



RECEIVED

CITY PLAN COMMISSION
Briefing & Public Hearing Meeting Minutes

2023 OCT 20 AM 9: 26

Thursday, OCTOBER 5, 2023

CITY SECRETARY
DALLAS, TEXAS

DALLAS CITY HALL, COUNCIL CHAMBER/VIDEO CONFERENCE
CISCO WEBEX LINK, <https://bit.ly/CPC-100523>, Call-In #: 2489 495 7229
CHAIR TONY SHIDID, PRESIDING

PRESENT: [13]

Tony Shidid, Chair, District 5	P. Michael Jung, District 9 (*) (**)
Christian Chernock, District 1	Tipton Housewright, District 10
Joanna Hampton, District 2	Brandy Treadway, District 11 (**)
Darrell Herbert, District 3 (*)	Larry M. Hall, District 13
Deborah Carpenter, District 6	Melissa Kingston, District 14
Tabitha Wheeler-Reagan, District 7 (*) (**)	Brent Rubin, Vice-Chair, Place 15
Lorie Blair, District 8 (**)	

ABSENT: [2]

Jasmond Anderson, District 4	Aaliyah Haqq, District 12
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VACANCY: [0]

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**Note: Members of the City Plan Commission participated in this meeting by video conference or a portion of the meeting by video conference.*

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

The Briefing meeting was called to order at 9:04 a.m. with a quorum of the City Plan Commission present. The Public Hearing was called to order at 12:31 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 OCTOBER 5, 2023**

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:

The Commission was briefed on the following agenda items and in the following order: #1. ID #23-2569, D223-005(TB); #5 ID #23-2582, Z223-197(AU); #6. ID #23-2583, Z223-106(MP); #7. ID #23-2584, Z223-195(AU); and #8. ID #23-2585, Z223-211(LG). The Commissioner heard updates to agenda item #4. ID #23-2581, Z223-114(JM). The Briefing session concluded, and the Commission recessed for lunch at 10:45 a.m.

The City Plan Commission opened the public hearing at 12:31 p.m. The Commission began the Public Hearing session hearing Miscellaneous agenda item #1. ID #23-2569, D223-005(TB).

PUBLIC TESTIMONY: None

APPROVAL OF MINUTES:

Minutes Approval of Minutes of the September 21, 2023 City Plan Commission Hearing.

Motion: It was moved to **approve** the September 21, 2023, City Plan Commission meeting minutes, as revised.

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

For: 12 - Chernock, Hampton, Herbert, Carpenter,
Wheeler-Reagan, Blair, Jung, Housewright,
Treadway, Hall, Kingston, Rubin

Against: 0
Absent: 3 - Anderson, Shidid, Haqq
Vacancy: 0

Speakers: None

**CITY PLAN COMMISSION MEETING MINUTES
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Note: The Commission returned to the regular order of the agenda and heard OTHER MATTERS next.

ACTION ITEMS:

Miscellaneous Items:

Development Plan:

1. **23-2569 D223-005(TB)**

Planner: Teaseia Blue

Motion: It was moved to **approve** a development plan and landscape plan on property zoned Planned Development Subdistrict No. 327 and deed restrictions Z889-216, west line Greenville Avenue, between Forest Lane and Stults Road.

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

For: 13 - Chernock, Hampton, Herbert, Shidid,
Carpenter, Wheeler-Reagan, Blair, Jung*,
Housewright, Treadway, Hall, Kingston, Rubin

Against: 0
Absent: 2 - Anderson, Haqq
Vacancy: 0

*out of the room, shown voting in favor

Speakers: None

Zoning Cases - Under Advisement:

2. **23-2579 Z212-353(JM)**

Planner: Jennifer Muñoz

Motion: In considering an application for a new subdistrict on property zoned Subdistrict 1 within Planned Development District No. 621, the Old Trinity and Design District, on the northeast line of Irving Boulevard and the southwest line of Market Center Boulevard, northwest of Oak Lawn Avenue, it was moved to **hold** this case under advisement until the second City Plan Commission public hearing of January 2024.

Maker: Carpenter
Second: Housewright
Result: Carried: 13 to 0

**CITY PLAN COMMISSION MEETING MINUTES
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For: 13 - Chernock, Hampton, Herbert, Shidid,
Carpenter, Wheeler-Reagan, Blair, Jung,
Housewright, Treadway, Hall, Kingston, Rubin
Against: 0
Absent: 2 - Anderson, Haqq
Vacancy: 0

Notices: Area: 500 Mailed: 38
Replies: For: 1 Against: 1

Speakers: For: Suzan Kedron, 2323 Ross Ave., Dallas, TX, 75201
Against: None

3. 23-2580 Z223-105(AU)

Planner: Andreea Udrea

Motion: It was moved to recommend **approval** of a Specific Use Permit for a late-hours establishment limited to a restaurant without drive-in or drive-through service use for a two-year period, subject to a site plan and conditions on property zoned Planned Development District No. 842 for CR Community Retail District uses with an MD-1 Modified Delta Overlay, on the east line of Greenville Avenue, between Prospect Avenue and Oram Street.

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

For: 13 - Chernock, Hampton, Herbert, Shidid,
Carpenter, Wheeler-Reagan, Blair, Jung,
Housewright, Treadway, Hall, Kingston, Rubin
Against: 0
Absent: 2 - Anderson, Haqq
Vacancy: 0

Notices: Area: 200 Mailed: 23
Replies: For: 5 Against: 0

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

**CITY PLAN COMMISSION MEETING MINUTES
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4. 23-2581 Z223-114(JM)

Planner: Jennifer Muñoz

Motion: It was moved to recommend 1) **approval** of a planned development district, subject to a development plan, setback and height plan, landscape plan, and conditions with the following changes: (1) **SEC. 51P-____.103. DEFINITIONS AND INTERPRETATIONS.** (a) Include Habitat Garden definition: “(2) HABITAT GARDEN means any planting areas will be native or native adaptive species to North Texas with low water or very low water consumption characteristics with the intention of attracting or providing habitat for bees, birds, butterflies, or other pollinators or a combination thereof. The landscaping shall be maintained with industry best practices to promote the healthy development and maintenance of pollinator habitats. Turf and lawn areas are considered planting areas within this definition, provided however, that lawn and turf areas may use grasses that are not considered low or very low water consumption.”; Remove Planting Area definition; (2) **SEC. 51P-____.106. MAIN USES PERMITTED** (b) (2) add to the end: “Residential units are required.”; (3) **SEC. 51P-____.108. YARD, LOT, AND SPACE REGULATIONS** (a)(1) to read: “Maximum structure height is 240 feet.” (b) to read “Special Project: for a Special Project, the following yard, lot, and space regulations apply. (b)(4) Height, add a new A to read: “(A) Building 1: Except as provided in this paragraph, the maximum structure height is 330 feet.” Then, the remaining paragraphs will be re-lettered; (4) **SEC. 51P-____.109. OFF-STREET PARKING AND LOADING.** (a)(10)(i) shall be changed to: “All off-street parking must be located underground.”; (5) **SEC. 51P-____.111. LANDSCAPING** add “(d) For a Special Project, all landscaping must conform to the Habitat Garden standards.”; (6) **SEC. 51P-____.113. DEVELOPMENT BONUSES FOR MIXED INCOME HOUSING.** For boxes, Applicant’s request for (b), Staff’s request to remove (c); (7) **SEC. 51P-____.114. DESIGN STANDARDS** Remove (c) and (1) under (c); and (8) **SEC. 51P-____.117. ADDITIONAL PROVISIONS** Box selection for (c): Applicant’s request, and 2) **approval** of a removal of the D Liquor Control Overlay on property zoned Planned Development District No. 9 with a D Liquor Control Overlay and a GR General Retail Subdistrict within Planned Development District No. 193, the Oak Lawn Special Purpose District, at the east corner of Cedar Springs Road and Fairmount Street.

Maker: Kingston
Second: Blair
Result: Carried: 11 to 1

For: 11 - Chernock, Hampton, Herbert, Shidid,
Carpenter, Wheeler-Reagan, Blair, Treadway,
Hall, Kingston, Rubin

**CITY PLAN COMMISSION MEETING MINUTES
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Against: 1 - Housewright
Absent: 2 - Anderson, Haqq
Vacancy: 0
Conflict: 1 - Jung

Notices: Area: 500 Mailed: 136
Replies: For: 28 Against: 0

Speakers: For: Suzan Kedron, 2323 Ross Ave., Dallas, TX, 75201
Kevin Conway, 333 S. Grand Ave., Los Angeles, CA, 90071
Anthony Page, 3210 Carlisle St., Dallas, TX, 75201
Adam Murphy, 2828 Routh St., Dallas, TX, 75204
For (Did not speak): Luke Franz, 2323 Ross Ave., Dallas, TX, 75204
Against: None

5. 23-2582 Z223-197(AU)

Planner: Andreea Udrea

Motion: It was moved to recommend **approval** of a D-1 Liquor Control Overlay and **approval** of Specific Use Permit for the sale of alcoholic beverages in conjunction with a general merchandise or food store 3,500 square feet or less use for a two-year period, subject to a site plan and conditions; with a change to the Hours of Operation limiting them from 12:00 (noon) to 10:00 p.m. on property within a CR Community Retail District with a D Liquor Control Overlay, on the south line of Lake June Road, east of North St. Augustine Road.

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

For: 13 - Chernock, Hampton, Herbert, Shidid,
Carpenter, Wheeler-Reagan*, Blair, Jung,
Housewright, Treadway, Hall, Kingston, Rubin

Against: 0
Absent: 2 - Anderson, Haqq
Vacancy: 0

*out of the room, shown voting in favor

Notices: Area: 200 Mailed: 8
Replies: For: 0 Against: 0

Speakers: For: Nikia Mitchell, 9620 Lake June Rd., Dallas, TX, 75217
Gena Cannon, 814 E. Abram St., Arlington, TX, 76010
Against: None

**CITY PLAN COMMISSION MEETING MINUTES
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Zoning Cases – Individual

6. 23-2583 Z223-106(MP)

Planner: Michael Pepe

Motion: In considering an application for 1) a CS Commercial Service District with deed restrictions volunteered by the applicant; and 2) a Specific Use Permit for commercial motor vehicle parking on property zoned an A(A) Agricultural District, on the southeast line of Telephone Road, at the terminus of Van Horn Drive, it was moved to **hold** this case under advisement until October 19, 2023.

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

For: 12 - Chernock, Hampton, Herbert, Carpenter,
Wheeler-Reagan, Blair, Jung, Housewright,
Treadway, Hall, Kingston, Rubin

Against: 0
Absent: 3 - Anderson, Shidid, Haqq
Vacancy: 0

Notices: Area: 400 Mailed: 12
Replies: For: 0 Against: 2

Speakers: None

7. 23-2584 Z223-195(AU)

Planner: Andreea Udrea

Motion: It was moved to recommend **denial without prejudice** of an MU-1 Mixed Use District on property zoned an R-10(A) Single Family District, on the northeast line of Seagoville Road, southeast of Ravenview Road.

Maker: Blair
Second: Hampton
Result: Carried: 11 to 1

For: 11 - Chernock, Hampton, Herbert, Carpenter,
Wheeler-Reagan, Blair, Jung, Housewright,
Treadway, Hall, Kingston

Against: 1 - Rubin
Absent: 3 - Anderson, Shidid, Haqq
Vacancy: 0

**CITY PLAN COMMISSION MEETING MINUTES
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Notices: Area: 300 Mailed: 18
Replies: For: 0 Against: 3

Speakers: For: Erick Cortez, Address not given
Against: None

Note: The Commission recessed for a short break at 2:32 p.m. and reconvened at 2:52 p.m. The Commission continued with the regular order of the agenda and heard Zoning Cases - Individual agenda item #8. ID #23-2585, Z223-211(LG) next.

8. 23-2585 Z223-211(LG)

Planner: Liliana Garza

Motion: It was moved to recommend **approval** of an amendment to Planned Development District No. 1076, subject to a development plan and staff's recommended conditions, as briefed; with the following changes: 1) **SEC. 51P-1076.114. OPEN SPACE.** (a) remove "groundwater recharge or detention area" and add "retention pond as defined in the drainage design manual"; and 2) **SEC. 51P-1076.114. OPEN SPACE.** (c) remove "be primarily used as a ground-water recharge or detention area" and add "retention pond as defined in the drainage design manual", on south of Rylie Road, west of Haymarket Road, north of Lyndon B. Johnson Freeway, and east of Prater Road.

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

For: 12 - Chernock, Hampton, Herbert, Carpenter,
Wheeler-Reagan, Blair, Jung, Housewright,
Treadway, Hall, Kingston, Rubin

Against: 0
Absent: 3 - Anderson, Shidid, Haqq
Vacancy: 0

Notices: Area: 500 Mailed: 145
Replies: For: 0 Against: 1

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

**CITY PLAN COMMISSION MEETING MINUTES
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SUBDIVISION DOCKET:

Planner: Sharmila Shrestha

Note: Subdivision - Consent agenda items #9. ID #23-2586, S223-248; #10. ID #23-2587, S223-249; #11. ID #23-2588, S223-251; and #12. ID #23-2589, S223-252 were read into the record and heard together. The Commission heard registered speakers for Subdivision - Consent agenda item #12. ID #23-2589, S223-252. Subdivision - Residential Replats agenda item #13. ID #23-2590, S223-250 was considered individually.

Consent Items:

9. 23-2586 S223-248

Motion: It was moved to **approve** an application to create one 5.8788-acre lot from a tract of land in City Block 5957 and to dedicate a right of way on property on Illinois Avenue at Cockrell Hill Road, northwest corner; subject to compliance with the conditions listed in the docket.

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

For: 12 - Chernock, Hampton, Herbert, Carpenter,
Wheeler-Reagan, Blair, Jung, Housewright,
Treadway, Hall, Kingston, Rubin

Against: 0
Absent: 3 - Anderson, Shidid, Haqq
Vacancy: 0

Speakers: None

10. 23-2587 S223-249

Motion: It was moved to **approve** an application to create one 2.317-acre lot from a tract of land in City Block 6261 on property on Elam Road, west of Woodmont Drive; subject to compliance with the conditions listed in the docket.

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

For: 12 - Chernock, Hampton, Herbert, Carpenter,
Wheeler-Reagan, Blair, Jung, Housewright,
Treadway, Hall, Kingston, Rubin

**CITY PLAN COMMISSION MEETING MINUTES
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Against: 0
Absent: 3 - Anderson, Shidid, Haqq
Vacancy: 0

Speakers: None

11. **23-2588 S223-251**

Motion: It was moved to **approve** an application to replat a 0.839-acre tract of land containing all of Lot 1A in City Block 13/8570 and abandoned portion of a public right-of-way to create one lot on property on Burgess Boulevard at Algiers Street, northeast corner; subject to compliance with the conditions listed in the docket.

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

For: 12 - Chernock, Hampton, Herbert, Carpenter,
Wheeler-Reagan, Blair, Jung, Housewright,
Treadway, Hall, Kingston, Rubin

Against: 0
Absent: 3 - Anderson, Shidid, Haqq
Vacancy: 0

Speakers: None

12. **23-2589 S223-252**

Motion: It was moved to **approve** an application to create one 1.112-acre lot from a tract of land in City Block D/7218 on property on Pipestone Road, west of Westmoreland Road; subject to compliance with the conditions listed in the docket.

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

For: 12 - Chernock, Hampton, Herbert, Carpenter,
Wheeler-Reagan, Blair, Jung, Housewright,
Treadway, Hall, Kingston, Rubin

Against: 0
Absent: 3 - Anderson, Shidid, Haqq
Vacancy: 0

**CITY PLAN COMMISSION MEETING MINUTES
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Speakers: For: Mark Weaver, 659 Van Meter St., Cincinnati, OH, 45202
For (Did not speak): Mark Zilli, 659 Van Meter St., Cincinnati, OH, 45202
Against: None

Residential Replats:

13. 23-2590 S223-250

Note: This case was briefed at the Public Hearing at the request of Commissioner Treadway.

Motion: It was moved to **approve** an application to replat a 53.2125-acre tract of land containing all of Lot 1 in City Block D/7162, Common Areas 2, 3 and 4 in City Block B/7462, Common Area 16 in City Block L/7463 and Common Areas 14, 22 and 23 in City Block D/7463 to create 111 residential lots ranging in size from 2,002 square feet to 3,991 square feet, one commercial lot (286,149 square feet) and 12 Common Areas on property on Forest Lane, west of Park Central Drive; subject to compliance with the conditions listed in the docket.

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

For: 12 - Chernock, Hampton, Herbert, Carpenter,
Wheeler-Reagan, Blair, Jung, Housewright,
Treadway, Hall, Kingston, Rubin

Against: 0
Absent: 3 - Anderson, Shidid, Haqq
Vacancy: 0

Notices: Area: 200 Mailed: 228
Replies: For: 22 Against: 19

Speakers: For: Byran Klein, 7075 Twin Hills Ave., Dallas, TX, 75231
Larry Ginsburg, 6911 Oak Manor Dr., Dallas, TX, 75230
Jack Dawson, 1800 Valley View Ln., Framers Branch, TX, 75234
Against: Marcie Armstrong, 7335 Hill Forest Dr., Dallas, TX, 75230
Scott Mackler, 12123 Edgestone Rd., Dallas, TX, 75230

**CITY PLAN COMMISSION MEETING MINUTES
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Certificates of Appropriateness for Signs:

Consent Items:

Note: Certificate of Appropriateness for Sign agenda items #14. ID #23-2591, 2308110010; #15. ID #23-2592, 2308140017; and #16. ID #23-2593, 2308140018 were read into the record and heard together.

14. 23-2591 2308110010

Planner: Jason Pool

Motion: It was moved to **approve** a Certificate of Appropriateness by Andre Rowbotham of SIGNS UP, for a 11.2-square-foot illuminated attached sign at 1517 Main Street (south elevation).

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

For: 12 - Chernock, Hampton, Herbert, Carpenter,
Wheeler-Reagan, Blair, Jung, Housewright,
Treadway, Hall, Kingston, Rubin

Against: 0
Absent: 3 - Anderson, Shidid, Haqq
Vacancy: 0

Speakers: For: None
For (Did not speak): Yitzchak Palatnik, 1517 Main St., Dallas, TX, 75201
Against: None

15. 23-2592 2308140017

Planner: Jason Pool

Motion: It was moved to **approve** a Certificate of Appropriateness by Melissa Hallett of Mello Signs, for a 3.5-square-foot non-illuminated lower level flat attached sign at 2019 North Lamar Street, Suite 100 (northeast elevation).

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

For: 12 - Chernock, Hampton, Herbert, Carpenter,
Wheeler-Reagan, Blair, Jung, Housewright,
Treadway, Hall, Kingston, Rubin

**CITY PLAN COMMISSION MEETING MINUTES
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Against: 0
Absent: 3 - Anderson, Shidid, Haqq
Vacancy: 0

Speakers: For: None
For (Did not speak): Tommy Tanner, 990 Haltom Rd., Fort Worth, TX, 76117
Against: None

16. **23-2593 2308140018**

Planner: Jason Pool

Motion: It was moved to **approve** a Certificate of Appropriateness by Melissa Hallett of Mello Signs, for a 3-square-foot non-illuminated attached canopy sign at 2019 North Lamar Street, Suite 100 (northeast elevation).

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

For: 12 - Chernock, Hampton, Herbert, Carpenter,
Wheeler-Reagan, Blair, Jung, Housewright,
Treadway, Hall, Kingston, Rubin

Against: 0
Absent: 3 - Anderson, Shidid, Haqq
Vacancy: 0

Speakers: None

Note: The Commission considered APPROVAL OF MINUTES agenda item next.

OTHER MATTERS:

Consideration of Appointments to CPC Committees:

Vice-Chair Rubin announced Chair Shidid made appointments to CPC Committees by memo. Andreea Udrea, Assistant Director of Planning and Urban Design, read appointments into the record.

ADJOURNMENT:

Motion: It was moved to **adjourn** the October 5, 2023, City Plan Commission meeting at 4:15 p.m.

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

**CITY PLAN COMMISSION MEETING MINUTES
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For: 12 - Chernock, Hampton, Herbert, Carpenter,
Wheeler-Reagan, Blair, Jung, Housewright,
Treadway, Hall, Kingston, Rubin

Against: 0

Absent: 3 - Anderson, Shidid, Haqq

Vacancy: 0

**CITY PLAN COMMISSION MEETING MINUTES
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Drafted by:

Yolanda Pesina, CPC Secretary
Planning & Urban Design / Current Planning

10/18/2023
Date



Approved by:

Tony Shidid, Chair
City Plan Commission

10/19/23
Date

Attachments:

Disclosure of Conflict Statement - Z223-114(JM)

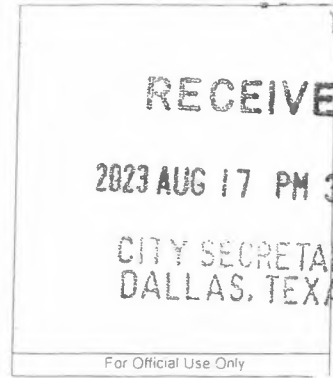
Video Links:

Briefing:

<https://dallascityhall.webex.com/dallascityhall/ldr.php?RCID=c5b3dcc5bc77e47ba30184f555e53894>

Public Hearing:

<https://dallascityhall.webex.com/dallascityhall/ldr.php?RCID=425cbd94fab1551efef0ffbf0047d04c>



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

CITY PLAN + ZONING COMMISSION/MEMBER

1. Name of Employee/Official: *P. MICHAEL JUNG*

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

Z 223-114 (JM)

Nature of Conflict:

prior legal representation of property owner regarding existing and potential zoning of the subject property

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

P. Michael Jung

8-17-23

Signature of Employee/Official

Date

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

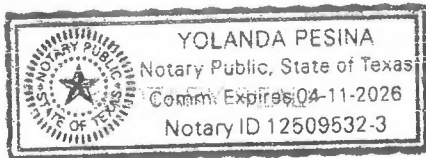
P. MICHAEL JUNG

, 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 *17th* day of *AUGUST*

20 *23*, 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