



CITY PLAN COMMISSION
 Briefing & Public Hearing Meeting Minutes
 Thursday, April 20, 2023

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 CITY SECRETARY
 DALLAS, TEXAS

DALLAS CITY HALL, COUNCIL CHAMBER/VIDEO CONFERENCE
 CISCO WEBEX LINK, <https://bit.ly/CPC-042023>, Call-In #: 2497 488 4526
 CHAIR TONY SHIDID, PRESIDING

PRESENT: [14]

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, Acting Vice-Chair, District 3	Brandy Treadway, District 11 (**)
Jasmond Anderson, District 4	Claire Stanard, District 13
Deborah Carpenter, District 6	Melissa Kingston, District 14 (**)
Tabitha Wheeler-Reagan, District 7	Brent Rubin, Vice-Chair, Place 15

ABSENT: [1]

Aaliyah Haqq, District 12	
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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 9:05 a.m. with a quorum of the City Plan Commission present. The Public Hearing was called to order at 12:39 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:

1. **23-1132** Zoning classification and processes for institutional uses.

Jennifer Allgaier, Senior Planner, Planning and Urban Design

Jennifer Allgaier, Senior Planner, briefed the Commission on
Briefing item #1. ID #23-1132.

The Commission continued with the briefing of Briefing agenda item #2. ID #23-1133, M212-046(HC); #5. ID #23-1136, Z223-120(JM); #3. ID #23-1134, M223-009(TB); and #8. ID #23-1139, Z223-103(RM).

The Commission recessed for lunch at 11:59 a.m. The City Plan Commission opened the public hearing at 12:39 p.m. Commissioner Carpenter moved to elect Commissioner Herbert as acting Vice-chair. Commissioner Jung seconded the motion. The Commission unanimously voted Commissioner Herbert as Acting Vice-chair. Chair Shidid changed the order of the agenda and opened the public hearing with Miscellaneous agenda items #2. ID #23-1133, M212-0046(HC).

PUBLIC TESTIMONY: None

APPROVAL OF MINUTES:

Minutes Approval of Minutes of the March 23, 2023 City Plan Commission Hearing.

Motion: It was moved to **approve** the March 23, 2023, City Plan Commission meeting minutes, as revised.

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

For: 11 - Popken, Hampton, Herbert, Anderson, Shidid,
Carpenter, Wheeler-Reagan, Jung,
Housewright, Stanard, Kingston

Against: 0
Absent: 4 - Blair, Treadway, Haqq, Rubin
Vacancy: 0

Speakers: None

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Note: The Commission returned to the regular order of the agenda and heard OTHER MATTERS: Consideration of Appointments to CPC Committees next.

ACTION ITEMS:

Miscellaneous Items:

Minor Amendments:

2. **23-1133** M212-046(MP)

Planner: Hannah Carrasco

Motion: It was moved to **approve** a minor amendment to an existing development plan on property zoned Planned Development No. 697 for a public school other than open-enrollment charter school use, generally on property bounded by Buckner Boulevard, Mercer Drive, Mariposa Drive, and the Gulf, Colorado & Santa Fe Railroad.

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

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

Against: 0
Absent: 1 - Haqq
Vacancy: 0

Speakers: For: None
Against: None

Staff: Phil Erwin, Chief Arborist, Development Services Department

Note: The Commission continued with the regular order of the agenda and heard Miscellaneous agenda items #3. ID #23-1134, M223-009(TB) next.

3. **23-1134** M223-009(TB)

Planner: Teaseia Blue

Motion: It was moved to **approve** a minor amendment to an existing site plan for Specific Use Permit No. 2289 for the sale and service of alcoholic beverages in conjunction with a restaurant without drive-in or drive-through service, on property zoned a CR Community Retail District with a D-1 (Liquor Control) Overlay, on the west corner of Garland Road and Beachview Street.

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

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

Against: 0
Absent: 1 - Haqq
Vacancy: 0

Speakers: None

Zoning Cases – Consent:

4. 23-1135 Z212-339(JM)

Planner: Jennifer Muñoz

Note: The Commission considered this item individually.

Motion: In considering an application for a new tract on property zoned Tract IV within Planned Development District No. 429, on the south side of Forest Lane, east of Webb Chapel Road, it was moved to **hold** this case under advisement until May 18, 2023.

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

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

Against: 0
Absent: 1 - Haqq
Vacancy: 0

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

Speakers: None

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5. 23-1136 Z223-120(JM)

Planner: Jennifer Muñoz

Note: The Commission considered this item individually.

Motion: It was moved to recommend **approval** of a new subarea, subject to a revised conceptual plan and conditions, as briefed; on property zoned Subarea B within Planned Development District No. 758, on the south side of Whistle Stop Place, east of Wildcat Way.

Maker: Herbert
Second: Wheeler-Reagan
Result: Carried: 12 to 0

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

Against: 0
Absent: 1 - Haqq
Vacancy: 0
Conflict: 2 - Hampton**, Housewright**

**out of the room when vote taken

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

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

Zoning Cases – Under Advisement:

6. 23-1137 Z212-275(JM)

Planner: Jennifer Muñoz

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-7.5(A) Single Family District at the southwest corner of Drury Drive and South Polk Street, it was moved to **hold** this case under advisement until May 18, 2023.

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

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

Against: 0
Absent: 1 - Haqq
Vacancy: 0

Notices: Area: 400 Mailed: 55
Replies: For: 2 Against: 2

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

7. 23-1138 Z212-299(JM)

Planner: Jennifer Muñoz

Motion: In considering an application for an FWMU-5 Walkable Urban Mixed Use Form Subdistrict on property zoned an R-5(A) Single Family Subdistrict and an NC(E) Neighborhood Commercial Enhanced Subdistrict within Planned Development District No. 595, the South Dallas/Fair Park Special Purpose District, on the southwest line of 2nd Street, between Garden Lane and Vannerson Drive, it was moved to **hold** this case under advisement until May 18, 2023.

Maker: Wheeler-Reagan
Second: Blair
Result: Carried: 12 to 0

For: 12 - Popken, Herbert, Anderson, Shidid, Carpenter,
Wheeler-Reagan, Blair, Jung, Treadway,
Stanard, Kingston, Rubin*

Against: 0
Absent: 1 - Haqq
Vacancy: 0
Conflict: 2 - Hampton**, Housewright**

*out of the room, shown voting in favor

**out of the room when vote taken

Notices: Area: 400 Mailed: 106
Replies: For: 1 Against: 3

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Speakers: For: None

For (Did not speak): Karl Crawley, 2201 Main St., Dallas, TX, 75201

Against: Zac Thompson, 3608 S. Fitzhugh, Dallas, TX, 75210

Against (Did not speak): Todd Atkins, 9713 Castle Roy Ln., Rowlett, TX 75089

8. 23-1139 Z223-103(RM)

Planner: Ryan Mulkey

Motion: It was moved to recommend **approval** of an WMU-5 Walkable Urban Mixed Use District in lieu of MU-2 Mixed Use District on property zoned an IR Industrial/Research District, on the southeast line of Empire Central Drive, northeast of Harry Hines Boulevard.

Maker: Hampton

Second: Housewright

Result: Carried: 14 to 0

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

Against: 0

Absent: 1 - Haqq

Vacancy: 0

*out of the room, shown voting in favor

Notices: Area: 300

Mailed: 35

Replies: For: 0

Against: 0

Speakers: For: Rob Baldwin, 3904 Elm St., Dallas, TX, 75226

Against: None

9. 23-1140 Z223-117(RM)

Planner: Ryan Mulkey

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

Motion: In considering an application for an MF-2(A) Multifamily District with deed restrictions volunteered by the applicant on property zoned an NO(A) Neighborhood Office District and a P(A) Parking District, on the south line of Glenfield Avenue, west of South Hampton Road, it was moved to **hold** this case under advisement until May 18, 2023.

Maker: Herbert

Second: Hampton

Result: Carried: 14 to 0

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

Against: 0
Absent: 1 - Haqq
Vacancy: 0

Notices: Area: 300 Mailed: 50
Replies: For: 0 Against: 7

Speakers: For: None
For (Did not speak): Kamran Baluch, Address not given
Against: None

Zoning Cases – Individual:

10. 23-1141 Z212-300(AU)

Planner: Andreea Udrea

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

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, a revised landscape plan, a revised traffic management plan, as briefed; and revised conditions with an added condition to limit the number of stories to two on property zoned a D(A) Duplex Subdistrict within Planned Development District No. 595, the South Dallas/Fair Park Special Purpose District, in an area bounded by Warren Avenue, Wendelkin Street, Julius Schepps Freeway, Pennsylvania Avenue, and South Harwood Street.

Note: Commission Jung offered a Friendly Amendment to add a condition to limit the number of stories to two. Commissioner Wheeler-Reagan, maker of the motion, and Commissioner Blair, the seconder, accepted the amendment.

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

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

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Against: 0
Absent: 1 - Haqq
Vacancy: 0

Notices: Area: 300 Mailed: 62
Replies: For: 1 Against: 0

Speakers: For: Romikianja Sneed, 1632 Audubon Ct., Carrollton, TX, 75210
Karl Crawley, 2201 Main St., Dallas, TX, 75201
Christy Lambeth, 6301 Gaston Ave., Dallas, TX, 75142
Kesha Mehta, 350 N. St. Paul St., Dallas, TX, 75201
Brent Alfred, 9400 N. Central Expy., Dallas, TX, 75231
Against: None

Note: The Commission recessed for a short dinner break at 2:42 p.m. and reconvened at 2:57 p.m. The Commission continued with the regular order of the agenda and heard Zoning Cases – Individual agenda item #11. ID #23-1142, Z212-316(MP) next.

11. 23-1142 Z212-316(MP)

Planner: Michael Pepe

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

Motion: It was moved to recommend 1) **approval** of an amendment to Planned Development Subdistrict No. 82 within Planned Development District No. 193, the Oak Lawn Special Purpose District, subject to a revised development plan, a revised landscape plan, and revised conditions, as briefed; 2) **approval** of a D-1 Liquor Control Overlay; and 3) **approval** of a Specific Use Permit for the sale of alcoholic beverages in conjunction with an assisted living facility for a five-year period, subject to a site plan and staff's recommended conditions, as briefed (dated April 18, 2023); with the following changes: 1) Sec. __82.104(b) the definition of Assisted Living changed as follows: Assisted Living facility means a permanent residential facility requiring licensing from the State of Texas to operate all units and which furnishes in single or multiple facilities food, shelter, laundry and other assistance which may include memory care and activities of daily living to five or more persons not related by blood, marriage or adoption to the owner or proprietor of the establishment. Food is prepared in a central kitchen. Individual dwelling units and suites may have kitchens, and 2) Sec. __82.111, undo the strike of Subsection (b) LEED Certification and reinserting the LEED certification and update the effective date to April 2, 2019 on property zoned Planned Development Subdistrict No. 82. within Planned Development District No. 193, the Oak Lawn Special Purpose District, with a D Liquor Control Overlay, on the northeast line of Fairmount Street, between Turtle Creek Boulevard and Enid Street.

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

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

Against: 0
Absent: 1 - Haqq
Vacancy: 0

*out of the room, shown voting in favor

Notices: Area: 500 Mailed: 250
Replies: For: 0 Against: 0

Speakers: For: Rob Eres, Address not given
Tommy Mann, 500 Winstead Building, Dallas, TX, 75201
Cory Alder, Address not given
Gabrielle Espinoza, Address not given
Against: None

Note: The Commission recessed for a short break at 4:20 p.m. and reconvened at 4:32 p.m. The Commission continued with the regular order of the agenda and heard Zoning Cases – Individual agenda item #12. ID #23-1143, Z212-321(JM) next.

12. 23-1143 Z212-321(JM)

Planner: Jennifer Muñoz

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

Motion I: It was moved to recommend **approval** of a new subarea, subject to staff's recommended conditions with the following changes: 1) front yard setback requirement for this property control over any section requiring more restrictive setbacks; 2) Sec. ___ 108(2)(k), Development Bonus for Mixed Income Housing this article apply for a minimum of 10 percent, instead of 5 percent for the total number of units available; between 61 and 80 percent of AFMI; 3) Parking (page 12-33) follow MIH recommendation of 0.5 spaces per unit; 4) add additional condition to provide on-site car share; 5) require 5 percent of spaces be EV ready and 10 percent of spaces be EV capable; 6) within front yard, ground floor parking must be wrap with units; and 7) require 5 foot green space 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.

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Maker: Popken
Second: Shidid
Result: **The motion was withdrawn.**

Motion II: In considering an application for a new subarea 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, it was moved to **hold** this case under advisement until May 18, 2023.

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

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

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

*out of the room, shown voting in favor

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

Speakers: For: Rob Baldwin, 3904 Elm St., Dallas, TX, 75226
Jeffrey Bosse, 422 W. 12th St., Dallas, TX, 75208
Against: None

13. 23-1144 Z212-324(MP)

Planner: Michael Pepe

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

Motion: It was moved to recommend **approval** a new subarea, subject to a development plan, a landscape plan, as briefed; and staff's recommended conditions, as briefed (dated April 18, 2023); with the applicant's request for percentage under the MIH program on property zoned Subarea 5 within Planned Development District No. 298, the Bryan Area Special Purpose District, on the north corner of North Good Latimer Expressway and Swiss Avenue.

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

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For: 12 - Popken, Hampton, Herbert, Anderson, Shidid,
Carpenter, Wheeler-Reagan, Jung,
Housewright, Stanard, Kingston, Rubin

Against: 0
Absent: 3 - Blair, Treadway, Haqq
Vacancy: 0

Notices: Area: 500 Mailed: 147
Replies: For: 0 Against: 1

Speakers: For: Tommy Mann, 500 Winstead Building, Dallas, TX, 75201
Matt Kontaros, Address not given
Against: None

14. **23-1145 Z212-347(RM)**

Planner: Ryan Mulkey

Motion: In considering an application for a TH-3(A) Townhouse District with deed restrictions volunteered by the applicant on property zoned an R-5(A) Single Family District, on the southwest line of South Fitzhugh Avenue and the northeast line of Caldwell Avenue, north of South Haskell Avenue, it was moved to **hold** this case under advisement until May 18, 2023.

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

For: 11 - Popken, Hampton, Herbert, Anderson, Shidid,
Carpenter, Wheeler-Reagan, Jung,
Housewright, Stanard, Kingston

Against: 0
Absent: 4 - Blair, Treadway, Haqq, Rubin
Vacancy: 0

Notices: Area: 200 Mailed: 32
Replies: For: 0 Against: 1

Speakers: For: None
Against: None
Against (Did not speak): Juan Olivo, 1418 S. Fitzhugh Ave., Dallas, TX, 75223

Note: The Chair announced a change to the order of the agenda. The Commission heard Certificates of Appropriateness for Signs – Consent items next.

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SUBDIVISION DOCKET:

Planner: Mohammad Bordbar

Note: Subdivision - Consent agenda items #15. ID #23-1146, S212-228R; #16. ID #23-1147, S223-103; #17. ID #23-1148, S223-104; #18. ID #23-1149, S223-105; #19. ID #23-1150, S223-106; #20. ID #23-1151, S223-107; #21. ID #23-1152, S223-108; #22. ID #23-1153, S223-109; #23. ID #23-1154, S223-112, #24. ID #23-1155, S223-113; #25. ID #23-1156, S223-114; #26. ID #23-1157, S223-115; #27. ID #23-1158, S223-116; and #28. ID #23-1159, S223-117 were read into the record and heard together.

Consent Items:

15. 23-1146 S212-228R

Motion: It was moved to **approve** an application to create 43-residential lots ranging in size from 2,430 square feet to 4,496.687 square feet and 6 common areas from a 6.774-acre tract of land in City Block 6045 on property located on Westmoreland Road, south of Red Bird Lane, subject to compliance with the conditions listed in the docket.

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

For: 11 - Popken, Hampton, Herbert, Anderson, Shidid,
Carpenter, Wheeler-Reagan, Jung,
Housewright, Stanard, Kingston

Against: 0
Absent: 4 - Blair, Treadway, Haqq, Rubin
Vacancy: 0

Speakers: None

16. 23-1147 S223-103

Motion: It was moved to **approve** an application to replat a 2.375-acre tract of land containing all of Lots 2 through 16 in City Block 6/812 to create one lot on property located on Second Avenue at Ash Lane, northwest corner, subject to compliance with the conditions listed in the docket.

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

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For: 11 - Popken, Hampton, Herbert, Anderson, Shidid,
Carpenter, Wheeler-Reagan, Jung,
Housewright, Stanard, Kingston

Against: 0
Absent: 4 - Blair, Treadway, Haqq, Rubin
Vacancy: 0

Speakers: For: None
Against: None
Against (Did not speak): Zac Thompson, 3608 S. Fitzhugh, Dallas, TX, 75210

17. 23-1148 S223-104

Motion: It was moved to **approve** an application to create one 0.922-acre lot from a tract of land in City Block S/8740 on property located on Midway Road at Rosemead Parkway, southeast corner; subject to compliance with the conditions listed in the docket.

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

For: 11 - Popken, Hampton, Herbert, Anderson, Shidid,
Carpenter, Wheeler-Reagan, Jung,
Housewright, Stanard, Kingston

Against: 0
Absent: 4 - Blair, Treadway, Haqq, Rubin
Vacancy: 0

Speakers: None

18. 23-1149 S223-105

Motion: It was moved to **approve** an application to create one 1.7951-acre lot from a tract of land in City Block 5622 on property located on Preston Road / State Highway No. 289 at Averill Way, southwest corner; subject to compliance with the conditions listed in the docket.

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

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For: 11 - Popken, Hampton, Herbert, Anderson, Shidid,
Carpenter, Wheeler-Reagan, Jung,
Housewright, Stanard, Kingston

Against: 0

Absent: 4 - Blair, Treadway, Haqq, Rubin

Vacancy: 0

Speakers: None

19. **23-1150 S223-106**

Motion: It was moved to **approve** an application to replat a 0.499-acre tract of land containing all of Lots 4, 5, and 6 in City Block 1/1975 to create one lot on property located on Henderson Avenue, east of Belmont Avenue; subject to compliance with the conditions listed in the docket.

Maker: Herbert

Second: Jung

Result: Carried: 11 to 0

For: 11 - Popken, Hampton, Herbert, Anderson, Shidid,
Carpenter, Wheeler-Reagan, Jung,
Housewright, Stanard, Kingston

Against: 0

Absent: 4 - Blair, Treadway, Haqq, Rubin

Vacancy: 0

Speakers: None

20. **23-1151 S223-107**

Motion: It was moved to **approve** an application to replat a 0.355-acre tract of land containing all of Lot 9 and part of Lot 10 in City Block 8/728 to create one lot on property located on Live Oak Street, south of Prairie Avenue; subject to compliance with the conditions listed in the docket.

Maker: Herbert

Second: Jung

Result: Carried: 11 to 0

For: 11 - Popken, Hampton, Herbert, Anderson, Shidid,
Carpenter, Wheeler-Reagan, Jung,
Housewright, Stanard, Kingston

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Against: 0
Absent: 4 - Blair, Treadway, Haqq, Rubin
Vacancy: 0

Speakers: None

21. 23-1152 S223-108

Motion: It was moved to **approve** an application to create one 6.430-acre lot from a tract of land in City Block T/7527 on property located on Walnut Hill Lane, east of Audelia Road; subject to compliance with the conditions listed in the docket.

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

For: 11 - Popken, Hampton, Herbert, Anderson, Shidid,
Carpenter, Wheeler-Reagan, Jung,
Housewright, Stanard, Kingston

Against: 0
Absent: 4 - Blair, Treadway, Haqq, Rubin
Vacancy: 0

Speakers: None

22. 23-1153 S223-109

Motion: It was moved to **approve** an application to replat a 0.687-acre tract of land containing portion of Lot 3 in City Block 1/8415 to create one lot on property located on Greenville Avenue at Lyndon B. Johnson Freeway/Interstate Highway No. 635, subject to compliance with the conditions listed in the docket.

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

For: 11 - Popken, Hampton, Herbert, Anderson, Shidid,
Carpenter, Wheeler-Reagan, Jung,
Housewright, Stanard, Kingston

Against: 0
Absent: 4 - Blair, Treadway, Haqq, Rubin
Vacancy: 0

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Speakers: None

23. 23-1154 S223-112

Motion: It was moved to **approve** an application to create one 3.098-acre lot from a tract of land in City Block D/8830 on property located on Rylie Crest Road, southwest of Seagoville Road; subject to compliance with the conditions listed in the docket.

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

For: 11 - Popken, Hampton, Herbert, Anderson, Shidid,
Carpenter, Wheeler-Reagan, Jung,
Housewright, Stanard, Kingston

Against: 0
Absent: 4 - Blair, Treadway, Haqq, Rubin
Vacancy: 0

Speakers: None

24. 23-1155 S223-113

Motion: It was moved to **approve** an application to replat a 4.7112-acre tract of land containing all of Lots 1 through 4 in City Block 17/219 to create three lots ranging in size from 1.0138-acre to 2.6228-acre on property located on Griffin Street at Corbin Street, south of Magnolia Street; subject to compliance with the conditions listed in the docket.

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

For: 11 - Popken, Hampton, Herbert, Anderson, Shidid,
Carpenter, Wheeler-Reagan, Jung,
Housewright, Stanard, Kingston

Against: 0
Absent: 4 - Blair, Treadway, Haqq, Rubin
Vacancy: 0

Speakers: None

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25. 23-1156 S223-114

Motion: It was moved to **approve** an application to create one 1.5478-acre lot from a tract of land in City Block E/1622 on property located on North Central Expressway/U.S Highway No. 75, south of Monticello Avenue; subject to compliance with the conditions listed in the docket.

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

For: 11 - Popken, Hampton, Herbert, Anderson, Shidid,
Carpenter, Wheeler-Reagan, Jung,
Housewright, Stanard, Kingston

Against: 0
Absent: 4 - Blair, Treadway, Haqq, Rubin
Vacancy: 0

Speakers: None

26. 23-1157 S223-115

Motion: It was moved to **approve** an application to create one 17.287-acre lot from a tract of land in City Block 6113 on property located on West Jefferson Boulevard at Camden Road, southwest corner; subject to compliance with the conditions listed in the docket.

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

For: 11 - Popken, Hampton, Herbert, Anderson, Shidid,
Carpenter, Wheeler-Reagan, Jung,
Housewright, Stanard, Kingston

Against: 0
Absent: 4 - Blair, Treadway, Haqq, Rubin
Vacancy: 0

Speakers: None

**CITY PLAN COMMISSION MEETING MINUTES
OF APRIL 20, 2023**

27. 23-1158 S223-116

Motion: It was moved to **approve** an application to create one 36.2936-acre lot from a tract of land in City Block 6556 on property located on Lyndon B. Johnson Freeway/Interstate Highway No. 635 at Newberry Street, southwest corner; subject to compliance with the conditions listed in the docket.

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

For: 11 - Popken, Hampton, Herbert, Anderson, Shidid,
Carpenter, Wheeler-Reagan, Jung,
Housewright, Stanard, Kingston

Against: 0
Absent: 4 - Blair, Treadway, Haqq, Rubin
Vacancy: 0

Speakers: None

28. 23-1159 S223-117

Motion: It was moved to **approve** an application to replat a 51.474-acre tract of land containing all of Lots 1A, 1B, 1C, a tract of land, and abandoned Wyman Street and to abandoned portion of Research Row in City Block B/5772 to create one lot on property located on Denton Drive, north of Burbank; subject to compliance with the conditions listed in the docket.

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

For: 11 - Popken, Hampton, Herbert, Anderson, Shidid,
Carpenter, Wheeler-Reagan, Jung,
Housewright, Stanard, Kingston

Against: 0
Absent: 4 - Blair, Treadway, Haqq, Rubin
Vacancy: 0

Speakers: None

Note: The Commission heard Residential Replat agenda items next.

**CITY PLAN COMMISSION MEETING MINUTES
OF APRIL 20, 2023**

Residential Replats:

29. 23-1160 S223-110

Motion: It was moved to **approve** an application to replat a 0.450-acre tract of land containing all of Lot 17 in City Block 29/4327 to create one 9,773 square feet lot and one 9,814 square feet lot on property located on Denley Drive, north of Mentor Avenue; subject to compliance with the conditions listed in the docket.

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

For: 11 - Popken, Hampton, Herbert, Anderson, Shidid,
Carpenter, Wheeler-Reagan, Jung,
Housewright, Stanard, Kingston

Against: 0
Absent: 4 - Blair, Treadway, Haqq, Rubin
Vacancy: 0

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

Speakers: For: None
For (Did not speak): Mary Villareal, 401 Studewood St., Houston, TX, 77007
Against: None

Individual:

30. 23-1161 S223-111

Motion: It was moved to **deny** an application to create five lots ranging in size from 13,995 square feet to 26,724 square feet from a 1.966-acre tract of land in City Block C/8779 on property located on Prater Road, south of Rylie Road, due to non-compliance with Section 51A-8.503 "lots must conform in width, depth and area to the pattern already established in the adjacent areas.

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

For: 11 - Popken, Hampton, Herbert, Anderson, Shidid,
Carpenter, Wheeler-Reagan, Jung,
Housewright, Stanard, Kingston

**CITY PLAN COMMISSION MEETING MINUTES
OF APRIL 20, 2023**

Against: 0
Absent: 4 - Blair, Treadway, Haqq, Rubin
Vacancy: 0

Speakers: For: Joseph Irlbeck, 600 Six Flags Dr., Arlington, TX, 76011
Against: None

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

Certificates of Appropriateness for Signs:

Consent Items:

Note: Certificates of Appropriateness for Signs - Consent agenda items #31. ID #23-1162, 2302150003; #33. ID #23-1164, 2302170014; and #34. ID #23-1165, 2302170022 were read into the record and heard together.

31. 23-1162 2302150003

Planner: Jason Pool

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

Motion: It was moved to **approve** an application for a Certificate of Appropriateness by Kristy Smith of Signs Manufacturing & Maintenance Corp., for a 189.2-square-foot illuminated attached sign at 1818 Corsicana Street (southeast elevation).

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

For: 11 - Popken, Hampton, Herbert, Anderson*, Shidid,
Carpenter, Wheeler-Reagan, Jung,
Housewright, Stanard, Kingston

Against: 0
Absent: 4 - Blair, Treadway, Haqq, Rubin
Vacancy: 0

*out of the room, shown voting in favor

Speakers: None

**CITY PLAN COMMISSION MEETING MINUTES
OF APRIL 20, 2023**

32. 23-1163 2302150016

Planner: Jason Pool

Note: The Commission considered this item individually. Staff briefed this item before the public hearing was opened.

Motion: In considering an application for a Certificate of Appropriateness by Josephine Gonzales of Chandler Signs, Inc., for a 103.5-square-foot illuminated detached sign at 2551 Elm Street (North Good Latimer Expressway frontage), it was moved to **hold** this case under advisement until May 18, 2023 and to instruct staff to re-notice for the Downtown Special Purpose District.

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

For: 11 - Popken, Hampton, Herbert, Anderson*, Shidid,
Carpenter, Wheeler-Reagan, Jung,
Housewright, Stanard, Kingston

Against: 0
Absent: 4 - Blair, Treadway, Haqq, Rubin
Vacancy: 0

*out of the room, shown voting in favor

Speakers: For: None

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

Against: None

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

33. 23-1164 2302170014

Planner: Jason Pool

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

Motion: It was moved to **approve** an application for a Certificate of Appropriateness by Shanda Jones of Turner Sign Systems, for a 17.5-square-foot illuminated attached sign at 1511 Elm Street, Suite 100 (south elevation).

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

**CITY PLAN COMMISSION MEETING MINUTES
OF APRIL 20, 2023**

For: 11 - Popken, Hampton, Herbert, Anderson*, Shidid,
Carpenter, Wheeler-Reagan, Jung,
Housewright, Stanard, Kingston

Against: 0

Absent: 4 - Blair, Treadway, Haqq, Rubin

Vacancy: 0

*out of the room, shown voting in favor

Speakers: None

34. 23-1165 2302170022

Planner: Jason Pool

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

Motion: It was moved to **approve** an application for a Certificate of Appropriateness by Kristy Smith of Signs Manufacturing & Maintenance Corp., for a 164-square-foot illuminated attached sign at 1712 Commerce Street (south elevation).

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

For: 11 - Popken, Hampton, Herbert, Anderson*, Shidid,
Carpenter, Wheeler-Reagan, Jung,
Housewright, Stanard, Kingston

Against: 0

Absent: 4 - Blair, Treadway, Haqq, Rubin

Vacancy: 0

*out of the room, shown voting in favor

Speakers: None

Note: The Commission heard Certificates of Appropriateness for Signs - Consent agenda item #32. ID #23-1163, 2302150016, upon the conclusion of Certificates of Appropriateness for Signs - Consent agenda items.

**CITY PLAN COMMISSION MEETING MINUTES
OF APRIL 20, 2023**

OTHER MATTERS:

Consideration of Appointments to CPC Committees:

Zoning Ordinance Advisory Committee (ZOAC):

Amanda Popken

Comprehensive Land Use Plan Committee (CLUP):

~~Dustin Bullard~~ (resigned)

Jennifer Scripps

Nathaniel Barrett

Joe Cannon

Collin Yarbrough

Note: The Commission continued with the regular order of the agenda and heard the motion for ADJOURNMENT next.

ADJOURNMENT:

Motion: It was moved to **adjourn** the April 20, 2023, City Plan Commission meeting at 7:14 p.m.

Maker: Hampton

Second: Carpenter

Result: Carried: 11 to 0

For: 11 - Popken, Hampton, Herbert, Anderson, Shidid,
Carpenter, Wheeler-Reagan, Jung,
Housewright, Stanard, Kingston

Against: 0

Absent: 4 - Blair, Treadway, Haqq, Rubin

Vacancy: 0

**CITY PLAN COMMISSION MEETING MINUTES
OF APRIL 20, 2023**

Yolanda Pesina

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

4/20/2023

Date

Tony Shidid

Approved by:
Tony Shidid, Chair
City Plan Commission

May 8, 2023

Date

Attachments:

- (2) Disclosure of Conflict Statements - Z212-299(JM)
- (2) Disclosure of Conflict Statements - Z223-120(JM)

Video Links:

Briefing:

<https://dallascityhall.webex.com/dallascityhall/ldr.php?RCID=25df853bbe730f1dfed686d993b0fc31>

Public Hearing:

Recording link:

<https://dallascityhall.webex.com/dallascityhall/ldr.php?RCID=63e734a3fc0f66450ad3fc2922e580fb>

Signature: *Tony Shidid*
Tony Shidid (May 8, 2023 15:56 CDT)

Email: shidid@gmail.com



RECEIVED

2023 APR 20 PM 1:31

CITY SECRETARY
DALLAS, TEXAS

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

1. Name of Employee/Official: JOANNA L HAMPTON

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

~~EMPLOYMENT AGREEMENT WITH THE CITY OF DALLAS~~

Z 223-120

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.

[Handwritten Signature]

Signature of Employee/Official

20 APR 2023

Date

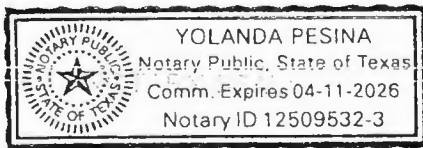
BEFORE ME, the undersigned authority, on this day personally appeared

Jounna Hampton

within her personal knowledge and are true and correct.

SWORN TO AND SUBSCRIBED BEFORE ME on this 20th day of April

2023 to certify which, witness my hand and seal.



[Handwritten Signature]
Signature of officer administering oath

Yolanda Pesina
Printed name of officer administering oath

CPC Secretary
Title of officer administering oath



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 2023 APR 20 PM 2:12
 CITY SECRETARY
 DALLAS, TEXAS

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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 type="checkbox"/> Appointed Official	Board or Commission/ Title	CITY PLAN COMMISSION - DISTRICT 10
<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:

2223 - 120

Nature of Conflict:

MY ARCHITECTURE FIRM IS WORKING
WITH THE APPLICANT ON PHASE 2 OF
THIS PROJECT.

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

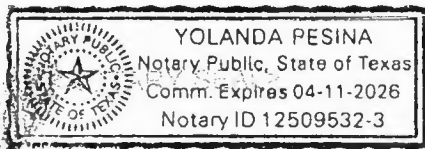
Tipton Housewright
Signature of Employee/Official

4/20/23
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 20th 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



RECEIVED
2023 MAR 23 AM 3:35
CITY SECRETARY
DALLAS, TEXAS
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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 PLANNING 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:

E 212-299

Nature of Conflict:

BUSINESS / EMPLOYER INTEREST

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

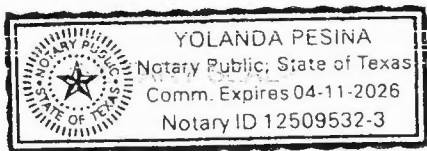
Joann Hampton
Signature of Employee/Official

13 MAR 23
Date

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

Joann 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 23rd day of March, 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



RECEIVED
2023 APR 20 PM 2: 12
CITY SECRETARY
DALLAS, TEXAS
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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 type="checkbox"/>	Appointed Official	Board or Commission/ Title	CITY PLAN COMMISSION - DISTRICT 10
<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:

2212-299

Nature of Conflict:

MY ARCHITECTURE FIRM IS DESIGNING
IMPROVEMENTS TO THIS PROPERTY AND
I AM A MEMBER OF THE APPLICANT'S
CHURCH.

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

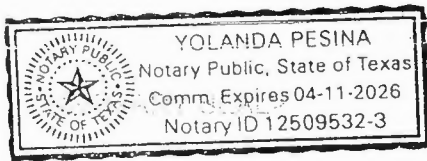
Tipton Housewright
Signature of Employee/Official

4/20/23
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 20th 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