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CITY PLAN COMMISSION

Briefing & Public Hearing Meeting Minutes

CITY SECRETARY
DALLAS, TEXAS

Thursday, June 15, 2023

DALLAS CITY HALL, COUNCIL CHAMBER/VIDEO CONFERENCE
CISCO WEBEX LINK, <https://bit.ly/CPC-061523>, Call-In #: 2489 151 9699
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 (**)
Darrell Herbert, District 3	Aaliyah Haqq, District 12 (*) (**)
Jasmond Anderson, District 4 (*) (**)	Claire Stanard, District 13 (**)
Deborah Carpenter, District 6 (*)	Melissa Kingston, District 14 (*) (**)
Lorie Blair, District 8 (**)	Brent Rubin, Vice-Chair, Place 15

ABSENT: [1]

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 9:03 a.m. with a quorum of the City Plan Commission present. The Public Hearing was called to order at 12:54 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
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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. **23-1694 Dallas Housing Policy 2033 Overview and Update**

David Noguera, Director, Department of Housing & Neighborhood Revitalization

The Commission was briefed on agenda items #1. **ID #23-1694, Dallas Housing Policy 2033 Overview and Update.**

The Commission continued with the Briefing session and was briefed on the following agenda items and in the following order: Agenda items #2. **ID #23-1695, M223-005(DM)**; #3. **ID #23-1696, Z223-132(AU)**; #4. **ID 23-1697, Z223-143(LG)**; #5. **ID #23-1698, Z223-160(MP)**; #11. **ID #23-1705, Z212-159(JM)**; #14. **ID #23-1708, Z212-301(JM)**; #17. **ID #23-1711, Z223-130(JM)**; #19. **ID #23-1713, Z223-155(JM)**; #6. **ID #23-1699, Z212-276(JA)**. The Commission took a short break at 12:15 p.m., and had a working lunch. The Commission continued with the Briefing session and was briefed on #12. **ID #23-1706, Z212-211(JA)** and #13. **ID #23-1707, Z212-266(AU)**. The Briefing session convened at 12:47p.m.

PUBLIC TESTIMONY: None

APPROVAL OF MINUTES:

Minutes Approval of Minutes of the June 1, 2023 City Plan Commission Hearing.

Motion: It was moved to **approve** the June 1, 2023, City Plan Commission meeting minutes.

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

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

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

*out of the room, shown voting in favor

Speakers: None

**CITY PLAN COMMISSION MEETING MINUTES
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ACTION ITEMS:

Miscellaneous Items:

Minor Amendment:

2. **23-1695 M223-005(DM)**

Planner: Donna Moorman

Motion I: It was moved to **approve** a minor amendment to an existing development plan and landscape plan, as briefed; on property zoned Planned Development District No. 612, generally on the east line of Spur 408, north of West Ledbetter Extension.

Maker: Herbert

Second: Stanard

Result: **Commissioner Herbert, the Maker of the Motion, withdrew his motion. Commissioner Stanard, the Seconder, also withdrew her second.**

Motion II: In considering an application for a minor amendment to an existing development plan and landscape plan on property zoned Planned Development District No. 612, generally on the east line of Spur 408, north of West Ledbetter Extension, it was moved to **hold** this case under advisement until July 6, 2023.

Maker: Herbert

Second: Hampton

Result: Carried: 14 to 0

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

Against: 0

Absent: 1 - Wheeler-Reagan

Vacancy: 0

*out of the room, shown voting in favor

Speakers: For: James Spencer, 2502 Harborview Blvd., Rowlett, TX, 75088

Against: None

Against (Did not speak): John Brooks, 6879 Avalon Ave., Dallas, TX, 75214

**CITY PLAN COMMISSION MEETING MINUTES
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Zoning Cases – Consent:

3. 23-1696 Z223-132(AU)

Planner: Andreea Udrea

Motion: It was moved to recommend **approval** of a Specific Use Permit for a for a child-care facility for a five-year period, subject to a site plan and conditions, as briefed; on property zoned an R-7.5(A) Single Family District, on the south corner of Ferguson Road and Dorrington Drive.

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

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

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

*out of the room, shown voting in favor

Notices: Area: 300 Mailed: 53
Replies: For: 2 Against: 1

Speakers: For: None
For (Did not speak): Maetzi Miller, 8250 Ferguson Rd., Dallas, TX, 75228
Against: None

4. 23-1697 Z223-143(LG)

Planner: Liliana Garza

Motion: It was moved to recommend **approval** of an R-5(A) Single Family District on property zoned a CR Community Retail District, on the southwest line of Burma Road, east of Kiska Street.

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

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

**CITY PLAN COMMISSION MEETING MINUTES
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Against: 0
Absent: 1 - Wheeler-Reagan
Vacancy: 0

*out of the room, shown voting in favor

Notices: Area: 200 Mailed: 30
Replies: For: 2 Against: 1

Speakers: For: None

For (Did not speak): Curtis Brown, 1840 Burwillow Dr., Virginia Beach, VA, 23464

Against: None

5. 23-1698 Z223-160(MP)

Planner: Michael Pepe

Note: The Commission considered this item individually.

Motion: It was moved to recommend **approval** of an MF-2(A) subdistrict on property zoned a RS-C Regional Service Commercial Tract 1 subdistrict within Planned Development District No. 595, the South Dallas/Fair Park Special Purpose District, on the southeast line of Sanger Avenue, southwest of Riggs Street.

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

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

Against: 0
Absent: 1 - Wheeler-Reagan
Vacancy: 0
Conflict: 1 - Jung

*out of the room, shown voting in favor

Notices: Area: 200 Mailed: 17
Replies: For: 2 Against: 0

Speakers: For: William Harris, 1819 Clarence St., Dallas, TX, 75215
Against: None

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

6. 23-1699 Z212-276(JA)

Planner: Jennifer Allgaier

Motion: It was moved to recommend **approval** of an amendment to Planned Development District No. 825 , subject to a revised development plan, a traffic management plan, and conditions, as briefed with change to time for TMP 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.

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

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

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

Notices: Area: 500 Mailed: 288
Replies: For: 5 Against: 5

Speakers: For: Karl Crawley, 2201 Main St., Dallas, TX, 75201
Gabriel Guerra, 8929 Palisade Dr., Dallas, TX, 75217
Katy Lenihan, 9400 N. Central Expressway, Dallas, TX, 75231
Against: None

7. 23-1700 Z212-290(RM)

Planner: Ryan Mulkey

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

Motion: It was moved to recommend 1) **approval** of a Specific Use Permit for the sale of alcoholic beverages in conjunction with a general merchandise or food store greater than 3,500 square feet for a three-year period, subject to a site plan and staff's recommended conditions; and 2) **approval** of 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.

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

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

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

Notices: Area: 200 Mailed: 27
Replies: For: 0 Against: 3

Speakers: For: Vrinda Bhuta, 8111 LBJ Freeway, Dallas, TX, 75251
Against: None

8. **23-1702 Z212-321(JM)**

Planner: Jennifer Muñoz

Note: Staff heard updates to this item before the public hearing was opened.

Motion: It was moved to recommend **approval** of a new subarea, subject to conditions, as briefed; with the following additional changes: 1) add Section 7 (D) "An enhanced buffer of facade landscaping to meet Article X requirements, with at least one Planting Group for every 35ft, as Planting Group is defined in Article X" and 2) strike Facade Articulation Section 2 F & H; on property zoned Subarea 4 within Planned Development District No. 316, the Jefferson Area Special Purpose District, on the northwest corner of Sunset Avenue and South Bishop Avenue.

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

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

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

Notices: Area: 500 Mailed: 87
Replies: For: 3 Against: 6

Speakers: For: Rob Baldwin, 3904 Elm St., Dallas, TX, 75226
Mark Leon, 879 Junction Dr., Allen, TX, 75013
Against: None

**CITY PLAN COMMISSION MEETING MINUTES
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Note: Chair Shidid announced a change to the order of the agenda. The Commission heard Zoning Cases – Individual agenda item #16. ID #23-1710, Z223-104(MP) next.

9. 23-1703 Z212-348(JM)

Planner: Jennifer Muñoz

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

Motion I: It was moved to recommend **denial without prejudice** of an MF-2(A) Multifamily District on property zoned an R-7.5(A) Single Family District, on the east side of South Polk Street, between Cascade Avenue and Elmhurst Place.

Maker: Popken

Second: Blair

Result: **Commissioner Popken, the Maker of the Motion, withdrew her motion. Commissioner Blair, the Seconder, also withdrew her second.**

Motion II: In considering an application for an MF-2(A) Multifamily District on property zoned an R-7.5(A) Single Family District, on the east side of South Polk Street, between Cascade Avenue and Elmhurst Place, it was moved to **hold** this case under advisement until August 17, 2023.

Maker: Popken

Second: Blair

Result: Carried: 14 to 0

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

Against: 0

Absent: 1 - Wheeler-Reagan

Vacancy: 0

Notices: Area: 200 Mailed: 35

Replies: For: 0 Against: 5

Speakers: For: Charles Mitchell, 1608 S. Polk St., Dallas, TX, 75224

For (Did not Speak): Michelle Mitchell, 1608 S. Polk St., Dallas, TX, 75224

Against: None

Note: The Commission continued with the order of the agenda and heard Zoning Cases - Under Advisement agenda item #10. ID #23-1704, Z223-111(RM) next.

**CITY PLAN COMMISSION MEETING MINUTES
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10. **23-1704 Z223-111(RM)**

Planner: Ryan Mulkey

Motion: In considering an application for 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 northwest line of Garden Lane, southwest of 2nd Avenue, it was moved to **hold** this case under advisement until July 6, 2023.

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

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

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

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

Speakers: None

Note: The Commission heard Zoning Cases - Individual agenda item #11. ID #23-1705, Z212-159(JM) next.

Zoning Cases – Individual:

11. **23-1705 Z212-159(JM)**

Planner: Jennifer Muñoz

Motion: In considering an application for a D(A) Duplex District on a property zoned an R-7.5(A) Single Family District, on the west side of South Prairie Creek Road, north of Fireside Drive, it was moved to **hold** this case under advisement until August 3, 2023.

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

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

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

Notices: Area: 300 Mailed: 16
Replies: For: 0 Against: 0

Speakers: For: None
For (Did not speak): Bryan Obene, 1046 Bonanza Dr., Arlington, TX, 76001
Abraham Galdean, 2356 Longhourn, Dallas, TX, 75228
Against: None

Note: The Commission heard Zoning Cases – Individual agenda item #12. ID #23-1706, Z212-211(JA) next.

12. 23-1706 Z212-211(JA)

Planner: Jenniffer Allgaier

Motion: It was moved to recommend **approval** of an amendment to Planned Development District No. 638, subject to a development plan, a traffic management plan, and conditions, as briefed; on property bounded by Toland Street, North Jim Miller Road, Military Parkway, and Wilkes Avenue.

Maker: Shidid
Second: Blair
Result: Carried: 10 to 3

For: 10 - Popken, Anderson, Shidid, Carpenter, Blair,
Jung, Treadway, Haqq, Stanard, Rubin

Against: 3 - Herbert, Housewright, Kingston
Absent: 2 - Hampton, Wheeler-Reagan
Vacancy: 0

Notices: Area: 500 Mailed: 196
Replies: For: 4 Against: 2

Speakers: For: Karl Crawley, 2201 Main St., Dallas, TX, 75201
Steven Smith, 5646 Milton St., Dallas, TX, 75206
Kathleen Lenihan, 9400 N. Central Expressway, Dallas, TX, 75231
Against: None
Against (Did not speak): Rogel Yañez, 6734 Woodard Ave., Dallas, TX, 75227

Note: The Commission heard Zoning Cases – Individual agenda item #13. ID #23-1707, Z212-266(AU) next.

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13. **23-1707 Z212-266(AU)**

Planner: Andreea Udrea

Motion: It was moved to recommend **approval** of an amendment to Planned Development District No. 665, subject to a revised development plan, a traffic management plan, and conditions, as briefed; to include 10 feet height limit for sign placement, bounded by Midbury Drive, St. Judes Drive, Mason Dells Drive, and Tunica Drive.

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

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

Against: 0
Absent: 2 - Hampton, Wheeler-Reagan
Vacancy: 0
Conflict: 1 - Treadway**

**out of the room when vote taken

Notices: Area: 500 Mailed: 116
Replies: For: 12 Against: 0

Speakers: For: Karl Crawley, 2201 Main St., Dallas, TX, 75201
Kate Walker, 2127 Highland Dr., Wylie, TX, 75098
Caroline Moore, 7547 Midbury Dr., Dallas, TX, 75230
For (Did not speak): Greg Anderson, 7109 Mason Dells Dr., Dallas, TX, 75230
Against: None

Note: The Commission recessed for a short break at 4:40 p.m. and reconvened at 4:53 p.m. The Commission heard Zoning Case - Individual agenda item #15. ID #23-1709, Z212-341(JM) next.

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14. **23-1708 Z212-301(JM)**

Planner: Jennifer Muñoz

Motion: It was moved to recommend **approval** of an expansion of Planned Development Subdistrict No. 138 and **approval** of a Specific Use Permit for an outside storage use for a five-year period, subject to a site plan and conditions to include "maximum 6 ft height, fences must have masonry columns with decorative metal fence panels, except for required screening all fence panels at front or side yard must have a surface areas that is a minimum of 50% open" on property zoned Planned Development Subdistrict No. 138 and a GR General Retail Subdistrict within Planned Development District No. 193, the Oak Lawn Special Purpose District, on the northwest and southeast corner of Maple Avenue and Vagas Street.

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

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

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

Notices: Area: 500 Mailed: 145
Replies: For: 2 Against: 0

Speakers: For: Karl Crawley, 2201 Main St., Dallas, TX, 75201
FOR (Did not speak): Danielle Mathews, 2201 Main St., Dallas, TX, 75201
Shelley Potter, 4437 Cole Ave., Dallas, TX, 75205
Against: None

Note: The Commission heard Zoning Cases – Individual agenda item #18. ID #23-1712, Z223-149(MP) next.

15. **23-1709 Z212-341(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 an RR Regional Retail District on property zoned an MU-1 Mixed Use District with deed restrictions volunteered by the applicant on the south line of Riverfall Drive, west of North Central Expressway.

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

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

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

Notices: Area: 300 Mailed: 188
Replies: For: 0 Against: 0

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

Note: The Commission heard Zoning Cases – Individual agenda item #17. ID #23-1711, Z223-130(JM) next.

16. 23-1710 Z223-104(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 CS Commercial Service District on property zoned R-10(A) Single Family District, on the northeast corner of Arrowdell Road and Ravenview Road.

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

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

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

Notices: Area: 300 Mailed: 16
Replies: For: 0 Against: 0

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Speakers: For: Daisey Espinoza, 1700 Arrowdell Rd., Dallas, TX, 75253
Socorro Garcia, 1200 Main St., Dallas, TX, 75202
Against: None

Note: The Commission recessed for a short break at 2:23 p.m. and reconvened at 2:38 p.m. The Commission heard Zoning Cases - Individual agenda item #14. ID #23-1708, Z212-301(JM) next.

17. 23-1711 Z223-130(JM)

Planner: Jennifer Muñoz

Motion: It was moved to recommend **approval** of a Specific Use Permit for a handicapped group dwelling unit for a five-year period with eligibility for automatic renewals for additional five-year periods, subject to a site plan and conditions, revised as briefed; and **approval** of the termination of Specific Use Permit No. 552 for a foster home use on property zoned an R-5(A) Single Family District, on the southeast line of Prosperity Avenue, west of Stanley Smith Drive.

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

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

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

Notices: Area: 300 Mailed: 49
Replies: For: 0 Against: 1

Speakers: For: Phillip Bangs, 11818 Leisure Dr., Dallas, TX, 75243
Against: None

Note: Chair Shidid announced a change the order of the agenda. The Commission heard Subdivision Docket – Consent agenda item #25. ID #23-1719, S223-157 next.

18. 23-1712 Z223-149(MP)

Planner: Michael Pepe

Motion: In considering an application for a CR Community Retail District on property zoned an LO-3 Limited Office District and a CS Commercial Service District, on the northeast line of Haskell Avenue, northwest of Worth Street, it was moved to **hold** this case under advisement until July 6, 2023.

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

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

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

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

Speakers: For: Michael Davis, 2807 Allen St., Dallas, TX, 75204
For (Did not speak): Scott Gregson, 120 W. Hopkins St., Garland, TX, 75040
Against: None

Note: The Commission heard Zoning Cases – Individual agenda item #19. ID #23-1713, Z223-155(JM) next.

19. 23-1713 Z223-155(JM)

Planner: Jennifer Munoz

Motion: It was moved to recommend **approval** of a Specific Use Permit for a commercial amusement inside limited to a live music venue and a commercial amusement outside for a three-year period, subject to a revised site plan, a landscape plan, and conditions on property zoned an RR Regional Retail District, on the south side of Samuell Boulevard, between Sibley Avenue and Owenwood Avenue.

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

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

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

Notices: Area: 300 Mailed: 18
Replies: For: 1 Against: 2

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Speakers: For: Audra Buckley, 1414 Belleview St., Dallas, TX, 75215
Against: None

Note: The Commission heard Zoning Cases – Under Advisement agenda item #9. ID #23-1703, Z212-348(JM) next.

SUBDIVISION DOCKET:

Planner: Sharmila Shrestha

Note: Subdivision - Consent agenda items #20. ID #23-1714, S223-152; #22. ID #23-1716, S223-154; #23. ID #23-1717, S223-155; #24. ID #23-1718, S223-156; #26. ID #23-1720, S223-158; #27. ID #23-1721, S223-159; #28. ID #23-1722, S223-160; #29. ID #23-1723, S223-161; #30. ID #23-1724, S223-162; #31. ID #23-1725, S223-163; and #32. ID #23-1726, S223-164; were read into the record and heard together.

Consent Items:

20. **23-1714 S223-152**

Motion: It was moved to **approve** an application to create one lot from a 3.3383-acre tract of land in City Block 8817 on property located on Lasater Road, south of Lawson Road, subject to compliance with the conditions listed in the docket.

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

For: 12 - Popken, Herbert, Anderson, Shidid, Carpenter, Blair, Jung, Housewright, Treadway, Haqq, Kingston, Rubin

Against: 0
Absent: 3 - Hampton, Wheeler-Reagan, Stanard
Vacancy: 0

Speakers: None

Note: The Commission heard Subdivision agenda item #21. ID #23-1715, S223-153 next.

**CITY PLAN COMMISSION MEETING MINUTES
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21. **23-1715 S223-153**

Note: The Commission considered this item individually.

Motion: It was moved to **approve** an application to replat a 0.557-acre tract of land containing all of Lots 1 through 3 in City Block 14/717 to create one lot on property located on San Jacinto Street at Peak Street, south corner, subject to compliance with the conditions listed in the docket to include revised Condition #15. to read as follows: "On the final plat, dedicate a minimum 10-foot by 10-foot corner clip (via fee simple or street easement) at the intersection of Peak Street and San Jacinto Street".

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

For: 11 - Popken, Herbert, Anderson, Shidid, Carpenter,
Blair, Jung, Treadway, Haqq, Kingston, Rubin

Against: 0
Absent: 3 - Hampton**, Wheeler-Reagan, Stanard
Vacancy: 0
Conflict: 1 - Housewright

**out of the room when vote taken

Speakers: For: None
For (Did not speak): Shana Heffler, 211 N. Ervay St., Dallas, TX, 75201
Against: None

Note: The Commission recessed for a short break at 5:41 p.m. and reconvened at 6:13 p.m. The Commission heard the Landmark Commission Appeal agenda item #33. ID #23-1727, CA223-240(CM) next.

22. **23-1716 S223-154**

Motion: It was moved to **approve** an application to replat a 1.268-acre tract of land containing part of Lots 4 through 8 in City Block 1033 to create one lot on property located on Hood Street, between Dickason Avenue and Cedar Springs Road, subject to compliance with the conditions listed in the docket to include: 1) revised Condition #16. to read as follows: "On the final plat, dedicate 25 feet of right-of-way (via fee simple or street easement) from the established centerline of Dickason Avenue" and 2) revised Condition #17. to read as follows: "On the final plat, dedicate 25 feet of right-of-way (via fee simple or street easement) from the established centerline of Hood Street".

**CITY PLAN COMMISSION MEETING MINUTES
OF JUNE 15, 2023**

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

For: 12 - Popken, Herbert, Anderson, Shidid, Carpenter,
Blair, Jung, Housewright, Treadway, Haqq,
Kingston, Rubin

Against: 0
Absent: 3 - Hampton, Wheeler-Reagan, Stanard
Vacancy: 0

Speakers: None

23. **23-1717 S223-155**

Motion: It was moved to **approve** an application to replat a 4.958-acre tract of land containing a portion of Lot 1 and a tract of land in City Block A/6555 to create one lot on property located at the terminus of Crown Road and New Kirk Street, subject to compliance with the conditions listed in the docket.

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

For: 12 - Popken, Herbert, Anderson, Shidid, Carpenter,
Blair, Jung, Housewright, Treadway, Haqq,
Kingston, Rubin

Against: 0
Absent: 3 - Hampton, Wheeler-Reagan, Stanard
Vacancy: 0

Speakers: None

24. **23-1718 S223-156**

Motion: It was moved to **approve** an application to create two 5,760-square foot lots from a 0.2645-acre tract of land in City Block 3391, one lot located at the terminus of Tama Street and one lot located at the terminus of Bliss Street, subject to compliance with the conditions listed in the docket.

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

**CITY PLAN COMMISSION MEETING MINUTES
OF JUNE 15, 2023**

For: 12 - Popken, Herbert, Anderson, Shidid, Carpenter,
Blair, Jung, Housewright, Treadway, Haqq,
Kingston, Rubin

Against: 0

Absent: 3 - Hampton, Wheeler-Reagan, Stanard

Vacancy: 0

Speakers: None

25. **23-1719** S223-157

Note: The Commission considered this item individually.

Motion: It was moved to **approve** an application to replat a 0.697-acre tract of land containing a portion of lots 7 through 10 in City Block 5/1142 to create one lot on property located on Colonial Avenue at Martin Luther King Jr. Boulevard, north corner, subject to compliance with the conditions listed in the docket.

Maker: Rubin

Second: Stanard

Result: Carried: 12 to 0

For: 12 - Popken, Herbert, Anderson, Shidid, Carpenter,
Blair, Jung, Housewright, Treadway, Haqq,
Kingston, Rubin

Against: 0

Absent: 3 - Hampton, Wheeler-Reagan, Stanard

Vacancy: 0

Speakers: For: Raphael Adebayo, 7211 Laguna, Grand Prairie, TX, 75054
Edward Okpa, 14403 Overview, Dallas, TX, 75204

Against: None

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

26. **23-1720** S223-158

Motion: It was moved to **approve** an application to replat a 2.518-acre tract of land containing a portion of Lot 3 and a tract of land in City Block 1/6203 to create one 54,859-square foot lot and one 54,871-square foot lot on property located on Scyene Road, east of Buckner Boulevard, subject to compliance with the conditions listed in the docket.

**CITY PLAN COMMISSION MEETING MINUTES
OF JUNE 15, 2023**

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

For: 12 - Popken, Herbert, Anderson, Shidid, Carpenter,
Blair, Jung, Housewright, Treadway, Haqq,
Kingston, Rubin

Against: 0
Absent: 3 - Hampton, Wheeler-Reagan, Stanard
Vacancy: 0

Speakers: None

27. **23-1721 S223-159**

Motion: It was moved to **approve** an application to replat a 3.6542-acre tract of land containing all of Lots 1 through 7 and all of Lots 21 through 28 in City Block 1090 and a tract of land in City Block 1090 and a tract of land in City Block 1094 and an abandoned portion of Beaumont Street to create one lot on property located on McKee Street at Cockrell Avenue, east corner, subject to compliance with the conditions listed in the docket.

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

For: 12 - Popken, Herbert, Anderson, Shidid, Carpenter,
Blair, Jung, Housewright, Treadway, Haqq,
Kingston, Rubin

Against: 0
Absent: 3 - Hampton, Wheeler-Reagan, Stanard
Vacancy: 0

Speakers: None

28. **23-1722 S223-160**

Motion: It was moved to **approve** an application to replat a 0.689-acre tract of land containing all of Lots 58 through 60 in City Block A/8378 to create one lot on property located on X Street, east of Luna Road, subject to compliance with the conditions listed in the docket.

**CITY PLAN COMMISSION MEETING MINUTES
OF JUNE 15, 2023**

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

For: 12 - Popken, Herbert, Anderson, Shidid, Carpenter,
Blair, Jung, Housewright, Treadway, Haqq,
Kingston, Rubin

Against: 0
Absent: 3 - Hampton, Wheeler-Reagan, Stanard
Vacancy: 0

Speakers: None

29. **23-1723 S223-161**

Motion: It was moved to **approve** an application to replat a 6.614-acre tract of land containing all of Lot 1 and Lot 2A in City Block P/7940 to create one lot on property located on Mockingbird Lane at Brookriver Drive, east corner, subject to compliance with the conditions listed in the docket.

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

For: 12 - Popken, Herbert, Anderson, Shidid, Carpenter,
Blair, Jung, Housewright, Treadway, Haqq,
Kingston, Rubin

Against: 0
Absent: 3 - Hampton, Wheeler-Reagan, Stanard
Vacancy: 0

Speakers: For: None

For (Did not speak): Rutwik Sath, 1800 Main St., Dallas, TX, 75201
Camille LaFoy, 101C N. Greenville Ave., Allen, TX, 75002
Karen Sites, 100 Glass St., Dallas, TX, 75227
Gabriella Fonseca, 1800 Main St., Dallas, TX, 75201

Against: None

30. **23-1724 S223-162**

Motion: It was moved to **approve** an application to create one 0.4622-acre lot from a tract of land containing a portion of City Block 907 1/4 on the property located on Akard Street at Gano Street, south corner, subject to compliance with the conditions listed in the docket.

**CITY PLAN COMMISSION MEETING MINUTES
OF JUNE 15, 2023**

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

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

Speakers: None

31. **23-1725 S223-163**

Motion: It was moved to **approve** an application to replat a 0.6027-acre tract of land containing all of Lot 8 and part of Lot 9 in City Block D/790 to create one Lot on property located on Worth Street, west of Haskell Avenue, subject to compliance with the conditions listed in the docket.

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

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

Speakers: None

32. **23-1726 S223-164**

Motion: It was moved to **approve** an application to create one 1.3609-acre lot from a tract of land in City Block A/902 on property located on Corinth Street, north of Wall Street, subject to compliance with the conditions listed in the docket.

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

**CITY PLAN COMMISSION MEETING MINUTES
OF JUNE 15, 2023**

For: 12 - Popken, Herbert, Anderson, Shidid, Carpenter,
Blair, Jung, Housewright, Treadway, Haqq,
Kingston, Rubin

Against: 0

Absent: 3 - Hampton, Wheeler-Reagan, Stanard

Vacancy: 0

Speakers: None

Note: The Commission heard Subdivision - Consent agenda item #21. ID #23-1715, S223-153, upon the conclusion of the Subdivision Consent agenda.

Landmark Commission Appeal:

33. 23-1727 CA223-240(CM)

Planner: Christina Mankowski

Evidentiary Motion: It was moved to deny acceptance of Appellant Bernard Shaw's supplementary factual comments and to strike the comments from the record with a finding that the information was available, however, not presented at the Landmark Commission hearing making comments ineligible for City Plan Commission consideration.

Maker: Rubin
Second: Housewright
Result: Carried: 10 to 0

For: 10 - Popken, Herbert, Anderson, Shidid, Carpenter,
Housewright, Treadway, Haqq, Kingston, Rubin

Against: 0

Absent: 5 - Hampton, Wheeler-Reagan, Blair, Jung, Stanard

Vacancy: 0

Motion I: It was moved to **affirm** (uphold) the Landmark Commission's decision of denial without prejudice to increase second floor plate from eight feet to 10 feet.

Maker: Rubin
Second: Shidid
Result: Failed: 1 to 7

For: 1 - Rubin

**CITY PLAN COMMISSION MEETING MINUTES
OF JUNE 15, 2023**

Against: 7 - Herbert, Anderson, Shidid, Housewright,
Treadway, Haqq, Kingston
Absent: 7 - Popken, Hampton, Carpenter, Wheeler-Reagan,
Blair, Jung, Stanard
Vacancy: 0

Motion II: It was moved to **reverse** the Landmark Commission's decision of denial without prejudice and to approve the increase of the second floor plate from eight feet to 10 feet.

Maker: Housewright
Second: Treadway
Result: Carried: 8 to 0

For: 8 - Herbert, Anderson, Shidid, Housewright,
Treadway, Haqq, Kingston, Rubin
Against: 0
Absent: 7 - Popken, Hampton, Carpenter, Wheeler-Reagan,
Blair, Jung, Stanard
Vacancy: 0

Speakers: Appellant: Bernard Shaw, 2431 Park Row, Dallas, TX, 75215
Landmark Commission Attorney: Kathleen Fones, Assistant City Attorney, City of Dallas
City Plan Commission Attorney: Daniel Moore, Assistant City Attorney, City of Dallas
Planner: Christine Mankowski, Senior Planner, Office of Historic Preservation

OTHER MATTERS:

Consideration of Appointments to CPC Committees:

COMPREHENSIVE LAND USE PLAN COMMITTEE (CLUP)

Maureen Milligan

ADJOURNMENT:

Motion: It was moved to **adjourn** the June 15, 2023, City Plan Commission meeting at 7:19 p.m.

Maker: Rubin
Second: Shidid
Result: Carried: 8 to 0

For: 8 - Herbert, Anderson, Shidid, Housewright,
Treadway, Haqq, Kingston, Rubin

**CITY PLAN COMMISSION MEETING MINUTES
OF JUNE 15, 2023**

Against: 0
Absent: 7 - Popken, Hampton, Carpenter, Wheeler-Reagan,
Blair, Jung, Stanard
Vacancy: 0

**CITY PLAN COMMISSION MEETING MINUTES
OF JUNE 15, 2023**

Yolanda Pesina

Drafted by:

Yolanda Pesina, CPC Secretary

Planning & Urban Design / Current Planning

7/20/2023

Date

Tony Shidid

Approved by:

Tony Shidid, Chair

City Plan Commission

8/17/23

Date

Attachments:

None

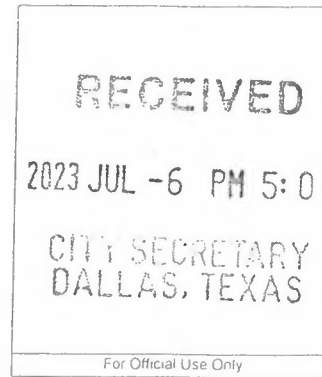
Video Links:

Briefing:

<https://dallascityhall.webex.com/dallascityhall/ldr.php?RCID=8b4c4ea8efc5722e0c6256894a6daf7b>

Public Hearing:

<https://dallascityhall.webex.com/dallascityhall/ldr.php?RCID=d4f677c16447925e958762a50bfccbb4>



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 223-160 (MP)

Nature of Conflict:

ownership of common stock of AT&T Corporation, parent company of Southwestern Bell, a property owner within the notification area

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

P. Michael Jung

6-15-23

Signature of Employee/Official

Date

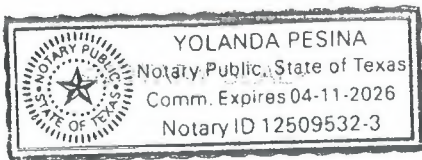
BEFORE ME, the undersigned authority, on this day personally appeared

P. MICHAEL JUNG

, who on oath stated that the above facts are

within *HIS* personal knowledge and are true and correct.

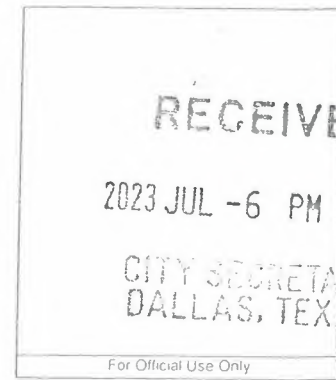
SWORN TO AND SUBSCRIBED BEFORE ME on this *15* day of *JUNE*, 20 *23*, to certify which, witness my hand and seal.



Yolanda Pesina
Signature of officer administering oath

Yolanda Pesina
Printed name of officer administering oath

CPC Secretary
Title of officer administering oath



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 type="checkbox"/> Appointed Official	Board or Commission/ Title	D11 Board CPC	Commissioner
<input type="checkbox"/> City Employee	Title/Department		

1. Name of Employee/Official: Brandy Treadway

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

2012-266 (AU) - I live in the vehicle area.

Nature of Conflict:

I live in the notice area.

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

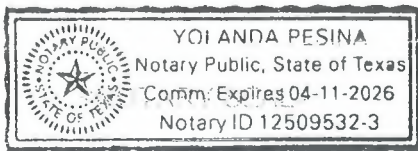
Brandy Treadway
Signature of Employee/Official

6-15-23
Date

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

Brandy Treadway, 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 15th day of June, 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



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

1. Name of Employee/Official: JOANNA L HAMPTON

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

5223-153

Nature of Conflict:

EMPLOYEE BUSINESS INTEREST

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

Julie Hays

15 JUNE 2023

Signature of Employee/Official

Date

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

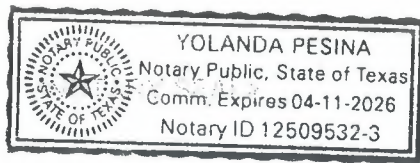
Joanna L. Hampton

, 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 15th day of June

2023, to certify which, witness my hand and seal.



Yolanda Pesina

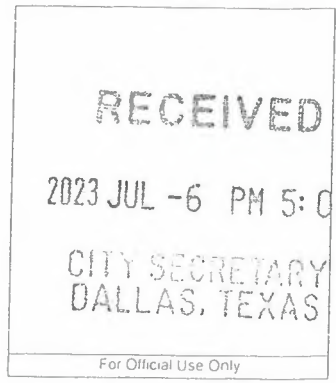
Signature of officer administering oath

Yolanda Pesina

Printed name of officer administering oath

CPC Secretary

Title of officer administering oath



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

1. Name of Employee/Official: TIPTON HOUSEWRIGHT

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

§ 223-153

Nature of Conflict:

MY FIRM IS THE ARCHITECT OF IMPROVEMENTS
~~THE~~ PLANNED FOR THIS PROPERTY.

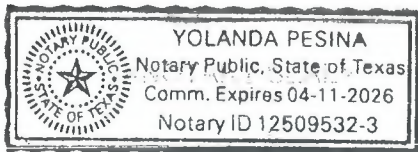
As a result of this conflict, I will not take any official action in regard to the matter stated above.

Tipton Housewright Signature of Employee/Official 6/15/23 Date

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

Tipton Housewright, 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 15th day of June, 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