



RECEIVED

CITY PLAN COMMISSION  
Briefing & Public Hearing Meeting Minutes  
Thursday, SEPTEMBER 7, 2023  
2023 SEP 27 PM 3:46  
CITY SECRETARY  
DALLAS, TEXAS

DALLAS CITY HALL, COUNCIL CHAMBER/VIDEO CONFERENCE  
CISCO WEBEX LINK, <https://bit.ly/CPC-090723>, Call-In #: 2486 351 1517  
CHAIR TONY SHIDID, PRESIDING

**PRESENT:** [15]

Tony Shidid, Chair, District 5	Lorie Blair, District 8
Amanda Popken, District 1 (*)	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	Melissa Kingston, District 14
Tabitha Wheeler-Reagan, District 7 (**)	Brent Rubin, Vice-Chair, Place 15

**ABSENT:** [1]

Claire Stanard, District 13	
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**VACANCY:** [0]

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

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

The Briefing meeting was called to order at 9:29 a.m. with a quorum of the City Plan Commission present. The Public Hearing was called to order at 12:45 p.m. with a quorum of the City Plan Commission present.

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

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

**CITY PLAN COMMISSION MEETING MINUTES  
OF September 7, 2023**

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

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

BRIEFINGS:

The Commission was briefed on the following agenda items and in the following order: #1. ID #23-2239, Z223-122(MP); #2. ID #23-2240, Z223-179(LG); #3. ID #23-2241, Z223-189(AU); #4. ID #23-2245, Z212-237(AU); #5. ID #23-2246, Z212-298(JM); #6. ID #23-2247, Z212-332(JM); #7. ID #23-2248, Z212-346(JM); #8. ID #23-2249, Z223-105(AU); #9. ID #23-2250, Z212-115(MP); #12. ID # 23-2253, Z223-112(MP) and #13. ID #23-2254, Z223-114(JM). The Commission recessed for lunch at 11:56 a.m. and reconvened at 12:24 p.m. The Briefing session concluded at 12:39 p.m.

The City Plan Commission opened the public hearing at 12:45 p.m. and continued with briefings of agenda items #14. ID #23-2255, Z223-114(MP); #15, ID #23-2256, Z223-202(LG) and #16. ID #23-2257, Z223-206(RD). The Commission returned to the regular order of the Public Hearing agenda at 1:29 p.m. and heard APPROVAL OF MINUTES agenda item next.

PUBLIC TESTIMONY: None

APPROVAL OF MINUTES:

Minutes Approval of Minutes of the August 17, 2023 City Plan Commission Hearing.

**Motion:** It was moved to **approve** the August 17, 2023, City Plan Commission meeting minutes, as revised.

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

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

**CITY PLAN COMMISSION MEETING MINUTES  
OF September 7, 2023**

Against: 0  
Absent: 1 - Stanard  
Vacancy: 0

\*out of the room, shown voting in favor

**Speakers:** None

**ACTION ITEMS:**

Zoning Cases - Consent:

1. **23-2239 Z223-122(MP)**

Planner: Michael Pepe

**Note: The Commission considered this item individually.**

**Motion:** It was moved to recommend **approval** of a Planned Development District for MF-2(A) Multifamily District uses, subject to a development plan and conditions on property zoned an R-7.5(A) Single Family District partially with Specific Use Permit No. 608 for a private school and day care center and Specific Use Permit No. 2075 for a tower/antenna for cellular communication on the south corner of Ferguson Road and Hibiscus Drive.

Maker: Wheeler-Reagan  
Second: Jung  
Result: Carried: 14 to 0

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

Against: 0  
Absent: 1 - Stanard  
Vacancy: 0

\*out of the room, shown voting in favor

**Notices:** Area: 500                      Mailed: 49  
**Replies:** For: 3                              Against: 1

**Speakers:** None

**CITY PLAN COMMISSION MEETING MINUTES  
OF September 7, 2023**

2. **23-2240 Z223-179(LG)**

Planner: Liliana Garza

**Note: The Commission considered this item individually.**

**Motion:** In considering an application for a CS Commercial Service District on property zoned an IR Industrial Research District and a TH-3(A) Townhouse District, on the south line of West Ledbetter Drive, west of Duncanville Road, it was moved to **hold** this case under advisement until October 19, 2023.

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

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

Against: 0  
Absent: 1 - Stanard  
Vacancy: 0

**Notices:** Area: 400 Mailed: 118  
**Replies:** For: 1 Against: 1

**Speakers:** For: Rob Baldwin, 3904 Elm St., Dallas, TX, 75226  
Against: Darryl Baker, 6306 Elder Grove Dr., Dallas, TX, 75232  
David Henley, 5232 Moneta Ln., Dallas, TX, 75236  
Frank Bracken, 5717 Kiwanis Rd., Dallas, TX, 75236  
Jim Schermbeck, 1808 S. Good Latimer Expy., Dallas, TX, 75226

3. **23-2241 Z223-189(AU)**

Planner: Andreea Udrea

**Note: The Commission considered this item individually.**

**Motion:** In considering an application for a renewal of and an amendment to Specific Use Permit No. 2308 for the sale of alcoholic beverages in conjunction with a general merchandise or food store 3,500 square feet or less on property zoned an RR-D-1 Regional Retail District with a D-1 Liquor Control Overlay, on the north side of West Camp Wisdom Road, east of Marvin D. Love Freeway (US 67), it was moved to **hold** this case under advisement until October 19, 2023.

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



**CITY PLAN COMMISSION MEETING MINUTES  
OF September 7, 2023**

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

Against: 0  
Absent: 1 - Stanard  
Vacancy: 0

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

Speakers: None

Zoning Cases - Under Advisement:

4. 23-2245 Z212-237(AU)

Planner: Andreea Udrea

**Motion:** It was moved to recommend **approval** of an amendment to Planned Development District No. 543, subject to a revised Exhibit 543A development plan, revised Exhibit 543B traffic management plan, and revised conditions, all as briefed; to include the following PD amendments: 1) **SEC. 51P-543.108. OFF-STREET PARKING AND LOADING.** (b)(1) add the following sentence to the end: "Uses for the off-street parking must comply with the development plan."; 2) **SEC. 51P-543.108.1 TRAFFIC MANAGEMENT PLAN.** (c) change all November dates to "March 1, 2026"; 3) **SEC. 51P-543.115. ADDITIONAL PROVISIONS.** (c)(2) add to the last of the sentence "to the lights"; 4) **51P-543.115. ADDITIONAL PROVISIONS.** (c)(3) Hours of Operation Monday through Saturday between: 6:00 a.m. and 9:00 p.m.; 5) **51P-543.115. ADDITIONAL PROVISIONS.** (c)(4) add the following sentence: "Use of the athletic and practice fields. The use of the athletic and practice fields is limited to activities involving either or both Woodrow Wilson High School or J. L. Long Middle School students."; 6) **51P-543.115. ADDITIONAL PROVISIONS.** add subsection to read as follows: "(d) Other recreation or activities involving lighting: Lighting for other recreation or school activities, including but not limited to the batting cages, must comply with the same Days and Hours of Operations requirements as the light standards for athletic fields."; 7) **51P-543.115. ADDITIONAL PROVISIONS.** (e)(1) modify and add fourth bullet point to read: "Covington Lane: a minimum of 4 trash cans must be placed along Covington Lane frontage."; 8) **51P-543.115. ADDITIONAL PROVISIONS.** (e) add subsection to read as follows: "(3) The bicycle racks required herein must accommodate at least 10 bicycles each and may be used to meet the micromobility space requirements of this district."; 9) **51P-543.115. ADDITIONAL PROVISIONS.** (e)(2) add the following sentence to the end: "Final locations within the Areas and along Covington Lane to be determined at the time of permitting." and 10) **51P-543.115. ADDITIONAL PROVISIONS.** add an additional subsection to read as follows: "(f) Amplified Sound. Outdoor

**CITY PLAN COMMISSION MEETING MINUTES  
OF September 7, 2023**

amplified sound is prohibited between the hours of 7:00 p.m. and 7:00 a.m.”, in an area bounded by Reiger Avenue, Paulus Avenue, Covington Lane, and North Glasgow Drive.

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

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

Against: 0  
Absent: 1 - Stanard  
Vacancy: 0

\*out of the room, shown voting in favor

**Notices:** Area: 500 Mailed: 230  
**Replies:** For: 3 Against: 9

**Speakers:** For: Karl Crawley, 2201 Main St., Dallas, TX, 75201  
Katy Lenihan, 9400 N. Central Expressway, Dallas, TX, 75231  
For (Did not speak): Andrew Ruegg, 2201 Main St., Dallas, TX, 75201  
Against: None  
Staff: David Nevarez, Sr. Traffic Engineer, Development Services/Department of Transportation

5. **23-2246 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 October 19, 2023.

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

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

Against: 0  
Absent: 1 - Stanard  
Vacancy: 0

**CITY PLAN COMMISSION MEETING MINUTES  
OF September 7, 2023**

\*out of the room, shown voting in favor

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

**Speakers:** For: Mike Coker, 3111 Canton St., Dallas, TX, 75226  
Against: None

6. 23-2247 Z212-332(JM)

Planner: Jennifer Muñoz

**Motion:** It was moved to recommend **approval** of an MU-1 Mixed Use District, subject to deed restrictions volunteered by the applicant to include the following: 1) Hotel or motel to a minimum of 80 rooms; 2) A general merchandise or food store less than 3,200 square feet; 3) Restaurant with drive-in or drive through service requires all queuing to be located on the property and a traffic management plan; 4) Overnight parking for commercial vehicles; 5) Group residential facilities; 6) Auto service center; 7) Car wash; 8) Commercial parking lot; 9) General merchandise or food store greater than 100,000 square feet; 10) Mortuary, funeral home, or commercial wedding chapel and 11) Wholesale, distribution and storage uses 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].

**Maker:** Blair  
**Second:** Herbert  
**Result:** Carried: 14 to 0

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

**Against:** 0  
**Absent:** 1 - Stanard  
**Vacancy:** 0

\*out of the room, shown voting in favor

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

**Speakers:** For: Mike Coker, 3111 Canton St., Dallas, TX, 75226  
For (Did not speak): Bryan Clark, 8700 Freeport Pkwy., Irving, TX, 75063  
Against: None



**CITY PLAN COMMISSION MEETING MINUTES  
OF September 7, 2023**

**Note: The Commission recessed for a short break at 2:39 p.m. and reconvened at 2:56 p.m. The Commission continued with the regular order of the agenda and heard Zoning Cases - Under Advisement agenda item #7. ID #23-2248, Z212-346(JM) next.**

**7. 23-2248 Z212-346(JM)**

Planner: Jennifer Muñoz

**Motion:** It was moved to recommend 1) **approval** of an amendment to Tract IIC within Planned Development District No. 37, subject to revised conditions; and 2) **approval** of an amendment to and a renewal of Specific Use Permit No. 2047 for a vehicle auction and storage use for a two-year period, subject to a revised site plan and revised conditions on property zoned Planned Development District No. 37, on the east corner of Lakefield Boulevard and Sheila Lane.

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

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

Against: 0  
Absent: 1 - Stanard  
Vacancy: 0

\*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: Chair Shidid announced a change to the order of the agenda. The Commission heard Zoning Cases - Individual agenda item #11. ID #23-2252, Z212-353(JM) next.**

**8. 23-2249 Z223-105(AU)**

Planner: Andreea Udrea

**Motion:** In considering an application for a Specific Use Permit for a late-hours establishment limited to a restaurant without drive-in or drive-through service use on property zoned Planned Development District No. 842 for CR Community Retail District uses with an MD-1 Modified Delta Overlay, on the east line of Greenville Avenue, between Prospect Avenue and Oram Street, it was moved to **hold** this case under advisement until October 5, 2023.



**CITY PLAN COMMISSION MEETING MINUTES  
OF September 7, 2023**

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

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

Against: 0  
Absent: 1 - Stanard  
Vacancy: 0

\*out of the room, shown voting in favor

**Notices:** Area: 200 Mailed: 23  
**Replies:** For: 5 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 - Individual agenda item #9. ID #23-2250, Z212-115(MP) next.**

Zoning Cases - Individual:

9. 23-2250 Z212-115(MP)

Planner: Michael Pepe

**Motion:** It was moved to recommend **denial** of a Specific Use Permit for commercial motor vehicle parking on property zoned a CS-D-1 Commercial Service District with a D-1 Liquor Control Overlay, on the northwest line of Silverado Drive, between C.F. Hawn Freeway and Kleberg Road.

Maker: Blair  
Second: Shidid  
Result: Carried: 13 to 1

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

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

**CITY PLAN COMMISSION MEETING MINUTES  
OF September 7, 2023**

**Notices:** Area: 300 Mailed: 16  
**Replies:** For: 2 Against: 1

**Speakers:** For: Kuldeep Kaur, 2111 Silverado Dr., Dallas, TX, 75253  
For (Did not Speak): Satwinder Dhaliwal, 2111 Silverado Dr., Dallas, TX, 75253  
Against: None

10. **23-2251 Z212-260(AU)**

Planner: Andreea Udrea

**Motion:** In considering an application for a Specific Use Permit for a public school other than an open-enrollment charter school on property zoned an R-16(A) Single Family District, on property bounded by Alta Vista Lane, Wonderland Trail, and Northaven Road, it was moved to **hold** this case under advisement until September 21, 2023.

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

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

Against: 0  
Absent: 1 - Stanard  
Vacancy: 0

**Notices:** Area: 500 Mailed: 86  
**Replies:** For: 7 Against: 1

**Speakers:** For: Sheila Bright, 3969 Alta Vista Ln., Dallas, TX, 75229  
For (Did not speak): Karl Crawley, 2201 Main St., Dallas, TX, 75201  
Andrew Ruegg, 2201 Main St., Dallas, TX, 75201  
Against: None

**Note: The Commission continued with the regular order of the agenda and heard Zoning Cases - Individual agenda item #12. ID #23-2253, Z223-122(MP) next.**

11. **23-2252 Z212-353(JM)**

Planner: Jennifer Muñoz

**Motion:** In considering an application for a new subdistrict on property zoned Subdistrict 1 within Planned Development District No. 621, the Old Trinity and Design District, on the northeast line of Irving Boulevard and the southwest line of Market Center Boulevard, northwest of Oak Lawn Avenue, it was moved to **hold** this case under advisement until September 21, 2023.

**CITY PLAN COMMISSION MEETING MINUTES  
OF September 7, 2023**

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

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

Against: 0  
Absent: 1 - Stanard  
Vacancy: 0

\*out of the room, shown voting in favor

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

**Speakers:** For: None  
For (Did not speak): Victoria Morris, 2323 Ross Ave., Dallas, TX, 75201  
Luke Franz, 2323 Ross Ave., Dallas, TX, 75201  
Against: None

**Note: The Commission returned to the regular order of the agenda and heard Zoning Cases - Under Advisement agenda item #8. ID #23-2249, Z223-105(AU) next.**

12. **23-2253 Z223-112(MP)**

Planner: Michael Pepe

**Motion:** In considering an application for 1) a Specific Use Permit for a motor vehicle fueling station; and 2) a Specific Use Permit for the sale of alcoholic beverages in conjunction with a general merchandise or food store 3,500 square feet or less on property zoned Subdistrict 5 within Planned Development District No. 533, the C.F. Hawn Special Purpose District No. 1, with a D-1 Liquor Control Overlay, on the southwest corner of Elam Road and C.F. Hawn Freeway, it was moved to **hold** this case under advisement until November 2, 2023.

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

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

Against: 0  
Absent: 1 - Stanard  
Vacancy: 0

**CITY PLAN COMMISSION MEETING MINUTES  
OF September 7, 2023**

**Notices:** Area: 200 Mailed: 14  
**Replies:** For: 1 Against: 0

**Speakers:** For: Arvind Sharma, 7505 C.F. Hawn Freeway, Dallas, TX, 75217  
Steve Rogers, 426 Lonestar Ln., Lindale, TX, 75771  
For (Did not speak): Ashraf Begum, 5208 Savanna St., Sachse, TX, 75048  
Against: None

13. [23-2254](#) Z223-114(JM)

Planner: Jennifer Muñoz

**Motion:** In considering an application for 1) a Planned Development District, and 2) a D-1 Liquor Control Overlay on property zoned Planned Development District No. 9 with a D Liquor Control Overlay and a GR General Retail Subdistrict within Planned Development District No. 193, the Oak Lawn Special Purpose District, at the east corner of Cedar Springs Road and Fairmount Street, it was moved to **hold** this case under advisement until October 5, 2023; and to instruct staff to re-notice and re-advertise to include the removal of the D Liquor Control Overlay.

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

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

Against: 0  
Absent: 1 - Stanard  
Vacancy: 0  
Conflict: 1 - Jung\*\*

\*\*out of the room when vote taken

**Notices:** Area: 500 Mailed: 136  
**Replies:** For: 26 Against: 0

**Speakers:** For: Suzan Kedron, 2323 Ross Ave., Dallas, TX, 75201  
For (Did not speak): Luke Franz, 2323 Ross Ave., Dallas, TX, 75201  
Steve Stoner, 7557 Rambler Rd., Dallas, TX, 75231  
Against: None



**CITY PLAN COMMISSION MEETING MINUTES  
OF September 7, 2023**

14. 23-2255 Z223-126(MP)

Planner: Michael Pepe

**Sign Motion:** It was moved to find that the notification signs were properly posted as required by Section 51A-1.106.

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

For: 12 - Popken, Hampton, Herbert, Anderson, Shidid,  
Carpenter, Wheeler-Reagan, Blair, Jung,  
Treadway, Haqq, Rubin

Against: 0  
Absent: 2 - Housewright, Stanard  
Vacancy: 0  
Conflict: 1 - Kingston\*\*

\*\*out of the room when vote taken

**Motion:** It was moved to recommend **approval** of a Planned Development District for specific non-residential uses, subject to a revised development plan and revised conditions, as briefed; with the following changes: 1) Section \_\_107, Main Uses Permitted, romanette iii, add adult day-care facility and child care facility, and romanette v, strike general merchandise or food store 100,000 square feet or more; 2) Section \_\_111 Supplemental Provisions, item (d) revise last sentence to read "Sidewalks must also be buffered in accordance with Sec. 51A-4.301(d)(7), or other similar physical barrier, where shown on the development plan."; 3) Section \_\_113 Landscaping/Screening, add item (d) Prior to the issuance of a permanent certificate of occupancy for any retail and personal service uses, and restaurant uses, three small trees must be provided along Martel Avenue between the building and parking spaces. Tree spacing must be a maximum of 34 feet on center and installed and maintained under Article X, Division 51A-10.100 "In General" on property zoned a CR Community Retail District and an MF-2(A) Multifamily District with an MD-1 Modified Delta Overlay, on the east line of Greenville Avenue, between Penrose Avenue and Martel Avenue.

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

For: 12 - Popken, Hampton, Herbert, Anderson, Shidid,  
Carpenter, Wheeler-Reagan, Blair, Jung,  
Treadway, Haqq, Rubin

**CITY PLAN COMMISSION MEETING MINUTES  
OF September 7, 2023**

Against: 0  
Absent: 2 - Housewright, Stanard  
Vacancy: 0  
Conflict: 1 - Kingston\*\*

\*\*out of the room when vote taken

**Notices:** Area: 500 Mailed: 198  
**Replies:** For: 6 Against: 1

**Speakers:** For: Rob Baldwin, 3904 Elm St., Dallas, TX, 75226  
Darren Dattalo, 5911 Goliad Ave., Dallas, TX, 75206  
James Helterbran, 5732 Penrose Ave., Dallas, TX, 75206  
Bruce Richardson, 5607 Richmond Ave., Dallas, TX, 75206  
Mitchell Sparks, 5710 Kenwood Ave., Dallas, TX, 75206  
FOR (Did not speak): Joan Guzman, 5728 Penrose Ave., Dallas, TX, 75206  
Against: Dallas May, 5736 Penrose Ave., Dallas, TX, 75206  
Sarah May, 5736 Penrose Ave., Dallas, TX, 75206

**Note: The Commission recessed for a short break at 5:12 p.m. and reconvened at 5:48 p.m. The Commission continued with the regular order of the agenda and heard Zoning Cases - Individual agenda item #15. ID #23-2256, Z223-202(LG) next.**

15. 23-2256 Z223-202(LG)

Planner: Liliana Garza

**Motion I:** It was moved to recommend **approval** of a Specific Use Permit for surface accessory remote parking for a 30-year period, subject to a site plan and staff's recommended conditions on property zoned an R-5(A) Single Family Subdistrict within Planned Development No. 595, the South Dallas/Fair Park Special Purpose District, on the west corner of Robert L. Parish Sr. Avenue and Lagow Street.

Maker: Wheeler-Reagan  
Second: Herbert  
Result: Failed: 5 to 5

For: 5 - Popken, Herbert, Shidid, Wheeler-Reagan, Treadway

Against: 5 - Hampton, Blair, Jung, Kingston, Rubin  
Absent: 5 - Anderson, Carpenter, Housewright, Haqq, Stanard

Vacancy: 0

**CITY PLAN COMMISSION MEETING MINUTES  
OF September 7, 2023**

**Motion II:** It was moved to recommend **approval** of a Specific Use Permit for surface accessory remote parking for a 20-year period, subject to a site plan and staff's recommended conditions on property zoned an R-5(A) Single Family Subdistrict within Planned Development No. 595, the South Dallas/Fair Park Special Purpose District, on the west corner of Robert L. Parish Sr. Avenue and Lagow Street.

Maker: Wheeler-Reagan  
Second: Blair  
Result: Carried: 8 to 2

For: 8 - Popken, Hampton, Herbert, Shidid, Wheeler-Reagan, Blair, Treadway, Kingston

Against: 2 - Jung, Rubin

Absent: 5 - Anderson, Carpenter, Housewright, Haqq, Stanard

Vacancy: 0

**Notices:** Area: 300 Mailed: 60  
**Replies:** For: 0 Against: 0

**Speakers:** For: None

For (Did not speak): Paul Campbell, 3132 Lagow St., Dallas, TX, 75210

Against: None

16. **23-2257 Z223-306(RD)**

Planner: Rhonda Dunn

**Motion:** It was moved to recommend **approval** of a Historic Overlay for the Burgher Residence (4107 Turtle Creek Boulevard), subject to preservation criteria on property zoned a R-7.5 (A) Single Family District, on the west side of Turtle Creek Boulevard, south of Wycliff Avenue.

Maker: Kingston  
Second: Herbert  
Result: Carried: 10 to 0

For: 10 - Popken, Hampton, Herbert, Shidid, Wheeler-Reagan, Blair, Jung, Treadway, Kingston, Rubin

Against: 0

Absent: 5 - Anderson, Carpenter, Housewright, Haqq, Stanard

Vacancy: 0

**CITY PLAN COMMISSION MEETING MINUTES  
OF September 7, 2023**

**Notices:** Area: 200 Mailed: 16  
**Replies:** For: 1 Against: 0

**Speakers:** For: None  
For (Did not speak): David Preziosi, 2229 Lawndale Dr., Dallas, TX, 75211  
Beverly Ray, 10260 Strait Ln., Dallas, TX, 85209  
Against: None

**SUBDIVISION DOCKET:**

Planner: Hema Sharma

**Note: Subdivision - Consent agenda items #17. ID #23-2258, S223-223; #18. ID #23-2259, S223-224; #19. ID #23-2260, S223-227; #20. ID #23-2261, S223-228; #21. ID #23-2262, S223-229; #22. ID #23-2263, S223-230; and #23. ID #23-2264, S223-233 were read into the record and heard together. Subdivision - Residential Replat agenda items #24. ID #23-2265, S223-221; #25. ID #23-2266, S223-222; #26. ID #23-2267, S223-225; #27. ID #23-2268, S223-226 and #28. ID #23-2269, S223-232 were considered individually.**

**Consent Items:**

**17. 23-2258 S223-223**

**Motion:** It was moved to **approve** an application to create one 0.344-acre lot from a tract of land in City Block A/8792 on property located on Jordan Valley Road, southwest of C. F. Hawn Freeway; subject to compliance with the conditions listed in the docket.

Maker: Blair  
Second: Shidid  
Result: Carried: 10 to 0

For: 10 - Popken, Hampton, Herbert, Shidid, Wheeler-Reagan, Blair, Jung, Treadway, Kingston, Rubin

Against: 0

Absent: 5 - Anderson, Carpenter, Housewright, Haqq, Stanard

Vacancy: 0

**Speakers:** None



**CITY PLAN COMMISSION MEETING MINUTES  
OF September 7, 2023**

18. 23-2259 S223-224

**Motion:** It was moved to **approve** an application to replat a 5.82-acre tract of land containing all of Lot 2 in City Block A/8747 to create one 4.33-acre lot and one 1.49-acre lot on property located on Frankford Road at Marsh Lane, northwest corner; subject to compliance with the conditions listed in the docket.

Maker: Blair  
Second: Shidid  
Result: Carried: 10 to 0

For: 10 - Popken, Hampton, Herbert, Shidid, Wheeler-Reagan, Blair, Jung, Treadway, Kingston, Rubin

Against: 0

Absent: 5 - Anderson, Carpenter, Housewright, Haqq, Stanard

Vacancy: 0

**Speakers:** None

19. 23-2260 S223-227

**Motion:** It was moved to **approve** an application to replat a 1.1385-acre tract of land containing all of Lots 6, 13, 14 and part of Lots 5, 11, 12 and 15 in City Block 7/1144 and a portion of 26.50-foot abandoned alley to create one lot on property located between Harwood Street and Martin Luther King Jr. Boulevard, west of SM Wright Freeway; subject to compliance with the conditions listed in the docket.

Maker: Blair  
Second: Shidid  
Result: Carried: 10 to 0

For: 10 - Popken, Hampton, Herbert, Shidid, Wheeler-Reagan, Blair, Jung, Treadway, Kingston, Rubin

Against: 0

Absent: 5 - Anderson, Carpenter, Housewright, Haqq, Stanard

Vacancy: 0

**Speakers:** None

**CITY PLAN COMMISSION MEETING MINUTES  
OF September 7, 2023**

20. 23-2261 S223-228

**Motion:** It was moved to **approve** an application to replat a 1.8846-acre tract of land containing all of Lots 1 through 5, 8 through 11, part of Lots 6 and 12 in City Block 10/1152 and a portion of an abandoned alley to create one lot on property bounded by Martin Luther King Jr. Boulevard, Harwood Street, Peabody Avenue and Central Expressway; subject to compliance with the conditions listed in the docket.

Maker: Blair  
Second: Shidid  
Result: Carried: 10 to 0

For: 10 - Popken, Hampton, Herbert, Shidid, Wheeler-Reagan, Blair, Jung, Treadway, Kingston, Rubin

Against: 0

Absent: 5 - Anderson, Carpenter, Housewright, Haqq, Stanard

Vacancy: 0

**Speakers:** None

21. 23-2262 S223-229

**Motion:** It was moved to **approve** an application to create one 0.176-acre (7,678.50 square foot) lot and one 0.200-acre (8,798.77 square foot) lot from a 0.376-acre tract of land in City Block 7861 on property located on Murdock Road, south of Fairport Road; subject to compliance with the conditions listed in the docket.

Maker: Blair  
Second: Shidid  
Result: Carried: 10 to 0

For: 10 - Popken, Hampton, Herbert, Shidid, Wheeler-Reagan, Blair, Jung, Treadway, Kingston, Rubin

Against: 0

Absent: 5 - Anderson, Carpenter, Housewright, Haqq, Stanard

Vacancy: 0

**Speakers:** None

**CITY PLAN COMMISSION MEETING MINUTES  
OF September 7, 2023**

**22. 23-2263 S223-230**

**Motion:** It was moved to **approve** an application to create one 1.71-acre lot from a tract of land in City Block 7227 on property located on Commerce Street at Manila Road, northwest corner; subject to compliance with the conditions listed in the docket.

Maker: Blair  
Second: Shidid  
Result: Carried: 10 to 0

For: 10 - Popken, Hampton, Herbert, Shidid, Wheeler-Reagan, Blair, Jung, Treadway, Kingston, Rubin

Against: 0

Absent: 5 - Anderson, Carpenter, Housewright, Haqq, Stanard

Vacancy: 0

**Speakers:** None

**23. 23-2264 S223-233**

**Motion:** It was moved to **approve** an application to replat a 4.41-acre tract of land containing all of Lot 2A in City Block A/6828 to create one lot and to dedicate public right-of-way on property located between Continental Avenue and Woodall Rodgers Freeway/State Highway Spur No. 366, west of Trinity Max. Drive; subject to compliance with the conditions listed in the docket.

Maker: Blair  
Second: Shidid  
Result: Carried: 10 to 0

For: 10 - Popken, Hampton, Herbert, Shidid, Wheeler-Reagan, Blair, Jung, Treadway, Kingston, Rubin

Against: 0

Absent: 5 - Anderson, Carpenter, Housewright, Haqq, Stanard

Vacancy: 0

**Speakers:** None

**CITY PLAN COMMISSION MEETING MINUTES  
OF September 7, 2023**

Residential Replats:

24. **23-2265 S223-221**

**Motion:** It was moved to **approve** an application to replat a 0.377-acres tract of land containing all of Lot 1 and Lot 2 in City Block B/3431 to create a 10-lot Shared Access Development with lots ranging in size from 1,215 square feet to 1,721 square feet on property located on Neely Street at Crawford Street, northeast corner; subject to compliance with the conditions listed in the docket.

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

For: 10 - Popken, Hampton, Herbert, Shidid, Wheeler-Reagan, Blair, Jung, Treadway, Kingston, Rubin

Against: 0

Absent: 5 - Anderson, Carpenter, Housewright, Haqq, Stanard

Vacancy: 0

**Notices:** Area: 200 Mailed: 50

**Replies:** For: 1 Against: 0

**Speakers:** None

25. **23-2266 S223-222**

**Motion:** It was moved to **approve** an application to replat a 0.877-acre tract of land containing part of Block 38/8617 to create four lots ranging in size from 0.22-acre (9,584-square foot) to 0.251-acre (10,932-square foot) on property located on Kolloch Drive, south of Mallory Drive; subject to compliance with the conditions listed in the docket.

Maker: Blair  
Second: Hampton  
Result: Carried: 10 to 0

For: 10 - Popken, Hampton, Herbert, Shidid, Wheeler-Reagan, Blair, Jung, Treadway, Kingston, Rubin



**CITY PLAN COMMISSION MEETING MINUTES  
OF September 7, 2023**

Against: 0  
Absent: 5 - Anderson, Carpenter, Housewright, Haqq,  
Stanard  
Vacancy: 0

**Notices:** Area: 200 Mailed: 15  
**Replies:** For: 0 Against: 0

**Speakers:** None

26. [23-2267](#) S223-225

**Motion:** It was moved to **approve** an application to replat a 1.4244-acre tract of land containing all of Lots 1 through 4, 7 and part of Lots 8 through 11 in City Block 13/1159 and a portion of 15-foot abandoned alley to create one lot on property located between Pennsylvania Avenue and Peabody Avenue, east of Harwood Street; subject to compliance with the conditions listed in the docket.

Maker: Wheeler-Reagan  
Second: Herbert  
Result: Carried: 10 to 0

For: 10 - Popken, Hampton, Herbert, Shidid, Wheeler-Reagan, Blair, Jung, Treadway, Kingston, Rubin

Against: 0  
Absent: 5 - Anderson, Carpenter, Housewright, Haqq,  
Stanard  
Vacancy: 0

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

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

27. [23-2268](#) S223-226

**Motion:** It was moved to **approve** an application to replat a 0.9991-acre tract of land containing all of Lots 5, 6, 10, 11 and 12 in City Block 12/1158 and a portion of 15-foot abandoned alley to create one lot on property located between Pennsylvania Avenue and Peabody Avenue, west of Harwood Street; subject to compliance with the conditions listed in the docket.

**CITY PLAN COMMISSION MEETING MINUTES  
OF September 7, 2023**

Maker: Wheeler-Reagan  
Second: Herbert  
Result: Carried: 10 to 0

For: 10 - Popken, Hampton, Herbert, Shidid, Wheeler-Reagan, Blair, Jung, Treadway, Kingston, Rubin

Against: 0

Absent: 5 - Anderson, Carpenter, Housewright, Haqq, Stanard

Vacancy: 0

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

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

28. 23-2269 S223-232

**Motion:** It was moved to **approve** an application to replat a 0.46-acre tract of land containing part of lot 9 in City Block 1/4340 to create one 0.22-acre (9,531 square foot) lot and one 0.24-acre (10,381 square foot) lot on property located on Ann Arbor Avenue, subject to compliance with the conditions listed in the docket.

Maker: Blair  
Second: Shidid  
Result: Carried: 10 to 0

For: 10 - Popken, Hampton, Herbert, Shidid, Wheeler-Reagan, Blair, Jung, Treadway, Kingston, Rubin

Against: 0

Absent: 5 - Anderson, Carpenter, Housewright, Haqq, Stanard

Vacancy: 0

**Notices:** Area: 200 Mailed: 20  
**Replies:** For: 0 Against: 0

**Speakers:** For: None  
For (Did not speak): Yecica Molina, 1961 E. Ann Arbor Ave., Dallas, TX, 75216  
Nicholas Petroff, 1961 E. Ann Arbor Ave., Dallas, TX, 75216  
Against: None

**CITY PLAN COMMISSION MEETING MINUTES  
OF September 7, 2023**

Certificates of Appropriateness for Signs:

**Note: Certificate of Appropriateness for Sign agenda items #29. ID #23-2270, 2306071095 and #30. ID #23-2271, 2306071096 were read into the record and heard together.**

29. 23-2270 2306071095

Planner: Jason Pool

**Motion:** It was moved to **approve** a Certificate of Appropriateness by Jim DeCicco of SignBuildersDFW.com, for a 117-square-foot illuminated attached sign at 2020 South Harwood Street (southwest elevation).

Maker: Hampton  
Second: Shidid  
Result: Carried: 10 to 0

For: 10 - Popken, Hampton, Herbert, Shidid, Wheeler-Reagan, Blair, Jung, Treadway, Kingston, Rubin

Against: 0

Absent: 5 - Anderson, Carpenter, Housewright, Haqq, Stanard

Vacancy: 0

**Speakers:** None

30. 23-2271 2306071096

Planner: Jason Pool

**Motion:** It was moved to **approve** a Certificate of Appropriateness by Jim DeCicco of SignBuildersDFW.com, for a 117-square-foot illuminated attached sign at 2020 South Harwood Street (southeast elevation).

Maker: Hampton  
Second: Shidid  
Result: Carried: 10 to 0

For: 10 - Popken, Hampton, Herbert, Shidid, Wheeler-Reagan, Blair, Jung, Treadway, Kingston, Rubin

Against: 0

Absent: 5 - Anderson, Carpenter, Housewright, Haqq, Stanard

Vacancy: 0

**Speakers:** None

**CITY PLAN COMMISSION MEETING MINUTES  
OF September 7, 2023**

**OTHER MATTERS:**

Vice-Chair Rubin announced the upcoming September 12, 2023, Comprehensive Land Use Plan Committee (CLUP) meeting.

**Consideration of Appointments to CPC Committees:**

None

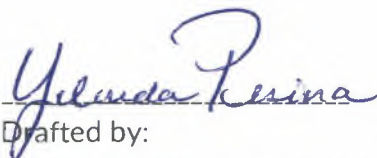
**ADJOURNMENT:**

The September 7, 2023, City Plan Commission meeting **adjourned** at 6:47 p.m.

**Motion:** It was moved to **adjourn** the September 7, 2023, City Plan Commission meeting at 6:47 p.m.



**CITY PLAN COMMISSION MEETING MINUTES  
OF September 7, 2023**

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

9.20.22  
Date

  
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Approved by:  
Tony Shidid, Chair  
City Plan Commission

9.21.22  
Date

**Attachments:**

Disclosure of Conflict Statement - Z223-114(JM)  
Disclosure of Conflict Statement - Z223-126(MP)

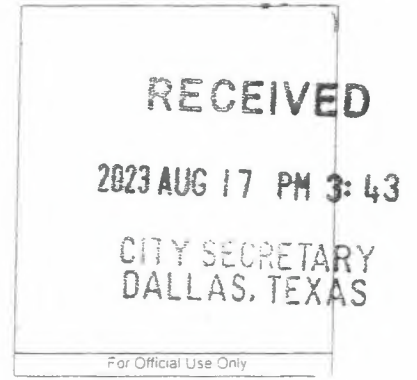
**Video Links:**

**Briefing:**

<https://dallascityhall.webex.com/dallascityhall/ldr.php?RCID=3ee087447891a56f08845b1931af5ecf>

**Public Hearing:**

<https://dallascityhall.webex.com/dallascityhall/ldr.php?RCID=0316ff61ac5eb65fc89f242b390332d0>



## 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	Office Held	Fill in Appropriate Information
<input type="checkbox"/>	Elected Official		
<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 JUNG

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

Z 223-114 (JM)

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Nature of Conflict:

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

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

*P. Michael Jung*

*8-17-23*

Signature of Employee/Official

Date

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

*P. MICHAEL JUNG*

, who on oath stated that the above facts are

within

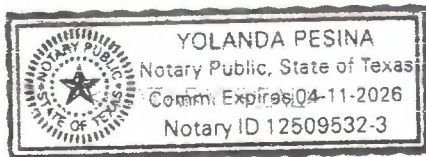
*HIS*

personal knowledge and are true

and correct.

SWORN TO AND SUBSCRIBED BEFORE ME on this *17th* day of *AUGUST*

20 *23*, to certify which, witness my hand and seal.



*Yolanda Pesina*  
Signature of officer administering oath

*Yolanda Pesina*  
Printed name of officer administering oath

*CPC Secretary*  
Title of officer administering oath



**RECEIVED**

2023 APR 20 PM 12: 12

CITY SECRETARY  
DALLAS, TEXAS

For Official Use Only

## 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
		CPC - D14
<input type="checkbox"/>	City Employee	Title/Department

1. Name of Employee/Official: Melissa Kingston

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

Z223-126

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Nature of Conflict:

My spouse's law firm represents the property owner.

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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

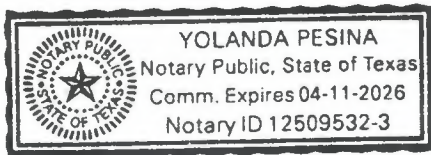
[Handwritten Signature]  
Signature of Employee/Official

4.20.23  
Date

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

Melissa Kingston, 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 20<sup>th</sup> day of April, 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