



CITY PLAN COMMISSION

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Briefing & Public Hearing Meeting Minutes

2024 MAR 20 PM 5:03

THURSDAY, FEBRUARY 1, 2024

CITY SECRETARY
DALLAS, TEXAS

DALLAS CITY HALL, COUNCIL CHAMBER/VIDEO CONFERENCE

CISCO WEBEX LINK, <https://bit.ly/CPC-020124>, Call-In #: 2491 426 6457

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 9:03 a.m. with a quorum of the City Plan Commission present. The Public Hearing was called to order at 12:45 p.m. with a quorum of the City Plan Commission present.

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

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

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

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

BRIEFINGS:

The Commission was briefed and/or updated on the following agenda items and in the following order: #1. ID #24-438, Briefing FY2022-23 CPC Annual Report; #2. ID #24-439, Briefing on the ForwardDallas Comprehensive Land Use Plan; #3. ID #24-440 EXECUTIVE SESSION - DCA223-008, to be re-noticed; #4. ID #24-411, M234-006(TB); #5 ID #24-420, Z212-284(DM); #6. ID #24-421, Z223-147(AU) to be removed from Consent agenda and to be held until March 7, 2024; #7. ID #24-412, Z223-234(MP) to be removed from Consent agenda; #8. ID #24-413, Z223-259(LG); #9. ID #24-414, Z223-276(GB); #10. ID #24-423, Z223-333(LC) to be removed from Consent agenda; #11. ID #24-424, Z223-341(WK); #12. ID #24-415, Z234-102(LG); #13. ID #24-426, Z234-104(LC) to be removed from Consent agenda and to be held to March 7, 2024; #14. ID #24-416, Z234-105(MB); #15. ID #24-417, Z234-109(MB); #16. ID #24-418, Z234-112(MB); #17. ID #24-419, Z234-113(MB); #18. ID #24-432, Z223-112(MP); #19. ID #24-428, Z223-245(LC); #20. ID #24-429, Z223-246(LC) no updates; #21. ID #24-430, Z223-284(MB) no updates; #22. ID #24-431, Z223-309(MB) to be held to March 7, 2024; and #23. ID #24-427, Z223-237(MP). The Commission recessed for a lunch break at 12:03 p.m. and reconvened at 12:45 p.m.

The City Plan Commission opened the public hearing at 12:45 p.m. and continued to hear briefings on Zoning Cases – Individual agenda items #24. ID #24-422, Z223-330(WK) and #25. ID #24-425, Z234-103(LC).

Chair Shidid announced a change to the order of the agenda and the Commission heard OTHER MATTERS - UNDER ADVISEMENT agenda item #30. ID #24-442, Approval of FY2022-23 CPC Annual Report, next.

APPROVAL OF MINUTES:

Minutes Approval of Minutes of the January 18, 2024 City Plan Commission Hearing.

Motion: It was moved to **approve** the January 18, 2024, City Plan Commission meeting minutes.

Maker: Herbert
Second: Shidid
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

Speakers: None

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

ACTION ITEMS:

Miscellaneous Items:

Minor Amendments – Individual:

4. **24-411** M234-006(TB)

Planner: Teaseia Blue

Motion: It was moved to **approve** a request for relief from the street frontage requirements along South Ervay Street, subject to a site plan on property zoned Subdistricts 2 and 3 within Planned Development District No. 317, the Cedars Area Special Purpose District, along the north line of South Ervay Street, between Richardson Avenue and the Gulf, Colorado & Santa Fe Railroad (GC & SF Railroad).

Maker: Hampton
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

Speakers: None

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

5. 24-420 Z212-284(DM)

Planner: Donna Moorman

Motion: It was moved to recommend **approval** of the renewal of Specific Use Permit No. 2393 for the sale of alcoholic beverages in conjunction with a general merchandise or food store 3,500 square feet or less for a three-year period on property zoned a CR Community Retail District with a D-1 Liquor Control Overlay, on the north corner of South Beltline Road and Seagoville Road.

Maker: Blair
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: 0
Vacancy: 1 - District 4

Notices: Area: 200 Mailed: 12
Replies: For: 2 Against: 0

Speakers: None

6. 24-421 Z223-147(AU)

Planner: Andreea Udrea

Note: The Commission considered this item individually.

Motion: In considering an application for an amendment to Planned Development District No. 514, on the east line of Hillcrest Road, between La Bolsa Drive and Arapaho Road, it was moved to **hold** this case under advisement until March 7, 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

**CITY PLAN COMMISSION MEETING MINUTES
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Against: 0
Absent: 0
Vacancy: 1 - District 4

Notices: Area: 500 Mailed: 225
Replies: For: 15 Against: 6

Speakers: For: None
Against: None

Against (Did not speak): Angela Reina-Greca, 15706 Daleport Cir., Dallas, TX, 75248
Jane Maxvill, 6948 Clearhaven Dr., Dallas, TX, 75248

Note: The Commission heard Zoning Cases - Consent agenda item #7. ID #24-412, Z223-234(MP) next.

7. 24-412 Z223-234(MP)

Planner: Michael Pepe

Note: The Commission considered this item individually.

Motion: It was moved to recommend **approval** of a Specific Use Permit for a late-hours establishment limited to a restaurant without drive-in or drive-through service for a two-year period, subject to a site plan and conditions with Hours of Operation from 12:00 a.m. (midnight) to 6:00 a.m. on property zoned Planned Development District No. 842 with an MD-1 Modified Delta Overlay, in an area bounded by Greenville Avenue, La Vista Drive, Hope Street, and Lewis Street.

Maker: Kingston
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: 0
Vacancy: 1 - District 4

Notices: Area: 200 Mailed: 62
Replies: For: 1 Against: 1

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

**CITY PLAN COMMISSION MEETING MINUTES
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Note: The Commission heard Zoning Cases - Consent agenda item #10. ID #24-423, Z223-333(LC) next.

8. 24-413 Z223-259(LG)

Planner: Liliana Garza

Motion: It was moved to recommend **approval** of an amendment to deed restrictions [Z856-134] on property zoned an MF-2(A) Multifamily District, on the west line of Old Hickory Trail, south of West Wheatland Road.

Maker: Blair
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: 0
Vacancy: 1 - District 4

Notices: Area: 500 Mailed: 8
Replies: For: 0 Against: 0

Speakers: None

9. 24-414 Z223-276(GB)

Planner: Giahanna Bridges

Motion: It was moved to recommend **approval** of an RR Regional Retail District on property zoned an MU-3 Mixed Use District, on the south line of West Mockingbird Lane, north line of Plantation Road, and east of Hawes Avenue.

Maker: Blair
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: 0
Vacancy: 1 - District 4

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Notices: Area: 300 Mailed: 13
Replies: For: 1 Against: 0

Speakers: None

10. **24-423 Z223-333(LC)**

Planner: LeQuan Clinton

Note: The Commission considered this item individually.

Motion: It was moved to recommend **approval** of a Specific Use Permit for commercial motor vehicle parking for a three-year period, subject to a site plan and conditions with the following change: **SCREENING:** An eight-foot-high wrought iron fence with masonry must be maintained along the eastern boundary of the property, as shown on the site plan. The use of barbed wire is prohibited along the east side of the property on property zoned an IM Industrial Manufacturing District, on the north line of West Kiest Boulevard, between Duncanville Road and South Walton Walker Boulevard.

Maker: Herbert
Second: Shidid
Result: Carried: 10 to 4

For: 10 - Chernock, Herbert, Shidid, Wheeler-Reagan,
Sleeper, Housewright, Treadway, Haqq, Hall,
Kingston

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

Notices: Area: 400 Mailed: 51
Replies: For: 1 Against: 0

Speakers: For: Brandon Waldrum, 3030 LBJ Fwy., Dallas, TX, 75234
Against: None

Note: The Commission heard Zoning Cases - Consent agenda item #13. ID #24-426, Z234-104(LC) next.

**CITY PLAN COMMISSION MEETING MINUTES
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11. 24-424 Z223-341(WK)

Planner: Wilson Kerr

Motion: It was moved to recommend **approval** of an amendment to Specific Use Permit No. 2066 for the sale of alcoholic beverages in conjunction with a general merchandise or food store 3,500 square feet or less for a five-year period with eligibility for automatic renewals for additional five-year periods, subject to amended conditions on property zoned a CR-D-1 Community Retail District with a D-1 Liquor Control Overlay, on the northwest corner of West Jefferson Boulevard and North Brighton Avenue.

Maker: Blair
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: 0
Vacancy: 1 - District 4

Notices: Area: 200 Mailed: 31
Replies: For: 6 Against: 0

Speakers: None

12. 24-415 Z234-102(LG)

Planner: Liliana Garza

Motion: It was moved to recommend **approval** of an amendment to Specific Use Permit No. 2068 for a bar, lounge, or tavern for a five-year period, subject to amended conditions on property zoned Tract A within Planned Development District No. 269, the Deep Ellum/Near East Side District, on the east corner of Main Street and Exposition Avenue.

Maker: Blair
Second: Herbert
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

Notices: Area: 200 Mailed: 22
Replies: For: 5 Against: 0

Speakers: None

13. [24-426](#) Z234-104(LC)

Planner: LeQuan Clinton

Note: The Commission considered this item individually.

Motion: In considering an application for an amendment to Specific Use Permit No. 1982 for a bar, lounge, or tavern and an inside commercial amusement limited to a Class A dance hall on property zoned Tract A within Planned Development District No. 269, the Deep Ellum/Near East Side District, on the southwest corner of Elm Street and North Crowds Street, it was moved to **hold** this case under advisement until March 7, 2024.

Maker: Hampton
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

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

Speakers: None

Note: The Commission returned to the regular order of the agenda and heard Zoning Cases - Under Advisement agenda items. The Commission heard Zoning Cases - Under Advisement agenda item #18. [ID #24-432](#), Z223-112(MP) next.

**CITY PLAN COMMISSION MEETING MINUTES
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14. **24-416 Z234-105(MB)**

Planner: Martin Bate

Motion: It was moved to recommend **approval** of a CR-D-1 Community Retail District with a D-1 Liquor Control Overlay on property zoned an LI-D-1 Light Industrial District D-1 Liquor Control Overlay, on the northeast corner of South Buckner Boulevard and Moberly Lane.

Maker: Blair
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: 0
Vacancy: 1 - District 4

Notices: Area: 300 Mailed: 13
Replies: For: 0 Against: 0

Speakers: None

15. **24-417 Z234-109(MB)**

Planner: Martin Bate

Motion: It was moved to recommend **approval** of an amendment to Specific Use Permit No. 2181 for a tattoo studio for a five-year period, subject to amended conditions on property zoned Tract A within Planned Development District No. 269, the Deep Ellum/Near East Side District, on the south line of Elm Street, east of North Good Latimer Expressway.

Maker: Blair
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: 0
Vacancy: 1 - District 4

**CITY PLAN COMMISSION MEETING MINUTES
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Notices: Area: 200 Mailed: 10
Replies: For: 2 Against: 0

Speakers: None

16. **24-418** Z234-112(MB)

Planner: Martin Bate

Motion: It was moved to recommend **approval** of an amendment to Specific Use Permit No. 2220 for the sale of alcoholic beverages in conjunction with a restaurant without drive-in or drive-through service or a five-year period with eligibility for automatic renewals for additional five-year periods, subject to amended conditions on property zoned a CR-D-1 Community Retail District with a D-1 Liquor Control Overlay, on the southwest line of Peavy Road, northwest of Garland Road.

Maker: Blair
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: 0
Vacancy: 1 - District 4

Notices: Area: 200 Mailed: 21
Replies: For: 0 Against: 0

Speakers: None

17. **24-419** Z234-113(MB)

Planner: Martin Bate

Motion: It was moved to recommend **approval** of an amendment to Specific Use Permit No. 1933 for the sale of alcoholic beverages in conjunction with a general merchandise or food store 3,500 square feet or less for a five-year period with eligibility for automatic renewals for additional five-year periods, subject to amended conditions on property zoned an MU-1-D-1 Mixed Use District with a D-1 Liquor Control Overlay, on the southwest corner of South Zang Boulevard and West Suffolk Avenue.

**CITY PLAN COMMISSION MEETING MINUTES
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Maker: Blair
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: 0
Vacancy: 1 - District 4

Notices: Area: 200 Mailed: 30
Replies: For: 6 Against: 0

Speakers: None

Note: The Commission heard Zoning - Consent agenda Item #6. ID #24-421, Z223-147(AU); upon the conclusion of the Zoning - Consent agenda. Zoning - Consent agenda Item #6. ID #24-421, Z223-147(AU) was heard next.

Zoning Cases – Under Advisement:

18. 24-432 Z223-112(MP)

Planner: Michael Pepe

Motion: It was moved to recommend 1) **approval** of a Specific Use Permit for a motor vehicle fueling station; and 2) **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 three-year period with no auto renewal, subject to the applicant's requested conditions with the following change: Landscaping: Landscaping must be provided as shown on the landscape plan 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.

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

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

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Against: 1 - Housewright,
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
Ash Begum, 7505 Cf Hawn Hwy., Dallas, TX, 75217
Against: None

**The Commission continued with the regular order of the agenda and heard
Subdivision Docket.**

19. 24-428 Z223-245(LC)

Planner: LeQuan Clinton

Motion: It was moved to recommend **denial without prejudice** of the termination of deed restrictions [Z978-150 and Z190-168] as volunteered by the applicant on property zoned a CS Commercial Service District, on the north corner of South Fitzhugh Avenue and Haskell Avenue.

Maker: Hampton
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

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

Speakers: None

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20. 24-429 Z223-246(LC)

Planner: LeQuan Clinton

Motion: It was moved to recommend **approval** of an R-16(A) Single Family District on property zoned an R-1ac(A) Single Family District, on the north line of Park Lane, between Preston Road and Douglas Avenue.

Maker: Hall
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

Notices: Area: 200 Mailed: 15
Replies: For: 2 Against: 0

Speakers: None

21. 24-430 Z223-284(MB)

Planner: Martin Bate

Motion: It was moved to recommend **approval** of a Specific Use Permit for a convent or monastery for a three-year period, subject to a site and conditions with the following change: all parking must be contained on Property on property zoned an R-7.5(A) Single Family District, on the northeast corner of Fairport Road and Longbranch Lane.

Maker: Blair
Second: Wheeler-Reagan
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: 400 Mailed: 55
Replies: For: 3 Against: 1

Speakers: For: Hlaing Minn, 1007 Estes Park Dr., Allen, TX, 75013
Panna Dipa, 7505 Fairport Rd., Dallas, TX, 75217
Against: None

Note: The Commission recessed for a short break at 2:15 p.m. and reconvened at 2:30 p.m. The Commission continued with the regular order of the agenda and heard Zoning Cases – Under Advisement agenda item #22. ID #24-431, Z223-309(MB) next.

22. 24-431 Z223-309(MB)

Planner: Martin Bate

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 March 7, 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: None

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Zoning Cases – Individual:

23. 24-427 Z223-237(MP)

Planner: Michael Pepe

Motion: It was moved to recommend **approval** of a Planned Development Subdistrict for MF-3 Multiple Family Subdistrict uses, subject to a development plan, a landscape plan, and applicant's recommended conditions on property zoned an MF-3 Multiple Family Subdistrict within Planned Development District No. 193, the Oak Lawn Special Purpose District, with a D Liquor Control Overlay, on the north corner of Hood Street and Brown Street.

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

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

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

*out of the room, shown voting in favor

Notices: Area: 500 Mailed: 434
Replies: For: 5 Against: 3

Speakers: For: Suzan Kedron, 2323 Ross Ave., Dallas, TX, 75201
Mike Turner, 2626 Cole Ave., Dallas, TX, 75204
Steve Stoner, 7557 Rambler Rd., Dallas, TX, 75231
For (Did not speak): Anthony Page, 3210 Carlisle St., Dallas, TX, 75204
Against: David Yost, 2828 Hood St., Dallas, TX, 75219
Suzan Baker, 2828 Hood St., Dallas, TX, 75219

24. 24-422 Z223-330(WK)

Planner: Wilson Kerr

Motion: In considering an application for an amendment to Specific Use Permit No. 1532 for convalescent and nursing homes, hospice care, and related institutions on property zoned a CC Community Commercial Subdistrict within Planned Development District No. 595, the South Dallas/Fair Park Special Purpose District, on the north corner of Martin Luther King, Jr. Boulevard and South Malcom X Boulevard, it was moved to **hold** this case under advisement until March 7, 2024.

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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: 300 Mailed: 53
Replies: For: 0 Against: 0

Speakers: None

25. 24-425 Z234-103(LC)

Planner: LeQuan Clinton

Motion: It was moved to recommend **approval** of an amendment to Specific Use Permit No. 2367 for an alcoholic beverage establishment limited to a microbrewery, microdistillery, or winery for a five-year period, subject to an amended site plan and staff's recommended amended conditions on property zoned Subarea 4 within Planned Development District No. 316, the Jefferson Area Special Purpose District, on the south side of Sunset Avenue, between South Bishop Avenue and South Madison Avenue.

Maker: Chernock
Second: Hebert
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: 200 Mailed: 8
Replies: For: 1 Against: 0

**CITY PLAN COMMISSION MEETING MINUTES
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Speakers: None

Note: The Commissioner returned to Zoning Cases - Under Advisement agenda item #18. ID #24-432, Z223-112(MP.)

SUBDIVISION DOCKET:

Planner: Hema Sharma

Note: Subdivision – Residential Replats agenda items #27. ID #24-408, S234-041; #28. ID #24-409, S234-043 along with Residential Replats and Building Line Removal, #29. ID #24-410, S234-042 heard individually. Subdivision – Residential Replat agenda item #26. ID #24-407, S234-040 was withdrawn.

Residential Replats:

26. 24-407 S234-040

An application to replat a 0.529-acre tract of land containing all of Lots 27, 28 and 29 in City Block B/3122 to create a 12-lot Shared Access Development with lots ranging in size from 1,200 square feet to 1,266 square feet and to dedicate a right-of-way on property located on Patton Avenue at Seventh Street, southeast corner.

This case was withdrawn by the applicant.

27. 24-408 S234-041

Motion: It was moved to **approve** an application to replat a 0.688-acre (30,000-square foot) tract of land containing all of Lot 40 in City Block 2/8016 to create two 15,000-square foot lot each on property located on Wisteria Street, west of Knoxville Street; subject to compliance with the conditions listed in the docket.

Maker: Herbert
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

**CITY PLAN COMMISSION MEETING MINUTES
OF FEBRUARY 1, 2024**

Notices: Area: 200 Mailed: 24
Replies: For: 0 Against: 0

Speakers: None

28. 24-409 S234-043

Motion: It was moved to **approve** an application to replat a 7.109-acre tract of land containing all of Lots 6, 7, 8 and 9 in City Block A/6671 and part of City Block 6670 to create 27 lots ranging in size from 7,506 square feet to 9,332 square feet on property located between Rhoda Lane and Elam Road, east of St. Augustine Drive; subject to compliance with the conditions listed in the docket.

Maker: Shidid
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: 0
Vacancy: 1 - District 4

*out of the room, shown voting in favor

Notices: Area: 200 Mailed: 20
Replies: For: 2 Against: 0

Speakers: For: Javier Amarillo, Address not given
Mark Brown, 2800 N. Hampton Rd., Dallas, TX, 75212
Against: None

**CITY PLAN COMMISSION MEETING MINUTES
OF FEBRUARY 1, 2024**

Residential Replats and Building Line Removal:

29. **24-410 S234-042**

Building Line Motion: It was moved to **approve** an application to reduce a portion the existing 40-foot platted building line to 20 feet on the south line of Cobblestone Drive and to extend the platted building line on west line of Heather Lane with the finding of fact that the reduction of that portion of the platted building line will not: require a minimum front, side, or rear yard setback line less than required by the zoning regulation; be contrary to the public interest; adversely affect neighboring properties; or adversely affect the plan for the orderly development of the subdivision.

Maker: Hall
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

Replat Motion: It was moved to **approve** an application to replat a 0.387-acre tract of land containing all of Lot 3 in City Block 1/6414 on the south side of Cobblestone Drive and to create one lot on property located on Cobblestone Drive at Heather Lane, southwest corner; subject to compliance with the conditions listed in the docket.

Maker: Hall
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

Notices: Area: 200 Mailed: 18
Replies: For: 1 Against: 7

**CITY PLAN COMMISSION MEETING MINUTES
OF FEBRUARY 1, 2024**

Speakers: For: Nate Gammiu, 10431 Heather Ln., Dallas, Tx, 75229
Against: Catherine Moore, 3760 Meadowdale Ln., Dallas, TX, 75229

Note: The Commission heard APPROVAL OF MINUTES agenda item - Approval of Minutes of the January 18, 2024 City Plan Commission Hearing next.

OTHER MATTERS:

Consideration of Appointments to CPC Committees:

None

OTHER MATTERS – UNDER ADVISEMENT:

30. 24-442 Approval of FY2022-23 CPC Annual Report

Motion: It was moved to recommend **approve** of the FY2022-23 City Plan Commission Annual Report with Option 2 statement, per edits.

Maker: Rubin
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

Note: The Commission returned to the regular order of the agenda and heard Miscellaneous Items: Minor Amendment – Individual agenda item #4. ID #24-411, M234-006(TB) next.

ADJOURNMENT:

The February 1, 2024, City Plan Commission meeting **adjourned** at 4:16 p.m.


**CITY PLAN COMMISSION MEETING MINUTES
OF FEBRUARY 1, 2024**



Drafted by:

Yolanda Pesina, CPC Secretary
Planning & Urban Design / Current Planning

3-7-2024
Date



Approved by:

Tony Shidid, Chair
City Plan Commission

3.7.24
Date

Attachments:

Tipton Housewright Disclosure of Conflict Statement - Z223-237(MP)

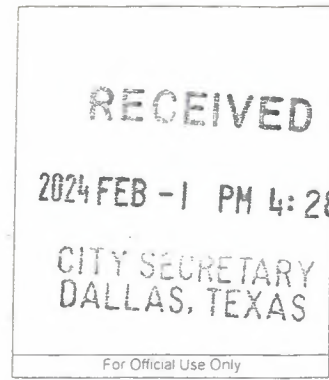
Video Links:

Briefing:

<https://dallascityhall.webex.com/dallascityhall/ldr.php?RCID=85ada98545b6a63dbf334cb6d46e92e9>

Public Hearing:

<https://dallascityhall.webex.com/dallascityhall/ldr.php?RCID=85605eb5468ad660009ccd04d7f4f9c2>



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	<i>CPC</i>
<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:

223-237

Nature of Conflict:

I WAS THE ARCHITECT FOR A PREVIOUS
VERSION OF THIS APPLICATION. FOR THIS
APPLICANT.

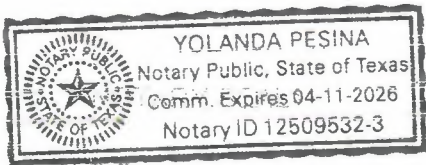
As a result of this conflict, I will not take any official action in regard to the matter stated above.

Tipton Housewright Signature of Employee/Official 2/1/24 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 1st day of February, 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