



CITY PLAN COMMISSION
Briefing & Public Hearing Meeting Minutes
Thursday, July 6, 2023

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CITY SECRETARY
DALLAS, TEXAS

DALLAS CITY HALL, COUNCIL CHAMBER/VIDEO CONFERENCE
CISCO WEBEX LINK, <https://bit.ly/CPC-070623>, Call-In #: 2486 055 1584
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 (*) (**)	Brandy Treadway, District 11
Darrell Herbert, District 3	Aaliyah Haqq, District 12 (*)
Deborah Carpenter, District 6 (*) (**)	Claire Stanard, District 13
Lorie Blair, District 8	Melissa Kingston, District 14

ABSENT: [2]

Jasmond Anderson, District 4	Brent Rubin, Vice-Chair, Place 15
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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 9:14 a.m. with a quorum of the City Plan Commission present. The Public Hearing was called to order at 12:47 p.m. with a quorum of the City Plan Commission present.

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

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

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

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

BRIEFINGS:

The Commission was briefed on the following agenda items and in the following order: #2. ID #23-1771, M223-011(TB); #3. ID #23-1774, D223-004(TB); #4. ID #23-1775, Z212-161(MP); #5. ID #23-1776, Z223-125(JM); #6. ID #23-1777, Z223-127(JM); #7. ID #23-1778, Z223-150(LG); #8. ID #23-1779, Z223-165(LG); #9. ID #23-17780, Z223-111(RM); #11. ID #23-1782, Z223-129(JM); #12. ID #23-1783, Z223-135(AU); #13. ID #23-1784, Z223-149(MP); #14. ID #23-1785, Z212-297(MP); #15. ID #23-1786, Z212-346(JM) and #16. ID #23-1787, Z223-105(AU). The Commission recessed for lunch at 12:09 p.m.

The City Plan Commission opened the public hearing at 12:47 p.m.

PUBLIC TESTIMONY: None

APPROVAL OF MINUTES:

Minutes Approval of Minutes of the June 15, 2023 City Plan Commission Hearing.

Motion: It was moved to **approve** the June 15, 2023, City Plan Commission meeting minutes, as proposed.

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

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

Against: 0
Absent: 2 - Anderson, Rubin
Vacancy: 1 - District 7

Speakers: None

Note: The Commission returned to the regular order of the agenda and heard Subdivision Docket next.

**CITY PLAN COMMISSION MEETING MINUTES
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ACTION ITEMS:

Miscellaneous Items - Under Advisement:

Minor Amendment:

1. **23-1773 M223-005(DM)**

Planner: Donna Moorman

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

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

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

Against: 0
Absent: 2 - Anderson, Rubin
Vacancy: 1 - District 7

Speakers: For: David Herbert, 11123 Preservation Way, Baton Rouge, LA, 70810
For (Did not speak): Scot Johnson, 13455 Merit Dr., Dallas, TX, 75251
Kayla Smith, 3107 Fox Hill Dr., Arlington, TX, 76015
Against: None

Miscellaneous Items:

Minor Amendment:

2. **23-1771 M223-011(TB)**

Planner: Teaseia Blue

Motion: It was moved to **approve** a minor amendment to the existing development and landscape plan for a community service center use, on property zoned Subarea 1 within Planned Development District No. 393, generally on the southwest corner of Greenville Avenue and Stults Road.

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

**CITY PLAN COMMISSION MEETING MINUTES
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For: 12 - Popken, Hampton, Herbert, Shidid, Carpenter,
Blair, Jung, Housewright, Treadway, Haqq,
Stanard, Kingston

Against: 0

Absent: 2 - Anderson, Rubin

Vacancy: 1 - District 7

Speakers: None

Development Plan:

3. 23-1774 D223-004(TB)

Planner: Teaseia Blue

Motion: In considering an application for a development plan on property zoned Planned Development Subdistrict 164, Subarea A, within Planned Development District No. 193, the Oaklawn Special Purpose District, at the northwest corner of North Field Street and River Street, it was moved to **hold** this case under advisement until July 20, 2023.

Maker: Kingston

Second: Blair

Result: Carried: 12 to 0

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

Against: 0

Absent: 2 - Anderson, Rubin

Vacancy: 1 - District 7

Speakers: For: Alex Rathbun, 13455 Noel Rd., Dallas, TX, 75240

Against: None

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

4. 23-1775 Z212-161(MP)

Planner: Michael Pepe

Motion: It was moved to recommend 1) **approval** of a Planned Development District for MU-1 Mixed Use District uses, subject to a development plan and conditions, as briefed; 2) **approval** of the termination of Specific Use Permit No. 891 for an establishment for the care of alcoholic, narcotic, and psychiatric patients; and 3) **approval** of the termination of deed restrictions [Z823-227] on property zoned an MF-1(A) Multifamily District, on the west line of University Hills Boulevard, northwest of the intersection of East Wheatland Road and University Hills Boulevard.

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

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

Against: 0
Absent: 2 - Anderson, Rubin
Vacancy: 1 - District 7

Notices: Area: 500 Mailed: 22
Replies: For: 1 Against: 0

Speakers: None

5. 23-1776 Z223-125(JM)

Planner: Jennifer Muñoz

Motion: It was moved to recommend **approval** of a CR Community Retail District, subject to deed restrictions volunteered by the applicant on property zoned an A(A) Agricultural District, on the south corner of West Lawson Road and Lasater Road.

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

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

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Against: 0
Absent: 2 - Anderson, Rubin
Vacancy: 1 - District 7

Notices: Area: 400 Mailed: 258
Replies: For: 0 Against: 0

Speakers: For: None
Against: None

Against (Did not speak): Jessica Ramirez, 272 W. Lawson Rd., Dallas, TX, 75253

6. **23-1777 Z223-127(JM)**

Planner: Jennifer Muñoz

Motion: It was moved to recommend **approval** of a CS Commercial Service District, subject to deed restrictions volunteered by the applicant on property zoned an IR Industrial Research District, on the north line of Empire Central, north of the intersection of Empire Central and Oakbrook Boulevard.

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

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

Against: 0
Absent: 2 - Anderson, Rubin
Vacancy: 1 - District 7

Notices: Area: 400 Mailed: 29
Replies: For: 1 Against: 0

Speakers: None

7. **23-1778 Z223-150(LG)**

Planner: Liliana Garza

Note: The Commission considered this item individually.

Motion: It was moved to recommend **approval** of an RR Regional Retail District, subject to deed restrictions volunteered by the applicant to include: 1) machinery, heavy equipment or truck sales or services; 2) vehicle or engine repair or maintenance; and 3) hotel or motel lodging or boarding house on property zoned a CR Community Retail District with deed restrictions [Z889-208], on the east line of South Cockrell Hill Road, south of East Red Bird Lane.

**CITY PLAN COMMISSION MEETING MINUTES
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Maker: Herbert
Second: Housewright
Result: Carried: 12 to 0

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

Against: 0
Absent: 2 - Anderson, Rubin
Vacancy: 1 - District 7

Notices: Area: 200 Mailed: 11
Replies: For: 0 Against: 0

Speakers: For: Yusuf Shaikh, 5822 S. Cockrell Hill Rd., Dallas, TX, 75236
Against: None

Note: The Commission returned to the regular order of the agenda and heard Zoning Cases - Under Advisement agenda items. Zoning Case - Under Advisement item #9. ID #23-1780, Z223-111(RM) was heard next.

8. 23-1779 Z223-165(LG)

Planner: Liliana Garza

Motion: It was moved to recommend **approval** of an MU-1 Mixed Use District on property zoned a CR Community Retail District, on the south line of Fordham Road, west of South Lancaster Road.

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

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

Against: 0
Absent: 2 - Anderson, Rubin
Vacancy: 1 - District 7

Notices: Area: 200 Mailed: 22
Replies: For: 0 Against: 1

Speakers: None

**CITY PLAN COMMISSION MEETING MINUTES
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Note: The Commission heard Zoning - Consent agenda Item #7. ID #23-1778, Z223-150(LG); upon the conclusion of the Zoning - Consent agenda. Zoning - Consent agenda Item #7. ID #23-1778, Z223-150(LG) was heard next.

Zoning Cases – Under Advisement:

9. 23-1780 Z223-111(RM)

Planner: Ryan Mulkey

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 #10. ID #23-1781, 223-119(JM) next. The Commission returned to this case later in the meeting.

Motion: It was moved to recommend **approval** of a TH-3(A) Townhouse Subdistrict, subject to 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 northwest line of Garden Lane, southwest of 2nd Avenue.

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

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

Against: 0
Absent: 2 - Anderson, Rubin
Vacancy: 1 - District 7

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

Speakers: For: Mustafa Jawadwala, Address not given
Against: None

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

10. 23-1781 Z223-119(JM)

Planner: Jennifer Muñoz

Motion: In considering an application for an MU-1 Mixed Use District on property zoned an MF-1(A) Multifamily District, on the north side of West Illinois Avenue, between South Westmoreland Road and South Hampton Road, it was moved to **hold** this case under advisement until August 3, 2023.

**CITY PLAN COMMISSION MEETING MINUTES
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Maker: Popken
Second: Housewright
Result: Carried: 12 to 0

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

Against: 0
Absent: 2 - Anderson, Rubin
Vacancy: 1 - District 7

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

Speakers: None

11. **23-1782 Z223-129(JM)**

Planner: Jennifer Muñoz

Motion: It was moved to recommend **denial** of a Specific Use Permit for a late-hours establishment limited to a restaurant without drive-in or drive-through service use on property zoned Subdistrict No. 2 within Planned Development District No. 842, with an MD-1 Modified Delta Overlay, on the southeast corner of Greenville Avenue and Oram Street.

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

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

Against: 0
Absent: 2 - Anderson, Rubin
Vacancy: 1 - District 7

Notices: Area: 200 Mailed: 55
Replies: For: 4 Against: 1

Speakers: For: Rob Baldwin, 3904 Elm St., Dallas, TX, 75226
Against: Mike Northrup, 5703 Goliad Ave., Dallas, TX, 75206

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12. **23-1783 Z223-135(AU)**

Planner: Andreea Udrea

Motion: It was moved to recommend **denial without prejudice** of the renewal of Specific Use Permit No. 1903 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, at the north line of Alta Avenue, west of Greenville Avenue.

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

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

Against: 0
Absent: 2 - Anderson, Rubin
Vacancy: 1 - District 7

Notices: Area: 200 Mailed: 19
Replies: For: 4 Against: 1

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

13. **23-1784 Z223-149(MP)**

Planner: Michael Pepe

Motion: It was moved to recommend **approval** of a CR Community Retail District, subject to deed restrictions volunteered by the applicant on property zoned an LO-3 Limited Office District and a CS Commercial Service District, on the northeast line of Haskell Avenue, northwest of Worth Street.

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

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

Against: 0
Absent: 2 - Anderson, Rubin
Vacancy: 1 - District 7

**CITY PLAN COMMISSION MEETING MINUTES
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Notices: Area: 200 Mailed: 18
Replies: For: 0 Against: 0

Speakers: For: Michael Davis, 2807 Allen St., Dallas, TX, 75204
Against: None

Zoning Cases – Individual:

14. 23-1785 Z212-297(MP)

Planner: Michael Pepe

Motion: It was moved to recommend **denial** of a CS Commercial Service District on property zoned an R-10(A) Single Family District, on the east line of Dowdy Ferry Road, south of LBJ Freeway.

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

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

Against: 0
Absent: 2 - Anderson, Rubin
Vacancy: 1 - District 7

Notices: Area: 400 Mailed: 9
Replies: For: 0 Against: 0

Speakers: For: None

For (Did not speak): Michel Coker, 3111 Canton St., Dallas, TX, 75226

Against: Edith Valdez, 2241 Dowdy Ferry Rd., Dallas, TX, 75217

15. 23-1786 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 August 3, 2023.

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

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

Against: 0
Absent: 2 - Anderson, Rubin
Vacancy: 1 - District 7

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

Speakers: For: Rob Baldwin, 3904 Elm St., Dallas, TX, 75226
Against: Timothy Dickey, 3134 Lockmoor Ln., Dallas, TX, 75220
Joe Carreon, 3146 Kendale Dr., Dallas, TX, 75220
Against (Did not speak): Ryan Brown, 4175 Wilada Dr., Dallas, TX, 75220
Susanna Brown, 4175 Wilada Dr., Dallas, TX, 75220

16. **23-1787 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 September 7, 2023.

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

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

Against: 0
Absent: 2 - Anderson, Rubin
Vacancy: 1 - District 7

Notices: Area: 200 Mailed: 23
Replies: For: 5 Against: 0

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

**CITY PLAN COMMISSION MEETING MINUTES
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17. 23-1788 Z223-164(JM)

Planner: Jennifer Muñoz

Motion: In considering an application for an amendment to Planned Development District No. 336, on the southwest corner of St. Rosalie Drive and Circlewood Drive, it was moved to **hold** this case under advisement until August 3, 2023.

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

For: 11 - Popken, Hampton, Herbert, Shidid, Carpenter,
Blair, Jung, Housewright, Treadway, Stanard,
Kingston

Against: 0
Absent: 2 - Anderson, Rubin
Vacancy: 1 - District 7
Conflict: 1 - Haqq**

**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 Zoning Cases - Under Advisement agenda item #9. ID #23-1780, Z223-111(RM) to allow Mr. Mustafa Jawadwala, the applicant, an opportunity to speak.

SUBDIVISION DOCKET:

Planner: Sharmila Shrestha

Note: Subdivision - Consent agenda items #18. ID #23-1804, S223-169; #20. ID #23-1806, S223-171; #21. ID #23-1807, S223-173; #23. ID #23-1809, S223-176; #24. ID #23-1810, S223-177; #25. ID #23-1811, S223-178; #26. ID #23-1812, S223-179; #27. ID #23-1813, S223-180; #29. ID #23-1815, S223-182; #30. ID #23-1816, S223-183; #31. ID #23-1817, S223-185; #32. ID #23-1819, S223-186; #33. ID #23-1820, S223-187; #36. ID #23-1823, S223-190; #37. ID #23-1824, S223-191; #38. ID #23-1825, S223-192 and #39. ID #23-1826, S223-193 were read into the record and heard together. Subdivision - Consent agenda items #22. ID #23-1808, S223-175; #28. ID #23-1814, S223-181 and #35. ID #23-1822, S223-189 were withdrawn by the applicant. Subdivision - Consent agenda items #19. ID #23-1805, S223-170 and #34. ID #23-1821, S223-188 were pulled from the Consent agenda and heard individually.

**CITY PLAN COMMISSION MEETING MINUTES
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Consent Items:

18. **23-1804 S223-169**

Motion: It was moved to **approve** an application to replat a 15.840-acre tract of land containing all of Lots 3A and 2B in City Block 12/5203 to create one 0.847-acre lot, one 2.301-acre lot, and one 12.692-acre lot on property located on Park Lane, between Shady Brook Lane and Twin Hills Avenue; subject to compliance with the conditions listed in the docket.

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

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

Against: 0
Absent: 2 - Anderson, Rubin
Vacancy: 1 - District 7

Speakers: For: None
For (Did not speak): Dayton Macatee, 12655 N. Central Expwy., Dallas, TX, 75243
Against: None

19. **23-1805 S223-170**

Note: The Commission considered this item individually.

Motion: It was moved to **approve** an application to replat a 0.995-acre tract of land containing all of lots 16 through 21 in City Block 8/1639 to create one lot on property located on Culver Street, west of Beeman Avenue; subject to compliance with the conditions listed in the docket.

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

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

Against: 0
Absent: 2 - Anderson, Rubin
Vacancy: 1 - District 7

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Speakers: For: None

Note: The Commission heard Subdivision - Consent agenda item #34. ID #23-1821, S223-188 next.

20. **23-1806 S223-171**

Motion: It was moved to **approve** an application to replat a 0.963-acre tract of land containing all of lots 10 through 15 in City Block 8/1639 to create one lot on property located on Culvert Street at Beeman Avenue, northwest corner; subject to compliance with the conditions listed in the docket.

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

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

Against: 0
Absent: 2 - Anderson, Rubin
Vacancy: 1 - District 7

Speakers: None

21. **23-1807 S223-173**

Motion: It was moved to **approve** an application to create one 0.0802-acre lot from tract of land containing part of City Block 8-A/7940 on property located on Metromedia Place at Sovereign Row, southeast corner; subject to compliance with the conditions listed in the docket.

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

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

Against: 0
Absent: 2 - Anderson, Rubin
Vacancy: 1 - District 7

Speakers: None

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22. 23-1808 S223-175

An application to replat a 1.023-acre tract of land containing part of lots 2 through 4 in City Block 11/5202 to create one lot on property located on Greenview Avenue at Fair Oak Avenue, southeast corner.

This case was withdrawn by the applicant.

Speakers: None

23. 23-1809 S223-176

Motion: It was moved to **approve** an application to replat a 16.869-acre tract of land containing part of City Block 1/5409 to create one 1.246-acre lot and one 15.745-acre lot on property located on Greenville Avenue at Lovers Lane, northeast corner; subject to compliance with the conditions listed in the docket.

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

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

Against: 0
Absent: 2 - Anderson, Rubin
Vacancy: 1 - District 7

Speakers: For: None

For (Did not speak): Craig Honeywell, 1120 N. Industrial Blvd., Euless, TX, 76039
Against: None

24. 23-1810 S223-177

Motion: It was moved to **approve** an application to create four lots ranging in size from 1.06-acre to 7.91-acre from a 11.256-acre tract of land in City Block 6127 on property located on Samuel Boulevard at Buckner Boulevard, southwest corner; subject to compliance with the conditions listed in the docket.

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

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For: 12 - Popken, Hampton, Herbert, Shidid, Carpenter,
Blair, Jung, Housewright, Treadway, Haqq,
Stanard, Kingston
Against: 0
Absent: 2 - Anderson, Rubin
Vacancy: 1 - District 7

Speakers: None

25. [23-1811](#) S223-178

Motion: It was moved to **approve** an application to create one 0.0412-acre lot from a tract of land in City Block A/8798 on property located on CF Hawn Freeway, south of Ravenview Road; subject to compliance with the conditions listed in the docket.

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

For: 12 - Popken, Hampton, Herbert, Shidid, Carpenter,
Blair, Jung, Housewright, Treadway, Haqq,
Stanard, Kingston
Against: 0
Absent: 2 - Anderson, Rubin
Vacancy: 1 - District 7

Speakers: None

26. [23-1812](#) S223-179

Motion: It was moved to **approve** an application to create one 6.84-acre lot from a tract of land in City Block 5/8823 on property located on Beltline road, northwest of Lawson Road; subject to compliance with the conditions listed in the docket.

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

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

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Against: 0
Absent: 2 - Anderson, Rubin
Vacancy: 1 - District 7

Speakers: None

27. 23-1813 S223-180

Motion: It was moved to **approve** an application to create four lots ranging in size from 1.0045-acre to 7.1198-acre from a 10.4270-acre tract of land in City Block A on property located on F.M. Highway No. 740, north of Lake Ray Hubbard Drive; subject to compliance with the conditions listed in the docket.

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

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

Against: 0
Absent: 2 - Anderson, Rubin
Vacancy: 1 - District 7

Speakers: For: None

For (Did not speak): Stephanie Tutt, 2600 N. Central Expwy., Richardson, TX, 75080
Against: None

28. 23-1814 S223-181

An application to replat a 0.519-acre tract of land containing all of Lots 3A and 3B in the City Block 90/3073 to move the internal lot line and to create one 0.237-acre lot and one 0.282-acre lot on property located on Eighth Street, west of Starr Street.

This case was withdrawn by the applicant.

Speakers: None

29. 23-1815 S223-182

Motion: It was moved to **approve** an application to replat a 4.773-acre tract of land containing all of Lots 1 and 2 in City Block C/7940 and part of City Block D/7940 to create one lot on property bounded by Envoy Court and Mockingbird Lane, subject to compliance with the conditions listed in the docket.

**CITY PLAN COMMISSION MEETING MINUTES
OF JULY 6, 2023**

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

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

Against: 0
Absent: 2 - Anderson, Rubin
Vacancy: 1 - District 7

Speakers: None

30. **23-1816 S223-183**

Motion: It was moved to **approve** an application to replat a 0.648-acre tract of land containing all of Lots 1 and 2 in City Block C/7051 to create one lot on property located on Bar-X-Street, southwest of Highland Road; subject to compliance with the conditions listed in the docket.

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

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

Against: 0
Absent: 2 - Anderson, Rubin
Vacancy: 1 - District 7

Speakers: None

31. **23-1817 S223-185**

Motion: It was moved to **approve** an application to create one 5.45-acre lot from a tract of land in City Block 8255 on property located on JJ Lemmon Road, at the terminus of Rust College Drive; subject to compliance with the conditions listed in the docket.

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

**CITY PLAN COMMISSION MEETING MINUTES
OF JULY 6, 2023**

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

Against: 0
Absent: 2 - Anderson, Rubin
Vacancy: 1 - District 7

Speakers: None

32. **23-1819** S223-186

Motion: It was moved to **approve** an application to replat a 3.386-acre tract of land containing part of lots 31 and 32 in City Block 7618 to create one lot on property located on Honey Suckle Lane, south of Lyndon B. Johnson Freeway; subject to compliance with the conditions listed in the docket.

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

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

Against: 0
Absent: 2 - Anderson, Rubin
Vacancy: 1 - District 7

Speakers: None

33. **23-1820** S223-187

Motion: It was moved to **approve** an application to create one 2.00-acre lot from a tract of land in City Block 8830 on property located on Garden Grove Drive, northwest of Ravenview Road; subject to compliance with the conditions listed in the docket.

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

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

**CITY PLAN COMMISSION MEETING MINUTES
OF JULY 6, 2023**

Against: 0
Absent: 2 - Anderson, Rubin
Vacancy: 1 - District 7

Speakers: None

34. **23-1821 S223-188**

Note: The Commission considered this item individually. Staff corrected Zoning to PD No. 1099.

Motion: It was moved to **approve** an application to create one 0.5204-acre lot and one 8.2100-acre lot from 8.7304-acre tract of land in City Blocks 34/7263, 35/7263, 36/7263, 38/7236, and 39/7263 on property located on Neal Street at West Commerce Street, southeast corner; subject to compliance with the conditions listed in the docket.

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

For: 11 - Popken, Hampton, Herbert, Shidid, Blair, Jung,
Housewright, Treadway, Haqq, Stanard,
Kingston

Against: 0
Absent: 2 - Anderson, Rubin
Vacancy: 1 - District 7
Conflict: 1 - Carpenter**

**out of the room when vote taken

Speakers: None

Note: The Commission returned to the regular order of the agenda and heard Residential Replat agenda items. The Commission heard Residential Replat agenda item #40. ID #23-1827, S223-165 next.

35. **23-1822 S223-189**

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 1/1730, and a portion of an abandoned Street; to create one lot on property located between Atlanta Street and Latimer Street, east of Romine Street.

**CITY PLAN COMMISSION MEETING MINUTES
OF JULY 6, 2023**

This case was withdrawn by the applicant.

Speakers: For: None

For (Did not speak): David Pederson, 5228 Mercedes Ave., Dallas, TX, 75206
Jasmine Colliet, 545 Hay Meadow Dr., Waxahachie, TX, 75165

Against: None

36. **23-1823 S223-190**

Note: The Council District for this item was corrected to District 9, as of the effective date of the redistricting map.

Motion: It was moved to **approve** an application to create one 0.38-acre lot from a tract of land in City Block 5432 on property located on Abrams Road at Northwest Highway, southeast corner; subject to compliance with the conditions listed in the docket.

Maker: Stanard

Second: Housewright

Result: Carried: 12 to 0

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

Against: 0

Absent: 2 - Anderson, Rubin

Vacancy: 1 - District 7

Speakers: None

37. **23-1824 S223-191**

Motion: It was moved to **approve** an application to replat a 1.488-acre tract of land containing all of Lots 11 through 18 in City Block 801 to create one lot on property located on Willow Street, at the terminus of Bank Street; subject to compliance with the conditions listed in the docket.

Maker: Stanard

Second: Housewright

Result: Carried: 12 to 0

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

**CITY PLAN COMMISSION MEETING MINUTES
OF JULY 6, 2023**

Against: 0
Absent: 2 - Anderson, Rubin
Vacancy: 1 - District 7

Speakers: None

38. **23-1825 S223-192**

Motion: It was moved to **approve** an application to replat a 1.148-acre tract of land containing all of Lots 22 through 26 in City Block A/8378 to create one lot on property located on Tantor Road, south of Royal Lane; subject to compliance with the conditions listed in the docket.

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

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

Against: 0
Absent: 2 - Anderson, Rubin
Vacancy: 1 - District 7

Speakers: For: None

For (Did not speak): Thomas Thompson, 1712 Tantor Rd., Dallas, TX, 75229

Against: None

39. **23-1826 S223-193**

Motion: It was moved to **approve** an application to create one 1.9792-acre lot from a tract of land in City Block 6113 on property located on Merrifield Road, north of Mountain Creek Parkway; subject to compliance with the conditions listed in the docket.

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

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

**CITY PLAN COMMISSION MEETING MINUTES
OF JULY 6, 2023**

Against: 0
Absent: 2 - Anderson, Rubin
Vacancy: 1 - District 7

Speakers: For: None

For (Did not speak): Jennifer Gansert, 801 Cherry St., Fort Worth, TX, 76102

Against: None

Note: The Commission heard Subdivision - Consent item #19. ID #23-1805, S223-170, upon the conclusion of the Subdivision - Consent agenda.

Residential Replats:

40. 23-1827 S223-165

Motion: It was moved to **approve** an application to replat a 0.452-acre (19,680-square foot) lot containing all of Lots 12, 13, and part of Lot 14 in City Block 6/4640 to create one 7,606-square foot lot and one 12,074-square foot lot on property located on Junior Drive, east of Woodlawn Avenue; subject to compliance with the conditions listed in the docket.

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

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

Against: 0
Absent: 2 - Anderson, Rubin
Vacancy: 1 - District 7

Notices: Area: 200 Mailed: 26
Replies: For: 17 Against: 0

Speakers: For: Peter Kavanagh, 1620 Hanley Dr., Dallas, TX, 75208
Against: None

**CITY PLAN COMMISSION MEETING MINUTES
OF JULY 6, 2023**

41. 23-1828 S223-166

Motion I: It was moved to **approve** an application to replat a 4.615-acre tract of land containing part of Lot 3 in City Block 7640 to create 30 lots ranging in size from 5,375 square feet to 6,306 square feet on property located on Hull Avenue, north of Stokes Street; subject to compliance with the conditions listed in the docket.

Maker: Housewright
Second: Jung
Result: Failed: 5 to 7

For: 5 - Hampton, Shidid, Carpenter, Jung, Housewright
Against: 7 - Popken, Herbert, Blair, Treadway, Haqq, Stanard, Kingston
Absent: 2 - Anderson, Rubin
Vacancy: 1 - District 7

Motion II: It was moved to **deny** an application to replat a 4.615-acre tract of land containing part of Lot 3 in City Block 7640 to create 30 lots ranging in size from 5,375 square feet to 6,306 square feet on property located on Hull Avenue, north of Stokes Street, due to the proposed lots do not conform in width, depth, and area to the lot pattern already established in adjacent areas as required by Section 51A-8.503 of the Dallas Development Code.

Maker: Kingston
Second: Blair
Result: Carried: 7 to 5

For: 7 - Popken, Herbert, Blair, Treadway, Haqq, Stanard, Kingston
Against: 5 - Hampton, Shidid, Carpenter, Jung, Housewright,
Absent: 2 - Anderson, Rubin
Vacancy: 1 - District 7

Notices: Area: 200 Mailed: 47
Replies: For: 2 Against: 1

Speakers: For: Mark Brown, 2800 N. Hampton Rd., Dallas, TX, 75212
Against: Delveeta Thompson, 7904 Ivory Ln., Dallas, TX, 75216
Kyna DeSquare, 4804 Zealand St., Dallas, TX, 75216
Yolander Thomas, 4647 Luzon St., Dallas, TX, 75216
Claudia Queen Falher, Address not given
Against (Did not speak): Shalondria Galimore, 7822 Hull Ave., Dallas, TX, 75216

**CITY PLAN COMMISSION MEETING MINUTES
OF JULY 6, 2023**

42. **23-1829 S223-167**

Motion: It was moved to **approve** an application to replat a 7.799-acre tract of land containing all of Lots 1, 3, 4 in City Block 6319 and part of City Block 6319 to create one lot on property located on Bohannon Drive, west of Halcomb Road; subject to compliance with the conditions listed in the docket.

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

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

Against: 0
Absent: 2 - Anderson, Rubin
Vacancy: 1 - District 7

*out of the room, shown voting in favor

Notices: Area: 200 Mailed: 72
Replies: For: 0 Against: 0

Speakers: For: Brenton White, 8225 Bruton Rd., Dallas, TX, 75217
Against: None

43. **23-1830 S223-168**

Motion: It was moved to **approve** an application to replat a 2.243-acre tract of land containing all of Lots 2 and 3 in City Block A/5530 to create one lot on property located on Survey Oaks Drive, north of Walnut Hill Lane; subject to compliance with the conditions listed in the docket.

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

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

Against: 0
Absent: 2 - Anderson, Rubin
Vacancy: 1 - District 7

**CITY PLAN COMMISSION MEETING MINUTES
OF JULY 6, 2023**

*out of the room, shown voting in favor

Notices: Area: 200 Mailed: 11
Replies: For: 0 Against: 0

Speakers: None

44. **23-1831 S223-172**

Motion: It was moved to **approve** an application to replat a 0.703-acre tract of land containing all of Lot 5 in City Block A/2101 and part of City Block A/2101 to create one lot on property located on Culver Street at Beeman Avenue, southeast corner; subject to compliance with the conditions listed in the docket.

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

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

Against: 0
Absent: 2 - Anderson, Rubin
Vacancy: 1 - District 7

*out of the room, shown voting in favor

Notices: Area: 200 Mailed: 26
Replies: For: 0 Against: 0

Speakers: None

45. **23-1832 S223-184**

Motion: It was moved to **approve** an application to replat a 0.642-acre tract of land containing part of Lot 10 and all of Lot 11 in City Block G/7586 to create one lot on property located on Polk Street at Beckleymeade Street, southeast corner; subject to compliance with the conditions listed in the docket.

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

**CITY PLAN COMMISSION MEETING MINUTES
OF JULY 6, 2023**

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

Against: 0
Absent: 2 - Anderson, Rubin
Vacancy: 1 - District 7

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

Speakers: For: David Bond, 501 W. President George Bush Hwy., Richardson, TX, 75080
Shannon Dunn, 909 Business Parkway, Richardson, TX, 75081
Against: None

Authorization of a Hearing:

46. 23-1833

Planner: Jason Pool

Motion: It was moved to **authorize** a public hearing for the consideration of expanding the authorized public hearing previously adopted on December 13, 2018 to consider appropriate signage for the Arts District Sign District contained in Division 51A-7.1200 of the Dallas City Code, as amended, to consider appropriate signage for the area generally bounded by Woodall Rodgers Freeway, St. Paul Street, San Jacinto Street, and North Central Expressway as shown in the attached map, with consideration given to repealing or modifying the Arts District Extension Sign District contained in Division 51A-7.2100 of the Dallas City Code, as amended, and the Downtown Special Provision Sign District contained in Division 51A-7.900 of the Dallas City Code, as amended. **This is a hearing to consider the request to authorize the hearing and not the rezoning of property at this time.**

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

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

Against: 0
Absent: 2 - Anderson, Rubin
Vacancy: 1 - District 7

Speakers: None

**CITY PLAN COMMISSION MEETING MINUTES
OF JULY 6, 2023**

OTHER MATTERS:

Consideration of Appointments to CPC Committees:

None

ADJOURNMENT:

Motion: It was moved to **adjourn** the July 6, 2023, City Plan Commission meeting at 3:36 p.m.

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

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

Against: 0
Absent: 2 - Anderson, Rubin
Vacancy: 1 - District 7

**CITY PLAN COMMISSION MEETING MINUTES
OF JULY 6, 2023**



Drafted by:

Yolanda Pesina, CPC Secretary

Planning & Urban Design / Current Planning

7/20/2023

Date



Approved by:

Tony Shidid, Chair

City Plan Commission

7/20/23

Date

Attachments:

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

(1) Disclosure of Conflict Statement - S223-188

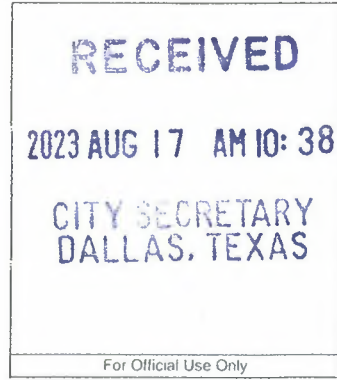
Video Links:

Briefing:

<https://dallascityhall.webex.com/dallascityhall/ldr.php?RCID=4817d803abeefe3e51c6a35506808d0a>

Public Hearing:

<https://dallascityhall.webex.com/dallascityhall/ldr.php?RCID=5b0b136b1abccb4966254c8740b082e>



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

1. Name of Employee/Official: AALIYAH HAQQ

I, 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 Z223-164.

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

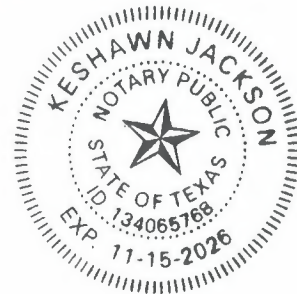
BEFORE ME, the undersigned authority, on this day personally appeared

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



CITY OF DALLAS

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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 - District 6 Commissioner
<input type="checkbox"/>	City Employee	Title/Department	

1. Name of Employee/Official: Deborah Carpenter

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

I own property within the notification for case
§ 223-188.

Nature of Conflict:

I own property within the notification area for case
5-223-188.

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

7-6-23

Date

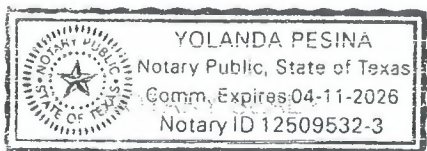
BEFORE ME, the undersigned authority, on this day personally appeared

Deborah Carpenter, 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 10th day of July,

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