



CITY PLAN COMMISSION

Briefing & Public Hearing Meeting Minutes

Thursday, May 4, 2023

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2023 MAY 23 AM 10: 23

**CITY SECRETARY
DALLAS, TEXAS**

**DALLAS CITY HALL, COUNCIL CHAMBER/VIDEO CONFERENCE
CISCO WEBEX LINK, <https://bit.ly/CPC-050423>, Call-In #: 2499 939 1842
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, District 3	Brandy Treadway, District 11
Jasmond Anderson, District 4 (*) (**)	Aaliyah Haqq, District 12 (*) (**)
Deborah Carpenter, District 6 (*)	Claire Stanard, District 13
Tabitha Wheeler-Reagan, District 7 (*)	Brent Rubin, Vice-Chair, Place 15

ABSENT: [1]

Melissa Kingston, District 14	
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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 10:06 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.

**CITY PLAN COMMISSION MEETING MINUTES
OF MAY 4, 2023**

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 agenda items #1. ID #23-1237, Z212-287(MP) and #2. ID #23-1238, Z223-207(AU).

The Commission recessed for lunch at 11:43 a.m. The City Plan Commission opened the public hearing at 12:39 p.m. Commissioner.

PUBLIC TESTIMONY: None

APPROVAL OF MINUTES:

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

Motion: It was moved to **approve** the March 23, 2023, City Plan Commission meeting minutes, per Mrs. Pesina's computer.

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

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

Against: 0
Absent: 1 - Kingston
Vacancy: 0

Speakers: None

**CITY PLAN COMMISSION MEETING MINUTES
OF MAY 4, 2023**

ACTION ITEMS:

Zoning Cases – Consent:

1. 23-1237 Z212-287(MP)

Planner: Michael Pepe

Note: The Commission considered this item individually.

Motion: It was moved to recommend **approval** a Planned Development District for WMU-5 Walkable Urban Mixed Use District uses, subject to staff recommended conditions and Exhibit A, as briefed; on property zoned an IR Industrial/Research District on the southwest line of South Haskell Avenue, southeast of Interstate 30.

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

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

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

*out of the room, shown voting in favor

Notices: Area: 500 Mailed: 49

Replies: For: 2 Against: 0

Speakers: For: Rob Baldwin, 3904 Elm St., Dallas, TX, 75226
Carl Anderson, 1722 Routh St., Dallas, TX, 75201

Against: None

Staff: Andrea Giles, Assistant Director, Planning & Urban Design

2. 23-1238 Z223-207(AU)

Planner: Andreea Udrea

Note: The Commission considered this item individually.

Motion: It was moved to recommend **approval** of a Specific Use Permit for a private school for a two-year period with eligibility for automatic renewals for additional two-year periods, subject to a site plan, a traffic management plan, and conditions, as briefed; on property within an R-7.5(A) Single Family District, on the south corner of Easton Road and East Lake Highlands Drive.

**CITY PLAN COMMISSION MEETING MINUTES
OF MAY 4, 2023**

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

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

Against: 0
Absent: 1 - Kingston
Vacancy: 0

*out of the room, shown voting in favor

Notices: Area: 300 Mailed: 54
Replies: For: 0 Against: 0

Speakers: For: Jennifer Hiromoto, 10233 E. Hwy., Dallas, TX, 75238
For (Did not speak): Jeff Giddens, 8714 Thunderbird Ln., Dallas, TX, 75238
Against: None

SUBDIVISION DOCKET:

Planner: Mohammad Bordbar

Note: Subdivision - Consent agenda items #3. ID #23-1239, S223-118; #4. ID #23-1240, S223-119; #5. ID #23-1241, S223-120; #6. ID #23-1242, S223-121; #7. ID #23-1243, S223-122; #8. ID #23-1244, S223-123; #9. ID #23-1245, S223-124; #10. ID #23-1246, S223-125; #11. ID #23-1247, S223-126, and #12. ID #23-1248, S223-128 were read into the record and heard together.

Consent Items:

3. 23-1239 S223-118

Note: Staff corrected the location from “Ellsworth Avenue, east of McMillan Avenue” to “Ellsworth Avenue, west of McMillan Avenue”.

Motion: It was moved to **approve** an application to create a 17-lot shared access development with lots ranging in size from 2,865 square feet to 5,089 square feet from a 1.479-acre tract of land in City Block T/2922 on property located on Ellsworth Avenue, west of McMillan Avenue, subject to compliance with the conditions listed in the docket.

Maker: Jung
Second: Hampton
Result: Carried: 13 to 0

**CITY PLAN COMMISSION MEETING MINUTES
OF MAY 4, 2023**

For: 13 - Popken, Hampton, Herbert, Anderson, Shidid,
Carpenter, Blair, Jung, Housewright, Treadway,
Haqq, Stanard, Rubin
Against: 0
Absent: 2 - Wheeler-Reagan, Kingston
Vacancy: 0

Speakers: None

4. 23-1240 S223-119

Motion: It was moved to **approve** an application to create 3 lots ranging in size from 4,298 square feet to 5,999 square feet from a 0.343-acre tract of land in City Block T/2922 on property located on Ellsworth Avenue at McMillan Avenue, southwest corner, subject to compliance with the conditions listed in the docket.

Maker: Jung
Second: Hampton
Result: Carried: 13 to 0

For: 13 - Popken, Hampton, Herbert, Anderson, Shidid,
Carpenter, Blair, Jung, Housewright, Treadway,
Haqq, Stanard, Rubin
Against: 0
Absent: 2 - Wheeler-Reagan, Kingston
Vacancy: 0

Speakers: None

5. 23-1241 S223-120

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 A/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.

This case was withdrawn by the applicant.

6. 23-1242 S223-121

Motion: It was moved to **approve** an application to create one 1.0496-acre lot and one 3.8561-acre lot from a 4.9534-acre tract of land in City Block A/6049 on property located on Ledbetter Drive/State Highway Loop No. 12, east of Hampton Road, subject to compliance with the conditions listed in the docket.

**CITY PLAN COMMISSION MEETING MINUTES
OF MAY 4, 2023**

Maker: Jung
Second: Hampton
Result: Carried: 13 to 0

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

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

Speakers: None

7. 23-1243 S223-122

Motion: It was moved to **approve** an application to replat a 0.133-acre tract of land containing part of Lots 21 and 22 in City Block 8/7234 to create one 2,935 Square feet and one 2,876 square feet lot on property located on Hampton Road, north on Akron Street, subject to compliance with the conditions listed in the docket.

Maker: Jung
Second: Hampton
Result: Carried: 13 to 0

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

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

Speakers: None

8. 23-1244 S223-123

Motion: It was moved to **approve** an application to create an 8-lot shared access development with lots ranging in size from 1,618 square feet to 3,057 square feet from a 0.390-acre tract of land containing part of Lot 11 and all of Lots 12 through 14 in City Block 10/658 on property located on Peak Street, North of Munger Avenue, subject to compliance with the conditions listed in the docket.

**CITY PLAN COMMISSION MEETING MINUTES
OF MAY 4, 2023**

Maker: Jung
Second: Hampton
Result: Carried: 13 to 0

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

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

Speakers: None

9. **23-1245 S223-124**

Motion: It was moved to **approve** an application to replat a 0.344-acre tract of land containing all of Lots 4 through 9 in City Block L/6364 to create one lot on property located on Lucky Lane, north of Doug Drive, subject to compliance with the conditions listed in the docket.

Maker: Jung
Second: Hampton
Result: Carried: 13 to 0

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

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

Speakers: None

10. **23-1246 S223-125**

Motion: It was moved to **approve** an application to create one 2.478-acre (107,941 square feet) lot from a tract of land in City Block 8768 on property located on Teagarden Road, east of Fountaindale Drive, subject to compliance with the conditions listed in the docket.

Maker: Jung
Second: Hampton
Result: Carried: 13 to 0

**CITY PLAN COMMISSION MEETING MINUTES
OF MAY 4, 2023**

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

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

Speakers: None

11. 23-1247 S223-126

Motion: It was moved to **approve** an application to create one 0.73-acre lot and one 0.83-acre lot from a 1.56-acre tract of land in City Block D/7937 on property located on Mockingbird Lane, west of Oak Brook Boulevard, subject to compliance with the conditions listed in the docket.

Maker: Jung
Second: Hampton
Result: Carried: 13 to 0

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

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

Speakers: None

12. 23-1248 S223-128

Motion: It was moved to **approve** an application to replan an 18.092-acre tract of land containing all of Lot 1A in City Block A/7558 to create one 0.4302-acre lot and one 17.662-acre lot on property located on Hampton Road, South of Lyndon B. Johnson Freeway/Interstate Highway No. 20t, subject to compliance with the conditions listed in the docket.

Maker: Jung
Second: Hampton
Result: Carried: 13 to 0

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

**CITY PLAN COMMISSION MEETING MINUTES
OF MAY 4, 2023**

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

Speakers: None

Residential Replats:

13. 23-1249 S223-127

Motion: It was moved to **deny** an application to replat a 0.186-acre (8,120 square feet) tract of land containing all of Lot 14 in City Block D/7247 to create one 6,120 square feet lot and one 2,000 square feet lot on property located on Pollard Street at Hearne Avenue, southwest corner, due to non-compliance with Section 51A-8.503 of the Dallas Development Code which states "lots must conform in width, depth and area to the pattern already established in the adjacent areas.

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

For: 12 - Popken, Hampton, Herbert, Anderson, Shidid,
Carpenter, Jung, Housewright, Treadway,
Haqq, Stanard, Rubin

Against: 0
Absent: 3 - Wheeler-Reagan, Blair, Kingston
Vacancy: 0

Notices: Area: 200 Mailed: 24
Replies: For: 1 Against: 1

Speakers: For: Armanda Magallanes, 1902 Pollard St., Grand Prairie, TX, 75050
Against: None

OTHER MATTERS:

Consideration of Appointments to CPC Committees:

None

ADJOURNMENT:

Motion: It was moved to **adjourn** the May 4, 2023, City Plan Commission meeting at 2:28 p.m.

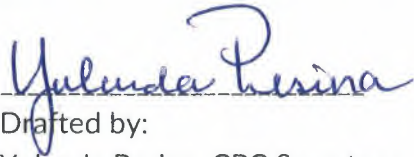
**CITY PLAN COMMISSION MEETING MINUTES
OF MAY 4, 2023**

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

For: 12 - Popken, Hampton, Herbert, Anderson, Shidid,
Carpenter, Jung, Housewright, Treadway,
Haqq, Stanard, Rubin

Against: 0
Absent: 3 - Wheeler-Reagan, Blair, Kingston
Vacancy: 0

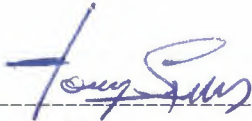
**CITY PLAN COMMISSION MEETING MINUTES
OF MAY 4, 2023**



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

5-18-2023

Date



Approved by:
Tony Shidid, Chair
City Plan Commission

5-18-23

Date

Attachments:
None

Video Links:

Briefing:

<https://dallascityhall.webex.com/dallascityhall/lldr.php?RCID=746e89fb1b50d087dde51654e90c4a4c>

Public Hearing:

<https://dallascityhall.webex.com/dallascityhall/lldr.php?RCID=50833121da5a08ba000832dcbe604792>