



CITY PLAN COMMISSION **RECEIVED**

Briefing & Public Hearing Meeting Minutes 2024 MAR 20 PM 3:44

THURSDAY, JANUARY 18, 2024

CITY SECRETARY
DALLAS, TEXAS

DALLAS CITY HALL, COUNCIL CHAMBER/VIDEO CONFERENCE
CISCO WEBEX LINK, <https://bit.ly/CPC-011824>, Call-In #: 2494 132 0785
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: [0]

VACANCY: [1]

District 4	
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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 9:12 a.m. with a quorum of the City Plan Commission present. The Public Hearing was called to order at 12:52 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 JANUARY 18, 2024

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: #3. ID #24-259, M234-003(DM) briefed; #4 ID #24-260, M223-036(TB) briefed; #5. ID #24-261, D234-003(WK) to be briefed later in the meeting; #6. ID #24-226, Z223-163(JM) removed from Consent agenda to be held to February 15, 2024; #7. ID #24-229, Z223-212(MP) briefed; #8. ID #24-230, Z223-215(CR) briefed and removed from Consent agenda; #9. ID #24-231, Z223-217(MP) removed from Consent agenda to be held to March 7, 2024; #10. ID #24-232, Z223-248(LG) briefed and removed from Consent agenda; #11. ID #24-233, Z223-275(CR) briefed; #12. ID #24-234, Z223-282(GB) removed from Consent agenda to be held to February 15, 2024; #13. ID #24-235, Z223-297(GB) briefed and removed from Consent agenda; #14. ID #24-236, Z223-299(LC) removed from Consent agenda to be held to February 15, 2024; #15. ID #24-237, Z223-300(MB) removed from Consent agenda to be held to February 15, 2024; #16. ID #24-238, Z223-303(LC) update - removed from Consent agenda to be held to February 15, 2024; #17. ID #24-239, Z223-308(LC) update - removed from Consent agenda to be held to February 15, 2024; #18. ID #24-240, Z223-309(MB) update - removed from Consent agenda to be held to February 1, 2024; #19. ID #24-241, Z223-310(WK) update - removed from Consent agenda; #20. ID #24-242, Z223-311(MB); #21. ID #24-243, Z223-316(LC); #22. ID #24-244, Z223-321(LC) update - removed from Consent agenda; #23. ID #24-245, Z223-322(WK) update - removed from Consent agenda; #24. ID #24-246, Z223-335(GB); #28. ID #24-275, Z212-352(AU) update - removed from Consent agenda to be held to February 15, 2024; #26. #29. ID #24-276, Z212-353(JM) update - applicant withdrew application and requested a denial without prejudice; #31. ID #24-279, Z223-116(MP); #32. ID #24-248, Z223-256(LC); #33. ID #24-249, Z223-298(LG); #30. ID #24-277, Z223-112(MP); #34. ID #24-263, DCA189-001(KS); and #35. ID #24-262, Z178-142(SO). The Commission recessed for a short break at 12:08 p.m. and reconvened at 12:23 p.m. The Commission continued with a working lunch and heard Briefing agenda item #1. ID #24-280, Update on the ForwardDallas Comprehensive Land Use Plan by Andrea Gilles, AICP, Director (if) Planning and Urban Design next. The Briefing session concluded at 12:51 p.m. The City Plan Commission opened the public hearing at 12:52 p.m. and continued with Briefing agenda item #1. ID #24-280, Update on the ForwardDallas Comprehensive Land Use Plan. The Commission was briefed on Miscellaneous agenda item #5. ID #24-261, D234-003(WK) and Zoning Cases - Consent agenda item #19. ID #24-241, Z223-310(WK) together. The Commission was briefed/or updated on the following agenda items: Zoning Cases - Consent agenda item #25. ID #24-247, Z223-342(GB) and Zoning Cases - Under Advisement agenda item #26. ID #24-268, Z212-281(MP). The Commission returned to the Public Hearing agenda and heard Miscellaneous Items - Minor Amendments agenda item #3. ID #24-259, M234-003(DM) next.

**CITY PLAN COMMISSION MEETING MINUTES
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APPROVAL OF MINUTES:

Minutes Approval of Minutes of the December 7, 2023 City Plan Commission Hearing.

Motion: It was moved to **approve** the December 7, 2023, City Plan Commission meeting minutes, as revised.

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

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

Against: 0
Absent: 1 - Treadway
Vacancy: 1 - District 4

*out of the room, shown voting in favor

Speakers: None

Note: The Commission recessed for a short break at 7:58 p.m. and reconvened at 8:10 p.m. Shortly afterward, at 8:10 p.m., the Commission met in Executive Session and reconvened into open session at 8:45 p.m.

ACTION ITEMS:

EXECUTIVE SESSION: The City Plan Commission may meet in closed session to seek the advice of its attorney about pending litigation regarding Estrada v. City of Dallas, DC-22-09750 (S212-213) under Texas Government Code Section 551.071.

Note: The Commission recessed for a short break at 7:58 p.m. and reconvened at 8:10 p.m. Shortly afterward, at 8:10 p.m., the Commission met in an Executive Session to seek the advice of its attorney about pending litigation regarding Estrada v. City of Dallas, DC-22-09750 (S212-213) under Texas Government Code Section 551.071. Commissioner Treadway did not attend the Executive Session. Commissioner Herbert returned to the meeting at 8:10 p.m. and attended the Executive Session. The Executive Session ended at approximately 8:45 p.m. Immediately following the Executive Session the Commission heard Residential Replat agenda item #47. ID #24-223, S234-038.

**CITY PLAN COMMISSION MEETING MINUTES
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Miscellaneous Items:

3. 24-259 M234-003(DM)

Planner: Donna Moorman

Motion: In considering an application for a minor amendment to an existing development plan on property zoned Planned Development District No. 1053, generally located on the northeast corner of Skillman Street and East Lovers Lane, it was moved to **hold** this case under advisement until February 15, 2024.

Maker: Sleeper
Second: Hampton
Result: Carried: 11 to 3

For: 11 - Hampton, Shidid, Carpenter, Wheeler-Reagan,
Blair, Sleeper, Treadway, Haqq, Hall*, Kingston,
Rubin

Against: 3 - Chernock, Herbert, Housewright
Absent: 0
Vacancy: 1 - District 4

Speakers: For: James Kuhlman, 7216 Clemson Dr., Dallas, TX, 75214
Marcus Wood, 5335 Ridgelawn DR., Dallas, TX, 75214
Bryan Wendt, 226 Suntide Dr., Sunnyvale, TX, 75182
Jeff Thorman, 4106 Eider Dr., McKinney, TX, 75072
Amber Cordova, Address not given

For (Did not speak): Kay Trout, 6126 Town Hill, Dallas, TX, 75214
Adam Helm, 6135 Glennox Ln., Dallas, TX, 75214

Against: Joseph Sarno, 6114 Town Hill Ln., Dallas, TX, 75214
Allie Sarno, 6114 Town Hill Ln., Dallas, TX, 75214

Note: The Commission recessed for a short break at 2:29 p.m. and reconvened at 2:35 p.m. The Commission continued with the regular order of the agenda. The Commission heard Miscellaneous agenda Item #4. ID #24-260, M223-036(TB) next.

4. 24-260 M223-036(TB)

Planner: Teaseia Blue

Motion: It was moved to **approve** request for relief from the street frontage requirements along Parker Street, subject to the site plan on property zoned Subdistrict 3 within Planned Development District No. 317, the Cedars Area Special Purpose District, located along the west line of Parker Street, between Parnell Street and Botham Jean Boulevard.

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

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

Against: 0

Absent: 0

Vacancy: 1 - District 4

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

Development Plans:

5. 24-261 D234-003(WK)

Planner: Wilson Kerr

Motion: It was moved to **approve** a development plan for a general merchandise or food store greater than 3,500 square feet on property zoned Planned Development No. 605, on the southwest corner South Buckner Boulevard and Samuel Boulevard.

Maker: Wheeler-Reagan

Second: Hampton

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: 0

Vacancy: 1 - District 4

Speakers: For: Joe LaCroix, 6300 Ridglea Pl., Fort Worth, TX, 76116
John Ross, 4135 Calculus Dr., Dallas, TX, 75255
Against: None

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

6. 24-228 Z223-163(JM)

Planner: Jennifer Muñoz

Note: The Commission considered this item individually.

Motion: In considering an application for an amendment to Specific Use Permit No. 2415 for a motor vehicle fueling station on property zoned an NS(A) Neighborhood Service District, on the southeast corner of Cedar Crest Boulevard and East Kiest Boulevard, it was moved to hold this case under advisement until February 15, 2024.

Maker: Rubin
Second: Carpenter
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: 0
Vacancy: 1 - District 4

*out of the room, shown voting in favor

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

Speakers: None

Note: The Commission heard Zoning Cases - Consent agenda item #8. ID #24-230, Z223-215(CR) next.

7. 24-229 Z223-212(MP)

Planner: Michael Pepe

Motion: It was moved to recommend **approval** of a MU-1-D Mixed Use District with a D Liquor Control Overlay on property zoned a CR-D Community Retail District with a D Liquor Control Overlay, on the southeast corner of Prichard Lane and Scyene Road.

Maker: Rubin
Second: Hampton
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: 0
Vacancy: 1 - District 4

Notices: Area: 400 Mailed: 12
Replies: For: 0 Against: 0

Speakers: None

8. **24-230 Z223-215(CR)**

Planner: Conner Roberts

Note: The Commission considered this item individually.

Motion: It was moved to recommend **approval** of an amendment to Specific Use Permit No. 2325 for an alcoholic beverage establishment limited to a microbrewery, microdistillery, or winery for a five-year period with eligibility for automatic renewals for additional five-year periods, subject to amended site plan and amended conditions, as briefed; n property zoned Subarea A within Planned Development District No. 741, on the northeast corner of Olympus Boulevard and Wharf Road.

Maker: Carpenter
Second: Rubin
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: 0
Vacancy: 1 - District 4

*out of the room, shown voting in favor

Notices: Area: 300 Mailed: 11
Replies: For: 0 Against: 0

**CITY PLAN COMMISSION MEETING MINUTES
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Speakers: For: Rob Baldwin, 3904 Elm St., Dallas, TX, 75226
Against: None

Note: The Commission heard Zoning Cases - Consent agenda item #9. ID #24-231, Z223-217(MP) next.

9. 24-231 Z223-217(MP)

Planner: Michael Pepe

Note: The Commission considered this item individually.

Motion: In considering an application for an MF-2(A) Multifamily District on property zoned an R-7.5(A) Single Family District, on the southeast corner of West Kiest Boulevard and Guadalupe Avenue, it was moved to **hold** this case under advisement until February 15, 2024.

Maker: Herbert
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: 0
Vacancy: 1 - District 4

*out of the room, shown voting in favor

Notices: Area: 300 Mailed: 12
Replies: For: 0 Against: 0

Speakers: None

Note: The Commission heard Zoning Cases - Consent agenda item #10. ID #24-232, Z223-248(LG) next.

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10. 24-232 Z223-248(LG)

Planner: Liliana Garza

Note: The Commission considered this item individually.

Motion: It was moved to recommend **approval** of an amendment to Specific Use Permit No. 1464 for a refuse transfer station for a ten-year period with eligibility for automatic renewals for additional ten-year periods, subject to an amended site plan, an amended landscape plan and amended conditions, as briefed; on property zoned IM Industrial Manufacturing District, on the south line of California Crossing Road, east of Wildwood Drive.

Maker: Carpenter
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: 0
Vacancy: 1 - District 4

*out of the room, shown voting in favor

Notices: Area: 400 Mailed: 19
Replies: For: 0 Against: 1

Speakers: For: Kevin Yard, 1901 Central, Bedford, TX, 76021
Against: None

Note: The Commission heard Zoning Cases - Consent agenda item #12. ID #24-234, Z223-282(GB) next.

11. 24-233 Z223-275(CR)

Planner: Conner Roberts

Motion: It was moved to recommend **approval** of an amendment to Specific Use Permit No. 2304 for a bar, lounge, or tavern for a five-year period, subject to amended conditions on property zoned Subdistrict 2 within Planned Development District No. 317, the Cedars Area Special Purpose District, on the northeast line of Harwood Street, southeast of Hickory Street.

Maker: Rubin
Second: Hampton
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: 0
Vacancy: 1 - District 4

Notices: Area: 200 Mailed: 9
Replies: For: 1 Against: 0

Speakers: None

12. **24-234 Z223-282(GB)**

Planner: Giahanna Bridges

Note: The Commission considered this item individually.

Motion: In considering an application for an MU-1 Mixed Use District on property zoned a CR Community Retail District, on the west corner of South Lancaster Road and Marfa Avenue, it was moved to **hold** this case under advisement until February 15, 2024.

Maker: Rubin
Second: Carpenter
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: 0
Vacancy: 1 - District 4

*out of the room, shown voting in favor

Notices: Area: 200 Mailed: 25
Replies: For: 1 Against: 0

Speakers: None

Note: The Commission heard Zoning Cases - Consent agenda item #13. ID #24-235, Z223-297(GB) next.

CITY PLAN COMMISSION MEETING MINUTES
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13. 24-235 Z223-297(GB)

Planner: Giahanna Bridges

Note: The Commission considered this item individually.

Motion: It was moved to recommend **approval** of a Specific Use Permit for a bank or savings and loan office with a drive-through for a seven-year period, subject to a site plan and conditions on property zoned a GR General Retail Subdistrict within Planned Development District No. 193, the Oak Lawn Special Purpose District, on the southwest corner of Oak Lawn Avenue and Avondale Avenue.

Maker: Kingston
Second: Wheeler-Reagan
Result: Carried: 13 to 1

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

Against: 1 - Rubin
Absent: 0
Vacancy: 1 - District 4

*out of the room, shown voting in favor

Notices: Area: 200 Mailed: 49
Replies: For: 0 Against: 0

Speakers: For: Jim Gahl, 3875 Regent Dr., Dallas, TX, 75229
For (Did not speak): Jack Lee, 8705 Holland Ave., Rowlett, TX, 75089
Against: None

Note: The Commission heard Zoning Cases - Consent agenda item #14. ID #24-236, Z223-299(LC) next.

14. 24-236 Z223-299(LC)

Planner: LeQuan Clinton

Note: The Commission considered this item individually.

Motion: In considering an application for an MU-2 Mixed Use District on property zoned an RR Regional Retail District, on the west line of Upton Street, between East Clarendon Drive and Viola Street, it was moved to **hold** this case under advisement until February 15, 2024.

**CITY PLAN COMMISSION MEETING MINUTES
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Maker: Rubin
Second: Carpenter
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: 0
Vacancy: 1 - District 4

*out of the room, shown voting in favor

Notices: Area: 200 Mailed: 22
Replies: For: 2 Against: 0

Speakers: For: None
For (Did not speak): Paul Carden, 2007 Harlandale Ave., Dallas, TX, 75216
Against: None

Note: The Commission heard Zoning Cases - Consent agenda item #15. ID #24-237, Z223-300(MB) next.

15. 24-237 Z223-300(MB) Planner: Martin Bate

Note: The Commission considered this item individually.

Motion: In considering an application for a TH-3(A) Townhouse District on property zoned an R-5(A) Single Family District, on the north line of Hendricks Avenue, east of South Denley Drive, it was moved to **hold** this case under advisement until February 15, 2024.

Maker: Rubin
Second: Carpenter
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: 0
Vacancy: 1 - District 4

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

Notices: Area: 200 Mailed: 29
Replies: For: 0 Against: 1

Speakers: For: None
For (Did not speak): Jack Rowe, 3759 Bolivar Dr., Dallas, TX, 75220
Against: None

Note: The Commission heard Zoning Cases - Consent agenda item #16. ID #24-238, Z223-303(LC) next.

16. 24-238 Z223-303(LC)

Planner: LeQuan Clinton

Note: The Commission considered this item individually.

Motion: In considering an application for an amendment to Specific Use Permit No. 2278 for an extended hours historic house museum and meeting space and fundraising on property zoned Area G within Planned Development District No. 63, the Swiss Avenue Historic District, with H/1 Swiss Avenue Historic District Overlay, on the east corner of Swiss Avenue and Parkmont Street, it was moved to **hold** this case under advisement until February 15, 2024.

Maker: Kingston
Second: Hampton
Result: Carried: 12 to 2

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

Against: 2 - Housewright, Hall
Absent: 0
Vacancy: 1 - District 4

*out of the room, shown voting in favor

Notices: Area: 300 Mailed: 30
Replies: For: 2 Against: 17

Speakers: For: Bob Baldwin, 3904 Elm St., Dallas, TX, 75226
Larry Offutt, 6038 Bryan Parkway, Dallas, TX, 75206
Melanie Vanlandingham, 6311 Lakeshore Dr., Dallas, TX, 75214
Mike Holub, Address not given
Against: None

**CITY PLAN COMMISSION MEETING MINUTES
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Note: The Commission heard Zoning Cases - Consent agenda item #17. ID #24-298, Z223-308(LC) next.

17. 24-239 Z223-308(LC)

Planner: LeQuan Clinton

Note: The Commission considered this item individually.

Motion: In considering an application for a Specific Use Permit for a child-care facility on property zoned Tract 2H within Planned Development District No. 388, the Tenth Street Neighborhood Historic District, with H/60 Tenth Street Neighborhood Historic District Overlay, on the northeast corner of South Fleming Avenue and East Clarendon Drive, it was moved to **hold** this case under advisement until February 15, 2024.

Maker: Rubin
Second: Carpenter
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: 0
Vacancy: 1 - District 4

*out of the room, shown voting in favor

Notices: Area: 200 Mailed: 17
Replies: For: 1 Against: 0

Speakers: None

Note: The Commission heard Zoning Cases - Consent agenda item #18. ID #24-240, Z223-309(MB) next.

**CITY PLAN COMMISSION MEETING MINUTES
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18. 24-240 Z223-309(MB)

Planner: Martin Bate

Note: The Commission considered this item individually.

Motion: In considering an application for an amendment to Specific Use Permit No. 1495 for an alcoholic beverage establishment limited to a bar, lounge, or tavern and a commercial amusement (inside) limited to a Class A dance hall on property zoned a CC Community Commercial Subdistrict within Planned Development District No. 595, the South Dallas/Fair Park Special Purpose District, on the east corner of Al Lipscomb Way and Meadow Street, it was moved to **hold** this case under advisement until February 1, 2024.

Maker: Wheeler-Reagan
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: 0
Vacancy: 1 - District 4

*out of the room, shown voting in favor

Notices: Area: 200 Mailed: 18
Replies: For: 0 Against: 2

Speakers: For: None
For (Did not speak): Kevin Wiley, 325 N. St. Paul St., Dallas, TX, 75252
Against: None

Note: The Commission heard Zoning Cases - Consent agenda item #19. ID #24-241, Z223-310(WK) next

CITY PLAN COMMISSION MEETING MINUTES
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19. 24-241 Z223-310(WK)

Planner: Wilson Kerr

Note: The Commission considered this item individually.

Motion: It was moved to recommend **approval** of for a Specific Use Permit for the sale of alcoholic beverages in conjunction with a general merchandise of food store greater than 3,500 square feet for a five-year period, subject to a site plan and conditions on property zoned Planned Development District No. 605 with a D-1 Liquor Control Overlay, on the southwest corner of South Buckner Boulevard and Samuell Boulevard.

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

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

Against: 0
Absent: 0
Vacancy: 1 - District 4

*out of the room, shown voting in favor

Notices: Area: 400 Mailed: 46
Replies: For: 2 Against: 0

Speakers: For: Joe LaCroix, 6300 Ridglea Pl., Fort Worth, TX, 76116
Against: None

Note: The Commission heard Zoning Cases - Consent agenda item #22. ID #24-244, Z223-321(LC) next

20. 24-242 Z223-311(MB)

Planner: Martin Bate

Motion: It was moved to recommend **approval** of an amendment to Specific Use Permit No. 2408 for a manufacturing laboratory for a three-year period, subject to amended conditions on property zoned Tract A within Planned Development District No. 269, the Deep Ellum/Near East Side Special Purpose District, on the east line of South Walton Street, between Virgil Street and Taylor Street.

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

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

Against: 0
Absent: 0
Vacancy: 1 - District 4

Notices: Area: 200 Mailed: 20
Replies: For: 1 Against: 0

Speakers: None

21. 24-243 Z223-316(LC)

Planner: LeQuan Clinton

Motion: It was moved to recommend 1) **approval** of an R-5(A) Single Family District; and 2) **approval** of the termination of a D Liquor Control Overlay on property zoned an LO-1 Limited Office District with a D Liquor Control Overlay and an MF-2(A) Multifamily District, on the east side of Homer Street, between North Garrett Avenue and North Henderson Avenue.

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

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

Against: 0
Absent: 0
Vacancy: 1 - District 4

Notices: Area: 200 Mailed: 42
Replies: For: 9 Against: 0

Speakers: None

**CITY PLAN COMMISSION MEETING MINUTES
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22. 24-244 Z223-321(LC)

Planner: LeQuan Clinton

Note: The Commission considered this item individually.

Motion: It was moved to recommend **approval** of a TH-3(A) Townhouse District on property zoned a CR Community Retail District, on the southwest corner of Genstar Lane and Davenport Road.

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

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

Against: 0
Absent: 0
Vacancy: 1 - District 4

*out of the room, shown voting in favor

Notices: Area: 300 Mailed: 50
Replies: For: 2 Against: 2

Speakers: For: Luke Franz, 2323 Ross Ave., Dallas, TX 76116
Against: None
Against (Did not speak): Teresa Abbott, 6404 Windsong Dr., Dallas, TX, 75252

Note: The Commission heard Zoning Cases - Consent agenda item #23. ID #24-245, Z223-322(WK) next.

23. 24-245 Z223-322(WK)

Planner: Wilson Kerr

Note: The Commission considered this item individually.

Motion: It was moved to recommend **approval** of a Specific Use Permit for the sale of alcoholic beverages in conjunction with a general merchandise or food store 3,500 square feet or less for a two-year period, subject to a site plan and conditions on property zoned Subarea 2 within Planned Development District No. 366, the Buckner Boulevard Special Purpose District, with a D-1 Liquor Control Overlay, on the northeast corner of South Buckner Boulevard and Lake June Road.

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

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

Against: 0
Absent: 0
Vacancy: 1 - District 4
Conflict: 1 - Shidid**

*out of the room, shown voting in favor
**out of the room, when vote taken

Notices: Area: 200 Mailed: 12
Replies: For: 0 Against: 0

Speakers: None

Note: The Commission heard Zoning Cases - Consent agenda item #25. ID #24-247, Z223-342(GB) next.

24. 24-246 Z223-335(GB)

Planner: Giahanna Bridges

Motion: It was moved to recommend **approval** of an MU-3-D Mixed Use District with a D Liquor Control Overlay on property zoned an LO-1-D Limited Office District with a D Liquor Control Overlay, on the southeast line of Abrams Road, between Fisher Road and East Lovers Lane.

Maker: Rubin
Second: Hampton
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: 0
Vacancy: 1 - District 4

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Notices: Area: 300 Mailed: 44
Replies: For: 0 Against: 1

Speakers: None

Note: The Commission heard Zoning Cases – Under Advisement agenda item #27. ID #24-273, Z212-298(JM) next.

25. 24-247 Z223-342(GB)

Planner: Giahanna Bridges

Note: The Commission considered this item individually.

Motion: In considering an application for an MU-1 Mixed Use District on property zoned anR-16(A) Single Family District, on the north line of LBJ Freeway, between Preston Road and Copenhill Road, it was moved to hold this case under advisement until February 15, 2024.

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: 0
Vacancy: 1 - District 4

*out of the room, shown voting in favor

Notices: Area: 200 Mailed: 10
Replies: For: 1 Against: 1

Speakers: For: Wanda Summers, 212 Gregory Dr., Desoto, TX, 75115
Against: None
Against (Did not speak): David Black, 6143 Dilbeck Ln., Dallas, TX, 75240
Nancy Black, 6143 Dilbeck Ln., Dallas, TX, 75240
Charles Helm, 13442 Forestway, Dr., Dallas, TX, 75240
Thomas Granese, 13033 Copenhill Rd., Dallas, TX, 75240

Note: The Commission heard Zoning Cases – Under Advisement agenda item #26. ID #24-268, Z212-281(MP) next.

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Zoning Cases - Under Advisement:

26. 24-268 Z212-281(MP)

Planner: Michael Pepe

Motion: It was moved to recommend **approval** of a Specific Use Permit for an auto service center for a two-year period, subject to a site plan and conditions to include the following addition provision: 1) maintain a 6-foot solid screen fence between the parking area and the sidewalk on the south side of the property on Scheme Road on property zoned a CC Community Commercial Subdistrict within Planned Development District No. 595, the South Dallas/Fair Park Special Purpose District, on the west corner of science Road and Lagow Street.

Maker: Wheeler-Reagan
Second: Herbert
Result: Carried: 11 to 3

For: 11 - Chernock, Herbert, Shidid, Wheeler-Reagan, Blair*, Sleeper, Housewright, Treadway, Haqq, Hall, Kingston

Against: 3 - Hampton, Carpenter, Rubin
Absent: 0
Vacancy: 1 - District 4

*out of the room, shown voting in favor

Notices: Area: 200 Mailed: 20
Replies: For: 1 Against: 5

Speakers: None

Note: The Commission heard Zoning Cases - Under Advisement agenda item #28. ID #24-275, Z212-352(AU) next.

27. 24-273 Z212-298(JM)

Planner: Jennifer Muñoz

Motion: It was moved to recommend **denial without prejudice** of a CS Commercial Service District with consideration of an MU-1 Mixed Use District on property zoned an A(A) Agricultural District, on the north line of Dowdy Ferry Road, northeast of the Lyndon B. Johnson Freeway [I-20].

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

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

Against: 1 - Wheeler-Reagan

Absent: 0

Vacancy: 1 - District 4

*out of the room, shown voting in favor

Notices: Area: 500 Mailed: 22

Replies: For: 0 Against: 1

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

**Note: The Commission heard Zoning Cases - Under Advisement agenda item #30.
ID #24-277, Z223-112(MP) next.**

28. 24-275 Z212-352(AU)

Planner: Andreea Udrea

Motion: It was moved to recommend **approval** of an amendment to and a renewal of Specific Use Permit No. 1898 for a late-hours establishment limited to a general merchandise or food store 3,500 square feet or less and a motor vehicle fueling station for a three-year period, subject to an amended site plan and amended conditions, as briefed; with the following change: on the site plan trees to be describe as medium or large canopy on property zoned Planned Development District No. 842, the Lower Greenville Avenue Special Provision District, with an MD-1 Modified Delta Overlay, on the southeast corner of Greenville Avenue and Richmond Avenue.

Maker: Kingston

Second: Hampton

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: 0

Vacancy: 1 - District 4

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

Speakers: For: Andrew Ruegg, 2201 Main St., Dallas, TX, 75201
Against: None

Note: The Commission heard Zoning Cases - Under Advisement agenda item #29. ID #24-276, Z212-353(JM) next.

29, 24-276 Z212-353(JM)

Planner: Jennifer Muñoz

Motion: It was moved to recommend **denial without prejudice** of a new subdistrict on property zoned Subdistrict 1 within Planned Development District No. 621, the Old Trinity and Design District, on the northeast line of Irving Boulevard and the southwest line of Market Center Boulevard, northwest of Oak Lawn Avenue.

Maker: Carpenter
Second: Rubin
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: 0
Vacancy: 1 - District 4

Notices: Area: 500 Mailed: 39
Replies: For: 0 Against: 2

Speakers: For: Suzan Kedron, 2323 Ross Ave., Dallas, TX, 75201
Against: None

Note: The Commission recessed for a short dinner break at 5:34 p.m. and reconvened at 5:55 p.m. The Commission heard Zoning Cases - Under Advisement agenda item #31. ID #24-279, Z223-116(MP) next.

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30. 24-277 Z223-112(MP)

Planner: Michael Pepe

Motion: In considering an application for 1) a Specific Use Permit for a motor vehicle fueling station; and 2) a Specific Use Permit for the sale of alcoholic beverages in conjunction with a general merchandise or food store 3,500 square feet or less on property zoned Subdistrict 5 within Planned Development District No. 533, the C.F. Hawn Special Purpose District No. 1, with a D-1 Liquor Control Overlay, on the southwest corner of Elam Road and C.F. Hawn Freeway, it was moved to **hold** this case under advisement until February 1, 2024.

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

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

Against: 0
Absent: 0
Vacancy: 1 - District 4

*out of the room, shown voting in favor

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

Speakers: For: Arvind Sharma, 7505 CF Hawn Hwy., Dallas, TX, 75217
For (Did not speak): Ash Begum, 7505 Cf Hawn Hwy., Dallas, TX, 75217
Against: None

Note: The Commission heard Street Name Change agenda item #48. ID #24-224, NC234-001 next.

31. 24-279 Z223-116(MP)

Planner: Michael Pepe

Motion: In considering an application for a Specific Use Permit for an auto service center and vehicle display, sales, and service on property zoned Subarea 2 within Planned Development District No. 366, the Buckner Boulevard Special Purpose District, with a D-1 Liquor Control Overlay, on the west line of Conner Drive; between Bruton Road and Stonehurst Street, it was moved to **hold** this case under advisement until February 15, 2024.

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

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

Against: 0
Absent: 0
Vacancy: 1 - District 4
Conflict: 1 - Rubin**

*out of the room, shown voting in favor
**out of the room, when vote taken

Notices: Area: 300 Mailed: 18
Replies: For: 1 Against: 0

Speakers: For: None
For (Did not speak): Isai Marquez, 2027 Conner Dr., Dallas, TX, 75217
Against: None

Note: The Commission continued with the regular order of the agenda and heard Zoning Cases - Individual agenda item #32. ID #24-248, Z223-256(LC) next.

Zoning Cases - Individual:

32. 24-248 Z223-256(LC)

Planner: LeQuan Clinton

Motion: It was moved to recommend **approval** of a Specific Use Permit for the sale of alcoholic beverages in conjunction with a restaurant without drive-in or drive-through service for a two-year period, subject to a site plan and staff's recommended conditions on property zoned Subarea 1 within Planned Development District No. 366, the Buckner Boulevard Special Purpose District, with a D-1 Liquor Control Overlay, on the west line of South Buckner Boulevard, between North scheme Road and Blossom Lane.

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

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

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Against: 0
Absent: 0
Vacancy: 1 - District 4

*out of the room, shown voting in favor

Notices: Area: 200 Mailed: 7
Replies: For: 0 Against: 0

Speakers: For: None
For (did not speak): Carlos Talison, 3904 Elm St., Dallas, TX, 75226
Against: None

33. 24-249 Z223-298(LG) Planner: Liliana Garza

Motion: It was moved to recommend **approval** of an O-1 Office Subdistrict, subject to deed restrictions volunteered by the applicant on property zoned an MF-2 Multiple-Family Subdistrict within Planned Development District No. 193, the Oak Lawn Special Purpose District, H/115 Talley/Polk House Historic District Overlay, on the west corner of Reagan Street and Dickason Avenue.

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: 0
Vacancy: 1 - District 4

*out of the room, shown voting in favor

Notices: Area: 200 Mailed: 40
Replies: For: 1 Against: 0

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

Note: The Commission continued with the regular order of the agenda and heard Development Code Amendment agenda item #34. ID #24-263, DCA189-001(KS) next.

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Development Code Amendments:

34. **24-263 DCA189-001(KS)**

Planner: Kate Singleton

1. Suspension of CPC Rules of Procedure Section 13(f)(7) to not require ZOAC to make a recommendation to the commission regarding amendments to Article IV, "Zoning regulations."

Motion: It was moved to **approve** suspension of CPC Rules of Procedure Section 13(f)(7) to not require ZOAC to make a recommendation to the commission regarding amendments to Article IV, "Zoning regulations."

Maker: Hampton
Second: Rubin
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: 0
Vacancy: 1 - District 4

*out of the room, shown voting in favor

2. Consideration of amending Chapter 51A of the Dallas Development Code, Subsection (a), "Certificates for demolition for a residential structure with no more than 3,000 square feet of floor area pursuant to a court order," within Section 51A-4.501, "Historic Overlay District," and related sections with consideration to be given to remove this Subsection and other appropriate standards.

Motion: It was moved to recommend **approval** of amending Chapter 51A of the Dallas Development Code, Subsection (a), "Certificates for demolition for a residential structure with no more than 3,000 square feet of floor area pursuant to a court order," within Section 51A-4.501, "Historic Overlay District," and related sections with consideration to be given to remove this Subsection and other appropriate standards.

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

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

Against: 0
Absent: 0
Vacancy: 1 - District 4

Speakers: For: Larry Offutt, 6038 Bryan Parkway, Dallas, TX, 75206
Larry Johnson, 1026 Betterton Cir., Dallas, TX, 75203
Robert Swann, 1121 E. Tenth St., Dallas, TX, 75203
Carolyn Howard, 2922 Swiss Ave., Dallas, TX, 75204
Evelyn Montgomery, 4603 Swiss Ave., Dallas, TX, 75204
Against: None
Against (Did not speak): Evelyn Mayo, 2833 Province Ln., Dallas, TX, 75228
James McGee, 423 Brook Valley Cir., Dallas, TX, 75232

Note: The Commission continued with the regular order of the agenda and heard Authorization of a Hearing agenda item #35. ID #24-262, next.

Authorization of a Hearing:

35. 24-262 Z178-142(SO)

Planner: Sef Okoth

Motion: It was moved to recommend **approval** of an City Plan Commission authorized hearing for a WMU-3 Walkable Urban Mixed-Use District and a Shopfront Overlay on a portion in an area generally, along both sides of Edgefield Avenue from Tennessee Avenue to the alley south of Newport Avenue, both sides of Balboa Drive between Pioneer Drive and Berkley Avenue, both sides of Ferndale Avenue from the alley east of Tennessee Avenue to the alley east of Balboa Drive, both sides of Brunner Avenue, between Balboa Drive and Edgefield Drive, and both sides of Newport Avenue between Balboa Drive and Edgefield Drive, and containing approximately 14 acres.

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

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

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Against: 1 - Carpenter
Absent: 0
Vacancy: 1 - District 4

*out of the room, shown voting in favor

Notices: Area: 400 Mailed: 251
Replies: For: 6 Against: 11

Speakers: For: Andrew Wallace, 1407 Melbourne Ave., Dallas, TX, 75224
For (Did not speak): Matthew Glen, 1809 Balboa Pl., Dallas, TX, 75224
Against: Violeta Montejano, 1310 Melbourne Ave., Dallas, TX, 75224
Gerardo Figueroa, 2220 W. Clarendon Dr., Dallas, TX, 75208
Christine Hopkins, 1118 Elmwood Blvd., Dallas, TX, 75224
Jose Perez, 1810 N. Edgefield Dallas, TX, 75208
Staff: Megan Wimer, Manger, Planning and Urban Design
Andrea Gilles, Interim Director, Planning and Urban Design

Note: The Commission continued with the regular order of the agenda and heard Subdivision – Consent agenda items next.

SUBDIVISION DOCKET:

Planner: Sharmila Shrestha

Note: Subdivision - Consent agenda items #36. ID #24-211, S223-164R; #37. ID #24-212, S234-029; #38. ID #24-213, S234-031; #39. ID #24-214, S234-032; #40. ID #24-215, S234-033; #41. ID #24-217, S234-035; #42. ID #24-218, S234-037; and #43. ID #24-219, S234-039 were read into the record and heard together. Subdivision - Residential Replat agenda items #44. ID #24-2203, S234-027; #45. ID #24-221, S234-028; #46. ID #24-222, S234-030; #47. ID #24-223, S234-038; along with Street Name Change agenda item #48. ID #24-224, NC234-001 were heard individually.

Consent Items:

36. 24-211 S223-164R

Motion: It was moved to **approve** an application to create one 0.2755-acre lot and one 1.0854-acre lot from a 1.3609-acre tract of land in City Block A/902 on property located on Corinth Street, north of Wall Street; subject to compliance with the conditions listed in the docket.

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

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

Against: 0
Absent: 0
Vacancy: 1 - District 4

*out of the room, shown voting in favor

Speakers: None

37. 24-212 S234-029

Motion: It was moved to **approve** an application to create one 8,911-square foot lot and one 8,923-square foot lot from a 0.409-acre tract of land on property located on Jim Miller Road, south of Elam Road; subject to compliance with the conditions listed in the docket.

Maker: Hampton
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: 0
Vacancy: 1 - District 4

*out of the room, shown voting in favor

Speakers: None

38. 24-213 S234-031

Motion: It was moved to **approve** an application to create one 0.924-acre lot and one 10.956-acre lot from a 11.88-acre tract of land in City Block A/8039 on property located on Buckner Boulevard, south of R. L. Thornton Freeway/ Interstate Highway No. 30; subject to compliance with the conditions listed in the docket.

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Maker: Hampton
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: 0
Vacancy: 1 - District 4

*out of the room, shown voting in favor

Speakers: None

39. 24-214 S234-032

Motion: It was moved to **approve** an application to replat a 0.234-acre tract of land containing part of Lots 7, 8, and 14 in City Block D/1879 to create one lot on property located on La Vista Drive at Mecca Street, northwest corner; subject to compliance with the conditions listed in the docket.

Maker: Hampton
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: 0
Vacancy: 1 - District 4

*out of the room, shown voting in favor

Speakers: None

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40. 24-215 S234-033

Motion: It was moved to **approve** an application to replat a 3.792-acre tract of land containing all of Lots 1 through 12 in City Block 11/921, a portion of tract of land in City Block 924 ½, and a portion of an alley and Kelly Avenue to be abandoned, to create one lot on property located between Ervay Street and Saint Paul Street, east of Richardson Avenue; subject to compliance with the conditions listed in the docket.

Maker: Hampton
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: 0
Vacancy: 1 - District 4

*out of the room, shown voting in favor

Speakers: None

41. 24-217 S234-035

Motion: It was moved to **approve** an application to replat a 21.582-acre tract of land containing part of Lot 1A and 1B, all of Lot 1C and 2A in City Block 18/2006 to create 5 lots ranging in size from 1.620 acre to 9.534 acre on property located between Carroll Avenue at Haskell Avenue, east of Central Expressway/ U.S. Highway No. 75 (FKA Keating Avenue); subject to compliance with the conditions listed in the docket.

Maker: Hampton
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: 0
Vacancy: 1 - District 4

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*out of the room, shown voting in favor

Speakers: None

42. **24-218 S234-037**

Motion: It was moved to **approve** an application to create 3 lots ranging in size from 0.9114 acre to 1.194 acre from a 2.886-acre tract of land on property located on Garden Grove Drive at South Belt line Road, north corner; subject to compliance with the conditions listed in the docket.

Maker: Hampton
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: 0
Vacancy: 1 - District 4

*out of the room, shown voting in favor

Speakers: None

43. **24-219 S234-039**

Motion: It was moved to **approve** an application to replat a 6.590-acre tract of land containing all of Lot 5 in City Block A/7665 to create 3 lots ranging in size from 1.103 acre to 3.166 acre on property located on Preakness Lane, east of Walton Walker Boulevard/ State Highway Loop No.12; subject to compliance with the conditions listed in the docket.

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

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

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Against: 0
Absent: 0
Vacancy: 1 - District 4

*out of the room, shown voting in favor

Speakers: None

Residential Replats:

44. [24-220](#) S234-027

Note: The Commission considered this item individually.

Motion: It was moved to **approve** an application to replat a 5.508-acre tract of land containing all of Lots 5B, 5C, and part of Lot 7 in City Block1/5520 to create one lot on property located on Manson Court at Strait Lane, northeast corner subject to compliance with the conditions listed in the docket.

Maker: Hall
Second: Shidid
Result: Carried: 13 to 0

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

Against: 0
Absent: 1 - Treadway
Vacancy: 1 - District 4

*out of the room, shown voting in favor

Notices: Area: 200 Mailed: 11
Replies: For: 2 Against: 0

Speakers: None

**CITY PLAN COMMISSION MEETING MINUTES
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45. 24-221 S234-028

Note: The Commission considered this item individually.

Motion: It was moved to **approve** an application to replat a 0.688-acre tract of land containing all of Lot 23 in City Block 1/8016 to create two 7,500-square foot lots and one 15,000-square foot lot on property located between La Rue Street and Wyoming Street, west of Knoxville Street; subject to compliance with the conditions listed in the docket.

Maker: Chernock
Second: Rubin
Result: Carried: 12 to 1

For: 12 - Chernock, Hampton, Herbert*, Shidid, Wheeler-Reagan, Blair, Sleeper, Housewright, Haqq, Hall, Kingston, Rubin

Against: 1 - Carpenter
Absent: 1 - Treadway
Vacancy: 1 - District 4

*out of the room, shown voting in favor

Notices: Area: 200 Mailed: 19
Replies: For: 0 Against: 0

Speakers: For: Hugo Alvarez, 4730 Wyoming St., Dallas, TX, 75211
Against: None

46. 24-222 S234-030

Note: The Commission considered this item individually.

Motion: It was moved to **approve** an application to replat a 0.777-acre tract of land containing all of Lot 4A and part of Lot 4 in City Block A/2024 to create one lot on property located between Turtle Creek Drive and Katy Trail, northeast of Blackburn Street; subject to compliance with the conditions listed in the docket.

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

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

Against: 0
Absent: 1 - Treadway
Vacancy: 1 - District 4

*out of the room, shown voting in favor

Notices: Area: 200 Mailed: 67
Replies: For: 0 Against: 0

Speakers: For: Amy Matthews, 2201 Main St., Dallas, TX, 75201
Against: None

Note: The Chair announced a change to the order of the agenda. Residential Replat agenda Item #47. ID #24-223, S234-038 was tabled until later in the meeting. The Commission heard Thoroughfare Plan Amendment agenda item #49. ID #24-264, Harwood Street between Pennsylvania Avenue and Martin Luther King Jr. Boulevard; Harwood Street between Martin Luther King Jr. Boulevard and Al Lipscomb Way next.

47. 24-223 S234-038

Note: The Commission considered this item individually.

Motion I: It was moved to **approve** an application to replat a 0.603-acre tract of land containing all of Lots 8, 9, and 10 in City Block 17/8342 to create one lot on property located on Bagley Street, north of Darwin Street; subject to compliance with the conditions listed in the docket.

Maker: Herbert
Second: Rubin
Result: Failed: 6 to 6

For: 6 - Herbert, Shidid, Wheeler-Reagan, Sleeper,
Housewright, Rubin

Against: 6 - Chernock, Hampton, Carpenter, Blair, Hall,
Kingston
Absent: 2 - Treadway, Haqq
Vacancy: 1 - District 4

**CITY PLAN COMMISSION MEETING MINUTES
OF JANUARY 18, 2024**

Motion II: It was moved to **deny** an application to replat a 0.603-acre tract of land containing all of Lots 8, 9, and 10 in City Block 17/8342 to create one lot on property located on Bagley Street, north of Darwin Street.

Maker: Kingston
Second: Blair
Result: Carried: 8 to 4

For: 8 - Chernock, Hampton, Herbert, Carpenter,
Wheeler-Reagan, Blair, Hall, Kingston

Against: 4 - Shidid, Sleeper, Housewright, Rubin
Absent: 2 - Treadway, Haqq
Vacancy: 1 - District 4

Notices: Area: 200 Mailed: 18
Replies: For: 2 Against: 0

Speakers: For: Warren Ellis, 8700 Stonebrook Pkwy., Frisco, TX, 75034
Steven Darling, 2500 Dallas Pkwy., Plano, TX, 75093
Against: None

Note: The Commission heard OTHER MATTERS agenda item #52. ID #24-284, Consideration of FY2022-23 City Plan Commission Annual Report next.

Street Name Change:

48. 24-224 NC234-001

Motion: It was moved to recommend **denial** to change the portion of Jim Miller Road between Great Trinity Forest Way and Highland Road to "Santos Rodriguez Road".

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: 0
Vacancy: 1 - District 4

**CITY PLAN COMMISSION MEETING MINUTES
OF JANUARY 18, 2024**

Notices: Area: 1' Mailed: 340
Replies: For: 0 Against: 19

Speakers: For: None
Against: Yolanda Williams, 1012 Pindar Ave., Dallas, TX, 75217
Linda Pelon, 3015 Nutting Dr., Dallas, TX, 75227
Lauren Bradbury, 7814 Forney Rd., Dallas, TX, 75227

Note: The Chair announced a change to the order of the agenda and the Commission heard Thoroughfare Plan Amendment agenda item #51, ID #24-266, Elam Road, between Pemberton Hill Road and Jim Miller Road next.

Thoroughfare Plan Amendments:

Individual:

49. 24-264 Planner: Kimberly Smith

Harwood Street between Pennsylvania Avenue and Martin Luther King Jr. Boulevard; Harwood Street between Martin Luther King Jr. Boulevard and Al Lipscomb Way

Motion: It was moved to recommend **denial** of an amendment to the City of Dallas Thoroughfare Plan to remove (1) Harwood Street between Pennsylvania Avenue and Martin Luther King, Jr. Boulevard; and (2) Harwood Street between Martin Luther King, Jr. Boulevard and Al Lipscomb Way.

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

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

Against: 0
Absent: 1 - Treadway
Vacancy: 1 - District 4

*out of the room, shown voting in favor

Speakers: None

Note: The Commission heard Thoroughfare Plan Amendment agenda item #50, ID #24-265, Crown Road between Newkirk Street and Farmers Branch City Limits next.

**CITY PLAN COMMISSION MEETING MINUTES
OF JANUARY 18, 2024**

50. 24-265

Planner: Kimberly Smith

Crown Road between Newkirk Street and Farmers Branch City Limits

Motion: It was moved to recommend **approval** of an amendment to the City of Dallas Thoroughfare Plan to remove Crown Road from Newkirk Street to Farmers Branch City Limits.

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

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

Against: 0
Absent: 1 - Treadway
Vacancy: 1 - District 4

*out of the room, shown voting in favor

Speakers: None

Note: The Commission heard APPROVAL OF MINUTES agenda item - Approval of Minutes of the December 7, 2023 City Plan Commission Hearing next.

51. 24-266

Planner: Kimberly Smith

Elam Road between Pemberton Hill Road and Jim Miller Road

Motion: It was moved to recommend **approval** of an amendment to the City of Dallas Thoroughfare Plan to change the designation of Elam Road between Pemberton Hill Road and Jim Miller Road from a minor six-lane divided roadway in 100 feet of right-of-way [M-6-D(a)] to a special two-lane undivided roadway with a shared-use path on the north side of the roadway in 75 feet of right-of-way [SPCL 2U].

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

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

**CITY PLAN COMMISSION MEETING MINUTES
OF JANUARY 18, 2024**

Against: 0
Absent: 1 - Treadway
Vacancy: 1 - District 4

Speakers: For: None

Against: Yolanda Williams, 1012 Pindar Ave., Dallas TX, 75217

Note: The Commission recessed for a short break at 4:02 p.m. and reconvened at 4:15 p.m. The Commission heard Zoning Cases - Consent agenda item #6. ID #24-228, Z223-163(JM) next.

OTHER MATTERS:

52. **24-284** Consideration of FY2022-23 City Plan Commission Annual Report

Motion: In considering the FY2022-23 City Plan Commission Annual Report, it was moved to **hold** this matter under advisement until February 1, 2024.

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

For: 12 - Chernock, Hampton, Herbert, Shidid,
Carpenter, Wheeler-Reagan, Blair, Sleeper,
Housewright, Hall, Kingston, Rubin

Against: 0
Absent: 2 - Treadway, Haqq
Vacancy: 1 - District 4

Consideration of Appointments to CPC Committees:

None

ADJOURNMENT:

Motion: It was moved to **adjourn** the January 18, 2024, City Plan Commission meeting at 9:07 p.m.

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

For: 12 - Chernock, Hampton, Herbert, Shidid,
Carpenter, Wheeler-Reagan, Blair, Sleeper,
Housewright, Hall, Kingston, Rubin

**CITY PLAN COMMISSION MEETING MINUTES
OF JANUARY 18, 2024**

Against: 0
Absent: 2 - Treadway, Haqq
Vacancy: 1 - District 4

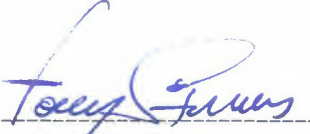
**CITY PLAN COMMISSION MEETING MINUTES
OF JANUARY 18, 2024**



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

2/1/2024

Date



Approved by:
Tony Shidid, Chair
City Plan Commission

2.1.24

Date

Attachments:

Tony Shidid Disclosure of Conflict Statement – Z223-322(WK)
Brent Rubin Disclosure of Conflict Statement – Z223-116(MP)

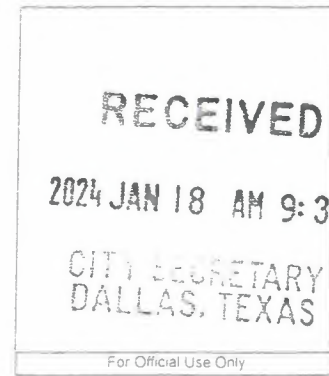
Video Links:

Briefing:

<https://dallascityhall.webex.com/dallascityhall/ldr.php?RCID=7d7bd3377cafb2a802bfcc35deb35a9e>

Public Hearing:

<https://dallascityhall.webex.com/dallascityhall/ldr.php?RCID=9fa2b0a62621809e4acbd2e2923e0254>



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: Tony Shaid

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

223 - 322

Nature of Conflict:

Property over w/in notkerbar area.

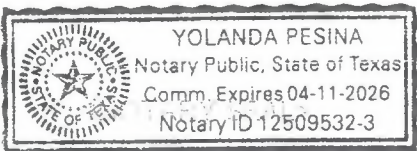
As a result of this conflict, I will not take any official action in regard to the matter stated above.

[Signature] 1.18.24
Signature of Employee/Official Date

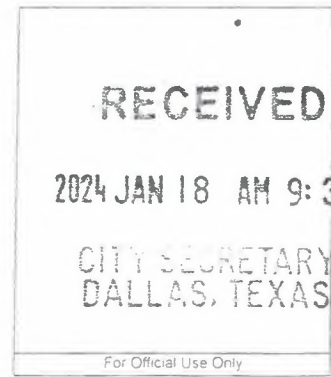
BEFORE ME, the undersigned authority, on this day personally appeared

Tony Shaid, 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 18th day of January, 2024, to certify which, witness my hand and seal.



Yolanda Pesina Yolanda Pesina CPC Secretary
Signature of officer administering oath Printed name of officer administering oath 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	Plan Commission
<input type="checkbox"/> City Employee	Title/Department	

1. Name of Employee/Official: Burt Rubin

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

2223-116

Nature of Conflict:

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.

[Signature]

Signature of Employee/Official

1/18/24

Date

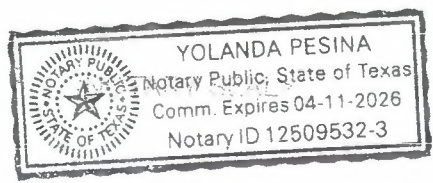
BEFORE ME, the undersigned authority, on this day personally appeared

Brent Rubin, 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 18th day of Jan

2024 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