



CITY PLAN COMMISSION
Briefing & Public Hearing Meeting Minutes
Thursday, November 3, 2022

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CITY SECRETARY
DALLAS, TEXAS

DALLAS CITY HALL, COUNCIL CHAMBER/VIDEO CONFERENCE
CISCO WEBEX LINK, Call-In # <https://bit.ly/CPC110322>
CHAIR TONY SHIDID, PRESIDING

PRESENT: [12]

Tony Shidid, Chair, District 5	Aaliyah Haqq, District 12*
Amanda Popken, District 1	Claire Stanard, District
Joanna Hampton, District 2	13Melissa Kingston, District 14
Zarin Gracey, District 3	Brent Rubin, Place 15
Deborah Carpenter, District 6	
Lorie Blair, District 8	
P. Michael Jung, Acting Vice-Chair, District 9	
Tipton Housewright, District 10	

ABSENT: [2]

Jasmond Anderson, District 4	
Benjamin Vann, District 7	

VACANCY: [1]

District 11	
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**Note: Members of the City Plan Commission participated in this meeting by video conference.*

***Note: Indicates arrival time after meeting called to order/reconvened*

The Briefing meeting was called to order at 9:06 a.m. with a quorum of the City Plan Commission present. The Public Hearing was called to order at 12:39 p.m. with a quorum of the City Plan Commission present.

The meeting agenda, posted in accordance with Chapter 551, "OPEN MEETINGS", of the Texas Government Code, was presented.

The City Plan Commission was briefed by staff on each item on the agenda and a question and answer period followed each briefing.

CITY PLAN COMMISSION MEETING MINUTES OF NOVEMBER 3, 2022

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.

BRIEFINGS:

Zoning classification and processes for institutional uses.

Jennifer Allgaier, Senior Planner, Planning and Urban Design

This briefing item was postponed to next City Plan Commission meeting.

Note: Chair Shidid changed the order of the agenda and the Commission heard Miscellaneous Items. The Commission heard Minor Amendment agenda Item #1. M212-047 next.

APPROVAL OF MINUTES:

Minutes Approval of Minutes of the October 13, 2022 City Plan Commission Hearings.

Motion: It was moved to **approve** the October 13, 2022, City Plan Commission meeting minutes, as revised.

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

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

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

Speakers: None

Note: The Commission continued with the regular order of the agenda and heard Zoning Case - Consent agenda items next.

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ACTION ITEMS:

Miscellaneous Items:

Minor Amendments:

1. M212-047

Planner: Hannah Carrasco

Motion: It was moved to **approve** a minor amendment to an existing development plan for a public school other than an open-enrollment charter school use on property zoned Planned Development District No. 641, generally on the southeast corner of Claremont Drive and Telegraph Avenue.

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

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

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

Speakers: For: None

For (Did not speak): Charaka Dharmagunaratne, 4530 Victor St., Dallas, TX, 75246
Shelby Perry, 4524 Victor St., Dallas, TX, 75246

Against: None

Note: The Commission returned to the regular order of the agenda and heard APPROVAL OF MINUTES agenda item next.

CITY PLAN COMMISSION MEETING MINUTES
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Zoning Cases - Consent:

Chair Shidid announced all Zoning Cases - Consent agenda items #2, #3, #4, #5, #6, #7, #8, #9, and #10 would be heard individually. The Commission heard Zoning Cases - Consent agenda items #2. Z201-111(MP) next.

2. Z201-111(MP)

Planner: Michael Pepe

Note: The Commission considered this item individually.

Motion: In considering an application for Subdistrict 6 within Planned Development District No. 830, on property zoned Tract 1C within Planned Development District No. 160, on the east line of Madison Street, between Davis Avenue and Neely Avenue, it was moved to **hold** this case under advisement until December 15, 2022.

Maker: Popken

Second: Jung

Result: Carried: 12 to 0

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

Against: 0

Absent: 2 - Anderson, Vann

Vacancy: 1 - District 11

Notices: Area: 500

Mailed: 82

Replies: For: 0

Against: 6

Against: 0

Absent: 2 - Anderson, Vann

Vacancy: 1 - District 11

Speakers: None

Note: The Commission heard Zoning Case – Consent agenda item #3. Z212-244(RM) next.

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3. Z212-244(RM)

Planner: Ryan Mulkey

Note: The Commission considered this item individually.

Motion: In considering an application for a CS Commercial Service District on property zoned an A(A) Agricultural District, on the southwest line of North Johnson Way, west of North Walton Walker Boulevard, it was moved to **hold** this case under advisement until December 15, 2022 and to instruct staff to re-advertise for LI with deed restrictions.

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

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

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

Notices: Area: 400 Mailed: 15
Replies: For: 0 Against: 0

Speakers: For: Rob Baldwin, 3904 Elm St., Dallas, TX, 75226
Against: Greg Joyner, Address not given

Note: The Commission heard Zoning Case – Consent agenda item #4. Z212-252(MP) next.

4. Z212-252(MP)

Planner: Michael Pepe

Note: The Commission considered this item individually.

Motion: It was moved to recommend **approval** of a Specific Use Permit for a Commercial Amusement (Inside) with a dance hall for a two-year period, subject to a site plan and conditions with a modification to the Hours of Operation to 5:00 p.m. to 2:00 a.m., Mon. – Sun. on property zoned Planned Development District No. 784, the Trinity River Corridor Special Purpose District, on the southwest line of South Riverfront Boulevard, between I-30 and I-35.

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

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

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

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

Speakers: For: Santos Martinez, 5737 Quay Dr. NE, Rio Rancho, NM, 8714,
Mark Shaw, 525 S. Riverfront Blvd., Dallas, TX, 75207
Against: None
Staff: David Nevarez, Sr. Traffic Engineer, Development Services

Note: The Commission heard Zoning Case – Consent agenda item #5. Z212-263(MP) next.

5. Z212-263(MP)

Planner: Michael Pepe

Note: The Commission considered this item individually.

Motion: It was moved to recommend **approval** of amendment to Subdistrict 3B Tract 1, subject to a development plan (Exhibit 317F), conceptual plan (Exhibit 317E), street section (Exhibit 317H), and conditions; as briefed, within Planned Development District No. 317, the Cedars Area Special Purpose District and within DDO-2, the CBD/Downtown Demolition Delay Overlay District, on the southeast corner of Cockrell Avenue and McKee Street.

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

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

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

*out of the room, shown voting in favor

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Notices: Area: 500 Mailed: 90
Replies: For: 3 Against: 0

Speakers: For: None

For (Did not speak): Audra Buckley, 1414 Belleview St., Dallas, TX, 75215

Against: None

Note: The Commission heard Zoning Case – Consent agenda item #6. Z212-264(JM) next.

6. Z212-264(JM)

Planner: Jennifer Muñoz

Note: The Commission considered this item individually.

Motion: In considering an application for a Specific Use Permit for a child-care facility on property zoned an R-7.5(A) Single Family District, on the southeast corner of South Polk Street and Beckleymead Avenue, it was moved to **hold** this case under advisement until December 15, 2022.

Maker: Blair

Second: Stanard

Result: Carried: 12 to 0

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

Against: 0

Absent: 2 - Anderson, Vann

Vacancy: 1 - District 11

Notices: Area: 200 Mailed: 13
Replies: For: 0 Against: 1

Speakers: For: Warren Ellis, 8700 Stonebrook Pkwy., Frisco, TX, 75034
Charles Dade, 801 W. Kiest Blvd., Dallas, TX, 75224
Christie Dade, 801 W. Kiest Blvd., Dallas, TX, 75224
Kira Sewell, 3440 Holliday Rd., Dallas, TX, TX, 75224
Deosha Taylor, 3002 Courtney Ln., Glenn Heights, TX, 75154
Jasmine Johnson, 2732 Meadow Bluff Ln., Dallas, TX, 75237
Brittany, Whitaker, 3245 Buckskin Dr., Dallas, TX, 75241
Denise Foster, 530 Ryan Rd., Dallas, TX, 75224
Steve Stoner, 7557 Rambler Rd., Dallas, TX, 75231
Dorian Curtis, Address not given

For (Did not speak): Symone Stern, 3137 W. Pentagon Pkwy., Dallas, TX, 75233

Against: None

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Note: The Commission recessed for a short break at 2:06 p.m. and reconvened at 2:23 p.m. The Commission continued with the regular order of the agenda and heard Zoning Case – Consent agenda item #7. Z212-271(JA) next.

7. Z212-271(JA)

Planner: Jenniffer Allgaier

Note: The Commission considered this item individually.

Motion: In considering an application for a Specific Use Permit for a public school other than an open-enrollment charter school on property zoned an R-5(A) Single Family District, on the northeast corner of Linfield Road and Bonnie View Road, it was moved to **hold** this case under advisement until December 15, 2022.

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

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

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

Notices: Area: 400 Mailed: 83
Replies: For: 1 Against: 0

Speakers: For: Karl Crawley, 2201 Main St., Dallas, TX, 75201
Christy Lambeth, 8637 County Road 148, Kaufman, TX, 75142
Against: None

Note: The Commission heard Zoning Case – Consent agenda item #8. Z212-274(JM) next.

8. Z212-274(JM)

Planner: Jennifer Muñoz

Note: The Commission considered this item individually.

Motion: It was moved to recommend **approval** of an MF-1(A) Multifamily District on property zoned a Planned Development District No. 546, on the east line of Noel Road, north of Spring Valley Road.

Maker: Rubin
Second: Shidid
Result: Carried: 9 to 3

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For: 9 - Popken, Gracey, Shidid, Blair, Jung, Haqq,
Stanard, Kingston, Rubin

Against: 3 - Hampton, Carpenter, Housewright

Absent: 2 - Anderson, Vann

Vacancy: 1 - District 11

Notices: Area: 400

Mailed: 170

Replies: For: 0

Against: 0

Speakers: For: Wilson Kerr, 2201 Main St., Dallas, TX, 75201

Karl Crawley, 2201 Main St., Dallas, TX, 75201

Against: Rudy Beuttenmuller, 5335 Spring Valley Rd., Dallas, TX, 75254

Note: The Commission heard Zoning Case – Consent agenda item #9. Z212-282(JM)
next.

9. Z212-282(JM)

Planner: Jennifer Muñoz

Note: The Commission considered this item individually.

Motion: It was moved to recommend **approval** of an MF-2(A) Multifamily District, subject to deed restrictions volunteered by the applicant to include the following two additional deed restrictions: 1) #6. All guest parking spaces, and shared access driveways shall be permeable as permitted by the Fire Marshall and 2) #7. Trees numbered 1 thru 4 as marked on Exhibit A will be subject to a tree preservation plan on property zoned a D(A) Duplex District, at the southwest corner of Ellsworth Avenue and McMillan Avenue.

Maker: Kingston

Second: Blair

Result: Carried: 11 to 0

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

Against: 0

Absent: 3 - Anderson, Vann, Haqq

Vacancy: 1 - District 11

Notices: Area: 300

Mailed: 82

Replies: For: 18

Against: 3

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Speakers: For: Rob Baldwin, 3904 Elm St., Dallas, TX, 75226
Greg Byrd, 6794 E. Northwest Hwy., Dallas, TX, 75231
Against: Richard Harper, 5465 Ellsworth Ave., Dallas, TX, 75206
Ellie Adelman, 5519 Ellsworth Ave., Dallas, TX, 75206
Martha Carlson, 5506 Matalee Ave., Dallas, TX, 75206
Saphir Parod, 5530 Ellsworth Ave., Dallas, TX, 75206
Peter Adelman, 5519 Ellsworth Ave., Dallas, TX, 75206
Camille Gilchriest, 5830 Penrose Ave., Dallas, TX, 75206
Against (Did not speak): S. Rodriguez, 6205 Oram St., Dallas, TX, 75214

Note: The Commission recessed for a short break at 4:35 p.m. and reconvened at 4:57 p.m. The Commission continued with the regular order of the agenda and heard Zoning Case – Consent agenda item #10. Z212-283(JM) next.

10. Z212-283(JM)

Planner: Jennifer Muñoz

Note: The Commission considered this item individually.

Motion: It was moved to recommend **denial without prejudice** of a Specific Use Permit for the sale of alcoholic beverages in conjunction with a general merchandise or food store greater than 3,500 square feet on property zoned a CR-D-1 Community Retail District with a D-1 Liquor Control Overlay, on the north corner of Kleberg Road and Carleta Street.

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

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

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

Notices:	Area: 200	Mailed: 20
Replies:	For: 0	Against: 1

Speakers: None

Note: The Commission continued with the regular order of the agenda and heard Zoning Cases – Under Advisement agenda items next.

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Zoning Cases – Under Advisement:

11. Z212-212(RM)

Planner: Ryan Mulkey

Motion: It was moved to recommend **approval** of an MF-1(A) Multifamily District, subject to deed restrictions volunteered by the applicant, in lieu of 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.

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

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

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

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

Speakers: For: Ramon Aranda, 2946 S. Sunbeck Cr., Farmers Branch, TX, 7523.
Against: None

12. Z212-226(JA)

Planner: Jenniffer Allgaier

Note: Staff briefed this item before the public hearing.

Motion: It was moved to recommend **approval** of an amendment to and the renewal of Specific Use Permit No. 1929 for an open enrollment charter school for a ten-year period, subject to a site/landscape plan and conditions on property zoned an NO(A) Neighborhood Office District with deed restrictions [DR Z890-143] and a CR Community Retail District, on the northwest corner of South Westmoreland and West Camp Wisdom Road.

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

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

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

Notices: Area: 400 Mailed: 53
Replies: For: 0 Against: 0

Speakers: For: Andrew Ruegg, 2201 Main St., Dallas, TX, 75201
Against: None
Staff: David Nevarez, Sr. Traffic Engineer, Development Services

13. Z212-231(MP)

Planner: Michael Pepe

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 17, 2022.

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

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

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

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

Speakers: None

14. Z212-249(MP)

Planner: Michael Pepe

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 December 15, 2022 and to instruct staff to re-advertise for WR-3.

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

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

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

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

Speakers: None

Note: The Commission recessed for a short break at 6:05 p.m. and reconvened at 6:34 p.m. The Commission continued with the regular order of the agenda and heard Subdivision Docket - Consent agenda items 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.

Consent Items:

Note: Subdivision – Consent agenda items #15. S212-077R, #16. S223-001, #17. S223-002, #18. S223-003, #19. S223-004, #20. S223-005, #21. S223-006, #22. S223-007, #23. S223-008, #24. S223-009, #25. S223-010 and #26. S223-013 were read into the record and heard together.

(15) S212-077R

Motion: It was moved to **approve** an application to replat a 0.79-acre tract of land containing part of Lots 1, 2, and 3 in City Block 1/650 to create one 4,987 square foot and one 29,440 square foot lot on property located on Ross Avenue at Carroll Avenue, west corner, subject to compliance with the conditions listed in the docket.

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

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

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

Speakers: For: None

For (Did not speak): Clay Cristy, 1903 Central Dr., Bedford, TX, 76021

Against: None

(16) S223-001

Motion: It was moved to **approve** an application to create one 17.644-acre lot from a tract of land in City Block 8018 on property located on Duncanville Road, north of West Ledbetter Drive, subject to compliance with the conditions listed in the docket.

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

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

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

Speakers: None

(17) S223-002

Motion: It was moved to **approve** an application to replat a 2.336-acre tract of land containing all of Lot 1 in City Block 3/808 and a tract of land in City Block 3/808 ½ to create one lot on property located on Haskell Avenue at Ash Lane, south corner, subject to compliance with the conditions listed in the docket.

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

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

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

Speakers: None

(18) S223-003

Motion: It was moved to **approve** an application to replat a 1.550-acre tract of land containing all of Lots 10 through 18 in City Block 10/1016 to create one lot on property located on Brown Street, between Hood Street and Enid Street, subject to compliance with the conditions listed in the docket.

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

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

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

Speakers: None

(19) S223-004

Motion: It was moved to **approve** an application to replat a 7.828-acre tract of land containing all of Lots 6 through 10 in City Block 1/8728, all of Lots 12 through 18 in City Block J/8728 and part of Lot 1A in City Block J/8728 to create one lot on property located on Creek Drive at Oxford Drive, north corner, subject to compliance with the conditions listed in the docket.

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

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

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

Speakers: None

(20) S223-005

Motion: It was moved to **approve** an application to replat a 0.6281-acre tract of land containing all of Lots 9 and 10 in City Block 65/7903 to create one lot on property located on Quaker Street, west of Irving Boulevard, subject to compliance with the conditions listed in the docket.

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

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

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

Speakers: None

(21) S223-006

Motion: It was moved to **approve** an application to replat a 3.651-acre tract of land containing all of lots 6 and 7 in City Block A/6061 to create one lot on property located on Mockingbird Lane west, of Harry Hines Boulevard, subject to compliance with the conditions listed in the docket.

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

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

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

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Speakers: None

(22) S223-007

Motion: It was moved to **approve** an application to create three lots ranging in size from 2.3330-acre to 40.9592-acre from a 53.0727-acre tract of land in City Block 8328 on property located on State Highway Loop 12 south of Dallas Fort Worth Turnpike/State Highway No. 30, subject to compliance with the conditions listed in the docket.

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

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

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

Speakers: None

(23) S223-008

Motion: It was moved to **approve** an application to create one 0.275-acre (12,000 square foot) lot from a tract of land in City Block 6875 on property located on Bon Air Drive, north of Persimmon Road, subject to compliance with the conditions listed in the docket.

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

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

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

Speakers: None

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(24) S223-009

Motion: It was moved to **approve** an application to create one 0.275-acre (12,000 square foot) lot from a tract of land in City Block 6875 on property located on Bon Air Drive, north of Persimmon Road, subject to compliance with the conditions listed in the docket.

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

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

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

Speakers: None

(25) S223-010

Motion: It was moved to **approve** an application to replat a 2.176-acre tract of land containing all of Lots 1 through 3, Lots 6 through 14, all of Lot 2A, Lots 1E through 1G in City Block 5/2018, and abandoned portion of Tracy Street to create one lot on property located between Tracy Street and McKinney Avenue, north of Webb Avenue, subject to compliance with the conditions listed in the docket.

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

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

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

Speakers: None

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(26) S223-013

Motion: It was moved to **approve** an application to replat a 0.686-acre tract of land containing all of Lots 1 through 5 in City Block G/910 to create one lot on property located on Akard Street, between Belleview Street and Sullivan Street, subject to compliance with the conditions listed in the docket.

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

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

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

Speakers: None

Residential Replats:

(27) S223-011

Motion: It was moved to **deny** an application to replat a 0.775-acre (33,775 square feet) tract of land containing all of Lots 1 and 2 in City Block 2/5499 to create one lot on property located on Camellia Drive at Mum Place, north corner due to non-compliance with Chapter 51A-8.503 of the Dallas Development Code, which requires lots to conform with width, depth and area to pattern already established in adjacent areas.

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

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

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

CITY PLAN COMMISSION MEETING MINUTES
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Notices: Area: 200 Mailed: 15
Replies: For: 3 Against: 0

Speakers: For: Byron Wertz, 7324 Gaston Ave., Dallas, TX, 75214
Against: None

(28) S223-012

Motion: It was moved to **approve** an application to replat a 2.749-acre tract of land containing all of Lot 11 in City Block 7848 to create two 0.20-acre (8,700 square foot) lots and one 2.349-acre (102,322 square foot) lot on property located on Rylie Road, east of Dowdy Ferry Road, subject to compliance with the conditions listed in the docket.

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

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

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

Notices: Area: 200 Mailed: 7
Replies: For: 0 Against: 0

Speakers: None

Area Plans:

29. Hensley Field Master Plan

Planner: Arturo Del Castillo

Motion: It was moved to recommend **approval** of the adoption of The Hensley Field Master Plan, an area generally bounded by East Jefferson Street, Hensley Field Drive, Mountain Creek Lake, Cottonwood Bay, and the Dallas Global Industrial Complex with an addition to incorporate historic preservation language to Section 4.7.

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

CITY PLAN COMMISSION MEETING MINUTES
OF NOVEMBER 3, 2022

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

Against: 0

Absent: 3 - Anderson, Vann, Haqq

Vacancy: 1 - District 11

Speakers: For: Rebecca Larson, 3644 Patience Blvd., Dallas, TX, 75236
Jim Adams, Address not given
John Sallman, Address not given
Against: None

OTHER MATTERS:

Items for Reconsideration:

30. **Z212-222(OA/JM)**

Planner: Jennifer Muñoz

1. Suspension of CPC Rules of Procedure Section 4(c)(2) to allow reconsideration of Z212-222(OA).

Motion: It was moved to **approve** suspension of the CPC Rules of Procedure Section 4(c)(2) to allow reconsideration of Z212-222(OA).

Maker: Shidid

Second: Hampton

Result: Carried: 11 to 0

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

Against: 0

Absent: 3 - Anderson, Vann, Haqq

Vacancy: 1 - District 11

If #1 is approved then consideration of #2.

2. Reconsideration of action taken on October 6, 2022, which was 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.

**CITY PLAN COMMISSION MEETING MINUTES
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Motion: It was moved to **approve** reconsideration of the action taken on October 6, 2022, which was to recommend **approval** of Z212-222(OA) for a one-year period, subject to a site plan and conditions, as briefed.

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

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

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

If #2 is approved then consideration of #3.

3. An application for 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 on property zoned a CR Community Retail District with a D-1 Liquor Control Overlay, on the north side of Lake June Road, at the terminus of McElree Street, east of Oak Hill Circle.

Staff Recommendation: **Approval** for a five-year period with eligibility for automatic renewals for additional five-year periods, subject to a site plan and conditions.

Applicant: Gilberto Bedolla Jr.

Planner: Jennifer Muñoz

Z212-222(OA/JM)

CC District 5

Motion: It was moved to recommend **approval** of 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 on property zoned a CR Community Retail District with a 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: Hampton
Result: Carried: 11 to 0

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

CITY PLAN COMMISSION MEETING MINUTES
OF NOVEMBER 3, 2022

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

Speakers: None

Consideration of Appointments to CPC Committees:

No appointments to City Plan Commission Committees.

ADJOURNMENT:

Motion: It was moved to **adjourn** the November 3, 2022, City Plan Commission meeting at 7:10 p.m.

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

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

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

CITY PLAN COMMISSION MEETING MINUTES
OF NOVEMBER 3, 2022

Yolanda Posing

Drafted by:

Name, Title

Department / Division

11/17/2022

Date

Joey Surr

Approved by:

Name, Chair

Board/Commission Name

11.17.22

Date

Attachments:

Video Link