



CITY PLAN COMMISSION  
Briefing & Public Hearing Meeting Minutes

Thursday, February 16, 2023

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CITY SECRETARY  
DALLAS, TEXAS

DALLAS CITY HALL, COUNCIL CHAMBER/VIDEO CONFERENCE  
CISCO WEBEX LINK, <https://bit.ly/CPC021623>, Call-In #: 2488 304 7987  
CHAIR TONY SHIDID, PRESIDING

**PRESENT: [14]**

Tony Shidid, Chair, District 5	P. Michael Jung, District 9
Amanda Popken, District 1	Tipton Housewright, District 10
Joanna Hampton, District 2 (**)	Brandy Treadway, District 11 (**)
Jasmond Anderson, District 4	Aaliyah Haqq, District 12 (*) (**)
Deborah Carpenter, District 6	Claire Stanard, District 13
Tabitha Wheeler-Reagan, District 7 (**)	Melissa Kingston, District 14
Lorie Blair, District 8	Brent Rubin, Vice-Chair, Place 15

**ABSENT: [0]**

**VACANCY: [1]**

District 3	
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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 9:10 a.m. with a quorum of the City Plan Commission present. The Public Hearing was called to order at 12:58 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.

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.

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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:**

1. 23-497 Ethics

City Attorney's Office

Briefing item #1. ID 23-497 was not briefed and was postponed to a future City Plan Commission meeting.

2. 23-498 ForwardDallas - Planning and Urban Design Department to provide an update on the ForwardDallas Comprehensive Land Use Plan Update, including a review of engagement efforts to date, an initial draft land use framework for discussion and feedback, and project next steps.

Andrea Gilles, Assistant Director, Community Planning Studio, Planning & Urban Design  
Lawrence Agu III, Chief Planner, Technology, Innovation & Policy, Planning & Urban Design  
Brian Price, Supervisor, Area Planning, Planning & Urban Design  
Arturo Del Castillo, Chief Planner, Urban Design, Planning & Urban Design  
Chalonda Mangwiro-Johnson, Supervisor, Engagement, Planning & Urban Design  
Patrick Blaydes, Senior Planner, Neighborhood Planning, Planning & Urban Design  
Asma Shaikh, Senior Planner, Technology, Innovation & Policy, Planning & Urban Design

Briefing item #2. ID 23-498 was not briefed and was postponed to a future City Plan Commission meeting.

The Commission was briefed on Zoning agenda items. The Commission recessed for a short break at 10:52 a.m. and reconvened at 11:09 a.m. and continued with the briefing of the Zoning agenda items.

The City Plan Commission opened the public hearing at 12:57 p.m.

**PUBLIC TESTIMONY:** None

**APPROVAL OF MINUTES:**

Minutes Approval of Minutes of the January 19, 2023 City Plan Commission Hearing.

**Motion:** It was moved to **approve** the January 19, 2023, City Plan Commission meeting minutes, as revised.

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

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

Against: 0  
Absent: 3 - Wheeler-Reagan, Stanard, Treadway  
Vacancy: 1 - District 3

Speakers: None

Note: The Commission recessed for a short break at 8:20 p.m., and reconvened at 8:32 p.m. The Commission heard agenda item #23. ID 23-556; Apportionment of Exaction Appeal (S178-288) next.

ACTION ITEMS:

Zoning Cases – Consent:

3. 23-499 Z212-280(JM) Planner: Jennifer Muñoz

Note: The Commission considered this item individually.

**Motion:** In considering an application for an MF-1(A) Multifamily District on property zoned an R-7.5(A) Single Family District, at the southwest corner of North Jim Miller Road and Elam Road, it was moved to hold this case under advisement until March 23, 2023.

Maker: Blair  
Second: Hampton  
Result: Carried: 14 to 0

For: 14 - Popken, Hampton, Anderson, Shidid,  
Carpenter, Wheeler-Reagan, Blair, Jung,  
Housewright, Treadway, Haqq, Stanard,  
Kingston, Rubin

Against: 0  
Absent: 0  
Vacancy: 1 - District 3

Notices: Area: 200 Mailed: 11  
Replies: For: 0 Against: 0

Speakers: None

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Note: The Commission heard Zoning Case – Consent agenda item #4. ID 23-500; Z212-322(MP) next.

4. 23-500 Z212-322(MP)

Planner: Michael Pepe

Note: The Commission considered this item individually.

**Motion:** In considering an application for a Specific Use Permit for a tower/antenna for cellular communication on property zoned Subdistrict 3 within Planned Development District No. 317, the Cedars Area Special Purpose District, on the west line of Cadiz Street, north of Botham Jean Boulevard, it was moved to **hold** this case under advisement until March 2, 2023.

Maker: Hampton  
Second: Carpenter  
Result: Carried: 14 to 0

For: 14 - Popken, Hampton, Anderson, Shidid,  
Carpenter, Wheeler-Reagan, Blair, Jung,  
Housewright, Treadway, Haqq, Stanard,  
Kingston, Rubin

Against: 0  
Absent: 0  
Vacancy: 1 - District 3

Notices: Area: 500 Mailed: 12  
Replies: For: 0 Against: 0

**Speakers:** For: Vincent Gerard, 1705 Carlotta Ln., Austin, TX, 78733  
Against: None

Note: The Commission heard Zoning Case – Consent agenda item #8. ID 23-506; Z212-336(MP) next.

5. 23-503 Z212-330(RM)

Planner: Ryan Mulkey

**Motion:** It was moved to recommend **approval** of the renewal of Specific Use Permit No. 2398 for the sale of alcoholic beverages in conjunction with a general merchandise or food store greater than 3,500 square feet for a five-year period with eligibility for automatic renewals for additional five-year periods, subject to revised conditions on property zoned a CR Community Retail District with a D-1 Liquor Control Overlay at the northwest corner of Lake June Road and North Masters Drive.

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Maker: Anderson  
Second: Carpenter  
Result: Carried: 14 to 0

For: 14 - Popken, Hampton, Anderson, Shidid,  
Carpenter, Wheeler-Reagan, Blair, Jung,  
Housewright, Treadway, Haqq\*, Stanard,  
Kingston, Rubin

Against: 0  
Absent: 0  
Vacancy: 1 - District 3

\*out of the room, shown voting in favor

Notices: Area: 400 Mailed: 74  
Replies: For: 0 Against: 1

Speakers: For: None  
For (Did not speak): Catherine Chamblee, 511 W. 7th St., Austin, TX, 78701  
Rodney Lee, 2843 Cripple Creek Trl., Grapevine, TX, 76051  
Ricardo Gonzales, 1300 E. Pioneer Parkway, Arlington, TX, 75054  
Against: None

6. 23-504 Z212-331(JM)

Planner: Jennifer Muñoz

**Motion:** It was moved to recommend **approval** of an MU-1 Mixed Use District with deed restrictions volunteered by the applicant, subject to deed restrictions volunteered by the applicant, revised as briefed; on property zoned an IR Industrial Research District on the west line of Dennis Road at the terminus of Sundial Drive, between Northaven Road and Satsuma Drive.

Maker: Anderson  
Second: Carpenter  
Result: Carried: 14 to 0

For: 14 - Popken, Hampton, Anderson, Shidid,  
Carpenter, Wheeler-Reagan, Blair, Jung,  
Housewright, Treadway, Haqq\*, Stanard,  
Kingston, Rubin

Against: 0  
Absent: 0  
Vacancy: 1 - District 3

\*out of the room, shown voting in favor

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Notices: Area: 300 Mailed: 37  
Replies: For: 1 Against: 1

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

7. 23-505 Z212-334(JM)

Planner: Jennifer Muñoz

**Motion:** It was moved to recommend **approval** of a Specific Use Permit for an alcoholic beverage establishment limited to a bar, lounge, or tavern use for a two-year period, subject to a site plan and staff's recommended conditions on property zoned Tract A within Planned Development District No. 269, the Deep Ellum/Near East Side District, on the north side of Main Street at the terminus of Pryor Street, between North Good Latimer Expressway and North Crowdus Street.

Maker: Anderson  
Second: Carpenter  
Result: Carried: 14 to 0

For: 14 - Popken, Hampton, Anderson, Shidid,  
Carpenter, Wheeler-Reagan, Blair, Jung,  
Housewright, Treadway, Haqq\*, Stanard,  
Kingston, Rubin

Against: 0  
Absent: 0  
Vacancy: 1 - District 3

\*out of the room, shown voting in favor

Notices: Area: 200 Mailed: 18  
Replies: For: 1 Against: 0

Speakers: For: None  
For (Did not speak): Pamela Craig, 1202 Misty Meadow Dr., Midlothian, TX, 76065  
Against: None

Note: The Commission heard Zoning – Consent agenda item #3. ID 23-499 ; Z212-280(JM), upon the conclusion of the Zoning Consent agenda. The Commission heard Zoning – Consent agenda item #3. ID 23-499; Z212-280(JM) next.

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8. 23-506 Z212-336(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 tower/antenna for cellular communication for a ten-year period with eligibility for automatic renewals for additional ten-year periods, subject to a site/elevation plan and conditions on property zoned Subarea 2 within Planned Development District No. 366, the Buckner Boulevard Special Purpose District, with a D-1 Liquor Control Overlay on the west line of Conner Drive, between Bruton Road and Stonehurst Street.

Maker: Shidid  
Second: Blair  
Result: Carried: 13 to 0

For: 13 - Popken, Hampton, Anderson, Shidid,  
Carpenter, Wheeler-Reagan, Blair,  
Housewright, Treadway, Haqq, Stanard,  
Kingston, Rubin

Against: 0  
Absent: 0  
Vacancy: 1 - District 3  
Conflict: 1 - Jung\*\*

\*\*out of the room when vote taken

Notices: Area: 500 Mailed: 56  
Replies: For: 3 Against: 2

**Speakers:** For: None  
FOR (Did not speak): Alan Scivally, 4 Country Place Cir., Arlington, TX, 76020  
Against: None

Note: The Commission heard Zoning Case – Consent agenda item #9. ID 23-507; Z212-340(JM) next.

9. 23-507 Z212-340(JM)

Planner: Jennifer Muñoz

Note: The Commission considered this item individually. Staff corrected the Representative to Audra Buckley for the record.

**Motion:** It was moved to recommend **approval** of an amendment to Planned Development District No. 103, subject to conditions on property on the east line of Pastor Bailey Drive, north of West Camp Wisdom Road.

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Maker: Rubin  
Second: Hampton  
Result: Carried: 13 to 0

For: 13 - Popken, Hampton, Anderson, Shidid,  
Carpenter, Wheeler-Reagan, Jung,  
Housewright, Treadway, Haqq, Stanard,  
Kingston, Rubin

Against: 0  
Absent: 0  
Vacancy: 1 - District 3  
Conflict: 1 - Blair\*\*

\*\*out of the room when vote taken

Notices: Area: 500 Mailed: 26  
Replies: For: 0 Against: 0

Speakers: None

The Commission continued with the regular order of the agenda and heard the Zoning Cases – Under Advisement agenda items next. The Commission heard Zoning Cases – Under Advisement agenda item #10. ID 23-509; Z212-187(RM) next.

Zoning Cases – Under Advisement:

10. 23-509 Z212-187(RM)

Planner: Ryan Mulkey

**Motion:** It was moved to recommend **approval** of a Planned Development District for TH-2(A) Townhouse District and R-5(A) Single Family District uses, subject to a conceptual plan and conditions with the following changes: 1) **SEC. 51P- \_\_.107. MAIN USES PERMITTED.** Subarea B only main uses permitted are Handicap group dwelling units, Local utilities, Retirement housing and Single Family; 2) **SEC. 51P- \_\_.109. YARD, LOT, AND SPACE REGULATIONS.** Subarea A. 1) minimum front yard is 10 feet. 2) minimum rear yard is five feet. 3) maximum number of dwelling units is 190, 4) minimum lot size is 2000 sq. ft., and 5) maximum number of stories above grade is 2; 3) **SEC. 51P- \_\_.109. YARD, LOT, AND SPACE REGULATIONS.** Subarea B. 1) maximum height is 30 ft., 2) maximum lot coverage is 60 percent, 3) minimum lot size is 3,200 sq. ft. and 4) maximum number of stories above grade is 1; and 4) **SEC. 51P- \_\_.114. URBAN DESIGN STANDARDS.** 1) recaptioned as **DESIGN STANDARDS.**, 2) delete Subsection (b), 3) Subsection (c), In general. (1) amended to read as follows: Sidewalks. A minimum 5 foot wide unobstructed sidewalk with a minimum five-foot-wide buffer is required along all public streets, 4) delete paragraph (c) (3), 5) Detention ponds must be surrounded by the



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required walking trail, 6) at least 15 percent of the district must reserve as open space, 7) Subsection (d) Subarea A, (1) amended to read: All lots must have a rear loading garage with alley access, 8) Subsection (d) Subarea A. (3) Fencing (A) is amended to read: Maximum fence height is eight feet, 9) delete romanette (i), 10) in romanette (iii) delete Garden Grove or Edd Road, 11) Subsection (e) Subarea B. (1) amended to read: All lots must have a rear loading garage with alley access, 12) Subsection (e) Subarea B. (2) (ii) delete "along an open space or walking trail", and 13) renumber all subsections, paragraphs, subparagraphs and romanettes when appropriate on property zoned an R-7.5(A) Single Family District, on the southeast line of Edd Road, between Garden Grove Drive and Sullivan Road.

Maker: Blair  
Second: Anderson  
Result: Carried: 14 to 0

For: 14 - Popken, Hampton, Anderson, Shidid,  
Carpenter, Wheeler-Reagan, Blair, Jung,  
Housewright, Treadway, Haqq, Stanard,  
Kingston, Rubin

Against: 0  
Absent: 0  
Vacancy: 1 - District 3

Notices: Area: 500 Mailed: 60  
Replies: For: 0 Against: 4

Speakers: For: Shafiqul Abed, 4440 Lafite Ln., Colleyville, TX, 76034  
Correen Robertson, 4532 Lodestone Ln., Fort Worth, TX, 76123  
Against: None  
Against (Did not speak): Richard Marcus, 9030 Vantage Point Dr., Dallas, TX, 75243

11. 23-510 Z212-304(JM)

Planner: Jennifer Muñoz

**Motion:** It was moved to recommend **approval** of a new subdistrict, subject to a revised overall site plan (1B), a revised development plan (1E), a revised landscape plan (1D), and conditions, as briefed; to include the applicant request of **SEC. 51P-1.119. GARBAGE REMOVAL**. "No person may remove, cause to be remove, or permit the removal of garbage in Subdistrict 1, between the hours of 10:00 p.m. and 7:00 a.m." within Planned Development District No. 1, on the south line of Forest Lane, west of Eastern Avenue.

Maker: Stanard  
Second: Housewright  
Result: Carried: 14 to 0

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For: 14 - Popken, Hampton, Anderson, Shidid,  
Carpenter, Wheeler-Reagan, Blair, Jung,  
Housewright, Treadway, Haqq, Stanard,  
Kingston, Rubin

Against: 0  
Absent: 0  
Vacancy: 1 - District 3

Notices: Area: 500 Mailed: 47  
Replies: For: 0 Against: 15

Speakers: For: Andrew Ruegg, 2201 Main St., Dallas, TX, 75201  
Richard Dopson, 17440 Dallas Parkway, Dallas, TX, 75287  
Against: David Jones, 6510 Clubhouse Cir., Dallas, TX, 75240  
Against (Did not speak): Anilkumar Gokani, 5319 Northmoor Dr., Dallas, TX, 75229

Note: The Commission recessed for a short break at 2:03 p.m. and reconvened at 2:18 p.m. The Commission continued with the regular order of the agenda and heard the Zoning Cases – Individual agenda items. The Commission heard Zoning Cases – Individual agenda item #12. ID 23-511; Z212-186(JA) next.

12. 23-511 Z212-186(JA)

Planner: Jenniffer Allgaier

**Motion:** It was moved to recommend **approval** of a Planned Development District for MF-2(A) Multifamily District uses and office, general merchandise or food store 3,500 square feet or less, restaurant without drive-in or drive-through service, and personal service uses [Tract 1]; CH Clustered Housing District uses [Tract 2]; and a tree preservation area [Tract 3], subject to a revised tract map, a revised development plan, a revised residential proximity slope illustration, revised street sections for all three street abutting the property, and applicant's recommended conditions, as briefed; with the following changes: 1) **SEC. 51P-\_\_\_.103. DEFINITIONS AND INTERPRETATIONS.** add definition for Live Work Unit as follows: Live Work Unit means an interior space with street level access that combines residential with office or retail and personnel service uses. A Live Work Unit is considered a non-residential use; 2) **SEC. 51P-\_\_\_.106. MAIN USES PERMITTED.** (b) add Live Work as an allowed use (MURP); 3) allow Personnel services uses with the except of bail bond establishments, tattoo parlors, and massage establishments; 4) **SEC. 51P-\_\_\_.114. DESIGN STANDARDS.** (j) staff's recommendation and add the following sentence: A solid fence is permitted along Neal Street within Tract 2; and 5) **SEC. 51P-\_\_\_.114. DESIGN STANDARDS.** (d) (4) strike items (F) Change in color and (H) Change in texture on property zoned an IR Industrial Research District and an IM Industrial Manufacturing District on the southeast corner of West Commerce Street and Neal Street.

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Maker: Rubin  
Second: Hampton  
Result: Carried: 13 to 0

For: 13 - Popken, Hampton, Anderson, Shidid, Wheeler-Reagan, Blair, Jung, Housewright, Treadway, Haqq, Stanard, Kingston, Rubin

Against: 0  
Absent: 0  
Vacancy: 1 - District 3  
Conflict: 1 - Carpenter\*\*

\*\*out of the room when vote taken

Notices: Area: 500 Mailed: 82  
Replies: For: 1 Against: 2

Speakers: For: Rob Baldwin, 3904 Elm St., Dallas, TX, 75226  
John Snyder, 2401 N. Harwood St., Dallas, TX, 75201  
Marie Morin, 1602 Seale St., Dallas, TX, 75208  
Ryan Patterson, 1215 Stafford St., Dallas, TX, 75208  
For (Did not speak): Daniel Smith, 2501 N. Harwood St., Dallas, TX, 75201  
Andrew Ramler, 1923 N. Edgefield, Dallas, TX, 75208  
Against: None  
Staff: Phil Erwin, Chief Arborist, Development Services

Note: The Commission recessed for a short break at 3:45 p.m. and reconvened at 3:56 p.m. The Commission continued with the regular order of the agenda and heard the Zoning Cases – Individual agenda items. The Commission heard Zoning Cases – Individual agenda item #13. ID 23-512; Z212-236(MP) next.

13. 23-512 Z212-236(MP) Planner: Michael Pepe

Note: Staff briefed this item before the public hearing was opened.

**Motion:** It was moved to recommend **approval** of an amendment to Planned Development District No. 633, subject to a revised development plan (to show two-story portion of new building), a traffic management plan, and conditions with the following added provisions: 1) add a minimum of one electric vehicle off-street install parking space provided final location determined at the time of permitting and 2) to include a minimum of two charging stations for micro-mobility on the north line of Northaven Road, east of Dennis Road.

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Maker: Stanard  
Second: Kingston  
Result: Carried: 13 to 0

For: 13 - Popken, Hampton, Anderson, Shidid,  
Carpenter, Blair, Jung, Housewright, Treadway,  
Haqq, Stanard, Kingston, Rubin

Against: 0  
Absent: 1 - Wheeler-Reagan  
Vacancy: 1 - District 3

Notices: Area: 500 Mailed: 93  
Replies: For: 0 Against: 4

Speakers: For: Karl Crawley, 2201 Main St., Dallas, TX, 75201  
Kathleen Lenihan, 9400 Central Expressway, Dallas, TX, 75241  
Against: None

14. 23-513 Z212-238(JA)

Planner: Jenniffer Allgaier

Note: Staff briefed this item before the public hearing was opened.

**Motion:** It was moved to recommend **approval** of a Specific Use Permit for a public school other than an open-enrollment charter school, subject to a site plan, a traffic management plan, and conditions with the following changes: 1) add SUP condition #12. Height is limited to 36 feet; and 2) add SUP condition #13. Provide one electric vehicle parking space and two micro-mobility charging locations to be located at the applicant's choosing on property zoned an R-7.5(A) Single Family District bounded by Raydell Place, Schooldell Drive, Ouida Avenue, and South Barnett Avenue.

Maker: Popken  
Second: Anderson  
Result: Carried: 13 to 0

For: 13 - Popken, Hampton, Anderson, Shidid,  
Carpenter, Blair, Jung, Housewright, Treadway,  
Haqq, Stanard, Kingston, Rubin

Against: 0  
Absent: 1 - Wheeler-Reagan  
Vacancy: 1 - District 3

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Notices: Area: 300 Mailed: 64  
Replies: For: 3 Against: 1

Speakers: For: Karl Crawley, 2201 Main St., Dallas, TX, 75201  
Kathleen Lenihan, 9400 Central Expressway, Dallas, TX, 75241  
Against: None  
Staff: David Nevarez, Sr. Traffic Engineer, Development Services  
Phil Erwin, Chief Arborist, Development Services

Note: Chairman Shidid announced a change to the order of the agenda to move agenda item #15. ID 23-514; Z212-270(JM) after agenda item #17. ID 23-516; Z212-345(MP). The Commission heard Zoning Cases – Individual agenda item #16. ID 23-515; Z212-275(JM) next.

15. 23-514 Z212-270(JM)

Planner: Jennifer Muñoz

Note: Staff briefed this item before the public hearing was opened.

**Motion:** It was moved to recommend **approval** of a Specific Use Permit for a public school other than an open-enrollment charter school for a permanent time period, subject to a site plan, a traffic management plan, and conditions with the following changes: 1) provide one electric vehicle charger and 2) provide two micro-mobility charging stations on property zoned an R-7.5(A) Single Family District on property bound by South Polk Street, Reynoldston Lane, Regatta Drive, and Drury Drive.

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

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

Against: 0  
Absent: 3 - Wheeler-Reagan, Treadway, Stanard  
Vacancy: 1 - District 3

Notices: Area: 400 Mailed: 151  
Replies: For: 8 Against: 3

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

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

16. 23-515 Z212-275(JM)

Planner: Jennifer Muñoz

**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-7.5(A) Single Family District at the southwest corner of Drury Drive and South Polk Street, it was moved to **hold** this case under advisement until April 20, 2023.

Maker: Haqq  
Second: Hampton  
Result: Carried: 13 to 0

For: 13 - Popken, Hampton, Anderson, Shidid,  
Carpenter, Blair, Jung, Housewright, Treadway,  
Haqq, Stanard, Kingston, Rubin

Against: 0  
Absent: 1 - Wheeler-Reagan  
Vacancy: 1 - District 3

Notices: Area: 400 Mailed: 55  
Replies: For: 2 Against: 2

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

Note: The Commission recessed for a short break at 5:52 p.m. and reconvened at 6:33 p.m. The Commission heard Zoning Cases – Individual agenda item #17. ID 23-516; Z212-345(MP) next.

17. 23-516 Z212-345(MP)

Planner: Michael Pepe

Note: Staff briefed this item before the public hearing was opened.

**Motion:** It was moved to recommend **denial without prejudice** of a CR Community Retail District on property zoned an R-7.5(A) Single Family District, on the north line of 12th Street, between South Hampton Road and South Franklin Street.

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

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

Against: 0

Absent: 2 - Wheeler-Reagan, Treadway

Vacancy: 1 - District 3

Notices: Area: 200

Mailed: 6

Replies: For: 0

Against: 1

**Speakers:** For: Victoria Morris, 2323 Ross Ave., Dallas, TX, 75201  
Against: Christine Hopkins, 1118 Elmwood Blvd., Dallas, TX, 75224  
Billy Rangel, 2702 Kellogg Ave., Dallas, TX, 75216  
Gerardo Figueroa, 2220 W. Clarendon Dr., Dallas, TX, 75208  
Victoria Ferrell Ortiz, 1215 Hoke Smith Dr., Dallas, TX, 75224  
Albert Mata, 105 S. Bishop Ave., Dallas, TX, 75208  
Francisco Gonzalez, 2126 W. Clarendon Dr., Dallas, TX, 75208  
Edwin Guano, 421 S. Hampton Rd., Dallas, TX, 75208  
Maro Martinez, Address not given  
Arelo Rico, 1135 McCommas Blvd., Dallas, TX, 75206  
Daniel Leyva, 2003 W. Illinois Ave., Dallas, TX, 75224  
Joel Ruiz, 3845 Mt. Royal St., Dallas, TX, 75211  
**Against (Did not speak):** Abdullah Kareem, 421 S. Hampton Rd., Dallas, TX, 75208  
Fahad Alfadel, 421 S. Hampton Rd., Dallas, TX, 75208  
Johana Sifuentes, 421 S. Hampton Rd., Dallas, TX, 75208  
Anselmo Sifuentes, 421 S. Hampton Rd., Dallas, TX, 75208  
Victoria Susan Nearpass, 2407 W. 12th St., Dallas, TX, 75208  
Lucy Bocanegra, 914 Hartsdale Dr., Dallas, TX, 75211  
Vanessa Saldaña, 410 N. Clinton Ave., Dallas, TX, 75208  
Jorge Parra, 1022 S. Hampton Rd., Dallas, TX, 75208  
Juan Morales, 2800 W. Clarendon Dr., Dallas, TX, 75211  
Carlos Rivera, 2126 W. Clarendon Dr., Dallas, TX, 75208  
Martha Elisa Cerda, 421 S. Hampton Rd., Dallas, TX, 75208  
Vicente Lopez, Address Not given  
Yolanda Alameda, 1607 S. Tyler St., Dallas, TX, 75224

Note: The Commission returned to the regular order of the agenda and heard Zoning Cases – Individual agenda item #15. ID 23-514 Z212-270(JM) next.

**SUBDIVISION DOCKET:**

Planner: Mohammad Bordbar

Note: Subdivision - Consent agenda items #18. ID 23-551; S223-063, #19. ID 23-552; S223-064, #20. ID 23-553; S223-065, #21. ID 23-554; S223-066, and #22. ID 23-555; S223-067 were read into the record and heard together.

CITY PLAN COMMISSION MEETING MINUTES  
OF FEBRUARY 16, 2023

Consent Items:

18. 23-551 S223-063

**Motion:** It was moved to **approve** an application to create one 10,500 square foot lot from a tract of land in City Block A/6761 on property located on Namur Street, south of Scyene Road, subject to compliance with the conditions listed in the docket.

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

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

Against: 0  
Absent: 3 - Wheeler-Reagan, Treadway, Stanard  
Vacancy: 1 - District 3

**Speakers:** None

19. 23-552 S223-064

**Motion:** It was moved to **approve** an application to create one 4.389-acre lot from a tract of land in City Block 8310 on property located on Cedardale Road at Old Cleveland Road, southwest corner, subject to compliance with the conditions listed in the docket.

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

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

Against: 0  
Absent: 3 - Wheeler-Reagan, Treadway, Stanard  
Vacancy: 1 - District 3

**Speakers:** None



CITY PLAN COMMISSION MEETING MINUTES  
OF FEBRUARY 16, 2023

20. 23-553 S223-065

**Motion:** It was moved to **approve** an application to create two 18,848 square feet lots from a 0.87-acre tract of land in City Block 6297 on property located on Hilburn Drive, south of Dell Garden Avenue, subject to compliance with the conditions listed in the docket.

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

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

Against: 0  
Absent: 3 - Wheeler-Reagan, Treadway, Stanard  
Vacancy: 1 - District 3

**Speakers:** None

21. 23-554 S223-066

**Motion:** It was moved to **approve** an application to replat a 0.3087-acre tract of land containing portion of Lots 13 and 14 in City Block A/2017 on property located on McKinney Avenue at Harvard Avenue, north corner, subject to compliance with the conditions listed in the docket with the removal of Condition #15.

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

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

Against: 0  
Absent: 3 - Wheeler-Reagan, Treadway, Stanard  
Vacancy: 1 - District 3

**Speakers:** None

CITY PLAN COMMISSION MEETING MINUTES  
OF FEBRUARY 16, 2023

22. 23-555 S223-067

**Motion:** It was moved to **approve** an application to replat a 0.8620-acre tract of land containing all of Lots 31 through 35 in City Block 10/2267 to create two 18,774 square foot lot on property located on Hondo Avenue, north of Harry Hines Boulevard, subject to compliance with the conditions listed in the docket.

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

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

Against: 0  
Absent: 3 - Wheeler-Reagan, Treadway, Stanard  
Vacancy: 1 - District 3

Speakers: None

Note: Chairman Shidid announced a change to the order of the agenda. The Commission heard Authorization of a Hearing agenda item #24. ID 23-557 next.

Apportionment of Exaction Appeal:

23. 23-556

**Motion:** In considering an appeal to the director's apportionment determination associated with Plat No. S178-288 to improve Los Angeles Boulevard on the property located at Los Angeles Boulevard if extended south of Blue Ridge Boulevard with an approved all weather paving material to a width of 20 feet; dedication of an alley easement; construction of a detention pond that will serve the drainage needs of the development; and construction of new off-site water and wastewater extensions that are necessary to adequately serve the development, it was moved to **hold** this matter under advisement until March 2, 2023.

Maker: Jung  
Second: Anderson  
Result: Carried: 9 to 0

For: 9 - Popken, Hampton, Anderson, Shidid,  
Carpenter, Blair, Jung, Housewright, Haqq

CITY PLAN COMMISSION MEETING MINUTES  
OF FEBRUARY 16, 2023

Against: 0  
Absent: 5 - Wheeler-Reagan, Treadway, Stanard, Kingston,  
Rubin  
Vacancy: 1 - District 3

**Speakers:** Appellant Representative: Adrian Cole, 2217 Yaupon Dr., Irving, TX, 75063  
Appellant's Witness (Did not speak): Jeremy Dixion, Engineer, 2711 N. Haskell Ave., Dallas, TX, 75204  
City's Witness: Sam Eskander, Assist. Director, Engineering, City of Dallas  
City's Attorney: Gary Powell, Assistant City Attorney, City of Dallas

**Note:** The Commission returned to the regular order of the agenda and Chairman Shidid announced appointments to CPC Committees.

Authorization of a Hearing:

24. 23-557

Planner: Megan Wimer

**Motion:** It was moved to **authorize** a public hearing for the consideration of an amendment to the boundary of Authorized Hearing No. Z189-349 which was authorized for a public hearing to determine proper zoning on September 5, 2019. The property is zoned a CR Community Retail District, a CS Commercial Service District, a MU-1 Mixed Use District, and a P(A) Parking District in an area generally located along both sides of Hampton Road between Burlington Boulevard to the north and Brandon Street to the south and along both sides of West Clarendon Drive between the alley parallel to Hampton Road and Marlborough Avenue and containing approximately 17.4 acres. **This is a hearing to consider the request to authorize the hearing and not the rezoning of property at this time.**

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

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

Against: 0  
Absent: 3 - Wheeler-Reagan, Treadway, Stanard  
Vacancy: 1 - District 3

**Speakers:** None

**Note:** The Commission heard OTHER MATTERS, Items for Reconsideration agenda item #25. ID 23-558; Authorization of a Hearing next.

CITY PLAN COMMISSION MEETING MINUTES  
OF FEBRUARY 16, 2023

OTHER MATTERS:

Items for Reconsideration:

25. 23-558 Authorization of a Hearing

Planner: Megan Wimer

1. Suspension of CPC Rules of Procedure Section 4(c)(2) to allow consideration of Authorization of a Hearing "Consideration of authorizing a public hearing to determine the proper zoning on property zoned an R-7.5 Single Family District within Planned Development District No. 193, the Oak Lawn Special Purpose District; generally east of Turtle Creek Greenbelt, south of Avondale Avenue, south of Fitzhugh Avenue, west of Katy Trail, and north of Blackburn Street and being approximately 23.31 acres with consideration being given to appropriate zoning for the area to include but not limited to use, development standards, and other appropriate regulations."

**Motion:** It was moved to **approve** Suspension of CPC Rules of Procedure Section 4(c)(2) to allow consideration of Authorization of a Hearing "Consideration of authorizing a public hearing to determine the proper zoning on property zoned an R-7.5 Single Family District within Planned Development District No. 193, the Oak Lawn Special Purpose District; generally east of Turtle Creek Greenbelt, south of Avondale Avenue, south of Fitzhugh Avenue, west of Katy Trail, and north of Blackburn Street and being approximately 23.31 acres with consideration being given to appropriate zoning for the area to include but not limited to use, development standards, and other appropriate regulations."

Maker: Kingston

Second: Blair

Result: Carried: 11 to 0

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

Against: 0

Absent: 3 - Wheeler-Reagan, Treadway, Stanard

Vacancy: 1 - District 3

Reconsideration

1. **Motion to Reconsider:** It was moved to **approve** reconsideration of the previous action taken today, February 16, 2023, which was to suspend the CPC Rules of Procedure Section 4(c)(2) to allow consideration of Authorization of a Hearing "Consideration of authorizing a public hearing to determine the proper zoning on property zoned an R-7.5 Single Family District within Planned

CITY PLAN COMMISSION MEETING MINUTES  
OF FEBRUARY 16, 2023

Development District No. 193, the Oak Lawn Special Purpose District; generally east of Turtle Creek Greenbelt, south of Avondale Avenue, south of Fitzhugh Avenue, west of Katy Trail, and north of Blackburn Street and being approximately 23.31 acres with consideration being given to appropriate zoning for the area to include but not limited to use, development standards, and other appropriate regulations.”.

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

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

Against: 0  
Absent: 3 - Wheeler-Reagan, Treadway, Stanard  
Vacancy: 1 - District 3

2. Suspension of CPC Rules of Procedure Section 4(c)(2) to allow consideration of Authorization of a Hearing “Consideration of authorizing a public hearing to determine the proper zoning on property zoned an R-7.5 Single Family District within Planned Development District No. 193, the Oak Lawn Special Purpose District; generally east of Turtle Creek Greenbelt, south of Avondale Avenue, south of Fitzhugh Avenue, west of Katy Trail, and north of Blackburn Street and being approximately 23.31 acres with consideration being given to appropriate zoning for the area to include but not limited to use, development standards, and other appropriate regulations.”

**Motion:** In considering Suspension of CPC Rules of Procedure Section 4(c)(2) to allow consideration of Authorization of a Hearing “Consideration of authorizing a public hearing to determine the proper zoning on property zoned an R-7.5 Single Family District within Planned Development District No. 193, the Oak Lawn Special Purpose District; generally east of Turtle Creek Greenbelt, south of Avondale Avenue, south of Fitzhugh Avenue, west of Katy Trail, and north of Blackburn Street and being approximately 23.31 acres with consideration being given to appropriate zoning for the area to include but not limited to use, development standards, and other appropriate regulations.”, it was moved to **hold** this matter under advisement until Mach 23, 2023.

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

CITY PLAN COMMISSION MEETING MINUTES  
OF FEBRUARY 16, 2023

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

Against: 0

Absent: 3 - Wheeler-Reagan, Treadway, Stanard

Vacancy: 1 - District 3

Note: The Commission did not vote on the following two items, due to the Suspension of CPC Rules of Procedure item being held until March 23, 2023.

2. Reconsideration of action taken on September 6, 2018, which was to recommend approval of authorizing a public hearing to determine the proper zoning on property zoned an R-7.5 Single Family District within Planned Development District No. 193, the Oak Lawn Special Purpose District; generally east of Turtle Creek Greenbelt, south of Avondale Avenue, south of Fitzhugh Avenue, west of Katy Trail, and north of Blackburn Street and being approximately 23.31 acres with the area amended to include the area bounded by Turtle Creek Greenbelt on the west, Avondale Avenue and North Fitzhugh Avenue on the north, Katy Trail on the east and including the southernmost lot on Stonebridge Drive on the south with consideration being given to appropriate zoning for the area to include but not limited to use, development standards, and other appropriate regulations. **This is a hearing to consider the request to authorize the hearing and not the rezoning of property at this time.**

3. Consideration of authorizing a public hearing to determine the proper zoning on property zoned an R-7.5 Single Family District within Planned Development District No. 193, the Oak Lawn Special Purpose District; generally east of Turtle Creek Greenbelt, south of Avondale Avenue, south of Fitzhugh Avenue, west of Katy Trail, and north of Blackburn Street and being approximately 23.31 acres with consideration being given to appropriate zoning for the area to include but not limited to use, development standards, and other appropriate regulations. **This is a hearing to consider the request to authorize the hearing and not the rezoning of property at this time.**

Postpone From: February 2, 2023

Planner: Megan Wimer

Council District: 14

Note:

The Commission considered APPROVAL OF MINUTES agenda item next.

Consideration of Appointments to CPC Committees:

Comprehensive Land Use Plan Committee (CLUP):

Jasmond Anderson

CITY PLAN COMMISSION MEETING MINUTES  
OF FEBRUARY 16, 2023

ADJOURNMENT:

**Motion:** It was moved to **adjourn** the February 16, 2023, City Plan Commission meeting at 10:10 p.m.

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

For: 9 - Popken, Hampton, Anderson, Shidid,  
Carpenter, Blair, Jung, Housewright, Haqq

Against: 0

Absent: 5 - Wheeler-Reagan, Treadway, Stanard, Kingston,  
Rubin

Vacancy: 1 - District 3

CITY PLAN COMMISSION MEETING MINUTES  
OF FEBRUARY 16, 2023

Yolanda Pesina

Drafted by:

Yolanda Pesina, CPC Secretary

Planning & Urban Design / Current Planning

3/1/2023

Date

Tony Shidid

Approved by:

Tony Shidid, Chair

City Plan Commission

3/2/23

Date

**Attachments:**

Disclosure of Conflict Statement - Z212-336(MP)

Disclosure of Conflict Statement - Z212-340(JM)

Disclosure of Conflict Statement - Z212-186(JA)

**Video Links:**

**Briefing/Public Hearing:**

<https://dallascityhall.webex.com/dallascityhall/ldr.php?RCID=06bee59008cd7496246645e4ace66aa7>





CITY OF DALLAS

RECEIVED

2023 FEB 16 AM 10:42

CITY SECRETARY  
DALLAS, TEXAS

For Official Use Only

## 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 + ZONING COMMISSION / MEMBER
<input type="checkbox"/>	City Employee	Title/Department	

1. Name of Employee/Official: P. MICHAEL LUNG

I, P. MICHAEL LUNG have a conflict as defined in Chapter 12A, Article II, of the Dallas City Code in the following matter:

E 212-336 (MP)

Nature of Conflict:

ownership of common stock of Verizon Communications,  
Inc., parent company of the applicant

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

P. Michael Jung

2-16-22

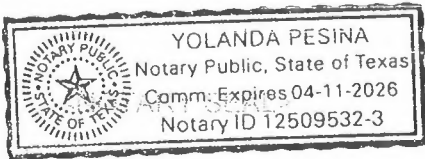
Signature of Employee/Official

Date

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

P. Michael Jung, 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 16<sup>th</sup> day of February,  
2023, to certify which, witness my hand and seal.



Yolanda Pesina  
Signature of officer administering oath

Yolanda Pesina  
Printed name of officer administering oath

CPC Secretary  
Title of officer administering oath



CITY OF DALLAS

RECEIVED

2023 FEB 16 AM 10:43

CITY SECRETARY  
DALLAS, TEXAS

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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 Planning Commission
<input type="checkbox"/> City Employee	Title/Department	

1. Name of Employee/Official: Lorie Blair

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

I am a member of this church  
Z212-346

Nature of Conflict:

I am a member of Concord NBCE

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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

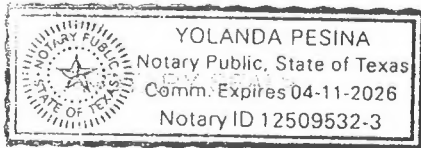
[Signature]  
Signature of Employee/Official

February 16, 2023  
Date

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

Lorie Blair, who on oath stated that the above facts are within her personal knowledge and are true and correct.

SWORN TO AND SUBSCRIBED BEFORE ME on this 16<sup>th</sup> day of February, 2023, to certify which, witness my hand and seal.



Yolanda Pesina  
Signature of officer administering oath

Yolanda Pesina  
Printed name of officer administering oath

CPC Secretary  
Title of officer administering oath



CITY OF DALLAS

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2023 FEB 16 AM 10:43  
CITY SECRETARY  
DALLAS, TEXAS  
For Official Use Only

### 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 District 6
<input type="checkbox"/>	City Employee	Title/Department	

1. Name of Employee/Official: Deborah Carpenter

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

2212-186

I own property within the notification area.

Nature of Conflict:

I own property within the notification area.

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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

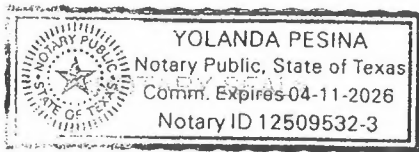
[Handwritten Signature]  
Signature of Employee/Official

2-14-23  
Date

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

Deborah Carpenter, who on oath stated that the above facts are within her personal knowledge and are true and correct.

SWORN TO AND SUBSCRIBED BEFORE ME on this 14<sup>th</sup> day of February, 2023, to certify which, witness my hand and seal.



Yolanda Pesina Yolanda Pesina CDC Secretary  
Signature of officer administering oath Printed name of officer administering oath Title of officer administering oath