



**CITY PLAN COMMISSION**  
**Briefing & Public Hearing Meeting Minutes**  
**Thursday, March 2, 2023**

**RECEIVED**

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CITY SECRETARY  
DALLAS, TEXAS

**DALLAS CITY HALL, COUNCIL CHAMBER/VIDEO CONFERENCE**  
**CISCO WEBEX LINK, <https://bit.ly/CPC030223>, Call-In #: 2499 679 5868**  
**CHAIR TONY SHIDID, PRESIDING**

**PRESENT: [14]**

Tony Shidid, Chair, District 5	P. Michael Jung, District 9
Joanna Hampton, District 2 (**)	Tipton Housewright, District 10 (*) (**)
Darrell Herbert, District 3	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: [1]**

Amanda Popken, District 1	
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**VACANCY: [0]**

*\*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 9:10 a.m. with a quorum of the City Plan Commission present. The Public Hearing was called to order at 12:52 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,

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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:**

1. **23-690** Ethics

City Attorney's Office

**City Plan Commission was briefed on Briefing item #1. ID 23-690 Ethics by Laura Morrison, Assistant City Attorney and Daniel Moore, Assistant City Attorney.**

**The Commission was briefed on agenda items #7. ID #23-696, DCA212-006(SD) and #8. ID #23-697, DCA212-007(LL). 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 agenda items #2. ID #23-691, M212-049(HC); #3. ID #23-692, Z212-322(MP); and #4. ID #23-693, Z212-326(MP). The Commission recessed for lunch at 12:08 p.m. and reconvened at 12:19 p.m. and continued with the briefing of agenda item #5. ID #23-694, Z212-354(RM). The Briefing convened at 12:49 p.m.**

**The City Plan Commission opened the public hearing at 12:52 p.m. and continued with the briefings of agenda items #5. ID #23-694, Z212-354(RM) and #6. ID #23-695, Z223-107(JA). The Commission returned to the regular order of the public hearing agenda at 1:41 p.m. and heard APPROVAL OF MINUTES agenda item next.**

**PUBLIC TESTIMONY:** None

### **APPROVAL OF MINUTES:**

Minutes Approval of Minutes of the February 16, 2023 City Plan Commission Hearing.

**Motion:** It was moved to **approve** the February 16, 2023, City Plan Commission meeting minutes, as revised.

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

**CITY PLAN COMMISSION MEETING MINUTES  
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For: 14 - Hampton, Herbert, Anderson, Shidid,  
Carpenter, Wheeler-Reagan, Blair, Jung,  
Housewright, Treadway, Haqq, Stanard,  
Kingston, Rubin

Against: 0  
Absent: 1 - Popken  
Vacancy: 0

**Speakers:** None

**ACTION ITEMS:**

**Miscellaneous Items:**

**Minor Amendment:**

2. **23-691** M212-049(HC)

Planner: Hannah Carrasco

**Motion:** It was moved to **approve** a minor amendment to the development plan and landscape plan for a retirement housing community use on a portion of property zoned Zone A within Planned Development District No. 695, at the southeast corner of Frankford Road and Coit Road.

Maker: Haqq  
Second: Rubin  
Result: Carried: 14 to 0

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

Against: 0  
Absent: 1 - Popken  
Vacancy: 0

\*out of the room, shown voting in favor

**Speakers:** For: Andrew Ruegg, 2202 Main St., Dallas, TX, 75201  
Against: None

**CITY PLAN COMMISSION MEETING MINUTES  
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**Zoning Cases – Under Advisement:**

3. **23-692 Z212-322(MP)**

Planner: Michael Pepe

**Motion:** It was moved to recommend **approval** of a Specific Use Permit for a tower/antenna for cellular communication for a ten-year period, subject to a site/elevation plan and conditions with the following additional SUP condition and change: 1) change height revised to 100 feet; 2) add "PLANTING: Landscape planting areas to be provided as shown on the site plan. Plant species shall be native, drought tolerant plantings as approved by [the director]. All plant materials must be maintained in a healthy, growing condition at all times."; and 3) add "ENCLOSURE: An eight-foot painted steel or wrought iron fence, with solid gate to be provided as shown on the site plan." 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.

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

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

Against: 0  
Absent: 1 - Popken  
Vacancy: 0

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

**Speakers:** For: Vincent Huebinger, 1715 S Capital of Texas Hwy #207, Austin, TX, 78746  
Against: None



**CITY PLAN COMMISSION MEETING MINUTES  
OF MARCH 2, 2023**

**Zoning Cases – Individual:**

**4. 23-693 Z212-326(MP)**

Planner: Michael Pepe

**Motion:** It was moved to recommend **approval** of a Specific Use Permit for a community service center for a ten-year period, subject to a site plan and staff's recommended conditions with the following clarifications and change: 1) use for Community Service Center; 2) Community Service Center limited to a maximum floor area of 11,000 square feet; 3) Hour of Operation limited to 7:00 a.m. to 9:00 p.m.; 4) Property must be properly maintained in a state of good repair and neat appearance; 5) one EV parking space; and 6) Property must comply with all federal and state laws and regulations, and with all ordinances, rules, and regulations of the City of Dallas on property zoned Planned Development District No. 765, on the southeast corner of Mapleshade Lane and Oxford Drive.

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

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

Against: 0  
Absent: 1 - Popken  
Vacancy: 0

\*out of the room, shown voting in favor

**Friendly Amendment:** It was moved to **amend** the motion for a ten-year period with no automatic renewals.

Maker: Blair  
Second: Hampton  
Result: **The motion was withdrawn.**

**Amending Motion:** It was moved to **amend** the motion to remove automatic renewals.

Maker: Blair  
Second: Hampton  
Result: Carried: 11 to 3

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For: 11 - Hampton, Herbert, Anderson, Shidid,  
Carpenter, Wheeler-Reagan, Blair, Jung,  
Treadway, Stanard, Rubin\*

Against: 3 - Housewright, Haqq, Kingston

Absent: 1 - Popken

Vacancy: 0

\*out of the room, shown voting in favor

**Friendly Amendment:** Commissioner Wheeler-Reagan offered a friendly amendment to change the Hours of Operation from 7:00 a.m. to 9:00 p.m. Commissioner Haqq accepted the amendment.

**Note: The Commission returned to the original motion.**

**Notices:** Area: 300 Mailed: 11  
**Replies:** For: 0 Against: 0

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

**Note: The Commission recessed for a short break at 2:42 p.m. and reconvened at 2:56 p.m. The Commission continued with the regular order of the agenda and heard the Zoning Cases – Individual agenda item #5. ID #23-694, Z212-354(RM) next.**

5. 23-694 Z212-354(RM)

Planner: Ryan Mulkey

**Motion:** It was moved to recommend **denial** of a D(A) Duplex Subdistrict on property zoned an R-5(A) Single Family Subdistrict within Planned Development District No. 595, the South Dallas/Fair Park Special Purpose District, on the southeast line of Sidney Street, northeast of 2nd Avenue.

Maker: Wheeler-Reagan

Second: Blair

Result: Carried: 13 to 0

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

Against: 0

Absent: 2 - Popken, Haqq

Vacancy: 0



**CITY PLAN COMMISSION MEETING MINUTES  
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For: 13 - Hampton, Herbert, Anderson, Shidid,  
Carpenter, Wheeler-Reagan, Blair, Jung,  
Housewright, Treadway, Stanard, Kingston,  
Rubin

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

**Amending Motion:** It was moved to **amend** the motion for a permanent Specific Use Permit time period.

Maker: Rubin  
Second: Wheeler-Reagan  
Result: Failed: 6 to 7

For: 6 - Anderson, Shidid, Wheeler-Reagan,  
Housewright, Treadway, Rubin

Against: 7 - Hampton, Herbert, Carpenter, Blair, Jung,  
Stanard, Kingston  
Absent: 2 - Popken, Haqq  
Vacancy: 0

**Note: The Commission returned to the original motion.**

**Notices:** Area: 400 Mailed: 180  
**Replies:** For: 3 Against: 0

**Speakers:** For: Elsie Thurman, 9406 Biscayne Blvd., Dallas, TX, 75252  
Sharron Jackson, 2836 Woodmere Dr., Dallas, TX, 75233  
Katy Lenihan, 9400 N. Central Expressway, Dallas, TX, 75231  
Christy Lambeth, 6301 Gaston Ave., Dallas, TX, 75214  
Ross Rivers, 6906 Blake Dr., Arlington, TX, 76001  
Against: None

**Note: The Commission recessed for a short break at 5:47 p.m. and reconvened at 6:16 p.m. The Chair announced a change to the order of the agenda. The Commission heard Subdivision Docket agenda items next.**



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Development Code Amendment:

7. 23-696 DCA212-006(SD)

Planner: Steven Doss

**Motion:** In considering an amendment to Chapters 51 and 51A of the Dallas Development Code, Sections 51A-2.102 “Definitions”, 51A-4.408 “Maximum Building Height”, and related sections with consideration to be given to modify how building height is measured, how grade is established, and provide clarifications, it was moved to **remand** this case to the Zoning Ordinance Advisory Committee to evaluate *finished ground surface elevation* definition relative to *grade*.

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

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

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

**Speakers:** For: None  
Against: Randy Carter, 13115 Copenhill Rd., Dallas, TX, 75240

8. 23-697 DCA212-007(LL)

Planner: Lori Levy

**Motion:** It was moved to recommend **approval** of amending Chapter 51A of the Dallas Development Code, Section 51A-4.701(d), “Two year limitation” to revise the applicability of the two-year limitation, the standard for the waiver of two-year limitation, and related regulations, subject to Zoning Ordinance Advisory Committee proposed amendments and to follow staff’s recommendations regarding Subsections (3)(B) with change to read as follows: “The commission may waive the two-year limitation if there ~~are changed circumstances~~ **is good cause** sufficient to warrant a new hearing.”.

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

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

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

**Friendly Amendment I:** It was moved to **amend** the motion to follow staff's recommendations regarding Subsections (d)(1) and (d)(2): to change waivers only required after the denial with prejudice; no longer after the approval.

Maker: Rubin  
Second: Shidid  
Result: Failed: 5 to 8

For: 5 - Shidid, Carpenter, Wheeler-Reagan, Treadway,  
Rubin

Against: 8 - Hampton, Herbert, Anderson, Blair, Jung,  
Housewright, Stanard, Kingston  
Absent: 2 - Popken, Haqq  
Vacancy: 0

**Friendly Amendment II:** It was moved to **amend** the motion to follow staff's recommendations regarding Subsections (3)(B): "The commission may waive the two-year limitation if there ~~are changed circumstances~~ **is good cause** sufficient to warrant a new hearing."

**Note: Vice-Chair Rubin offer an Friendly amendment to Commissioner Kingston's ~~Friendly Amendment II~~: to change "The commission may waive the two-year limitation if there are changed circumstances sufficient to warrant a new hearing." to "The commission may waive the two-year limitation if there is good cause sufficient to warrant a new hearing." Commissioner Kingston accepted the amendment.**

Maker: Kingston  
Second: Rubin  
Result: Carried: 10 to 3

For: 10 - Herbert, Anderson, Shidid, Carpenter, Wheeler-  
Reagan, Blair, Housewright, Treadway,  
Kingston, Rubin

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Against: 3 - Hampton, Jung, Stanard  
Absent: 2 - Popken, Haqq  
Vacancy: 0

**Friendly Amendment III:** It was moved to **amend** the motion to follow staff's recommendations regarding Subsections (d)(2): to add language with the intent the waiver not required for City initiated zoning amendments (authorized hearings).

Maker: Rubin  
Second: Shidid  
Result: Failed: 5 to 8

For: 5 - Anderson, Shidid, Wheeler-Reagan, Treadway, Rubin

Against: 8 - Hampton, Herbert, Carpenter, Blair, Jung, Housewright, Stanard, Kingston  
Absent: 2 - Popken, Haqq  
Vacancy: 0

**Speakers:** None

**Note: The Commission returned to the regular order of the agenda and heard Certificates of Appropriateness for Signs agenda items next.**

**SUBDIVISION DOCKET:**

Planner: Mohammad Bordbar

**Note: Subdivision - Consent agenda items #9. ID #23-698, S223-068; #10. ID #23-699, S223-069; #11. ID #23-700, S223-070; #12. ID #23-701, S223-071; #13. ID #23-702, S223-072; #14. ID #23-703, S223-074; #15. ID #23-704, S223-075; and #16. ID #23-705, S223-076 were read into the record and heard together.**

**Consent Items:**

**9. 23-698 S223-068**

**Motion:** It was moved to **approve** an application to replat a 8.843-acre tract of land containing all of Lot 3 in City Block L/8466 and a tract of land in City Block L/8466 to create three lots ranging in size from 1.320-acre to 5.650-acre on property located on Olympus Boulevard at Lock street, northwest corner, subject to compliance with the conditions listed in the docket.

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

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For: 13 - Hampton, Herbert, Anderson, Shidid,  
Carpenter, Wheeler-Reagan, Blair, Jung,  
Housewright, Treadway\*, Stanard, Kingston,  
Rubin

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

\*out of the room, shown voting in favor

**Speakers:** None

**10. 23-699 S223-069**

**Motion:** It was moved to **approve** an application to create one 60.36-acre lot from a tract of land on property located in the Dallas Extra Territorial Jurisdiction (ETJ) on Farm to Market Road No. 740, north of Cool Water Circle, subject to compliance with the conditions listed in the docket.

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

For: 13 - Hampton, Herbert, Anderson, Shidid,  
Carpenter, Wheeler-Reagan, Blair, Jung,  
Housewright, Treadway\*, Stanard, Kingston,  
Rubin

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

\*out of the room, shown voting in favor

**Speakers:** None

**11. 23-700 S223-070**

**Motion:** It was moved to **approve** an application to create five lots ranging in size from 5.439-acres to 18.182-acres from a 45.139-acre tract of land in City Block A/8178 on property located on Alexis Drive, east of Preston Road/State Highway 289, subject to compliance with the conditions listed in the docket.



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

For: 13 - Hampton, Herbert, Anderson, Shidid,  
Carpenter, Wheeler-Reagan, Blair, Jung,  
Housewright, Treadway\*, Stanard, Kingston,  
Rubin

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

\*out of the room, shown voting in favor

**Speakers:** None

12. **23-701 S223-071**

**Motion:** It was moved to **approve** an application to replat a 2.528-acre tract of land containing all of Lots 1, 2, 6, and 3A in City Block G/889 to create one lot on property located on Botham Jean Boulevard, between Corinth Street and Parker Street, subject to compliance with the conditions listed in the docket

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

For: 13 - Hampton, Herbert, Anderson, Shidid,  
Carpenter, Wheeler-Reagan, Blair, Jung,  
Housewright, Treadway\*, Stanard, Kingston,  
Rubin

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

\*out of the room, shown voting in favor

**Speakers:** None

**CITY PLAN COMMISSION MEETING MINUTES  
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**13. 23-702 S223-072**

**Motion:** It was moved to **approve** an application to replat a 4.708-acre tract of land containing all of Lots 1 through 10 in City Block H/888, tract of land in City Block H/888 and an abandoned portion on of Alma Street to create one lot on property located on Botham Jean Boulevard, east of Parker Street, subject to compliance with the conditions listed in the docket with Condition #15 modified by Paving & Drainage to read as: Paving & Drainage to read as: On the final plat, dedicate 25 feet of right-of-way (via fee simple or street easement) from the established centerline of Parnell Street and 22 feet of right-of-way (via fee simple or street easement) from already established center line of Parker Street to make a total 50 feet ROW - Sections 51A-8.602(c), 51A-8.604(c) and 51A-8.611(c).

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

For: 13 - Hampton, Herbert, Anderson, Shidid,  
Carpenter, Wheeler-Reagan, Blair, Jung,  
Housewright, Treadway\*, Stanard, Kingston,  
Rubin

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

\*out of the room, shown voting in favor

**Speakers:** None

**14. 23-703 S223-074**

**Motion:** It was moved to **approve** an application to replat a 0.326-acre tract of land containing all of Lots 2, 3, and 4 in City Block 3/2001 to create one 5,119 square foot lot and one 9,082 square foot lot on property located on Belmont Avenue, south of Fitzhugh Avenue, subject to compliance with the conditions listed in the docket with Condition #15 modified by Paving & Drainage to read as: On the final plat, dedicate 28 feet of right-of-way (via fee simple or street easement) from the established centerline of Belmont Avenue. Sections 51A-8.602(c), 51A-8.604(c) and 51A-8.611(c).

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

**CITY PLAN COMMISSION MEETING MINUTES  
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For: 13 - Hampton, Herbert, Anderson, Shidid,  
Carpenter, Wheeler-Reagan, Blair, Jung,  
Housewright, Treadway\*, Stanard, Kingston,  
Rubin

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

\*out of the room, shown voting in favor

**Speakers:** For: None  
FOR (Did not speak): Michael Cimino, 4810 Belmont Ave., Dallas, TX, 75204  
Against: None

15. **23-704 S223-075**

**Motion:** It was moved to **approve** an application to replat a 0.5682-acre tract of land containing all of Lots 5, 6, and 7 in City Block D/2356 on property located on Mail Avenue, north of Rural Avenue, subject to compliance with the conditions listed in the docket.

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

For: 13 - Hampton, Herbert, Anderson, Shidid,  
Carpenter, Wheeler-Reagan, Blair, Jung,  
Housewright, Treadway\*, Stanard, Kingston,  
Rubin

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

\*out of the room, shown voting in favor

**Speakers:** None

16. **23-705 S223-076**

**Motion:** It was moved to **approve** an application to create one 20.172-acre lot from a tract of land in City Block 1/8525 on property located on Dowdy Ferry Road, south of Plainview Drive, subject to compliance with the conditions listed in the docket.

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

For: 13 - Hampton, Herbert, Anderson, Shidid,  
Carpenter, Wheeler-Reagan, Blair, Jung,  
Housewright, Treadway\*, Stanard, Kingston,  
Rubin

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

\*out of the room, shown voting in favor

**Speakers:** None

**Note: The Commission heard Residential Replat agenda item #17. ID #23-706, S223-073 next.**

**Residential Replats:**

**17. 23-706 S223-073**

**Motion:** It was moved to **approve** an application to replat a 1.44-acre tract of land containing a portion of Lots 19 and 20 in City Block C/6657 to create 3 lots ranging in size from 19,805 square feet to 23,064 square feet on property located on North Acres Drive, north of Grady Lane, subject to compliance with the conditions listed in the docket.

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

For: 13 - Hampton, Herbert, Anderson, Shidid,  
Carpenter, Wheeler-Reagan, Blair, Jung,  
Housewright, Treadway\*, Stanard, Kingston,  
Rubin

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

\*out of the room, shown voting in favor





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

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

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

**Speakers:** For: None

FOR (Did Not speak): Nelson Yarbrough, 150 Adams St., Denver, CO, 80206  
Kurt Monigle, 150 Adams St., Denver, CO, 80206

Against: None

20. **23-709 2301160002**

Planner: Jason Pool

**Motion:** It was moved to **approve** a Certificate of Appropriateness by Patrick Riland of Petri Electric, Inc., for a 273.8-square-foot illuminated attached sign at 2000 McKinney Avenue, Ste. 810 (southeast elevation).

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

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

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

**Speakers:** For: None

FOR (Did Not speak): Nelson Yarbrough, 150 Adams St., Denver, CO, 80206  
Kurt Monigle, 150 Adams St., Denver, CO, 80206  
Catherine Zalatoria, 2000 McKinney St., Dallas, Texas 75201

Against: None

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21. **23-710** 2301160003

Planner: Jason Pool

**Motion:** It was moved to **approve** a Certificate of Appropriateness by Patrick Riland of Petri Electric, Inc., for a 96-square-foot non-illuminated attached sign at 2000 McKinney Avenue, Ste. 810 (southwest elevation).

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

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

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

**Speakers:** For: None

FOR (Did Not speak): Nelson Yarbrough, 150 Adams St., Denver, CO, 80206  
Kurt Monigle, 150 Adams St., Denver, CO, 80206

Against: None

**Note: The Commission recessed for a short break at 7:43 p.m. and reconvened at 8:03 p.m. The Commission continued with the regular order of the agenda and heard agenda item #22. ID #23-711, Apportionment of Exaction Appeal – Under Advisement next.**

**Apportionment of Exaction Appeal – Under Advisement:**

22. **23-711**

**Motion I:** It was moved to **affirm** the decision of the director's apportionment determination associated with Plat No. S178-288 as it related to the dedication and construction of Los Angeles Boulevard.

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

For: 11 - Hampton, Herbert, Anderson, Shidid,  
Carpenter, Wheeler-Reagan, Blair, Jung,  
Treadway, Kingston, Rubin

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Against: 0  
Absent: 4 - Popken, Housewright, Haqq, Stanard  
Vacancy: 0

**Motion II:** It was moved to **affirm** the decision of the director's apportionment determination associated with Plat No. S178-288 as it relates to stormwater drainage, design and construction.

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

For: 11 - Hampton, Herbert, Anderson, Shidid,  
Carpenter, Wheeler-Reagan, Blair, Jung,  
Treadway, Kingston, Rubin

Against: 0  
Absent: 4 - Popken, Housewright, Haqq, Stanard  
Vacancy: 0

**Motion III:** It was moved to **affirm** the decision of the director's apportionment determination associated with Plat No. S178-288 as it relates to off-site water and wastewater mains.

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

For: 11 - Hampton, Herbert, Anderson, Shidid,  
Carpenter, Wheeler-Reagan, Blair, Jung,  
Treadway, Kingston, Rubin

Against: 0  
Absent: 4 - Popken, Housewright, Haqq, Stanard  
Vacancy: 0

**Motion IV:** It was moved to **affirm** the decision of the director's apportionment determination associated with Plat No. S178-288 as it relates to alley dedication.

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

For: 11 - Hampton, Herbert, Anderson, Shidid,  
Carpenter, Wheeler-Reagan, Blair, Jung,  
Treadway, Kingston, Rubin



**CITY PLAN COMMISSION MEETING MINUTES  
OF MARCH 2, 2023**

Against: 0  
Absent: 4 - Popken, Housewright, Haqq, Stanard  
Vacancy: 0

**Speakers:** None

**Note: The Commission continued with the regular order of the agenda and the heard agenda #23. ID #23-712, CA212-574(RD) next.**

**Landmark Commission Appeal – Under Advisement:**

23. 23-712 CA212-574(RD)

Planner: Rhonda Dunn

**Note: It was determined the appellant did not have new evidence.**

**Motion I:** It was moved to **affirm** the Landmark Commission’s decision to denial without prejudice to paint exterior (Body: Blue, Trim: White); work done without a Certificate of Appropriateness be denied without prejudice. The proposed work is inconsistent with City Code 51A-4.501(g)(6)(C)(ii) for non-contributing structures, and the Secretary of the Interior’s Standards.

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

For: 11 - Hampton, Herbert, Anderson, Shidid,  
Carpenter, Wheeler-Reagan, Blair, Jung,  
Treadway, Kingston, Rubin

Against: 0  
Absent: 4 - Popken, Housewright, Haqq, Stanard  
Vacancy: 0

**Note: Commissioner Jung offered an amendment to Commissioner Hampton’s motion to strike the last sentence of paragraph one which reads as follows: “The painting of the brick is to be removed.” Commission Hampton accepted the amendment.**

**Motion to Reconsider:** It was moved to **reconsider** the previous motion.

Maker: Rubin  
Second: Shidid  
Result: Carried: 9 to 2

For: 9 - Hampton, Herbert, Anderson, Shidid, Wheeler-  
Reagan, Blair, Jung, Treadway, Rubin

**CITY PLAN COMMISSION MEETING MINUTES  
OF MARCH 2, 2023**

Against: 2 - Carpenter, Kingston  
Absent: 4 - Popken, Housewright, Haqq, Stanard  
Vacancy: 0

**Motion II:** It was moved to **affirm** the Landmark Commission's decision to denial without prejudice to paint exterior (Body: Blue, Trim: White); work done without a Certificate of Appropriateness be denied without prejudice. The proposed work is inconsistent with City Code 51A-4.501(g)(6)(C)(ii) for non-contributing structures, and the Secretary of the Interior's Standards and stick the last sentence of paragraph one which reads as follows: "The painting of the brick is to be removed."

Maker: Hampton  
Second: Blair  
Result: Carried: 9 to 2

For: 9 - Hampton, Anderson, Shidid, Carpenter,  
Wheeler-Reagan, Blair, Jung, Kingston, Rubin

Against: 2 - Herbert, Treadway  
Absent: 4 - Popken, Housewright, Haqq, Stanard  
Vacancy: 0

**Speakers:** For: None  
Against: None  
Against: Marlon Lunaty, 4512 Sycamore St., Dallas, TX, 75204  
City's Attorney: Kathleen Fones, Assistant City Attorney, City of Dallas  
Appellant's Witness (Did not speak): Tom Divers  
Appellant's Witness (Did not speak): Amber Kahwaji

**OTHER MATTERS:**

**ADJOURNMENT:**

**Motion:** It was moved to **adjourn** the March 2, 2023, City Plan Commission meeting at 9:36 p.m.

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

For: 11 - Hampton, Herbert, Anderson, Shidid,  
Carpenter, Wheeler-Reagan, Blair, Jung,  
Treadway, Kingston, Rubin

**CITY PLAN COMMISSION MEETING MINUTES  
OF MARCH 2, 2023**

Against: 0  
Absent: 4 - Popken, Housewright, Haqq, Stanard  
Vacancy: 0



Drafted by:  
Yolanda Pesina, CPC Secretary  
Planning & Urban Design / Current Planning

3/23/2023

Date



Approved by:  
Tony Shidid, Chair  
City Plan Commission

3/23/23

Date

**Attachments:**

None

**Video Links:**

**Briefing:**

<https://dallascityhall.webex.com/dallascityhall/ldr.php?RCID=6a53b5e50b8ebd973811b4139873a19f>

**Public Hearing:**

Recording link:

<https://dallascityhall.webex.com/dallascityhall/ldr.php?RCID=2475a43f43601e56179779883e7eaf91>