

FILE NUMBER: 22-2293

DATE FILED: July 13, 2022

LOCATION: An approximately 5-square mile area generally bounded by Tyler Street and Vernon Avenue to the east, Illinois Avenue to the south, Cockrell Hill Road and Gilpin Avenue to the west, and Davis Street, Hampton Road, and W 12th Street to the north

COUNCIL DISTRICT: 1

SIZE OF REQUEST: +/- 5 acres

REPRESENTATIVE: N/A

APPLICANT/OWNER: City of Dallas, Planning and Urban Design Department

REQUEST: Consideration and adoption of the West Oak Cliff Area Plan as a component of the City's Comprehensive Plan.

SUMMARY: This planning effort was launched in early 2020 to help advance five previously filed authorized hearings within the West Oak Cliff area as well as to address projected growth and development pressures and inform future land uses around the area's DART light-rail stations. The CPC recommended West Oak Cliff Area Plan (WOCAP) is the result of more than two years of community engagement, discussion and review.

CPC RECOMMENDATION: Approval, subject to recommended modifications.

STAFF RECOMMENDATION: Approval

Background Information:

In 2019, the City of Dallas changed the authorized hearing process (City initiated rezoning) from being “first come-first serve” to being score-based. One highly-scoring criteria is having an adopted area plan. As a result, in early 2020, District 1 Councilmember Chad West partnered with the City of Dallas’ Planning and Urban Design (P+UD) Department to launch an area plan to help advance five previously filed authorized hearings scattered throughout West Oak Cliff. These authorized hearings will not advance until after an area plan is completed for the area.

- Z178-142: Downtown Elmwood, Filed: 11.9.2017
- Z189-127: North Cliff Neighborhood Center (Pierce/Catherine), Filed: 11.1.2018
- Z189-143: CR Area at Edgefield/Clarendon, Filed: 11.15.2018
- Z189-240: Jimtown MF-2 Area, Filed: 4.4.2019
- Z189-349: Hampton/Clarendon, Filed: 9.5.2019

In addition to informing the five authorized hearings, the West Oak Cliff Area Plan (WOCAP/the Area Plan) aimed to develop a strategy to mitigate the impact of projected growth and development pressure encroaching on the area due to the continued and significant growth in the nearby Bishop Arts District. Additionally, the Area Plan would inform future land uses around the three DART light-rail stations located within plan boundaries, as recommended by previously adopted City of Dallas policy (2020 Comprehensive Environmental and Climate Action Plan [CECAP] and 2021 Strategic Mobility Plan). In addition to these main items, all area plans strive to:

- Establish a land development vision for the study area to be integrated into the citywide comprehensive plan update (ForwardDallas).
- Facilitate a vision and engagement foundation to help inform future rezoning processes for areas already authorized for a zoning review (five previously filed authorized hearings)
- Create a framework for street and park infrastructure improvements to help inform potential roadway changes and future capital improvements.
- Help identify other priorities directly related to land development.

At the outset of the planning process, a 16-member Councilmember appointed taskforce of local residents and stakeholders to serve as a steering committee and guide for the planning process as well as serving as a conduit between neighborhood groups and the City. Over the course of the 26-month planning process, the taskforce met 16 times and helped inform engagement, strategy, and plan drafting. Input from the community was synthesized by city staff, and draft recommendations were presented to the taskforce. The taskforce worked to modify recommendations until there was consensus by the entire group on the content outlined in the Area Plan.

In addition to the taskforce, city staff worked collaboratively with multiple city departments (including Transportation, Public Works, Park and Recreation, the Library, the Small Business Center, Office of Economic Development, Housing and Neighborhood Revitalization, Code Compliance, Police, Communications, the Office of Equity and Inclusion, Historic Preservation, and the Office of Arts and Culture) as well as multiple agencies and non-profits, including DART, DISD, the Trust for Public Land, to ensure alignment with ongoing work each was conducting in the area. Additionally, input collected through engagement was shared with each department or agency and worked through collaboratively to determine achievable recommendations that could be advanced to address community ideas and concerns. These recommendations were presented to the Area Plan taskforce and endorsed by that group as well.

Community Engagement:

Over the course of the two-year planning process, staff engaged West Oak Cliff residents and stakeholders through dozens of public meetings and other methods to collect input from the community to inform the Area Plan. City staff conducted bilingual meetings both in-person and virtually at four key stages of the process: Plan Launch and Scoping, Areawide Visioning, Focus Area Visioning, and input on the draft plan. It is worth noting that while the initial kickoff meeting for the Area Plan in November 2020 was not conducted bilingually, city staff worked to provide full Spanish translation for all future meetings based on community input and concern. In addition to city-led meetings with community members, local neighborhood organizations, businesses, and others were organized and held throughout the entire process. The following is a comprehensive list of engagement efforts conducted during the area planning process:

- Staff held **14 public meetings**, online and in-person at the local recreation center, local parks, neighborhood churches, and at local businesses. All materials at these meetings (slides, boards, handouts, etc.) were provided in both Spanish and English.
- Hosted **4 educational workshops**, educating the community on how to form a neighborhood association and a land use and zoning basics course.
- Led **2 pop-up events** at area Hispanic-oriented grocery stores to spread information, distribute surveys, and answer questions and concerns about the Area Plan.
- Attended or facilitated **11 other large public events** related to the plan, including meetings organized by neighborhood associations and local businesses. These public meetings and events were supplemented by dozens of one-on-one meetings with community residents and stakeholders.
- Conducted **3 unique bilingual surveys** (available online and in-person) were created throughout the process to collect input and feedback about various topics related to the planning effort. These surveys were made available both online and at the local recreation center.

- Supplemented surveys with an **interactive website tool, Social Pinpoint**, to collect additional input, receiving hundreds of comments through the interactive map.
- Informed the community of the surveys, the online tool, public events, and general information about the Plan by posting flyers at numerous businesses, online through City, Councilmember, and other social media channels (including Facebook, Instagram, Nextdoor, BubbleLife), and through email blasts to all attendees of previous meetings.
- Distributed **8,000 bilingual mailers** to DISD students in West Oak Cliff to notify area residents of the 60-Day comment period for the first draft of the Area Plan
- In total, **952 people attended public meetings, 844 surveys were completed, and 5,998 unique users** visited the interactive website

The feedback collected through these means directly informed the Plan and its recommendations. In acknowledging that a large percentage of West Oak Cliff residents do not speak English as their primary language, full translations of the first draft of the Area Plan and subsequent drafts of the Area Plan and draft Executive Summary were made available online in both English and Spanish. Due to the length of the document, Executive Summaries in both English and Spanish were also made available in-person at the Martin Weiss Recreation Center during the 60-day comment period. The final plan will be fully translated into Spanish after adoption.

Plan Summary:

The West Oak Cliff Area Plan is divided into five chapters summarized below:

- I. Introduction
 - Provides an overview of information about the West Oak Cliff area, how the area plan fits into and relates to other adopted citywide plans, considerations for equity during the planning process, the general planning approach and process conducted, and a summary of engagement conducted.
- II. Area Analysis
 - Includes analysis of existing area demographics, area history, land use and zoning analysis, street and infrastructure analysis, area-wide opportunities and challenges, planning goals and planning values.
- III. Vision and Framework
 - Outlines the community's vision for the area and the four plan frameworks (Land Use and Development, Transportation and Infrastructure, Parks and Open Space, and Inclusive Community Development and Quality of life), each of which includes four key objectives and a vision illustration.
- IV. Focus Areas
 - Seven focus areas were identified, based on the locations of the five previously filed authorized hearings as well as areas adjacent to transit

and where increased development pressure is likely. Detailed analysis and recommendations for each area is provided in this chapter.

V. Implementation

- Each of the four frameworks and each of the seven focus areas have dedicated implementation matrices which provide information on lead agency/department for implementation, estimated costs and funding sources, and estimated timeline for completion. This serves as a guide for staff to ensure accountability and measurable reporting of the plan's implementation over time.

Comprehensive Land Use Plan Committee (CLUP) Action:

Prior to the release of the first draft of the West Oak Cliff Area Plan on March 9, 2022, P+UD staff briefed the Comprehensive Land Use Plan (CLUP) Committee on March 8, 2022 to provide the committee with background on the two-year planning process and collect input and feedback for consideration. Following the end of a 60-day public comment period (March 10th -May 10th, 2022) on the draft plan and subsequent revisions recommended by the West Oak Cliff Area Plan Taskforce, the Area Plan was briefed again to the CLUP Committee on June 14, 2022. The CLUP Committee recommended holding the plan under advisement for two-weeks in order to receive more information on several items: considerations for mitigating displacement and gentrification in the Area Plan, considerations of design standards for proposed missing middle housing, considerations on recommendations related to auto-centric businesses, and considerations for establishing a process for evaluating the Area Plan over time. On June 28, staff once again briefed the Committee on these four items. After much discussion and consideration of public input, a motion was made at the July 12th CLUP meeting to advance the draft of the West Oak Cliff Area Plan, with modifications, to CPC for public hearing, review, and consideration.

City Plan Commission Action:

The City Plan Commission (CPC) received public comments on the West Oak Cliff Area Plan at four of its meetings: July 21, 2022; August 4, 2022, August 18, 2022 and September 15, 2022. P+UD staff provided briefings at each of those meetings, brought back revised text for consideration based on community and CPC comments, and provided additional analysis and data as requested. A CPC bus tour of the plan area was also organized and conducted by P+UD staff the morning of the August 18 CPC meeting.

Public comment and discussions with CPC centered around ensuring that existing auto repair businesses could remain in the area and how best to accommodate a mix of housing types in certain areas while protecting existing single-family homeowners from displacement and preserving architectural character and scale of the neighborhoods. After a great deal of discussion, several recommended edits to the plan, and additional conversations with community advocates, at its meeting on September 15, the CPC unanimously voted to recommend to City Council, approval, with modifications, of the West Oak Cliff Area Plan.

The CPC motion outlining the recommended changes is included with this case report, and the plan has been updated to incorporate those changes. The CPC recommended draft plan is attached and can also be reviewed [here](#).

Staff Recommendation:

Staff recommends adoption, with CPC modifications, and any other recommended edits by the City Council, of the West Oak Cliff Area Plan.

CPC Action
September 15, 2022

Motion: It was moved to recommend **approval** of 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 with the following changes:

1. Amend the first paragraph of Tyler Vernon Station Focus Area on p122 of the Draft Plan, as agreed upon by community residents and staff, to the following:
 - a. As noted, the ½ mile radius around the Tyler-Vernon DART Station is mostly single-family zoning and land uses. Although the community largely desires to maintain the single-family character of the area, the community supports allowing accessory dwelling units (ADUs) on all lots and there was also some expressed support for further community engagement and review through the authorized hearing process to allow for other missing middle housing (MMH) types, specifically duplexes, triplexes, quadplexes, and cottage home developments on larger lots.
 - b. There are some areas with significant opposition to Missing Middle Housing. It is recommended that these areas remain single-family but permit Accessory Dwelling Units (ADUs), unless, through additional community engagement with property owners, it is determined that additional housing types may be appropriate.
 - c. These neighborhoods are bounded by:
 - i. S. Montclair to the West, the DART rail line to the South, Clarendon Drive to the North, and Tyler Street to the East (South Edgefield Neighborhood)
 - ii. The triangular area of the plan east of Tyler Street on Clarendon Drive and Nolte Drive up to their intersection.
 - d. As highlighted by surveying conducted by local community organizers, the majority of surveyed residents within South Edgefield support only single-family homes and accessory dwelling units. The details on how to protect currently existing homes and the architectural character and scale of these neighborhoods should be determined on a neighborhood basis through an appropriate, inclusive, bilingual, and resident-centered authorized hearing initiated by the City that explores options such as a conservation district, a zoning ordinance or overlay, floor plan and/or lot size restrictions, or other appropriate planning protections. It is critical that City staff work with an inclusive cross-section of stakeholder groups including property owners and renters as well as organizations like the West Oak Cliff Coalition and Somos Tejas and the Automotive Association of Oak Cliff during the authorized

hearing process for the neighborhoods north of the Tyler-Vernon DART tracks, to maximize residents' informed involvement in choosing the best options to protect their neighborhoods and businesses. For areas south of the DART tracks, the City should engage with the Elmwood Neighborhood Association and Polk-Vernon Neighborhood Association.

- e. Although the City of Dallas has adopted transit-oriented development policies, we recognize that extra consideration must be given to certain communities and neighborhoods. The Dallas Racial Equity Plan commits the city to addressing “long-standing inequities by ensuring zoning is inclusive of historically disadvantaged communities to encourage sustainability.”
2. Change current language in Land Use recommendations 2.C on pg. 128
- a. **From the Current Wording:** *In areas within ½ mile of DART light-rail stations, consider creating a zoning overlay, use proposed Conservation Districts, or creating a new infill residential zoning category to permit missing-middle housing types, including accessory dwelling units, duplexes, and triplex/quadplexes, narrow-lot single-family (unless we remove this), and cottage homes (where applicable) to be allowed by-right, adhering to architectural and urban design standards to be determined on a neighborhood basis, aiming to avoid displacement of existing area residents and homeowners. Development will be required to follow existing city codes related to ADUs, parking requirements, setbacks, and massing standards.*
 - b. **Change to:** In alignment with adopted citywide policies, including CECAP and the Economic Development Policy, in areas within ½ mile of DART light-rail stations, analyze opportunities for permitting new missing middle housing types (including accessory dwelling units, duplexes, and triplex/quadplexes, and cottage homes), in addition to still permitting new and existing single-family residential. The goal is to increase housing supply and housing choices due to the ongoing housing crisis while also leveraging all possible legal strategies to minimize displacement of existing areas residents and homeowners to the greatest extent possible. Tools such as zoning overlays, proposed conservation districts, or a new infill residential zoning category are possible zoning strategies. Specific details of architectural, urban design, lot size/dimension, Residential Proximity Slope and other characteristics are best determined through a future authorized hearing process, although development should aim to follow existing city codes related to existing single-family zoning, including parking requirements, setbacks, and massing standard, while also following existing codes for ADUs. Acknowledging that these issues are applicable across Dallas, the area plan recommends that possible code amendments and the Forward Dallas Comprehensive Land Use Plan Update explore the issue

holistically citywide and work with surrounding residents to achieve appropriate zoning changes through the Authorized Hearing process. And **include an abbreviated version of this paragraph** for the Hampton DART Station and Tyler-Vernon DART Station Focus Areas Recommendation 1.A on Page 132 and 133 and Inclusive Community Development and Quality of Life Recommendation 1.B on Page 142, referencing Land Use recommendation 2.C

3. Completely remove reference to any recommendation to **split large lots into narrow lots**, including striking the words “and narrow-lot single-family homes” on pg 107 & 117, as well as the entire page 113. **Remove the maps** on pg 107, p111, p112, 117, and 123 that reference specific large lots and replace with images or white space, to prevent existing large lots from being targeted and to allow specific zoning change conversations to occur at a public, authorized hearing.
4. Regarding maximum and minimum lot sizes, **add the following language to Page 108 of the document**: “As a part of any future zoning change or authorized hearing, consider maximum and minimum lot sizes **no larger than 20% of the average of the block** to maintain the existing lot pattern and consider **maximum floor plate sizes, to be determined by block-face**, for any new construction to ensure scale compatibility with surrounding single-family homes.”
5. Regarding **mid-block large lots**, on Page 108 of the document, *remove* the recommendation, as a part of any future zoning change or authorized hearing, to consider singular larger lots within a block face for missing middle housing. Removing this recommendation will preserve the character of single-family neighborhoods.
6. Move the entire **Missing Middle** segment, pages 106-112 (113 is being removed), to begin on page 50, in the Land Use and Development Section, before the chapter on Focus Areas.
 - a. Add language to reflect that this is the primary zoning recommendation intended to address the fact that 82% of stakeholders emphasized, as their most prominent concern, “the potential future growth pressures and subsequent fears of gentrification and displacement” by creating variety in the housing products available which will offer a naturally occurring less-expensive housing option than single-family homes alone, if single-family homes continue to become more expensive in decades to come. By specifying the recommendation for missing middle only on lots with specific characteristics, the impact of inflating property values as a result of increased property rights will be very limited.
7. Regarding the **Westmoreland Heights** neighborhood and Westmoreland Plaza on page 50, add a sentence that multifamily is not proposed here.

8. **In the Implementation Strategy** recommendations, add a note at the bottom of the **Land Use and Development** table:
 - i. Note: It is critical that City staff work with an inclusive cross-section of stakeholder groups including property owners and renters as well as organizations like the West Oak Cliff Coalition, Somos Tejas, and the Automotive Association of Oak Cliff during the authorized hearing process for the neighborhoods north of the Tyler-Vernon DART tracks, to maximize residents' informed involvement in choosing the best options to protect their neighborhoods and businesses. For areas south of the DART tracks, the City should engage with the Elmwood Neighborhood Association and Polk-Vernon Neighborhood Association.

9. **In the Implementation Strategy** recommendations on page 142, under the goal **"Ensure Neighborhood Affordability Through Strategic Policies and Programs"** table:
 - a. ADD 1H. Work with smaller areas within the WOCAP area to determine which tools, if any, the residents would like to use to preserve the character and/or affordability of their neighborhood and begin the process to institute those tools, in consideration of a PD overlay, Conservation District, missing middle design requirements and location stipulations, and weather to allow ADUs by right in alignment with characteristics that guide development of ADUs in Chapter 51A-4.5010.

10. In relation to the desire to provide more details **highlighting the engagement process**, what was heard through those meetings, and how that input ultimately informed recommendations:
 - a. Add the following language to page 20: "To learn more about public meetings, community input, key takeaways, and how that informed the plan recommendations, please see the Appendix."

 - b. Add additional information, text, and details in the Appendix providing more information on public meetings, including key takeaways and how those takeaways informed plan recommendations.

 - c. On page 83, include a bulleted list of stakeholder input regarding Hampton Road/Clarendon Road focus area recommendations.

 - d. On page ___ = include a bulleted list of stakeholder input regarding Downtown Elmwood focus area recommendations

11. On page 24 under the Age, the section of the Demographic analysis, **highlight the high number of children** in the area, by changing

From the current wording:

The area is notably younger than the rest of Dallas, with 41.5% of the residents being under the age of 25, compared to 35.4% in Dallas as a whole.

To be replaced with:

The area has a noticeably large population of children, with 30.4% of the residents being under the age of 17, compared to 25.4% in Dallas as a whole.

12. On page 29

- a. To highlight **the great accomplishment of this area plan in inspiring stakeholders to organize**, bullet the list of Existing Neighborhood Organizations and newly formed associations in the text, to call attention to that.
- b. To highlight the great Cool Schools Program **impacting schools in the WOCAP** area, bullet the schools and opportunities at each, to call attention to those.

13. All of the changes be updated in all documents, translated into Spanish for ongoing use.

14. And including all the **non-substantive changes** such as the few typos I'll be sending to staff.

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

For: 9 - Popken, Kingston, Blair, Shidid, Rubin, Jung,
Carpenter, Housewright, Stanard
Against: 0
Absent: 1 - Hampton, Haqq, Anderson, Vann*
Vacancy: 2 - District 3, District 11

*Commissioner was present, but did not take the bus tour, therefore did not vote on the item

Speakers: Opposition: Albert Mata, 105 South Bishop Ave.,
Dallas, TX 75208
Opposition (did not speak): Evelyn Mayo, 7732 Village
Trail Dr., Dallas 75254
For: Carina Arellano, 1129 Burns Ave., Dallas, TX
75211
Yolanda Alameda, 1707 South Tyler St., Dallas
TX 75224
Giovanni Valderas, 427 Marshaldell Avenue,
Dallas, TX 75211
David Dockery, 1110 South Polk St., Dallas TX
75208

75208

Mayra Chavez, 1102 South Polk St., Dallas, TX

75216

Billy Rangel, 2702 Kellogg Ave., Dallas TX,

Dallas TX 75208

Gerardo Figueroa, 220 West Clarendon Dr.,

Ramon Ramos, 815 Nolte Dr., Dallas TX, 75208

CPC Action

August 18, 2022

Bus Tour

The City Plan Commission held a regular Zoning Hearing on August 18, 2022, with the bus tour starting at 8:13 a.m., in the Council Chambers. Presiding were, Tony Shidid, Chair and Brent Rubin, Acting 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 the bus tour 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 toured all listed bus tour agenda sites. The Bus tour ended approximately at 9:34 a.m.

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 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

**CPC Action
August 4, 2022**

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

**CPC Action
July 21**

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 case under advisement until August 4, 2022.

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

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

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

Speakers: For: Andrew Wallace, 1407 Melbourne Ave., Dallas, TX, 75224
Mike Anglin, 1414 W. Colorado Blvd., Dallas, TX, 75208
Albert Mata, 111 W. Davis St., Dallas, TX, 75208
For (Did not speak): Elena Stephens, 2003 Ferndale Ave., Dallas, TX, 75224
Evelyn Mayo, 7732 Village Trail Dr., Dallas, TX, 75254
Enrique McGregor, 845 N. Oak Cliff Blvd., Dallas, TX, 75208
Gerardo Figueroa, 5017 Frontier Rd., Garland, TX, 75043
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
Against: Pat Ford, 633 N. Manus Dr., Dallas, TX, 75224
Christine Hopkins, 1118 Elmwood Blvd., Dallas, TX, 75224
Giovanni Valderas, 427 Marshaldell Ave., Dallas, TX, 75211
Against (Did not speak): Tony Carrillo, 3109 Pravia Ave., Dallas, TX, 75212

MAP OF THE AREA

