



CITY PLAN COMMISSION
Briefing & Public Hearing Meeting Minutes
Thursday, August 3, 2023

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CITY SECRETARY
DALLAS, TEXAS

DALLAS CITY HALL, COUNCIL CHAMBER/VIDEO CONFERENCE
CISCO WEBEX LINK, <https://bit.ly/CPC-080323>, Call-In #: 2496 819 2591
CHAIR TONY SHIDID, PRESIDING

PRESENT: [12]

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

ABSENT: [2]

Darrell Herbert, District 3	Brandy Treadway, District 11
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VACANCY: [1]

District 7	
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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 9:05 a.m. with a quorum of the City Plan Commission present. The Public Hearing was called to order at 12:44 p.m. with a quorum of the City Plan Commission present.

The meeting agenda, posted in accordance with Chapter 551, "OPEN MEETINGS", of the Texas Government Code, was presented.

The City Plan Commission was briefed by staff on each item on the agenda and a question and answer period followed each briefing.

A variety of dockets, requests and briefings were presented to the Commission during the open public hearing. The applicants or their representatives presented their arguments, citizen comments were heard, and using the information and staff recommendations in the hearing dockets, the Commission took the following actions.

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NOTE: For more detailed information on discussion on any issue heard during this briefing and public hearing, refer to the tape recording retained on file in the Planning and Urban Design Department. Briefing and public hearing recordings are retained on file for 90 days after approval of CPC minutes.

BRIEFINGS:

Commissioner Jung made a motion to have Commission Stanard serve as Acting Vice-Chair and Commission Carpenter seconded the motion. The Commission unanimously voted in favor. The Commission was briefed on the following agenda items in the following order: #1. ID #23-2008, M223-010(TB); #2. ID #23-0009, Z212-319(RM); #5. ID #23-2012, Z223-182(LG); #6. ID #23-2013, Z223-190(1LG); and #7. ID #23-2014, Z212-159(JM). The Commission took a short break at 10:00 a.m. and reconvened at 10:11 a.m. The Commission continued with the briefing of the remaining agenda items in the following order: #8. ID #23-2037, Z212-307(RM); #11. ID #23-2017, Z223-164(JM); #12. ID #23-2018, Z212-239(JM); and #22. ID #23-2022, Certificate of Appropriateness for Signs #2305230002. The Commission recessed for lunch at 11:43 a.m.

The Commission opened the public hearing at 12:44 p.m. and began with Miscellaneous Item.

PUBLIC TESTIMONY: None

APPROVAL OF MINUTES:

Minutes Approval of Minutes of the July 20, 2023 City Plan Commission Hearing.

Motion: It was moved to **approve** the July 20, 2023, City Plan Commission meeting minutes, as submitted.

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

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

Against: 0
Absent: 2 - Herbert, Treadway
Vacancy: 1 - District 7

*out of the room, shown voting in favor

Speakers: None

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Note: Chair Shidid announced a change to the order of the agenda. The Commission heard Zoning Cases - Under Advisement agenda item #11. ID #23-2017, Z223-164(JM) next.

ACTION ITEMS:

Miscellaneous Items:

Minor Amendment:

1. 23-2008 M223-010(TB)

Planner: Teaseia Blue

Motion: It was moved to **approve** a minor amendment to an existing development plan on property zoned Planned Development District No. 1088, on the west line of Buckner Boulevard, north of John West Road.

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

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

Against: 0
Absent: 2 - Herbert, Treadway
Vacancy: 1 - District 7

*out of the room, shown voting in favor

Speakers: For: Rob Baldwin, 3904 Elm St., Dallas, TX, 75226
Against: Ben Stewart, 9217 Sweetwater Dr., Dallas, TX, 75228

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

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Zoning Cases - Consent:

2. **23-2009 Z212-319(RM)**

Planner: Ryan Mulkey

Note: The Commission considered this item individually.

Motion: It was moved to recommend **approval** of an amendment to Specific Use Permit No. 2390 for the sale of alcoholic beverages in conjunction with a general merchandise or food store 3,500 square feet or less for a three-year period, subject to revised conditions on property zoned Subdistrict 2 within Planned Development District No. 535, the C.F. Hawn Special Purpose District No. 3, with a D-1 Liquor Control Overlay on the northwest corner of C.F. Hawn Freeway and South Saint Augustine Drive.

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

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

Against: 0
Absent: 2 - Herbert, Treadway
Vacancy: 1 - District 7

*out of the room, shown voting in favor

Notices: Area: 300 Mailed: 18
Replies: For: 0 Against: 0

Speakers: For: Robert Nunez, 513 Mulberry Ln., DeSoto, TX, 75115
Against: None

Note: The Commission continued with the regular order of the agenda and heard Zoning Cases - Consent agenda item #3. ID #23-2010, Z212-354(RM) next.

**CITY PLAN COMMISSION MEETING MINUTES
OF August 3, 2023**

3. 23-2010 Z212-354(RM)

Planner: Ryan Mulkey

Note: The Commission considered this item individually.

Motion: In considering an application for a TH-3(A) Townhouse Subdistrict with deed restrictions volunteered by the applicant 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, it was moved to **hold** this case under advisement until August 17, 2023.

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

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

Against: 0
Absent: 2 - Herbert, Treadway
Vacancy: 1 - District 7

*out of the room, shown voting in favor

Notices: Area: 200 Mailed: 45
Replies: For: 0 Against: 2

Speakers: For: Anish Thakrar, 208 Cole Ave., Garland, TX, 75040
Against: None

4. 23-2011 Z223-178(LG)

Planner: Liliana Garza

Note: The Commission considered this item individually.

Motion: In considering an application for a Planned Development District for MU-3 Mixed Use District uses and a vehicle display, sales, and service use on property zoned an MU-3 Mixed Use District on the north line of West Northwest Highway, east of Shady Trail, it was moved to **hold** this case under advisement until August 17, 2023.

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

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

Against: 0
Absent: 2 - Herbert, Treadway
Vacancy: 1 - District 7

*out of the room, shown voting in favor

Notices: Area: 500 Mailed: 25
Replies: For: 1 Against: 0

Speakers: None

5. 23-2012 Z223-182(LG)

Planner: Liliana Garza

Note: The Commission considered this item individually.

Motion: It was moved to recommend **approval** of an MF-2(A) Multifamily Subdistrict, subject to deed restrictions volunteered by the applicant on property zoned a CC Community Commercial Subdistrict within Planned Development District No. 595, the South Dallas/Fair Special Purpose District, on the southeast line of Birmingham Avenue, between JB Jackson, Jr. Boulevard and Robert B. Cullum Boulevard.

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

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

Against: 0
Absent: 2 - Herbert, Treadway
Vacancy: 1 - District 7

*out of the room, shown voting in favor

Notices: Area: 200 Mailed: 22
Replies: For: 0 Against: 0

Speakers: For: Johnny Sudbury, 1023 Birds Fort Trail, Arlington, TX, 76005
Against: None

**CITY PLAN COMMISSION MEETING MINUTES
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6. 23-2013 Z223-190(LG)

Planner: Liliana Garza

Note: The Commission considered this item individually.

Motion: In considering an application a TH-3(A) Townhouse Subdistrict with deed restrictions volunteered by the applicant 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 west corner of Hancock Street and Wellington Street, it was moved to **hold** this case under advisement until August 17, 2023.

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

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

Against: 0
Absent: 2 - Herbert, Treadway
Vacancy: 1 - District 7

*out of the room, shown voting in favor

Notices: Area: 200 Mailed: 39
Replies: For: 0 Against: 0

Speakers: For: Neel Desai, 4777 Cedar Springs Rd., Dallas, TX, 75219
Against: None

Zoning Cases - Under Advisement:

7. 23-2014 Z212-159(JM)

Planner: Jennifer Muñoz

Note: Chair Shidid tabled this case to later in the meeting to allow the applicant an opportunity to speak. The Commission continued with the regular order of the agenda and heard Zoning Cases - Under Advisement agenda item #8. ID #23-2037, Z212-307(RM) next. The Commission returned to this case later in the meeting.

Motion: It was moved to recommend **approval** of a D(A) Duplex District, subject to deed restrictions volunteered by the applicant to include two-story limit 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.

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

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

Against: 0
Absent: 2 - Herbert, Treadway
Vacancy: 1 - District 7

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

Speakers: For: Bryan Obene, 1046 Bonanza Dr., Arlington, TX, 76001
Against: None

Note: The Commission returned to the regular order of the agenda and heard Zoning Cases - Under Advisement agenda item #9. ID #23-2015, Z212-346(JM) next.

8. 23-2037 Z212-307(RM)

Planner: Ryan Mulkey

Motion: It was moved to recommend **approval** of a Planned Development District for MU-3 Mixed Use District uses, subject to a conceptual plan, a development plan, a tree preservation plan, a pedestrian improvement phasing plan, and applicant's recommended conditions, as briefed; with the following changes:

- (1) Remove the industrial uses from the main uses permitted section and the SUP requirement for multifamily and retirement housing uses;
- (2) In Subareas A-1, A-2, and B, mixed-income housing bonus percentages are the same as for Subarea D in Section 115;
- (3) In each of Subareas A-1, A-2, and B, add a stipulation that a minimum of 20 units must be 600 square feet or less in Section 110;
- (4) Add the following stipulations to Sec. 110 Urban Design Standards:
 - Recycling containers shall be available for residents and on-site workers on the property.
 - Light colored roof materials that optimally minimize cooling loads shall be utilized.

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- A minimum of 10 bicycle parking spaces shall be in each subarea located near the building.
- Retail and restaurant uses may not utilize outdoor amplified sound systems between 10:00 p.m. and 6:00 a.m. (the next day), and outdoor amplified sound systems may not exceed 63 decibels.
- Hours of operation for retail and restaurant uses are limited to 6:00 a.m. to midnight.
- All site ornamental planting areas added in the future or modified must conform to the Habitat Garden standards, which is defined to mean ornamental planting areas, excluding turf 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 bees, birds, butterflies, or a combination thereof. The landscaping shall be maintained with industry best practices to promote the healthy development and maintenance of pollinator habitats. The use of pesticides, herbicides, and fungicides are prohibited to ensure the health of site habitants.

(5) remove the pedestrian lighting requirement in Section 166(b)(2) and Section 166(b)(15) is to read as follows:

- (A) Special lighting requirement. Exterior lighting sources, if used, must be oriented down and onto the property they light and generally away from adjacent residential properties.
- (B) Pedestrian scale lighting. Pedestrian scale lighting that provides a minimum maintained average illumination level of 1.5 foot candles must be provide along public sidewalks and adjacent to public streets, along all pedestrian paths, and along the alley along the northern perimeter of the property. The design and placement of both the standards and fixtures must be approved by the director of transportation. Unless otherwise provided, the property owner is responsible for the cost of installation, operation, and maintenance of the lighting.
- (C) Pedestrian lighting height. Pedestrian lighting must be a maximum height of 20 feet.

(6) in Section 116(b)(1)(C)(iv) is to read as follows:

- (iv) Sidewalks must be continuous and generally level across all driveways and curb cuts and must be constructed to be at the same grade as the existing sidewalk,

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on property zoned an RR Regional Retail District, an MU-1 Mixed Use District, and Planned Development District No. 804, on the north line of Walnut Hill Lane, between North Central Expressway and Manderville Lane.

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

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

Against: 0
Absent: 2 - Herbert, Treadway
Vacancy: 1 - District 7

Notices: Area: 500 Mailed: 49
Replies: For: 0 Against: 0

Speakers: For: Tommy Mann, 500 Winstead Building, Dallas, TX, 75201
Welch Liles, 1616 Camden Rd., Charlotte, NC, 28203
Michael Blackwell, 5910 N. Central Expy., Dallas, TX, 75206
Will Duncan, 2001 Bryan St., Dallas, TX, 75201
Hexel Colorado, 2124 N. Garrett Ave., Dallas, TX 75206
Adam Lamont, 9432 Amberton Pkwy., Dallas, TX, 75243
Marc Ishmael, 2401 Bennett Ave., Dallas, TX, 75206
John Tenny, 4135 Herschel Ave., Dallas, TX, 75219
Eshaan Patel, 6401 Maple Ave., Dallas, TX, 75235
Alexander Dunn, 5555 Amesbury Dr., Dallas, TX, 75206
Against: None
Staff: Thor Erikson, Assistant Director, Housing & Neighborhood Revitalization
Philip Erwin, Manager, Development Services

Note: The Commission recessed for a short break at 2:52 p.m. and reconvened at 3:08 p.m. The Commission returned to Zoning Case - Under Advisement agenda item #7. ID #23-2014, Z212-159(JM) next.

9. 23-2015 Z212-346(JM)

Planner: Jennifer Muñoz

Motion: In considering an application for 1) an amendment to Tract IIC within Planned Development District No. 37; and 2) an amendment to and a renewal of Specific Use Permit No. 2047 for a vehicle auction and storage use on property zoned Planned Development District No. 37, on the east corner of Lakefield Boulevard and Sheila Lane, it was moved to **hold** this case under advisement until September 7, 2023.

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

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

Against: 0
Absent: 2 - Herbert, Treadway
Vacancy: 1 - District 7

*out of the room, shown voting in favor

Notices: Area: 500 Mailed: 22
Replies: For: 0 Against: 0

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

Note: The Commission continued with the regular order of the agenda and heard Zoning Cases - Under Advisement agenda item #10. ID #23-2016, Z223-119(JM) next.

10. 23-2016 Z223-119(JM)

Planner: Jennifer Muñoz

Motion: It was moved to recommend **approval** of an MU-1 Mixed Use District on property zoned an MF-1(A) Multifamily District and a CR Community Retail District, on the north side of West Illinois Avenue, between South Westmoreland Road and South Hampton Road.

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

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

Against: 0
Absent: 2 - Herbert, Treadway
Vacancy: 1 - District 7

Notices: Area: 300 Mailed: 19
Replies: For: 0 Against: 0

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Speakers: For: Ron Hobbs, Address not given
Against: None

Note: The Commission continued with the regular order of the agenda and heard Zoning Cases - Individual agenda item #12. ID #23-2018, Z212-239(JM) next.

11. 23-2017 Z223-164(JM)

Planner: Jennifer Muñoz

Motion: It was moved to recommend **approval** of an amendment to Planned Development District No. 336, subject to a revised development plan and conditions; on the southwest corner of St. Rosalie Drive and Circlewood Drive.

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

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

Against: 0
Absent: 2 - Herbert, Treadway
Vacancy: 1 - District 7
Conflict: 1 - Haqq**

*out of the room, shown voting in favor
**out of the room when vote taken

Notices: Area: 500 Mailed: 58
Replies: For: 0 Against: 1

Speakers: For: Renee White, 9508 Circlewood Dr., Dallas, TX, 75217
Against: None

Note: The Commission returned to the regular order of the agenda and heard Zoning Cases - Consent agenda item #2. ID #23-2009, Z212-319(RM) next.

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Zoning Cases – Individual:

12. 23-2018 Z212-239(JM)

Planner: Jennifer Muñoz

Motion: It was moved to recommend **approval** of a Specific Use Permit for a public school other than an open-enrollment charter school, subject to a revised site plan with revisions correcting the site data parking and bicycle parking to conform with SUP conditions, a traffic management plan, and conditions, as briefed; with revisions limited to adding a height limitation of 40 feet on site and a requirement for 65 parking spaces and 6 bicycle parking spaces for a public school other than an open enrollment charter school with 31 classrooms on property zoned an R-7.5(A) Single Family District, on the southeast corner of North Montclair Avenue and Walmsley Avenue.

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

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

Against: 0
Absent: 2 - Herbert, Treadway
Vacancy: 1 - District 7

Notices: Area: 400 Mailed: 103
Replies: For: 0 Against: 1

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

13. 23-2019 Z212-298(JM)

Planner: Jennifer Muñoz

Motion: In considering an application for a CS Commercial Service District with consideration of an MU-1 Mixed Use District on property zoned an A(A) Agricultural District, on the north line of Dowdy Ferry Road, northeast of the Lyndon B. Johnson Freeway [I-20], it was moved to **hold** this case under advisement until September 7, 2023.

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

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

Against: 0
Absent: 2 - Herbert, Treadway
Vacancy: 1 - District 7

Notices: Area: 500 Mailed: 23
Replies: For: 0 Against: 1

Speakers: None

14. 23-2020 Z212-332(JM)

Planner: Jennifer Muñoz

Motion: In considering an application for a CS Commercial Service District with consideration of an MU-1 Mixed Use District on property zoned an A(A) Agricultural District, on the north line of Dowdy Ferry Road, northeast of the Lyndon B. Johnson Freeway [I-20], it was moved to **hold** this case under advisement until September 7, 2023.

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

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

Against: 0
Absent: 2 - Herbert, Treadway
Vacancy: 1 - District 7

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

Speakers: For: None
Against: None
Against (Did not speak): Robert Hawkins, 1713 Karen Ln., Dallas, TX, 75217

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15. **23-2021 Z223-113(RM)**

Planner: Ryan Mulkey

Motion: In considering an application for a CS Commercial Service District on property zoned an NO(A) Neighborhood Office District, on the west line of South Smith Street, south of West Jefferson Boulevard, it was moved to **hold** this case under advisement until August 17, 2023.

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

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

Against: 0
Absent: 2 - Herbert, Treadway
Vacancy: 1 - District 7

Notices: Area: 200 Mailed: 7
Replies: For: 0 Against: 0

Speakers: None

SUBDIVISION DOCKET:

Planner: Hema Sharma

Note: Subdivision - Consent agenda items #16. ID #23-2000, S223-205; #17. ID #23-2001, S223-206; #18. ID #23-2003, S223-208; and #20. ID #23-2005, S223-210 were read into the record and heard together. Subdivision - Consent agenda **item #19. ID #23-2004, S223-209 was withdrawn. Subdivision Residential Replat agenda items #21. ID #23-2007, S223-207 was heard individually.**

Consent Items:

16. **23-2000 S223-205**

Motion: It was moved to **approve** an application to create one 0.218-acre (9,499 square foot) lot from a tract of land in City Block 6330 on property located on Maddox Avenue, west of Pleasant Drive; subject to compliance with the conditions listed in the docket.

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

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

Against: 0
Absent: 2 - Herbert, Treadway
Vacancy: 1 - District 7

Speakers: None

17. **23-2001 S223-206**

Motion: It was moved to **approve** an application to replat a 0.308-acre tract of land containing part of Lots 1, 2, and 3 in City Block A/709 to create one lot on property located on Fitzhugh Avenue at San Jacinto Street, south corner; subject to compliance with the conditions listed in the docket.

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

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

Against: 0
Absent: 2 - Herbert, Treadway
Vacancy: 1 - District 7

Speakers: None

18. **23-2003 S223-208**

Motion: It was moved to **approve** an application to create four lots ranging in size from 0.140-acre (6,117 square feet) to 0.165 acre (7,200 square feet) from a 0.662-acre tract of land in City Block 7070 on property located on Myrtle Street at Rochester Street, southwest corner; subject to compliance with the conditions listed in the docket.

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

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

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Against: 0
Absent: 2 - Herbert, Treadway
Vacancy: 1 - District 7

Speakers: For: None
For (Did not speak): Jade Brown, 1722 Routh St., Dallas, TX, 75201
Against: None

19. **23-2004 S223-209**

An application to replat a 10.504-acre tract of land containing all of Lot 2 in City Block P/7212 to create 71-residential lots ranging in size from 2,520 square feet to 4,492 square feet and 4 open spaces on property located on Westmoreland Road, south of Dallas Ft. Worth Turnpike.

This case was withdrawn by the applicant.

Speakers: None

20. **23-2005 S223-210**

Motion: It was moved to **approve** an application to replat a 0.4320-acre tract of land containing all of Lots 15, 16 and 17 and part of Lots 11 through 14 and 18 in City Block 122/77 to create one lot on property located on Akard Street at Commerce Street, northeast corner; subject to compliance with the conditions listed in the docket.

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

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

Against: 0
Absent: 2 - Herbert, Treadway
Vacancy: 1 - District 7

Speakers: None

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Residential Replats:

21. 23-2007 S223-207

Motion: It was moved to **approve** an application to replat a 3.6623-acre lot from a tract of land containing part of Lots 1, 2 in City Block 2/1727, all of Lot 2A in City Block 2/1727, all of Lots 3 through 9 in City Block 2/1727, all of City Block 1/1730, all of City Block 2/1730, and a portion of an abandoned street, to create one lot on property located between Atlanta Street and Latimer Street, east of Romine Street; subject to compliance with the conditions listed in the docket.

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

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

Against: 0
Absent: 2 - Herbert, Treadway
Vacancy: 1 - District 7

Notices: Area: 200 Mailed: 106
Replies: For: 1 Against: 0

Speakers: None

Certificate of Appropriateness for Signs:

22. 23-2022 2305230002

Planner: Jason Pool

Motion: It was moved to **approve** a Certificate of Appropriateness by Josephine Gonzales of Chandler Signs, Inc., for a 230.6-square-foot illuminated attached sign at 2550 Pacific Avenue (northwest elevation).

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

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

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Against: 0
Absent: 2 - Herbert, Treadway
Vacancy: 1 - District 7

Speakers: For: None

For (Did not speak): Richard Brown, 10105 Panther Ridge Trail, Dallas, TX, 75243

Against: None

Note: The Commission recessed for a short break at 3:44 p.m. and reconvened at 3:58 p.m. The Commission heard Landmark Appeal agenda item #23. ID #23-2024, CD223-008(RD) next.

Landmark Commission Appeal:

23. 23-2024 CD223-008(RD)

Planner: Rhonda Dunn

Motion I: It was moved to **remand** the matter to the Landmark Commission.

Maker: Anderson

Second: Hampton

Result: **Commissioner Anderson, the maker of the motion, withdrew the motion. Commissioner Hampton, the seconder, withdrew the second.**

Motion II: It was moved to **affirm** (uphold) the Landmark Commission's decision for denial without prejudice to demolish primary residential structure using standard, structure poses an imminent threat to public health or safety.

Maker: Anderson

Second: Hampton

Result: Carried: 7 to 4

For: 7 - Popken, Hampton, Anderson, Carpenter, Blair, Jung, Kingston

Against: 4 - Shidid, Housewright, Stanard, Rubin

Absent: 3 - Herbert, Treadway, Haqq

Vacancy: 1 - District 7

Speakers: Appellant: Gregory Palmer, 1012 Betterton Cir., Dallas, TX, 75203

Appellant Representative: Randy Shear, 7027 Gaston Ave., Dallas, TX, 75214

City Plan Commission Attorney: Daniel Moore, Assistant City Attorney, City of Dallas

Planner: Rhonda Dunn, Senior Planner, Office of Historic Preservation

**CITY PLAN COMMISSION MEETING MINUTES
OF August 3, 2023**

OTHER MATTERS:

Consideration of Appointments to CPC Committees:

None

ADJOURNMENT:

Motion: It was moved to **adjourn** the August 3, 2023, City Plan Commission meeting at 5:20 p.m.

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

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

Against: 0
Absent: 3 - Herbert, Treadway, Haqq
Vacancy: 1 - District 7

**CITY PLAN COMMISSION MEETING MINUTES
OF August 3, 2023**

Yolanda Pesina
Drafted by:

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

8/10/2023
Date

Tony Shidid
Approved by:

Tony Shidid, Chair
City Plan Commission

8/17/23
Date

Attachments:

(1) Disclosure of Conflict Statement - Z223-164(JM)

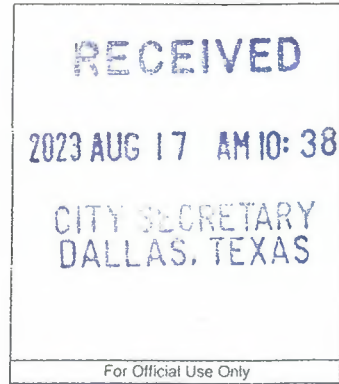
Video Links:

Briefing:

<https://dallascityhall.webex.com/dallascityhall/ldr.php?RCID=d0afbb5d42c9c19c8f0e9bcb3ed820fb>

Public Hearing:

<https://dallascityhall.webex.com/dallascityhall/ldr.php?RCID=a47c4f542cdeae5a629a47f2b060b179>



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	
Elected Official	Office Held	
Appointed Official	Board or Commission/ Title	
City Employee	Title/Department	

1. Name of Employee/Official: AALIYAH HAQQ

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

I am friends with Renee White, applicant in case 2223-164.

Nature of Conflict:

We are friends and sorority sisters

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

AJ Haqq

Signature of Employee/Official

July 6, 2023
Date

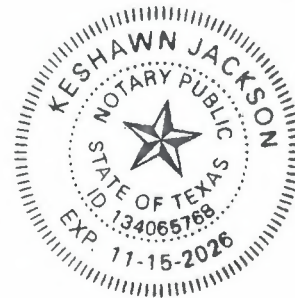
BEFORE ME, the undersigned authority, on this day personally appeared

AALIYAH HAQQ

, 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 6th day of July, 2023, to certify which, witness my hand and seal.



K. Jackson

Signature of officer administering oath

Keshawn Jackson

Printed name of officer administering oath

Notary

Title of officer administering oath