth, and area to the pattern already established in the adjacent areas, having due regard to the character of the area, its particular suitability for development, and taking into consideration the natural topography of the ground, drainage, wastewater facilities, and the proposed layout of the streets."

Maker: Blair  
Second: Carpenter  
Result: Failed: 5 to 7

For: 5 - Hampton, Carpenter, Blair, Jung, Kingston

Against: 7 - Anderson, Shidid, Vann, Housewright, Haqq,  
Stanard, Rubin

Absent: 1 - Popken

Vacancy: 2 - District 3, District 11

**Motion II:** It was moved to **approve** an application to replat a 0.287-acre (12,500-square foot) lot containing all of Lot 5 in City Block 19/6890 to create two 6,250-square foot lots on property located on Benrock Street, east of Kemrock Drive, subject to compliance with the conditions listed in the docket.

Maker: Rubin  
Second: Housewright  
Result: Carried: 7 to 5

For: 7 - Anderson, Shidid, Vann, Housewright, Haqq,  
Stanard, Rubin

Against: 5 - Hampton, Carpenter, Blair, Jung, Kingston

Absent: 1 - Popken

Vacancy: 2 - District 3, District 11



**Notices:** Area: 200 Mailed: 23  
**Replies:** For: 0 Against: 0

**Speakers:** For: Warren Ellis, 8700 Stonebrook Pkwy., Frisco, TX, 75034  
Felicia Adams, 1803 W. Illinois Ave., Dallas, TX, 75224  
Against: None

(11) **S212-308**

**Motion:** It was moved to **approve** an application to replat a 6.985-acre lot containing all of Lots 2, 3, and a portion of Lot 4 in City Block A/8589 to create one 1.880-acre lot and one 5.105-acre lot on property located on Ranchero Lane, east of Mona Lane, subject to compliance with the conditions listed in the docket.

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

For: 12 - Hampton, Anderson\*, Shidid, Carpenter, Vann,  
Blair, Jung, Housewright, Haqq, Stanard\*,  
Kingston, Rubin

Against: 0  
Absent: 1 - Popken  
Vacancy: 2 - District 3, District 11

\*out of the room, shown voting in favor

**Notices:** Area: 200 Mailed: 22  
**Replies:** For: 1 Against: 0

**Speakers:** For: Lieu Le Vu, Address not given  
Against: None

Street Name Change:

(12) **NC212-005**

Planner: Mohammad H. Bordbar

**Motion:** It was moved to recommend **approval** of street name change of Garza Avenue, between Marsalis Avenue and Vanetta Lane, to "Golden Bears Way".

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

For: 10 - Hampton, Anderson, Shidid, Vann, Blair, Jung,  
Housewright, Haqq, Stanard, Rubin

Against: 2 - Carpenter, Kingston

Absent: 1 - Popken

Vacancy: 2 - District 3, District 11

**Notices:** Area: 1' Mailed: 9

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

**Speakers:** None

Certificates of Appropriateness for Signs - Consent:

**Note: Certificates of Appropriateness for Signs cases 2206240012, 2207190001, 2207190015 and 2207190019 were read into the record and heard together.**

**2206240012**

Planner: Jason Pool

**Motion:** It was moved to **approve** a Certificate of Appropriateness by Jason Horton of Sign O Rama, for an 80.4-square-foot illuminated attached sign at 2646 Elm Street (north elevation).

Maker: Hampton

Second: Carpenter

Result: Carried: 12 to 0

For: 12 - Hampton, Anderson, Shidid, Carpenter, Vann,  
Blair, Jung, Housewright\*, Haqq, Stanard,  
Kingston, Rubin

Against: 0

Absent: 1 - Popken

Vacancy: 2 - District 3, District 11

\*out of the room, shown voting in favor

**Speakers:** None

**2207190001**

Planner: Jason Pool

**Motion:** It was moved to **approve** a Certificate of Appropriateness by Janice McMillen of ASI Modulex, for a 52-square-foot illuminated detached sign at 2500 Pacific Avenue (northeast corner of property).

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

For: 12 - Hampton, Anderson, Shidid, Carpenter, Vann,  
Blair, Jung, Housewright\*, Haqq, Stanard,  
Kingston, Rubin

Against: 0  
Absent: 1 - Popken  
Vacancy: 2 - District 3, District 11

\*out of the room, shown voting in favor

**Speakers:** None

**2207190015**

Planner: Jason Pool

**Motion:** It was moved to **approve** a Certificate of Appropriateness by Leia Young of Sign Remedy, Inc., for a 138-square-foot illuminated attached sign at 1900 North Akard Street (southwest elevation).

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

For: 12 - Hampton, Anderson, Shidid, Carpenter, Vann,  
Blair, Jung, Housewright\*, Haqq, Stanard,  
Kingston, Rubin

Against: 0  
Absent: 1 - Popken  
Vacancy: 2 - District 3, District 11

\*out of the room, shown voting in favor

**Speakers:** For: None

For (Did not speak): Leia Young, 4716 McNutt St., Haltom City, TX, 76117  
Peter Yates, 6044 E. Lovers Ln., Dallas, TX, 75206  
Hector Patino, 2412 Oakridge Ct., Bedford, TX, 76021

Against: None

2207190019

Planner: Jason Pool

**Motion:** It was moved to **approve** a Certificate of Appropriateness by Leia Young of Sign Remedy, Inc., for a 138-square-foot illuminated attached sign at 1900 North Akard Street (northeast elevation).

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

For: 12 - Hampton, Anderson, Shidid, Carpenter, Vann,  
Blair, Jung, Housewright\*, Haqq, Stanard,  
Kingston, Rubin

Against: 0  
Absent: 1 - Popken  
Vacancy: 2 - District 3, District 11

\*out of the room, shown voting in favor

**Speakers:** For: None

For (Did not speak): Leia Young, 4716 McNutt St., Haltom City, TX, 76117  
Peter Yates, 6044 E. Lovers Ln., Dallas, TX, 75206  
Hector Patino, 2412 Oakridge Ct., Bedford, TX, 76021

Against: None

**Note: The Commission recessed for a short break at 4:54 p.m. and reconvened at 5:30 p.m. The Commission continued with the regular order of the agenda and heard Landmark Commission Appeal agenda item CA212-354(LVO) next.**

Landmark Commission Appeal:

**CA212-354(LVO)**

Planner: Laura van Onna

**Motion:** It was moved to **remand** Case No. CA212-354(LVO) back to the Landmark Commission with a finding of fact the Appellant did not receive notice.

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

For: 12 - Hampton, Anderson, Shidid, Carpenter, Vann,  
Blair, Jung, Housewright, Haqq, Stanard,  
Kingston, Rubin

Against: 0  
Absent: 1 - Popken  
Vacancy: 2 - District 3, District 11

**Speakers:**

Appellant: Suzanne Miller, 6219 La Vista Dr., Dallas, TX, 75214  
City Plan Commission Attorney: Theresa Pham, Assistant City Attorney  
Landmark Commission Attorney: Gary Powell, Assistant City Attorney  
Staff: Laura van Onna, Chief Planner, Historic Preservation  
Citizen (Did not speak): John Oberpriller, 6219 La Vista Dr., Dallas, TX, 75214

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Other Matters

Consideration of Appointments to CPC Committees:

No appointments to City Plan Commission Committees.

2022 CPC Calendar - Updates

The Commission discussed and decided to cancel the October 20, 2022 City Plan Commission meeting due to commissioners attending the Texas American Planning Association Conference and call a Special Meeting for October 13, 2022. The Commission discussed consideration of a Workshop session in November.

Minutes:

**Motion:** It was moved to **approve** the August 18, 2022, City Plan Commission meeting minutes, as submitted.

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

For: 12 - Hampton, Anderson, Shidid, Carpenter, Vann,  
Blair, Jung, Housewright, Haqq, Stanard,  
Kingston, Rubin

Against: 0  
Absent: 1 - Popken  
Vacancy: 2 - District 3, District 11

**Speakers:** None

Adjournment:

**Motion:** It was moved to **adjourn** the September 1, 2022, City Plan Commission meeting at 6:11 p.m.

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

For: 12 - Hampton, Anderson, Shidid, Carpenter, Vann,  
Blair, Jung, Housewright, Haqq, Stanard,  
Kingston, Rubin

Against: 0  
Absent: 1 - Popken  
Vacancy: 2 - District 3, District 11

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Tony Shidid, Chair

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Date