

PLAN COMMISSION MINUTES

CITY SECRETARY
DALLAS, TEXAS

The City Plan Commission held a regular Zoning Hearing on October 6, 2022, with the briefing starting at 9:27 a.m., and the public hearing at 12:44 p.m., in the Council Chambers and by videoconference as authorized by Texas Government Code Section 551.127. Presiding were Tony Shidid, Chair and P. Michael Jung acting Vice-Chair. The following Commissioners were present during the hearing: Amanda Popken, Joanna Hampton, Zarin Gracey, Jasmond Anderson, Deborah Carpenter, Lorie Blair, Aaliyah Haqq, Claire Standard, Melissa Kingston, and Brent Rubin. The following Commissioners were absent from this hearing as defined in the City Plan Commission rules: Benjamin Vann and Tipton Housewright. There was one vacancy - 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:

Note: The City Plan Commission opened the Public Hearing and continued with the Certificate of Appropriateness for Signs and Thoroughfare Plan Amendment briefings. The Commission continued with the regular order of the agenda upon the conclusion of the briefings. The Commission heard APPROVAL OF MINUTES, next.

APPROVAL OF MINUTES:

2. Minutes Approval of Minutes of the September 21, 2022 City Council Meeting.

Motion: It was moved to **approve** the September 15, 2022, City Plan Commission meeting minutes, as revised.

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

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

Against: 0
Absent: 3 - Hampton, Vann, Housewright
Vacancy: 1 - District 11

Speakers: None

ACTION ITEMS:

Zoning Cases - Consent:

Chair Shidid announced Zoning Cases – Consent agenda items #3, #4, #5, #6, and #7 would be heard individually. The Commission heard Zoning Cases – Consent agenda items #8. Z212-255(JM) and #9. Z212-262(MP) next.

3. Z212-134(MP)

Planner: Michael Pepe

Note: The Commission considered this item individually.

Motion: It was moved to recommend 1) **approval** of an amendment to the development standards within Planned Development District No. 741, 2) **approval** of an expansion of Planned Development District No. 741, Subarea A to include an additional 446 acres of land, currently zoned an A(A) Agricultural District with Specific Use Permit No. 3 and Planned Development District No. 942, and 3) **approval** of adjustment of the boundaries of Subareas A, B, and C within Planned Development District No. 741, subject to conditions in an area generally bound by East Belt Line Road to the north, Dallas City Limit to the east, Hackberry Road and Ranch Trail to the south, and South Belt Line Road/Dallas City Limit to the west.

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

For: 10 - Popken, Gracey, Anderson, Shidid, Carpenter,
Blair, Jung, Haqq, Stanard, Kingston

Against: 0
Absent: 3 - Hampton, Vann, Housewright
Vacancy: 1 - District 11
Conflict: 1 - Rubin**

**out of the room when vote taken

Notices: Area: 500 Mailed: 691
Replies: For: 68 Against: 8

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

Note: The Commission heard Zoning Case – Consent agenda item #4. Z212-193(JA) next.

4. Z212-193(JA)

Planner: Jenniffer Allgaier

Note: The Commission considered this item individually.

Motion: It was moved to recommend **approval** of an amendment to Planned Development District No. 824, subject to a development plan, a revised traffic management plan, and conditions, as briefed; on the northwest corner of Lingo Lane and Millmar Drive.

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

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

Against: 0
Absent: 2 - Vann, Housewright
Vacancy: 1 - District 11

Notices: Area: 500 Mailed: 242
Replies: For: 4 Against: 4

Speakers: For: Karl Crawley, 2201 Main St., Dallas, TX, 75201
Carolyn Loss-Cutler, 2138 Clarkdale Dr, Dallas, TX, 75228
Against: None

Note: The Commission heard Zoning Case – Consent agenda item #5. Z212-222(JM) next.

5. Z212-222(JM)

Planner: Jennifer Muñoz

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 one-year period, subject to a site plan and conditions, as briefed; on property zoned a CR Community Retail District with D-1 Liquor Control Overlay on the north side of Lake June Road at the terminus of McElree Street, east of Oak Hill Circle.

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

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

Against: 0
Absent: 2 - Vann, Housewright
Vacancy: 1 - District 11

Notices: Area: 200 Mailed: 27
Replies: For: 0 Against: 0

Speakers: For: None
For (Did not speak): Gilberto Bedolla, 8720 Woodcastle Dr., Dallas, TX, 75217
Against: None

Note: The Commission heard Zoning Case – Consent agenda item #6. Z212-231(MP) next.

6. Z212-231(MP)

Planner: Michael Pepe

Note: The Commission considered this item individually.

Motion: In considering an application for a WR-3 Walkable Urban Residential District on property zoned an IR Industrial Research District, on the southeast line of Kimsey Drive, northwest of the intersection of Kimsey Drive and Maple Avenue, it was moved to **hold** this case under advisement until November 3, 2022.

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

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

Against: 0
Absent: 2 - Vann, Housewright
Vacancy: 1 - District 11

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

Speakers: None

Note: The Commission heard Zoning Case – Consent agenda item #7. Z212-249(MP) next.

7. Z212-249(MP)

Planner: Michael Pepe

Note: The Commission considered this item individually.

Motion: In considering an application for an MF-2(A) Multifamily District on property zoned an IR Industrial Research District, on the southeast line of Kimsey Drive, northeast Maple Avenue, it was moved to **hold** this case under advisement until November 3, 2022.

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

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

Against: 0
Absent: 2 - Vann, Housewright
Vacancy: 1 - District 11

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

Speakers: None

Note: The Commission continued with the regular order of the agenda and heard Zoning Case – Under Advisement agenda item #10. Z212-212(RM) next.

8. Z212-255(JM)

Planner: Jennifer Muñoz

Motion: It was moved to recommend **approval** of a Specific Use Permit for a bar, lounge or tavern an inside commercial amusement use limited to a live music venue for a three-year period, subject to conditions on property within the Tract A portion of Planned Development District No. 269, the Deep Ellum/Near East Side Special Purpose District, on the south line of Elm Street, west of North Crowdus Street.

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

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

Against: 0
Absent: 3 - Hampton, Vann, Housewright
Vacancy: 1 - District 11

Notices: Area: 200 Mailed: 17
Replies: For: 4 Against: 0

Speakers: None

9. Z212-262(MP)

Planner: Michael Pepe

Motion: It was moved to recommend **approval** of the renewal of an amendment to Specific Use Permit No. 1505 for a private school for five-year period with eligibility for automatic renewals for additional 10-year periods, subject to site/landscape plan, traffic management plan, and conditions on property zoned Planned Development District 173, Tract F, on the north line of Frankford Road, northeast of the intersection of Frankford Road and Hillcrest Road.

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

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

Against: 0
Absent: 3 - Hampton, Vann, Housewright
Vacancy: 1 - District 11

Notices: Area: 300 Mailed: 69
Replies: For: 5 Against: 3

Speakers: For: None

For (Did not speak): Rob Baldwin, 3904 Elm St., Dallas, TX, 75226
Richard Glazer, 6921 Frankford Rd., Dallas, TX, 75252
Rabbi Avi Pekier, 6921 Frankford Rd., Dallas, TX, 75252
Christy Lambeth, 8637 County Road 148, Dallas, TX, 75142

Against: None

Note: The Commission returned to the regular order of the agenda and heard Zoning Cases – Consent agenda items. The Commission heard Zoning Case – Consent agenda item #3. Z212-134(MP), next.

Zoning Cases – Under Advisement:

10. **Z212-212(RM)**

Planner: Ryan Mulkey

Motion: In considering an application for an MF-2(A) Multifamily District on property zoned an R-7.5(A) Single Family District at the southwest corner of Cymbal Drive and Amity Lane, it was moved to **hold** this case under advisement until November 3, 2022.

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

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

Against: 0
Absent: 2 - Vann, Housewright
Vacancy: 1 - District 11

Notices:	Area: 200	Mailed: 41
Replies:	For: 1	Against: 2

Speakers: None

Note: The Commission recessed for a short break at 1:43 p.m. and reconvened at 1:59 p.m. Chair Shidid announced a change to the order of the agenda. The Commission heard Thoroughfare Plan Amendment agenda item #30. Park Avenue between Young Street and Marilla Street next.

Subdivision Docket

Planner: Mohammad Bordbar

Pursuant to Texas Local Government Code Section 212.009(e) these minutes and recording of the hearing certify the reasons for denial of any plat application.

Note: Subdivision – Consent agenda items S212-326, S212-327, S212-328, S212-329, S212-330, S212-334, S212-335, S212-336, S212-337, S212-338, S212-339, S212-342, and S212-343 were read into the record and heard together.

Consent Items:

(11) **S212-326**

Motion: It was moved to **approve** an application to create one 0.642-acre lot from a tract of land in City Block 271 on property located on Good Latimer Expressway at Swiss Avenue, north corner, subject to compliance with the conditions listed in the docket.

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

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

Against: 0
Absent: 2 - Vann, Housewright
Vacancy: 1 - District 11

*out of the room, shown voting in favor

Speakers: None

(12) **S212-327**

Motion: It was moved to **approve** an application to replat a 0.359-acre tract of land containing all of Lots 1 and 2 in City Block 21/2275 to create one lot on property located on Maple Avenue at Vagas Street, South corner, subject to compliance with the conditions listed in the docket.

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

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

Against: 0
Absent: 2 - Vann, Housewright
Vacancy: 1 - District 11

*out of the room, shown voting in favor

Speakers: None

(13) **S212-328**

Motion: It was moved to **approve** an application to replat a 1.899-acre tract of land containing all of Lots 18 through 28 in City Block 7/854 to create 11 lots ranging in size from 5,225 square feet to 15,557 square feet and to dedicate right-of-way on property located on Merlin Street, west of Al Lipscomb way, subject to compliance with the conditions listed in the docket.

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

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

Against: 0
Absent: 2 - Vann, Housewright
Vacancy: 1 - District 11

*out of the room, shown voting in favor

Speakers: None

(14) **S212-329**

Motion: It was moved to **approve** an application to replat a 0.950-acre tract of land containing all of Lots 1 through 6 in City Block 6/8570 to create one lot on property located on Lupo Drive at Vicksburg Street, northwest corner, subject to compliance with the conditions listed in the docket.

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

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

Against: 0
Absent: 2 - Vann, Housewright
Vacancy: 1 - District 11

*out of the room, shown voting in favor

Speakers: For: None

For (Did not speak): Rob Myers, 6160 Warren Parkway, Frisco, TX, 75034

Against: None

(15) **S212-330**

Motion: It was moved to **approve** an application to create one 4.909-acre lot from a tract of land in City Block 6800 on property located on Scyene Road, east of Masters Drive, subject to compliance with the conditions listed in the docket.

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

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

Against: 0
Absent: 2 - Vann, Housewright
Vacancy: 1 - District 11

*out of the room, shown voting in favor

Speakers: None

(16) **S212-334**

Motion: It was moved to **approve** an application to create one 0.862-acre lot from a tract of land in City Block 3395 on property located on Morrell Avenue, east of Ewing Avenue, subject to compliance with the conditions listed in the docket.

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

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

Against: 0
Absent: 2 - Vann, Housewright
Vacancy: 1 - District 11

*out of the room, shown voting in favor

Speakers: None

(17) **S212-335**

Motion: It was moved to **approve** an application to replat a 0.746-acre tract of land containing all of Lots 1 and 2 in City Block 4/6810, part of City Block 4/6810, and an abandoned alley to create a 24-lot Shared Access Development ranging in size from 654 square feet to 1,557 square feet and 2 common areas on property located on Wink Street, east of Langford Street, subject to compliance with the conditions listed in the docket.

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

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

Against: 0
Absent: 2 - Vann, Housewright
Vacancy: 1 - District 11

*out of the room, shown voting in favor

Speakers: None

(18) **S212-336**

Motion: It was moved **approve** an application to replat a 0.688-acre tract of land containing all of Lots 8 through 11 in City Block 10/2267 to create one lot on property located on Arroyo Avenue, south of Rosewood Avenue, subject to compliance with the conditions listed in the docket.

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

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

Against: 0
Absent: 2 - Vann, Housewright
Vacancy: 1 - District 11

*out of the room, shown voting in favor

Speakers: None

(19) **S212-337**

Motion: It was moved to **approve** an application to replat a 1.3117-acre tract of land containing a portion of Lot 5 in City Block C/8404 to create one lot on property located on Greenville Avenue at Lyndon B. Johnson Freeway/Interstate Highway 635, southwest corner, subject to compliance with the conditions listed in the docket.

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

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

Against: 0
Absent: 2 - Vann, Housewright
Vacancy: 1 - District 11

*out of the room, shown voting in favor

Speakers: None

(20) **S212-338**

Motion: It was moved **approve** an application to replat a 1.851-acre tract of land containing all of Lots 5 through 9 in City Block 6/8570 and a tract of land in City Block A/5760 to create one lot on property located on Empire Central, southwest of Forest Park Road, subject to compliance with the conditions listed in the docket.

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

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

Against: 0
Absent: 2 - Vann, Housewright
Vacancy: 1 - District 11

*out of the room, shown voting in favor

Speakers: None

(21) **S212-339**

Motion: It was moved to **approve** an application to create one 0.36-acre Lot from a tract of land in City Block 6899 on property located on Red Bird Lane at University Hill Boulevard, northeast corner, subject to compliance with the conditions listed in the docket.

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

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

Against: 0
Absent: 2 - Vann, Housewright
Vacancy: 1 - District 11

*out of the room, shown voting in favor

Speakers: None

(22) **S212-342**

Motion: It was moved to **approve** an application to create 8 lots ranging in size from 7,503 square feet to 14,446 square feet from a 1.935-acre tract of land in City Block 21/8617 on property located on Bonnie View Road at Linfield Road, east corner, subject to compliance with the conditions listed in the docket.

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

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

Against: 0
Absent: 2 - Vann, Housewright
Vacancy: 1 - District 11

*out of the room, shown voting in favor

Speakers: For: None

For (Did not speak): MD Islam, 513 Melody Ln., Richardson, TX, 75081
Against: None

(23) **S212-343**

Motion: It was moved to **approve** an application to create 4 lots ranging in size from 5,009 square feet to 6,213 square feet from a 0.527-acre tract of land in City Block 7109 on property located on Morris Street, west of North Winnetka Avenue, subject to compliance with the conditions listed in the docket.

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

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

Against: 0
Absent: 2 - Vann, Housewright
Vacancy: 1 - 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 Replats agenda items. The Commission heard Subdivision - Residential Replat agenda item #24. S212-331 next.

Residential Replats:

(24) **S212-331**

Motion: It was moved to **approve** an application to replat a 0.264-acre tract of land containing all of Lots 3 and 4 in City Block F/4714 to create one lot on property located on Fayette Street, east of Gilroy Street, subject to compliance with the conditions listed in the docket.

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

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

Against: 0
Absent: 2 - Vann, Housewright
Vacancy: 1 - District 11

Notices: Area: 200 Mailed: 31
Replies: For: 1 Against: 0

Speakers: None

(25) **S212-332**

Motion: It was moved to **approve** an application to replat a 0.344-acre tract of land containing all of Lots 38 and 39 in City Block 7/6083 to create two 7,500 square foot lots on property located on Cardinal Drive, south of Custer Drive, subject to compliance with the conditions listed in the docket.

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

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

Against: 0
Absent: 2 - Vann, Housewright
Vacancy: 1 - District 11

Notices: Area: 200 Mailed: 32
Replies: For: 0 Against: 0

Speakers: None

(26) **S212-340**

Note: Staff corrected Council district to District 7.

Motion: It was moved to **approve** an application to replat a 1.228-acre tract of land containing all of Lots 1 through 6 in City Block 4/1126 to create one lot on property located on Cleveland Street, between South Boulevard and Park Row Avenue, subject to compliance with the conditions listed in the docket.

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

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

Against: 0
Absent: 2 - Vann, Housewright
Vacancy: 1 - District 11

Notices: Area: 200 Mailed: 32
Replies: For: 0 Against: 0

Speakers: For: None

For (Did not speak): Stephen Dantone, 2010 Al Lipscomb Way, Dallas, TX, 75215

Against: None

Building Line Removal/Reduction:

(27) **S212-333**

Building Line Reduction: It was moved to **approve** an application to reduce the existing 10-foot platted building line to 3.47-feet at the northwest corner of Glenshannon Circle at Crownwood Court, with the finding of fact that the reduction 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: Stanard
Second: Blair
Result: Carried: 12 to 0

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

Against: 0
Absent: 2 - Vann, Housewright
Vacancy: 1 - District 11

Replat Motion: It was moved to **approve** an application to replat a 0.270-acre tract of land containing all of Lot 9 in City Block 13/5454 on property located on Glenshannon Circle at Crownwood Court, northwest corner, subject to compliance with the conditions listed in the docket.

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

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

Against: 0
Absent: 2 - Vann, Housewright
Vacancy: 1 - District 11

Notices: Area: 200 Mailed: 23
Replies: For: 4 Against: 2

Speakers: For: Peter Kavanaugh, 1620 Handley Dr., Dallas, TX, 75203
For: Steve Bishop, 12539 Renoir Ln., Dallas, TX, 75230
Against: None

Certificates of Appropriateness for Signs - Consent:

Note: Certificates of Appropriateness for Signs cases 2208220001 and 2208220002 were read into the record and heard together.

28. **2208220001**

Planner: Jason Pool

Motion: It was moved to **approve** a Certificate of Appropriateness by Bobby Nichols of Chandler Signs, Inc., for a 245-square-foot illuminated attached sign at 2550 Pacific Avenue (northeast elevation).

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

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

Against: 0
Absent: 2 - Vann, Housewright
Vacancy: 1 - District 11

Speakers: For: None
FOR (Did not speak): Richard Brown, 14201 Sovereign Rd., Fort Worth, TX, 76155
Against: None

29. **2208220002**

Planner: Jason Pool

Motion: It was moved to **approve** a Certificate of Appropriateness by Bobby Nichols of Chandler Signs, Inc., for a 245-square-foot illuminated attached sign at 2550 Pacific Avenue (northwest elevation).

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

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

Against: 0

Absent: 2 - Vann, Housewright

Vacancy: 1 - District 11

Speakers: For: None

For (Did not speak): Richard Brown, 14201 Sovereign Rd., Fort Worth, TX, 76155

Against: None

Note: The Commission recessed for a short break at 2:28 p.m. and reconvened at 2:34 p.m. The Commission continued with the regular order of the agenda and heard the Landmark Commission Appeal. The Commission heard Landmark Commission Appeal agenda item #31. CD212-014 next.

Thoroughfare Plan Amendments:

30. **Park Avenue between Young Street and Marilla Street** Planner: Kimberly Smith

Motion: It was moved to recommend **approval** of an amendment to the City of Dallas Central Business District Streets and Vehicular Circulation Plan to change the right-of-way and pavement width on Park Avenue between Young Street and Marilla Street from 50 feet of right-of-way and 25 feet of pavement to 48 feet of right-of-way and 26 feet of pavement.

Maker: Hampton

Second: Carpenter

Result: Carried: 12 to 0

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

Against: 0

Absent: 2 - Vann, Housewright

Vacancy: 1 - District 11

*out of the room, shown voting in favor

Speakers: For: None

For (Did not speak): Brian Wade, 12001 N. Central Expy., Dallas, TX, 75243

George Watts, 1835 Young St., Dallas, TX, 75201

Dustin Bullard, 1401 Elm St., Dallas, TX, 75238

Amos Disasa, 1835 Young St., Dallas, TX, 75201

Against: None

Note: The Commission returned to the regular order of the agenda and heard Subdivision Docket agenda items. The Commission heard Subdivision - Consent agenda items next.

Landmark Commission Appeal:

31. **CD212-014**

Planner: Murray G. Miller

An appeal of the Landmark Commission's decision to deny without prejudice a Certificate of Demolition - CD212-014(MGM) at 338 South Fleming Avenue to demolish a noncontributing structure using the standard replace with more appropriate/compatible structure.

Evidentiary Motion: It was moved to **deny** acceptance of Appellant Representative Randy Sheer's additional evidence of an e-mail from Liz Casso, dated July 2021 with a finding that the evidence was available, however, not presented at the Landmark Commission hearing making it ineligible for City Plan Commission consideration.

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

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

Against: 0
Absent: 2 - Vann, Housewright
Vacancy: 1 - District 11

Motion: It was moved to deny the applicant's request and **affirm** the decision of the Landmark Commission having fully reviewed the decision of the Landmark Commission in Certificate of Demolition No. CD212-014, at 338 South Fleming Avenue, and having evaluated the record and heard all testimony pertaining to the property.

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

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

Against: 0
Absent: 2 - Vann, Housewright
Vacancy: 1 - District 11

Speakers: Appellant Representative: Randy Sheer, 7027 Gaston Parkway, Dallas, TX, 75217
City Plan Commission Attorney: Daniel Moore, Assistant City Attorney
Landmark Commission Attorney: Kathleen Fones, Assistant City Attorney
Staff: Murray Miller, Director, Office of Historic Preservation

Other Matters

Consideration of Appointments to CPC Committees:

No appointments to City Plan Commission Committees.

Adjournment:

Motion: It was moved to **adjourn** the October 6, 2022, City Plan Commission meeting at 4:11 p.m.

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

For: 12 - Popken, Hampton, Gracey, Anderson, Shidid,
Carpenter, Blair, Jung, Haqq, Stanard,
Kingston, Rubin
Against: 0
Absent: 2 - Van, Housewright
Vacancy: 1 - District 11


Tony Shidid, Chair

10/13/22
Date

**CITY PLAN COMMISSION MEMBER
OCTOBER 2022 ATTENDANCE**

	10/6/2022	10/13/2022	10/20/2022	10/27/2022
Amanda Popken [1]	√			
Joanna Hampton [2]	√			
Zarin Gracey [3]	√			
Jasmond Anderson [4]	√			
Tony Shidid [5] Chair	√			
Deborah Carpenter [6]	√			
Benjamin Vann [7]	X			
Lorie Blair [8]	√			
P. Michael Jung [9]	√			
Tipton Housewright [10]	X			
Vacant [11]	V			
Aaliyah Haqq [12]	√			
Claire Stanard [13]	√			
Melissa Kingston [14]	√			
Brent Rubin [15] Vice Chair	√			

√ = Present
X = Absent
H = Holiday
V = Vacant
C = Canceled



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DISCLOSURE OF CONFLICT STATEMENT

This statement is filed in accordance with Chapter 12A of the Dallas City Code. Copies of the applicable code sections and additional copies of this form may be obtained from the City Secretary's office.

Please print or type all information. Attach additional pages if more space is needed.

Check One		Fill in Appropriate Information	
<input type="checkbox"/>	Elected Official	Office Held	
<input checked="" type="checkbox"/>	Appointed Official	Board or Commission/ Title	City Plan Commission
<input type="checkbox"/>	City Employee	Title/Department	

1. Name of Employee/Official: Brent Rubin

Brent Rubin have a conflict as defined in Chapter 12A, Article II, of the Dallas City Code in the following matter:

2212-134

Nature of Conflict:

Applicant is a client within
the meaning on Chapter 12A.

As a result of this conflict, I will not take any official action in regard to the matter stated above.

10/6/22

Signature of Employee/Official

Date

BEFORE ME, the undersigned authority, on this day personally appeared

Brent R. Smith

, who on oath stated that the above facts are

within his personal knowledge and are true and correct.

SWORN TO AND SUBSCRIBED BEFORE ME on this 6th day of October, 2022 to certify which, witness my hand and seal.



NOTARY SEAL

Maria T. Kountz

Notary

Signature of officer administering oath

Printed name of officer administering oath

Title of officer administering oath