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CITY PLAN COMMISSION

Briefing & Public Hearing Meeting Minutes 2023 JUN 21 PM 3: 26

Thursday, June 1, 2023 CITY SECRETARY DALLAS, TEXAS

DALLAS CITY HALL, COUNCIL CHAMBER/VIDEO CONFERENCE
CISCO WEBEX LINK, <https://bit.ly/CPC-060123>, Call-In #: 2484 614 7082
CHAIR TONY SHIDID, PRESIDING

PRESENT: [13]

Tony Shidid, Chair, District 5	Tipton Housewright, District 10
Amanda Popken, District 1 (*)	Brandy Treadway, District 11 (**)
Joanna Hampton, District 2 (*)	Aaliyah Haqq, District 12 (*)
Darrell Herbert, District 3 (*)	Claire Stanard, District 13
Deborah Carpenter, District 6 (*)	Melissa Kingston, District 14
Lorie Blair, District 8	Brent Rubin, Vice-Chair, Place 15
P. Michael Jung, District 9	

ABSENT: [2]

Jasmond Anderson, District 4	Tabitha Wheeler-Reagan, District 7
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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 9:14 a.m. with a quorum of the City Plan Commission present. The Public Hearing was called to order at 12:34 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.

**CITY PLAN COMMISSION MEETING MINUTES
OF JUNE 1, 2023**

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: #2. ID #23-1501, Z223-119(JM) and #3. ID #23-1502, Z212-339(JM).

The Commission recessed for lunch at 11:12 a.m. The Commission opened the public hearing at 12:34 p.m. and began with APPROVAL OF MINUTES agenda item.

PUBLIC TESTIMONY: None

APPROVAL OF MINUTES:

Minutes Approval of Minutes of the May 18, 2023 City Plan Commission Hearing.

Motion: It was moved to **approve** the May 18, 2023, City Plan Commission meeting minutes.

Maker: Jung

Second: Blair

Result: Carried: 13 to 0

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

Against: 0

Absent: 2 - Anderson, Wheeler-Reagan

Vacancy: 0

Speakers: None

**CITY PLAN COMMISSION MEETING MINUTES
OF JUNE 1, 2023**

ACTION ITEMS:

Zoning Cases – Consent:

1. 23-1500 Z212-290(RM)

Planner: Ryan Mulkey

Note: The Commission considered this item individually.

Motion: In considering an application for 1) a Specific Use Permit for the sale of alcoholic beverages in conjunction with a general merchandise or food store greater than 3,500 square feet, and 2) a D-1 Liquor Control Overlay on property zoned a CR-D Community Retail District with a D Liquor Control Overlay at the southeast corner of South Hampton Road and Burlington Boulevard, it was moved to **hold** this case under advisement until June 15, 2023.

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

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

Against: 0
Absent: 2 - Anderson, Wheeler-Reagan
Vacancy: 0

Notices: Area: 200 Mailed: 27
Replies: For: 0 Against: 2

Speakers: None

2. 23-1501 Z223-119(JM)

Planner: Jennifer Muñoz

Note: The Commission considered this item individually.

Motion: In considering an application for an MU-1 Mixed Use District on property zoned an MF-1(A) Multifamily District, on the north side of West Illinois Avenue, between South Westmoreland Road and South Hampton Road, it was moved to **hold** this case under advisement until July 6, 2023, and to instruct staff to re-advertise for the rezoning of both tracts.

**CITY PLAN COMMISSION MEETING MINUTES
OF JUNE 1, 2023**

Note: Commissioner Jung offered a Friendly Amendment to instruct staff to re-advertise for the rezoning of both tracts; in the event, the applicant so chooses to request the rezoning of both tracts. Commissioner Popken, maker of the motion, accepted the Friendly Amendment. Mr. Salim Khoja, the applicant, agreed.

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

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

Against: 0
Absent: 2 - Anderson, Wheeler-Reagan
Vacancy: 0

Notices: Area: 200 Mailed: 13
Replies: For: 2 Against: 0

Speakers: For: Salim Khoja, 2819 W. Illinois Ave., Dallas, TX, 75233
Ron Hobbs, 614 W. Main St., Dallas, TX, 75040
Against: None

Zoning Cases – Under Advisement:

3. **23-1502 Z212-339(JM)**

Planner: Jennifer Muñoz

Motion: It was moved to recommend **denial without prejudice** of a new tract on property zoned Tract IV within Planned Development District No. 429, on the south side of Forest Lane, east of Webb Chapel Road.

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

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

Against: 0
Absent: 2 - Anderson, Wheeler-Reagan
Vacancy: 0

**CITY PLAN COMMISSION MEETING MINUTES
OF JUNE 1, 2023**

Notices: Area: 500 Mailed: 63
Replies: For: 0 Against: 3

Speakers: For: Michael Scarbrough, 11811 N. Tatum Blvd., Phoenix, AZ, 85028
Richard Karle, 15 Edgehill Dr., Dallas, TX, 75248
Against: Tami Perkins, 3407 Winged Foot Ct., Dallas, TX, 75229
Staff: David Nevarez, Sr. Traffic Engineer, Development Services

Note: The Commission recessed for a short break at 2:02 p.m. and reconvened at 2:16 p.m. The Commission continued with the regular order of the agenda and heard Zoning Cases - Individual agenda item #4. ID #23-1504, Z212-276(JA) next.

4. 23-1504 Z212-276(JA)

Planner: Jennifer Allgaier

Motion: In considering an application for an amendment to Planned Development District No. 825 on property bounded by Palisade Drive, North Prairie Creek Road, Tonawanda Drive, and Greendale Drive, and on the north line of Palisade Drive, between North Prairie Creek Road and Greendale Drive, it was moved to **hold** this case under advisement until June 15, 2023.

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

For: 12 - Popken, Hampton, Herbert, Shidid, Carpenter,
Jung, Housewright, Treadway, Haqq, Stanard,
Kingston, Rubin

Against: 0
Absent: 3 - Anderson, Blair, Wheeler-Reagan
Vacancy: 0

Notices: Area: 500 Mailed: 288
Replies: For: 2 Against: 4

Speakers: None

SUBDIVISION DOCKET:

Planner: Mohammad Bordbar

Note: Subdivision - Consent agenda items #5. ID #23-1509, S223-142; #6. ID #23-1510, S223-144; #7. ID #23-1511, S223-145; #8. ID #23-1512, S223-146; #9. ID #23-1513, S223-147; #10. ID #23-1514, S223-148; #11. ID #23-1516, S223-149; and #12. ID #23-1517, S223-150 (withdrawn) were read into the record and heard together.

**CITY PLAN COMMISSION MEETING MINUTES
OF JUNE 1, 2023**

Consent Items:

5. 23-1509 S223-142

Motion: It was moved to **approve** an application to replat a 2.037-acre tract of land containing all of Lot 5B in City Block W/8751 to create one 0.827-acre lot and one 1.210-acre lot on property located on Frankford Road, west of President George Bush Turnpike, subject to compliance with the conditions listed in the docket.

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

For: 12 - Popken, Hampton, Herbert, Shidid, Carpenter,
Jung, Housewright, Treadway, Haqq, Stanard,
Kingston, Rubin

Against: 0
Absent: 3 - Anderson, Blair, Wheeler-Reagan
Vacancy: 0

Speakers: For: David Bond, 201 President George Bush Hwy., Richardson, TX, 75080
Against: None

6. 23-1510 S223-144

Motion: It was moved to **approve** an application to replat a 2.915-acre tract of land containing all of Lots 1 through 9 in City Block A/452, and a part of City Block A/752 to create one lot on property located on Ervay Street at Beaumont Street, northwest corner, subject to compliance with the conditions listed in the docket.

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

For: 12 - Popken, Hampton, Herbert, Shidid, Carpenter,
Jung, Housewright, Treadway, Haqq, Stanard,
Kingston, Rubin

Against: 0
Absent: 3 - Anderson, Blair, Wheeler-Reagan
Vacancy: 0

Speakers: For: David Bond, 201 President George Bush Hwy., Richardson, TX, 75080
Against: None

**CITY PLAN COMMISSION MEETING MINUTES
OF JUNE 1, 2023**

7. 23-1511 S223-145

Motion: It was moved to **approve** an application to replat a 0.864-acre tract of land containing part of Lots 45 and 46 in City Block 1450 to create one lot on property located on Barry Avenue, southeast of Sidney Avenue, subject to compliance with the conditions listed in the docket.

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

For: 12 - Popken, Hampton, Herbert, Shidid, Carpenter,
Jung, Housewright, Treadway, Haqq, Stanard,
Kingston, Rubin

Against: 0
Absent: 3 - Anderson, Blair, Wheeler-Reagan
Vacancy: 0

Speakers: None

8. 23-1512 S223-146

Motion: It was moved to **approve** an application to replat a 0.419-acre tract of land containing all of Lots 8A and 9A in City Block 21/1552 to create one 8,936-square foot lot and one 9,304-square foot lot on property located on Trunk Avenue, northwest of Metropolitan Avenue, subject to compliance with the conditions listed in the docket.

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

For: 12 - Popken, Hampton, Herbert, Shidid, Carpenter,
Jung, Housewright, Treadway, Haqq, Stanard,
Kingston, Rubin

Against: 0
Absent: 3 - Anderson, Blair, Wheeler-Reagan
Vacancy: 0

Speakers: None

**CITY PLAN COMMISSION MEETING MINUTES
OF JUNE 1, 2023**

9. 23-1513 S223-147

Motion: It was moved to **approve** an application to replat a 3.118-acre tract of land containing all of Lot 1B in City Block 7/409 to abandon existing easements and to create one lot on property located between Victory Avenue and Interstate Highway 35E, east of Dallas Area Rapid Transit, subject to compliance with the conditions listed in the docket.

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

For: 12 - Popken, Hampton, Herbert, Shidid, Carpenter,
Jung, Housewright, Treadway, Haqq, Stanard,
Kingston, Rubin

Against: 0
Absent: 3 - Anderson, Blair, Wheeler-Reagan
Vacancy: 0

Speakers: None

10. 23-1514 S223-148

Motion: It was moved to **approve** an application to create one 0.209-acre (9,105.84-square foot) lot from a tract of land in City Block 6769 on property located on Briarbank Circe, at the terminus of Abraham Drive, subject to compliance with the conditions listed in the docket.

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

For: 12 - Popken, Hampton, Herbert, Shidid, Carpenter,
Jung, Housewright, Treadway, Haqq, Stanard,
Kingston, Rubin

Against: 0
Absent: 3 - Anderson, Blair, Wheeler-Reagan
Vacancy: 0

Speakers: None

**CITY PLAN COMMISSION MEETING MINUTES
OF JUNE 1, 2023**

11. 23-1516 S223-149

Motion: It was moved to **approve** an application to replat a 1.1026-acre tract of land containing all of Lots 1 through 5 in City Block C/2105 to create one lot on property located on Samuel Boulevard at Sibley Avenue, southeast corner, subject to compliance with the conditions listed in the docket.

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

For: 12 - Popken, Hampton, Herbert, Shidid, Carpenter,
Jung, Housewright, Treadway, Haqq, Stanard,
Kingston, Rubin

Against: 0
Absent: 3 - Anderson, Blair, Wheeler-Reagan
Vacancy: 0

Speakers: For: Lynn Kadleck, 3516 Caleche Ct., Plano, TX, 75023
Against: None

12. 23-1517 S223-150

An application to replat a 21.582-acre tract of land containing all of Lots 1C, 2A, and a part of Lots 1A and 1B in City Block 18/2006 to create 6 lots ranging in size from 0.545-acre lot to 9.534-acre lot on property located on Carroll Avenue and Haskell Avenue, east of Central Expressway.

This case was withdrawn by the applicant.

Landmark Commission Appeal:

13. 23-1505 CA223-182(RD)

Planner: Rhonda Dunn

Motion: It was moved to **affirm** the Landmark Commission's decision of denial without prejudice to construct new primary residential building (on a vacant lot) at 208 Landis Street with findings of facts the Landmark Commission did not violate a statutory or ordinance provision; exceed its authority, or make a decision that was not reasonably supported by substantial evidence considering the evidence in the Record.

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

**CITY PLAN COMMISSION MEETING MINUTES
OF JUNE 1, 2023**

For: 12 - Popken, Hampton, Herbert, Shidid, Carpenter,
Jung, Housewright, Treadway, Haqq, Stanard,
Kingston, Rubin
Against: 0
Absent: 3 - Anderson, Blair, Wheeler-Reagan
Vacancy: 0

Speakers: Landmark Commission Attorney: Kathleen Fones, Assistant City Attorney, City of Dallas
City Plan Commission Attorney: Daniel Moore, Assistant City Attorney, City of Dallas
Planner: Rhonda Dunn, Senior Planner, Office of Historic
Preservation

OTHER MATTERS:

Consideration of Appointments to CPC Committees:

None


ADJOURNMENT:

Motion: It was moved to **adjourn** the June 1, 2023, City Plan Commission meeting at 2:41 p.m.

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

For: 12 - Popken, Hampton, Herbert, Shidid, Carpenter,
Jung, Housewright, Treadway, Haqq, Stanard,
Kingston, Rubin
Against: 0
Absent: 3 - Anderson, Blair, Wheeler-Reagan
Vacancy: 0

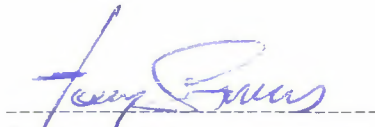
**CITY PLAN COMMISSION MEETING MINUTES
OF JUNE 1, 2023**



Drafted by:

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

6/14/2023
Date



Approved by:

Tony Shidid, Chair
City Plan Commission

6/13/23
Date

Attachments:
None

Video Links:

Briefing:

<https://dallascityhall.webex.com/dallascityhall/ldr.php?RCID=bb47633a6624dd507790a659876243a8>

Public Hearing:

<https://dallascityhall.webex.com/dallascityhall/ldr.php?RCID=4f9f99424529635c97b40f2c520df966>