



CITY PLAN COMMISSION

RECEIVED

Briefing & Public Hearing Meeting Minutes

DEC 12 AM 10:57

Thursday, NOVEMBER 16, 2023

CITY SECRETARY  
DALLAS, TEXAS

DALLAS CITY HALL, COUNCIL CHAMBER/VIDEO CONFERENCE  
CISCO WEBEX LINK, <https://bit.ly/CPC-111623>, Call-In #: 2499 694 2432  
CHAIR TONY SHIDID, PRESIDING

PRESENT: [14]

Tony Shidid, Chair, District 5	Neal Sleeper, District 9 (**)
Christian Chernock, 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 (**)	Larry M. Hall, District 13
Tabitha Wheeler-Reagan, District 7 (*) (**)	Melissa Kingston, District 14
Lorie Blair, District 8	Brent Rubin, Vice-Chair, Place 15

ABSENT: [1]

Jasmond Anderson, District 4	
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VACANCY: [0]

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

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

The Briefing meeting was called to order at 9:35 a.m. with a quorum of the City Plan Commission present. The Public Hearing was called to order at 12:36 p.m. with a quorum of the City Plan Commission present.

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

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

**CITY PLAN COMMISSION MEETING MINUTES  
OF NOVEMBER 16, 2023**

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

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

**BRIEFINGS:**

The Commission was briefed and/or updated on the following agenda items and in the following order: #1. ID #23-2996, M212-023(TB); #2 ID #23-2997, M223-013(JA); #3. ID #23-2998, M223-034(DM); #4. ID #23-2999, D223-002(TB); #6. ID #23-3001, Z223-206(LG); #10. ID #23-3005, Z223-189(AU); #11. ID #23-3006, Z223-348(JA); #12. ID #23-3007, SPSD223-002(JP); #5. ID #23-3000, Z223-153(MP); #7. ID #23-3002, Z223-231(MP); #8. ID #23-3003, Z223-232(GB); and #9. ID #23-3004, Z223-233(GB). The Briefing session concluded, and the Commission recessed for lunch at 11:38 a.m.

The City Plan Commission opened the public hearing at 12:36 p.m. and heard Zoning Cases - Consent agenda items first.

**PUBLIC TESTIMONY:** None

**APPROVAL OF MINUTES:**

Minutes Approval of Minutes of the November 2, 2023 City Plan Commission Hearing.

**Motion:** It was moved to **approve** the November 2, 2023, City Plan Commission meeting minutes, as revised.

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

For: 14 - Chernock, Hampton, Herbert, Shidid, Carpenter, Wheeler-Reagan, Blair, Sleeper, Housewright, Treadway, Haqq, Hall, Kingston, Rubin

Against: 0  
Absent: 1 - Anderson  
Vacancy: 0

**CITY PLAN COMMISSION MEETING MINUTES  
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**Speakers:** None

**Note: The Commission returned to the regular order of the agenda and heard OTHER MATTERS next.**

**ACTION ITEMS:**

Miscellaneous Items:

Minor Amendments - Individual:

1. [23-2996](#) M212-023(TB)

Planner: Teaseia Blue

**Motion:** It was moved to **approve** a minor amendment to an existing site plan for Specific Use Permit No.1661 for an open-enrollment charter school, on property zoned IR Industrial Research District with deed restriction Z823-131 Tract A, generally on the southwest corner of South Hampton Road and Beckleymeade Avenue

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

For: 14 - Chernock, Hampton, Herbert, Shidid,  
Carpenter, Wheeler-Reagan, Blair, Sleeper,  
Housewright, Treadway, Haqq, Hall, Kingston,  
Rubin

Against: 0  
Absent: 1 - Anderson  
Vacancy: 0

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

2. [23-2997](#) M223-013(JA)

Planner: Jenniffer Allgaier

**Motion:** It was moved to **approve** a minor amendment to an existing development plan and landscape plan on property zoned Planned Development District No. 1015, on the west line of Bonnie View Road, north of Morrell Avenue.

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

**CITY PLAN COMMISSION MEETING MINUTES  
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For: 14 - Chernock, Hampton, Herbert, Shidid,  
Carpenter, Wheeler-Reagan, Blair, Sleeper,  
Housewright, Treadway, Haqq, Hall, Kingston,  
Rubin

Against: 0  
Absent: 1 - Anderson  
Vacancy: 0

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

3. **23-2998 M223-034(DM)**

Planner: Donna Moorman

**Motion:** It was moved to **approve** a minor amendment to an existing development plan on property zoned Planned Development District No. 68, generally on the northeast corner of Preston Road and Willow Lane.

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

For: 13 - Chernock, Hampton, Herbert, Shidid,  
Carpenter, Wheeler-Reagan, Blair, Sleeper,  
Housewright, Treadway, Haqq, Hall, Rubin\*

Against: 1 - Kingston  
Absent: 1 - Anderson  
Vacancy: 0

\*out of the room, shown voting in favor

**Speakers:** For: Rob Baldwin, 3904 Elm St., Dallas, TX, 75226  
Brian Lannon, 1300 Magnolia Dr., Richardson, TX, 75080  
For (Did not speak): Hudson Lockett, 5738 Velasco Ave., Dallas, TX, 75206  
Against: Suzan Cooper, 12119 Vendome Pl., Dallas, TX, 75230  
Marcie Feiger, 12135 Vendome Pl., Dallas, TX, 75230  
Carla Joiner, 12110 Vendome Pl., Dallas, TX, 75230

Development Plan - Individual:

4. **23-2999 D223-002(TB)**

Planner: Teaseia Blue

**Motion:** It was moved to **approve** a development plan on property zoned Subdistrict 5: Urban Center within Planned Development No. 655, on the southwest corner of Capella Park Avenue and Gideons Way.

**CITY PLAN COMMISSION MEETING MINUTES  
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Maker: Herbert  
Second: Blair  
Result: Carried: 14 to 0

For: 14 - Chernock, Hampton, Herbert, Shidid,  
Carpenter, Wheeler-Reagan, Blair, Sleeper,  
Housewright, Treadway, Haqq, Hall, Kingston,  
Rubin

Against: 0  
Absent: 1 - Anderson  
Vacancy: 0

**Speakers:** For: Jennifer Hiromoto, 10233 E. Northwest Hwy., Dallas, TX, 75238  
FOR (Did not speak): Dayton Macatee, 12655 N. Central Expy., Dallas, TX, 75243  
Neutral: Colin Larson, 3644 Patience Blvd., Dallas, TX, 75236  
Against: None

Zoning Cases - Consent:

5. **23-3000 Z223-153(MP)**

Planner: Michael Pepe

**Motion:** It was moved to recommend **approval** of an MU-1 Mixed Use District on property zoned a CS Commercial Service District, on the east line of Executive Drive, northeast of the intersection of Executive Drive and Data Drive.

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

For: 14 - Chernock, Hampton, Herbert, Shidid,  
Carpenter, Wheeler-Reagan, Blair, Sleeper,  
Housewright, Treadway, Haqq, Hall, Kingston,  
Rubin

Against: 0  
Absent: 1 - Anderson  
Vacancy: 0

**Notices:** Area: 300 Mailed: 14  
**Replies:** For: 0 Against: 0

**Speakers:** None

**CITY PLAN COMMISSION MEETING MINUTES  
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**6. 23-3001 Z223-206(LG)**

Planner: Liliana Garza

**Motion:** It was moved to recommend **approval** of a Specific Use Permit for a bail bonds office for a three-year period, subject to a site plan and conditions within the Mixmaster Riverfront Subarea of Planned Development District No. 784, the Trinity River Corridor Special Purpose District, on the northeast corner of South Riverfront Boulevard and Reunion Boulevard.

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

For: 14 - Chernock, Hampton, Herbert, Shidid,  
Carpenter, Wheeler-Reagan, Blair, Sleeper,  
Housewright, Treadway, Haqq, Hall, Kingston,  
Rubin

Against: 0  
Absent: 1 - Anderson  
Vacancy: 0

**Notices:** Area: 200 Mailed: 4  
**Replies:** For: 1 Against: 0

**Speakers:** For: None

For (Did not speak): Paul Wieneskie, 1300 Summit Ave., Fort Worth, TX, 76102  
Karen Dando, 250 S. Riverfront Blvd., Dallas, TX, 75207  
Patrick Hill, 2525 Elm St., Dallas, TX, 75226

Against: None

**7. 23-3002 Z223-231(MP)**

Planner: Michael Pepe

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

**Motion:** It was moved to recommend **approval** of a TH(3)(A) Townhouse Subdistrict on property zoned an R-5(A) Single Family Subdistrict and an NC Neighborhood Commercial Subdistrict within Planned Development District No. 595, the South Dallas/Fair Park Special Purpose District, on the southwest line of Troy Street, between Brashear Street and Spring Avenue.

Maker: Wheeler-Reagan  
Second: Shidid  
Result: Carried: 13 to 0

**CITY PLAN COMMISSION MEETING MINUTES  
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For: 13 - Chernock, Hampton, Herbert, Shidid,  
Carpenter, Wheeler-Reagan, Blair, Sleeper,  
Housewright, Treadway, Haqq, Hall, Kingston

Against: 0  
Absent: 1 - Anderson  
Vacancy: 0  
Conflict: 1 - Rubin

Notices: Area: 300 Mailed: 77  
Replies: For: 5 Against: 1

**Speakers:** For: Ameir Robertson, 2901 Dallas Parkway, Plano, TX, 75093  
Against: None

**Note: The Commission heard Zoning Cases – Consent agenda items #9. ID #23-3004; Z223-233(GB) next.**

**8. 23-3003 Z223-232(GB)**

Planner: Giahanna Bridges

**Motion:** It was moved to recommend **approval** of an R-5(A) Single Family Subdistrict on property zoned an NC Neighborhood Commercial Subdistrict within Planned Development District No. 595, the South Dallas/Fair Park Special Purpose District, on the southeast line of Easley Street, west of Bexar Street.

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

For: 14 - Chernock, Hampton, Herbert, Shidid,  
Carpenter, Wheeler-Reagan, Blair, Sleeper,  
Housewright, Treadway, Haqq, Hall, Kingston,  
Rubin

Against: 0  
Absent: 1 - Anderson  
Vacancy: 0

Notices: Area: 200 Mailed: 27  
Replies: For: 0 Against: 0

**Speakers:** None

**CITY PLAN COMMISSION MEETING MINUTES  
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**Note: The Commission heard Zoning - Consent agenda Item #7. ID #23-3002, Z223-231(MP); upon the conclusion of the Zoning - Consent agenda. Zoning - Consent agenda Item #7. ID #23-3002, Z223-231(MP) was heard next.**

9. 23-3004 Z223-233(GB)

Planner: Giahanna Bridges

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

**Motion:** It was moved to recommend **approval** of an R-5(A) Single Family Subdistrict on property zoned an NC Neighborhood Commercial Subdistrict within Planned Development District No. 595, the South Dallas/Fair Park Special Purpose District, on the north line of Wells Street and Canaan Street.

Maker: Wheeler-Reagan  
Second: Housewright  
Result: Carried: 13 to 0

For: 13 - Chernock, Hampton, Herbert, Shidid,  
Carpenter, Wheeler-Reagan, Blair, Sleeper,  
Housewright, Treadway, Haqq, Hall, Kingston

Against: 0  
Absent: 1 - Anderson  
Vacancy: 0  
Conflict: 1 - Rubin

**Notices:** Area: 200 Mailed: 13  
**Replies:** For: 1 Against: 0

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

**Note: The Commission recessed for a short break at 1:40 p.m. and reconvened at 1:55 p.m. The Commission continued with the regular order of the agenda and heard Zoning Cases – Under Advisement agenda item #10. ID #23-3005, Z223-189(AU) next.**

**CITY PLAN COMMISSION MEETING MINUTES  
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Zoning Cases - Under Advisement:

10. **23-3005 Z223-189(AU)**

Planner: Andreea Udrea

**Motion:** It was moved to recommend **approval** of the renewal of and an amendment to Specific Use Permit No. 2308 for the sale of alcoholic beverages in conjunction with a general merchandise or food store 3,500 square feet or less for a two-year period, subject to a site plan and conditions on property zoned an RR-D-1 Regional Retail District with a D-1 Liquor Control Overlay, on the north side of West Camp Wisdom Road. east of Marvin D. Love Freeway (US 67).

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

For: 14 - Chernock, Hampton, Herbert, Shidid,  
Carpenter, Wheeler-Reagan, Blair, Sleeper,  
Housewright, Treadway, Haqq, Hall, Kingston,  
Rubin

Against: 0  
Absent: 1 - Anderson  
Vacancy: 0

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

**Speakers:** For: Carlos Talison, 3904 Elm St., Dallas, TX, 75226  
Against: None

**CITY PLAN COMMISSION MEETING MINUTES  
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Zoning Cases – Individual:

11. **23-3006 Z223-348(JA)**

Planner: Jenniffer Allgaier

**Motion:** It was moved to recommend **approval** of an amendment to Planned Development District No. 1050, recommend by staff, subject to a revised amended development plan, a revised amended landscape plan, an amended traffic management plan and staff's recommended amended conditions with the following changes: "1) Section 1050.108(b)(2) is to read as follows: Steps, handrails, light pools, and dumpsters in existence on (date this goes to council) are allowed in the required setbacks. 2) Section 1050.122.1(B) is to read as follows: (b) Pedestrian amenities. Prior to the issuance of a certificate of occupancy for a public school the pedestrian amenities required by this subsection must be provided at regular intervals not to exceed 200 feet along the entire length of the street frontage. Pedestrian amenities must be accessible from the public sidewalk but may not be located in a manner that reduces the unobstructed sidewalk width to less than what is required. (1) Mary Cliff Road. Except in locations contained by an existing retain wall, one set of benches, trash receptacle and bike rack is required. (2) Montclair Avenue. Two sets of benches, trash receptacle and bike rack are required. (3) Taft Street. One set of benches, trash receptacles and bike rack are required. (4) Rainer Street. Trash receptacle is required." on property bounded by Taft Street, North Montclair Avenue, Ranier Street, and Mary Cliff Road.

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

For: 14 - Chernock, Hampton, Herbert, Shidid, Carpenter, Wheeler-Reagan, Blair, Sleeper, Housewright, Treadway, Haqq, Hall, Kingston, Rubin

Against: 0  
Absent: 1 - Anderson  
Vacancy: 0

**Notices:** Area: 500 Mailed: 164  
**Replies:** For: 3 Against: 1

**Speakers:** For: Elsie Thurman, 9406 Biscayne Blvd., Dallas, TX, 75218  
Seth Stevens, 12377 Merit Dr., Dallas, TX, 75251  
Against: None

**CITY PLAN COMMISSION MEETING MINUTES  
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Special Provision Sign District:

12. **23-3007 SPSD223-002(JP)**

Planner: Jason Pool

**Motion:** It was moved to recommend **approval** of the creation of a new subdistrict within the McKinney Avenue Sign District, subject to conditions on property within the McKinney Avenue Sign District zoned Planned Development District No. 193, the Oak Lawn Special Purpose District, Subdistrict 152, on the north corner of Howell Street and Routh Street.

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

For: 12 - Chernock, Herbert, Shidid, Carpenter, Wheeler-Reagan\*, Blair, Sleeper, Treadway, Haqq, Hall, Kingston, Rubin

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

\*out of the room, shown voting in favor

**Notices:** Area: 500                      Mailed: 59  
**Replies:** For: 5                              Against: 0

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

**SUBDIVISION DOCKET:**

Planner: Sharmila Shrestha

**Note: Subdivision - Consent agenda items #13. ID #23-2991, S234-008; #14. ID #23-2992, S234-009; and #15. ID #23-2993, S234-010 were read into the record and heard together. Subdivision - Residential Replat agenda items #16. ID #23-2994, S234-007 and #17. ID #23-2995, S234-011 were heard individually.**

**CITY PLAN COMMISSION MEETING MINUTES  
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Consent Items:

13. 23-2991 S234-008

**Motion:** It was moved to **approve** an application to create three 1.901-acre (83,184-square foot) lots from a 5.729-acre tract of land in City Block 8828 on property located on Garden Grove Drive at Rylie Crest Road, southwest corner; subject to compliance with the conditions listed in the docket.

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

For: 14 - Chernock, Hampton, Herbert, Shidid,  
Carpenter, Wheeler-Reagan\*, Blair, Sleeper,  
Housewright, Treadway, Haqq, Hall, Kingston,  
Rubin

Against: 0  
Absent: 1 - Anderson  
Vacancy: 0

\*out of the room, shown voting in favor

**Speakers:** None

14. 23-2992 S234-009

**Motion:** It was moved to **approve** an application to create one 2.060-acre lot from a tract of land in City Block 6113 on property located on 14th Street, south of Skyline Road, southwest corner; subject to compliance with the conditions listed in the docket.

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

For: 14 - Chernock, Hampton, Herbert, Shidid,  
Carpenter, Wheeler-Reagan\*, Blair, Sleeper,  
Housewright, Treadway, Haqq, Hall, Kingston,  
Rubin

Against: 0  
Absent: 1 - Anderson  
Vacancy: 0

**CITY PLAN COMMISSION MEETING MINUTES  
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\*out of the room, shown voting in favor

**Speakers:** None

15. **23-2993 S234-010**

**Motion:** It was moved to **approve** an application to create one 2.304-acre lot from a tract of land in City Block 8821 on property located on Garden Grove Road, northwest of Beltline Road; subject to compliance with the conditions listed in the docket.

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

For: 14 - Chernock, Hampton, Herbert, Shidid,  
Carpenter, Wheeler-Reagan\*, Blair, Sleeper,  
Housewright, Treadway, Haqq, Hall, Kingston,  
Rubin

Against: 0  
Absent: 1 - Anderson  
Vacancy: 0

\*out of the room, shown voting in favor

**Speakers:** None

Residential Replats:

16. **23-2994 S234-007**

**Motion:** It was moved to **approve** an application to replat a 0.666-acre tract of land containing part of Lots 1 and 2 in City Block 7568 to create one 13,006-square foot lot and one 15,988-square foot lot on property located on Polk Street, north of Kirnwood Drive; subject to compliance with the conditions listed in the docket.

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

For: 14 - Chernock, Hampton, Herbert, Shidid,  
Carpenter, Wheeler-Reagan\*, Blair, Sleeper,  
Housewright, Treadway, Haqq, Hall, Kingston,  
Rubin

**CITY PLAN COMMISSION MEETING MINUTES  
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Against: 0  
Absent: 1 - Anderson  
Vacancy: 0

\*out of the room, shown voting in favor

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

**Speakers:** None

17. [23-2995](#) S234-011

**Motion:** It was moved to **approve** an application to replat a 0.44-acre tract of land containing all of Lot 8A in City Block 23/4319 to create two 0.22-acre lots on property located on Fernwood Avenue at Exeter Avenue, west corner; subject to compliance with the conditions listed in the docket.

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

For: 14 - Chernock, Hampton, Herbert, Shidid,  
Carpenter, Wheeler-Reagan\*, Blair, Sleeper,  
Housewright, Treadway, Haqq, Hall, Kingston,  
Rubin

Against: 0  
Absent: 1 - Anderson  
Vacancy: 0

\*out of the room, shown voting in favor

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

**Speakers:** None

**CITY PLAN COMMISSION MEETING MINUTES  
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Certificate of Appropriateness for Signs:

Consent Items:

18. **23-3008** 2308030009

**Motion:** It was moved to **approve** a Certificate of Appropriateness by Breana Wright of Barnett Signs Inc., for a 310.3-square-foot illuminated attached sign at 3200 McKinney Avenue (west elevation).

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

For: 14 - Chernock, Hampton, Herbert, Shidid,  
Carpenter, Wheeler-Reagan, Blair, Sleeper,  
Housewright, Treadway, Haqq, Hall, Kingston,  
Rubin

Against: 0  
Absent: 1 - Anderson  
Vacancy: 0

**Speakers:** For: None

For (Did not Speak): Edgar Hinojosa, 4250 Action Dr., Mesquite, TX, 75150  
Monica Ortiz, 3200 McKinney Ave., Dallas, TX, 75204

Against: None

19. **23-3009** 2308150015

**Motion:** It was moved to **approve** a Certificate of Appropriateness by Melissa Hallett of Mello Signs, for a 5.7-square-foot externally illuminated projecting attached sign at 2019 North Lamar Street, Suite 100 (north corner elevation).

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

For: 14 - Chernock, Hampton, Herbert, Shidid,  
Carpenter, Wheeler-Reagan, Blair, Sleeper,  
Housewright, Treadway, Haqq, Hall, Kingston,  
Rubin

**CITY PLAN COMMISSION MEETING MINUTES  
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Against: 0  
Absent: 1 - Anderson  
Vacancy: 0

**Speakers:** For: None  
Against: None  
Staff: Scott Roper, Senior Plans Examiner, Development Services

20. [23-3010](#) 2308150016

**Motion:** It was moved to **approve** a Certificate of Appropriateness by Melissa Hallett of Mello Signs, for a 5.7-square-foot externally illuminated projecting attached sign at 2019 North Lamar Street, Suite 100 (southwest elevation).

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

For: 14 - Chernock, Hampton, Herbert, Shidid,  
Carpenter, Wheeler-Reagan, Blair, Sleeper,  
Housewright, Treadway, Haqq, Hall, Kingston,  
Rubin

Against: 0  
Absent: 1 - Anderson  
Vacancy: 0

**Speakers:** For: None  
FOR (Did not Speak): Tommy Tanner, 990 Haltom Rd., Fort Worth, TX, 76117  
Against: None  
Staff: Scott Roper, Senior Plans Examiner, Development Services

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

**OTHER MATTERS:**

Consideration of Appointments to CPC Committees:

No appointments to City Plan Commission Committees.

**ADJOURNMENT:**

The November 16, 2023, City Plan Commission meeting **adjourned** at 2:34 p.m.

**CITY PLAN COMMISSION MEETING MINUTES  
OF NOVEMBER 16, 2023**



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

12-7-2023

Date



Approved by:  
Tony Shidid, Chair  
City Plan Commission

12-7-23

Date

**Attachments:**

Brent Rubin Disclosure of Conflict Statement – Z223-231(MP)  
Brent Rubin Disclosure of Conflict Statement – Z223-233(GB)  
Joanna Hampton Disclosure of Conflict Statement – SPSD223-002(JP)  
Tipton Housewright Disclosure of Conflict Statement – SPSD223-002(JP)

**Video Links:**

**Briefing:**

<https://dallascityhall.webex.com/dallascityhall/ldr.php?RCID=ac709d45c7aa0ceeb376e1fcbd0567be>

**Public Hearing:**

<https://dallascityhall.webex.com/dallascityhall/ldr.php?RCID=d2e318e5f3bac350ffe5a387e39869df>



RECEIVED

2023 NOV 16 AM 9:59

CITY SECRETARY  
DALLAS, TEXAS

For Official Use Only

### DISCLOSURE OF CONFLICT STATEMENT

This statement is filed in accordance with Chapter 12A of the Dallas City Code. Copies of the applicable code sections and additional copies of this form may be obtained from the City Secretary's office.

Please print or type all information. Attach additional pages if more space is needed.

Check One		Fill in Appropriate Information	
<input type="checkbox"/>	Elected Official	Office Held	
<input checked="" type="checkbox"/>	Appointed Official	Board or Commission/ Title	City Plan Commission
<input type="checkbox"/>	City Employee	Title/Department	

1. Name of Employee/Official: Brent Rubin

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

2223-231

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Nature of Conflict:

Client owns property within  
the notification area.

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

[Handwritten Signature]

11/16/23

Signature of Employee/Official

Date

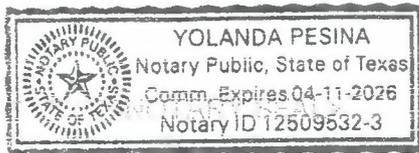
BEFORE ME, the undersigned authority, on this day personally appeared

Brent R-hn

, who on oath stated that the above facts are

within his personal knowledge and are true and correct.

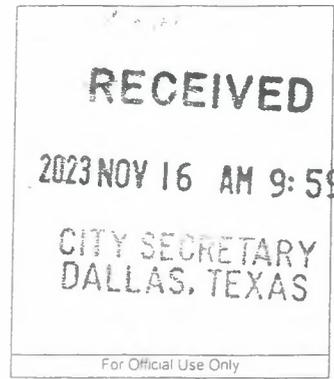
SWORN TO AND SUBSCRIBED BEFORE ME on this 16<sup>th</sup> day of November,  
2023, to certify which, witness my hand and seal.



Yolanda Pesina  
Signature of officer administering oath

Yolanda Pesina  
Printed name of officer administering oath

CPC Secretary  
Title of officer administering oath



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

1. Name of Employee/Official: Brent Rubin

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

2223-233

Nature of Conflict.

A client owns property w/in notification area.

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

*[Handwritten Signature]*

11/16/23

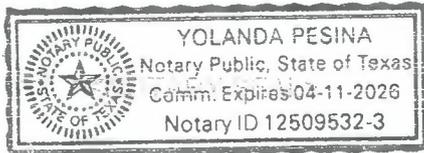
Signature of Employee/Official

Date

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

Brant Riba, 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 16<sup>th</sup> day of November, 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 NOV 16 AM 9:59

CITY SECRETARY  
DALLAS, TEXAS

For Official Use Only

### DISCLOSURE OF CONFLICT STATEMENT

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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
<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:

ITEM 12 SPSD 223-002

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

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

16 NOV 2023  
Date

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

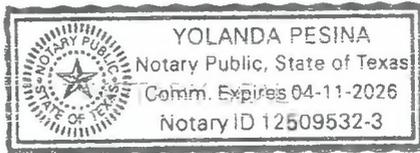
Joanna L. Hapton

, 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 16<sup>th</sup> day of November,

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 NOV 16 AM 10:38

CITY SECRETARY  
DALLAS, TEXAS

For Official Use Only

## DISCLOSURE OF CONFLICT STATEMENT

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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 - D 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:

SPSD 223-002

Nature of Conflict:

I AM AN OWNER OF THE COMPANY PROVIDING ARCHITECTURAL SERVICES FOR THIS PROJECT.

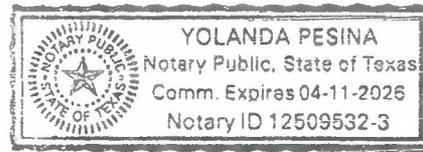
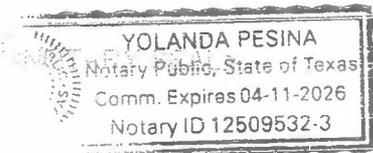
As a result of this conflict, I will not take any official action in regard to the matter stated above.

Tipton Housewright Signature of Employee/Official 11/16/23 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 16th day of November 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