



CITY PLAN COMMISSION  
Briefing & Public Hearing Meeting Minutes

Thursday, May 18, 2023

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CITY SECRETARY  
DALLAS, TEXAS

DALLAS CITY HALL, COUNCIL CHAMBER/VIDEO CONFERENCE  
CISCO WEBEX LINK, <https://bit.ly/CPC-051823>, Call-In #: 2493 518 8670  
CHAIR TONY SHIDID, PRESIDING

**PRESENT: [11]**

Tony Shidid, Chair, District 5	Lorie Blair, District 8 (**)
Joanna Hampton, District 2	Tipton Housewright, District 10
Darrell Herbert, District 3	Brandy Treadway, District 11
Jasmond Anderson, District 4 (*) (**)	Claire Stanard, District 13
Tabitha Wheeler-Reagan, District 7 (*) (**)	Melissa Kingston, District 14
Brent Rubin, Vice-Chair, Place 15	

**ABSENT: [4]**

Amanda Popken, District 1	P. Michael Jung, District 9
Deborah Carpenter, District 6	Aaliyah Haqq, District 12

**VACANCY: [0]**

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

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

The Briefing meeting was called to order at 9:09 a.m. with a quorum of the City Plan Commission present. The Public Hearing was called to order at 12:32 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.

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

**BRIEFINGS:**

The Commission was briefed on the following agenda items and in the following order: #1. ID #23-1351, Z212-351(AU); #2. ID #23-1352, Z223-118(AU); #3. ID #23-1353, Z223-123(JM); #4. ID #23-1354, Z223-124(JM); #5. ID #23-1355, Z223-128(JM); #9. ID #23-1359, Z212-275(JM); #8. ID #23-1358, Z223-139(MP); #13. ID #23-1365, Z212-347(RM); and #10. ID #23-1360, Z212-299(JM). The Commission recessed for a short break at 11:00 a.m. and reconvened at 11:13 a.m. The Commission continued with the briefing of the remaining agenda items and in the following order: #14. ID #23-1367, Z223-117(RM); #15. ID #23-1368, Z212-196(JA); #17. ID #23-1370, Z223-111(RM); and #18. ID #23-1371, Z223-134(AU) next.

The Commission recessed for lunch at 11:54 a.m. The Commission opened the public hearing at 12:32 p.m. and began with Zoning Cases - Consent agenda items.

**PUBLIC TESTIMONY:** None

**APPROVAL OF MINUTES:**

Minutes Approval of Minutes of the May 4, 2023 City Plan Commission Hearing.

**Motion:** It was moved to **approve** the May 4, 2023, City Plan Commission meeting minutes.

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

For: 11 - Hampton, Herbert, Anderson, Shidid, Wheeler-Reagan, Blair, Housewright, Treadway, Stanard, Kingston, Rubin

Against: 0  
Absent: 4 - Popken, Carpenter, Jung, Haqq  
Vacancy: 0

**Speakers:** None

**Note: The Commission heard Zoning - Consent agenda items #3. ID #23-1353, Z223-123(JM) and #4. ID #23-1324, Z223-124(JM), next.**

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**ACTION ITEMS:**

Zoning Cases – Consent:

1. 23-1351 Z212-351(AU)

Planner: Andreea Udrea

**Motion:** It was moved to recommend **approval** of an amendment to and the renewal of Specific Use Permit No. 1850 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 eligibility for automatic renewals for additional five-year periods, subject to conditions on property within Subarea 4 of Planned Development District No. 366, the Buckner Boulevard Special Purpose District, with a D-1 Liquor Control Overlay District, on the southeast corner of Elam Road and South Buckner Boulevard.

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

For: 11 - Hampton, Herbert, Anderson, Shidid, Wheeler-Reagan, Blair, Housewright, Treadway, Stanard, Kingston, Rubin

Against: 0  
Absent: 4 - Popken, Carpenter, Jung, Haqq  
Vacancy: 0

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

**Speakers:** None

2. 23-1352 Z223-118(AU)

Planner: Andreea Udrea

**Motion:** It was moved to recommend **approval** of the renewal of Specific Use Permit No. 2316 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 with eligibility for automatic renewals for additional two-year periods, subject to conditions on property within an RR Regional Retail District with a D-1 Liquor Control Overlay, at the northeast line of East Ledbetter Drive, east of South R.L. Thornton Freeway.

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

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For: 11 - Hampton, Herbert, Anderson, Shidid, Wheeler-Reagan, Blair, Housewright, Treadway, Stanard, Kingston, Rubin

Against: 0

Absent: 4 - Popken, Carpenter, Jung, Haqq

Vacancy: 0

**Notices:** Area: 300

Mailed: 9

**Replies:** For: 1

Against: 0

**Speakers:** None

**3. 23-1353 Z223-123(JM)**

Planner: Jennifer Muñoz

**Note: The Commission considered this item individually. Zoning - Consent agenda items #3. ID #23-1353, Z223-123(JM) and #4. ID #23-1324, Z223-124(JM) were heard together.**

**Motion:** It was moved to recommend **denial** of an amendment to Subdistrict No. 1 within Planned Development District No. 842 with an MD-1 Modified Delta Overlay, on the west side of Greenville Avenue, north of Alta Avenue.

Maker: Kingston

Second: Hampton

Result: Carried: 11 to 0

For: 11 - Hampton, Herbert, Anderson, Shidid, Wheeler-Reagan, Blair, Housewright, Treadway, Stanard, Kingston, Rubin

Against: 0

Absent: 4 - Popken, Carpenter, Jung, Haqq

Vacancy: 0

**Notices:** Area: 500

Mailed: 127

**Replies:** For: 1

Against: 11

**Speakers:** For: Rob Baldwin, 3904 Elm St., Dallas, TX, 75226

Against: None

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4. 23-1354 Z223-124(JM)

Planner: Jennifer Muñoz

**Note: The Commission considered this item individually. Zoning - Consent agenda items #3. ID #23-1353, Z223-123(JM) and #4. ID #23-1324, Z223-124(JM) were heard together.**

**Motion:** It was moved to recommend **denial** of a Specific Use Permit to operate a late-hours establishment on property zoned Subdistrict No. 1 within Planned Development District No. 842 with an MD-1 Modified Delta Overlay, on the west side of Greenville Avenue, north of Alta Avenue.

Maker: Kingston  
Second: Hampton  
Result: Carried: 11 to 0

For: 11 - Hampton, Herbert, Anderson, Shidid, Wheeler-Reagan, Blair, Housewright, Treadway, Stanard, Kingston, Rubin

Against: 0  
Absent: 4 - Popken, Carpenter, Jung, Haqq  
Vacancy: 0

Notices: Area: 200 Mailed: 16  
Replies: For: 0 Against: 6

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

**Note: The Commission heard Zoning Case - Consent agenda item #6. ID #23-1356, Z223-129(JM) next.**

5. 23-1355 Z223-128(JM)

Planner: Jennifer Muñoz

**Motion:** It was moved to recommend **approval** of the renewal of Specific Use Permit No. 2377 for commercial motor vehicle parking for a three-year period, subject to a revised site plan, a revised landscape plan, and conditions on property zoned an IR Industrial Research District, on the southwest corner of Dairy Milk Lane and Zodiac Lane.

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

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For: 11 - Hampton, Herbert, Anderson, Shidid, Wheeler-Reagan, Blair, Housewright, Treadway, Stanard, Kingston, Rubin

Against: 0

Absent: 4 - Popken, Carpenter, Jung, Haqq

Vacancy: 0

**Notices:** Area: 300 Mailed: 10

**Replies:** For: 0 Against: 0

**Speakers:** None

6. 23-1356 Z223-129(JM)

Planner: Jennifer Muñoz

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

**Motion:** In considering an application for a Specific Use Permit for a late-hours establishment limited to a restaurant without drive-in or drive-through service use on property zoned Subdistrict No. 2 within Planned Development District No. 842, with an MD-1 Modified Delta Overlay, on the southeast corner of Greenville Avenue and Oram Street, it was moved to **hold** this case under advisement until July 6, 2023.

Maker: Kingston

Second: Blair

Result: Carried: 11 to 0

For: 11 - Hampton, Herbert, Anderson, Shidid, Wheeler-Reagan, Blair, Housewright, Treadway, Stanard, Kingston, Rubin

Against: 0

Absent: 4 - Popken, Carpenter, Jung, Haqq

Vacancy: 0

**Notices:** Area: 200 Mailed: 55

**Replies:** For: 4 Against: 1

**Speakers:** None

**Note: The Commission heard Zoning Case - Consent agenda item #7. ID #23-1357, Z223-135(AU) next.**

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7. 23-1357 Z223-135(AU)

Planner: Andreea Udrea

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

**Motion:** In considering an application for the renewal of Specific Use Permit No. 1903 for a late-hours establishment limited to a restaurant without drive-in or drive-through service use on property zoned Planned Development District No. 842 for CR Community Retail District uses with an MD-1 Modified Delta Overlay, at the north line of Alta Avenue, west of Greenville Avenue, it was moved to **hold** this case under advisement until July 6, 2023.

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

For: 11 - Hampton, Herbert, Anderson, Shidid, Wheeler-Reagan, Blair, Housewright, Treadway, Stanard, Kingston, Rubin

Against: 0  
Absent: 4 - Popken, Carpenter, Jung, Haqq  
Vacancy: 0

Notices: Area: 200 Mailed: 19  
Replies: For: 3 Against: 1

Speakers: None

**Note: The Commission continued with the regular order of the agenda and heard Zoning Case - Under Advisement agenda items. The Commission heard Zoning Case - Under Advisement agenda item #9. ID #23-1359, Z212-275(JM) next.**

8. 23-1358 Z223-139(MP)

Planner: Michel Pepe

**Motion:** It was moved to recommend **approval** of a Specific Use Permit for a mini-warehouse for a five-year period, subject to a site plan and conditions on property zoned a CR Community Retail District, on the east corner of Lawson Road and Lasater Road.

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

For: 11 - Hampton, Herbert, Anderson, Shidid, Wheeler-Reagan, Blair, Housewright, Treadway, Stanard, Kingston, Rubin

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Against: 0  
Absent: 4 - Popken, Carpenter, Jung, Haqq  
Vacancy: 0

**Notices:** Area: 300 Mailed: 8  
**Replies:** For: 0 Against: 0

**Speakers:** For: Robert Bloom, 14900 Lasater Rd., Dallas, TX, 75253  
Against: None

**Note: The Commission considered APPROVAL OF MINUTES agenda item, upon the conclusion of the Zoning Consent agenda.**

Zoning Cases – Under Advisement:

9. 23-1359 Z212-275(JM)

Planner: Jennifer Muñoz

**Motion:** It was moved to recommend **approval** of a Specific Use Permit for a public school other than an open-enrollment charter school for a permanent time period, subject to a site plan, a traffic management plan, and conditions on property zoned an R-7.5(A) Single Family District at the southwest corner of Drury Drive and South Polk Street.

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

For: 11 - Hampton, Herbert, Anderson, Shidid, Wheeler-Reagan, Blair, Housewright, Treadway, Stanard, Kingston, Rubin

Against: 0  
Absent: 4 - Popken, Carpenter, Jung, Haqq  
Vacancy: 0

**Notices:** Area: 400 Mailed: 55  
**Replies:** For: 2 Against: 2

**Speakers:** For: Karl Crawley, 2201 Main St., Dallas, TX, 75201  
Against: None

**Note: The Commission continued with the regular order of the agenda and heard the remaining Zoning Cases - Under Advisement agenda items.**



**CITY PLAN COMMISSION MEETING MINUTES  
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10. **23-1360 Z212-299(JM)**

Planner: Jennifer Muñoz

**Motion:** It was moved to recommend **approval** of an FWMU-5 Walkable Urban Mixed Use Form Subdistrict, subject to deed restrictions volunteered by the applicant on property zoned an R-5(A) Single Family Subdistrict and an NC(E) Neighborhood Commercial Enhanced Subdistrict within Planned Development District No. 595, the South Dallas/Fair Park Special Purpose District, on the southwest line of 2nd Street, between Garden Lane and Vannerson Drive.

Maker: Wheeler-Reagan  
Second: Blair  
Result: Carried: 9 to 0

For: 9 - Herbert, Anderson, Shidid, Wheeler-Reagan,  
Blair, Treadway, Stanard, Kingston, Rubin

Against: 0  
Absent: 4 - Popken, Carpenter, Jung, Haqq  
Vacancy: 0  
Conflict: 2 - Hampton\*\*, Housewright\*\*

\*\*out of the room when vote taken

**Notices:** Area: 400 Mailed: 106  
**Replies:** For: 1 Against: 3

**Speakers:** For: John Cox, 7903 Emerson Ave., Dallas, TX, 75209  
Karl Crawley, 2201 Main St., Dallas, TX, 75201  
Carson Smith, 10609 Lakemere Dr., Dallas, TX, 75238  
Michael Sneed, 3525 Hancock St., Dallas, TX, 75210  
Shenita Cleveland, Burger Ave., Dallas, TX, 75215  
James Spindle, 2913 Cascade Ln., Heartland, TX, 75126  
Christy Chermak, Address not given  
For (Did not speak): Eppie Meadows, 3227 Goldspier Dr., Dallas, TX, 75215  
Kea Johnson, 3022 Pine St., Dallas, TX, 75215  
Against: None

**Note: The Commission recessed for a short break at 2:21 p.m. and reconvened at 2:44 p.m. The Commission continued with the regular order of the agenda and heard Zoning Cases - Under Advisement agenda item #11. ID #23-1362, Z212-321(JM) next.**

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11. **23-1362 Z212-321(JM)**

Planner: Jennifer Muñoz

**Motion:** In considering an application for a new subarea on property zoned Subarea 4 within Planned Development District No. 316, the Jefferson Area Special Purpose District, on the northwest corner of Sunset Avenue and South Bishop Avenue, it was moved to **hold** this case under advisement until June 15, 2023.

Maker: Rubin  
Second: Hampton  
Result: Carried: 11 to 0

For: 11 - Hampton, Herbert, Anderson\*, Shidid, Wheeler-Reagan, Blair, Housewright, Treadway, Stanard, Kingston, Rubin

Against: 0  
Absent: 4 - Popken, Carpenter, Jung, Haqq  
Vacancy: 0

\*out of the room, shown voting in favor

**Notices:** Area: 500                      Mailed: 87  
**Replies:** For: 3                              Against: 6

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

**Note: The Commission continued with the regular order of the agenda and heard the remaining Zoning Cases - Under Advisement agenda items.**

12. **23-1363 Z212-339(JM)**

Planner: Jennifer Muñoz

**Motion:** In considering an application for a new tract on property zoned Tract IV within Planned Development District No. 429, on the south side of Forest Lane, east of Webb Chapel Road, it was moved to **hold** this case under advisement until June 1, 2023.

Maker: Stanard  
Second: Rubin  
Result: Carried: 11 to 0

For: 11 - Hampton, Herbert, Anderson\*, Shidid, Wheeler-Reagan, Blair, Housewright, Treadway, Stanard, Kingston, Rubin

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Against: 0  
Absent: 4 - Popken, Carpenter, Jung, Haqq  
Vacancy: 0

\*out of the room, shown voting in favor

**Notices:** Area: 500 Mailed: 63  
**Replies:** For: 0 Against: 3

**Speakers:** None

13. **23-1365 Z212-347(RM)**

Planner: Ryan Mulkey

**Motion I:** It was moved to recommend **denial** of a TH-3(A) Townhouse District with deed restrictions volunteered by the applicant on property zoned an R-5(A) Single Family District, on the southwest line of South Fitzhugh Avenue and the northeast line of Caldwell Avenue, north of South Haskell Avenue.

Maker: Hampton  
Second: Kingston  
Result: Failed: 5 to 6

For: 5 - Hampton, Anderson\*, Blair, Stanard, Kingston

Against: 6 - Herbert, Shidid, Wheeler-Reagan, Housewright, Treadway, Rubin

Absent: 4 - Popken, Carpenter, Jung, Haqq  
Vacancy: 0

\*out of the room, shown voting in favor

**Motion II:** It was moved to recommend **approval** of a TH-3(A) Townhouse District, subject to deed restrictions volunteered by the applicant to include the following: 1) The Property is limited to a maximum of two dwelling units; 2) If the Property is developed with two dwelling units, one dwelling unit must face South Fitzhugh Avenue, and one dwelling unit must face Caldwell Avenue; 3) Maximum height is 30 feet; 4) Maximum lot coverage is 45 percent; and 5) A 20-foot front yard on South Fitzhugh Avenue is required, and a 20-foot front yard on Caldwell Avenue is required on property zoned an R-5(A) Single Family District, on the southwest line of South Fitzhugh Avenue and the northeast line of Caldwell Avenue, north of South Haskell Avenue.

Maker: Rubin  
Second: Housewright  
Result: Carried: 7 to 4

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For: 7 - Herbert, Anderson\*, Shidid, Wheeler-Reagan,  
Housewright, Treadway, Rubin

Against: 4 - Hampton, Blair, Stanard, Kingston  
Absent: 4 - Popken, Carpenter, Jung, Haqq  
Vacancy: 0

\*out of the room, shown voting in favor

Notices: Area: 200 Mailed: 32  
Replies: For: 0 Against: 3

**Speakers:** For: Mustafa Jawadwala, 3411 Garden Ln., Dallas, TX, 75215  
Against: None

14. **23-1367 Z223-117(RM)**

Planner: Ryan Mulkey

**Motion:** It was moved to recommend **approval** of an MF-2(A) Multifamily District, subject to deed restrictions volunteered by the applicant on property zoned an NO(A) Neighborhood Office District and a P(A) Parking District, on the south line of Glenfield Avenue, west of South Hampton Road.

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

For: 11 - Hampton, Herbert, Anderson, Shidid, Wheeler-Reagan, Blair, Housewright, Treadway, Stanard, Kingston, Rubin

Against: 0  
Absent: 4 - Popken, Carpenter, Jung, Haqq  
Vacancy: 0

Notices: Area: 300 Mailed: 50  
Replies: For: 0 Against: 7

**Speakers:** For: Karman Baluch, 2449 Barlow Ave., Dallas, TX, 75233  
Against: None  
Staff: David Nevarez, Sr. Traffic Engineer, Development Services

**Note: The Commission recessed for a short break at 4:15 p.m. and reconvened at 4:29 p.m. The Commission continued with the regular order of the agenda and heard Zoning Cases - Individual agenda items next.**

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Zoning Cases – Individual:

15. **23-1368 Z212-196(JA)**

Planner: Jenniffer Allgaier

**Motion:** It was moved to recommend **approval** an amendment to and the renewal of Specific Use Permit No. 1530 for an Industrial (outside) use limited to a concrete plant for a five year-period, subject to a revised site plan and conditions on property zoned Subdistrict 1, Tract 2 within Planned Development District No. 498, the Harry Hines Corridor Special Purpose District, on the southwest corner of Joe Field Road and Denton Drive.

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

For: 11 - Hampton\*, Herbert, Anderson, Shidid, Wheeler-Reagan, Blair, Housewright, Treadway, Stanard, Kingston, Rubin

Against: 0  
Absent: 4 - Popken, Carpenter, Jung, Haqq  
Vacancy: 0

\*out of the room, shown voting in favor

**Notices:** Area: 300                      Mailed: 14  
**Replies:** For: 1                              Against: 0

**Speakers:** For: Jonathan Vinson, 2323 Ross Ave., Dallas, TX, 75201  
For (Did not speak): Patrick Garrett, 331 N. Main St., Euless, TX, 76039  
Against: None

16. **23-1369 Z212-348(JM)**

Planner: Jennifer Muñoz

**Motion:** In considering an application for an MF-2(A) Multifamily District on property zoned anR-7.5(A) Single Family District, on the east side of South Polk Street, between Cascade Avenue and Elmhurst Place, it was moved to **hold** this case under advisement until June 15, 2023.

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

For: 11 - Hampton, Herbert, Anderson, Shidid, Wheeler-Reagan, Blair, Housewright, Treadway, Stanard, Kingston, Rubin

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Against: 0  
Absent: 4 - Popken, Carpenter, Jung, Haqq  
Vacancy: 0

**Notices:** Area: 200 Mailed: 35  
**Replies:** For: 0 Against: 2

**Speakers:** For: None  
Against: Claire St. Pierre, 1111 Elmhurst Pl., Dallas, TX, 75224

17. **23-1370 Z223-111(RM)**

Planner: Ryan Mulkey

**Motion:** In considering an application for a D(A) Duplex Subdistrict on property zoned an R-5(A) Single Family Subdistrict within Planned Development District No. 595, the South Dallas/Fair Park Special Purpose District, on the northwest line of Garden Lane, southwest of 2nd Avenue, it was moved to **hold** this case under advisement until June 15, 2023 and to instruct staff to re-notice for a TH-3 District.

**Note: A Friendly Amendment from Vice-Chair Rubin, the seconder of the motion, was offered which was to instruct staff to re-notice for a TH-3 District. Commissioner Wheeler-Reagan, maker of the motion, accepted the Friendly Amendment.**

Maker: Wheeler-Reagan  
Second: Rubin  
Result: Carried: 11 to 0

For: 11 - Hampton, Herbert, Anderson, Shidid, Wheeler-Reagan, Blair, Housewright, Treadway, Stanard, Kingston, Rubin

Against: 0  
Absent: 4 - Popken, Carpenter, Jung, Haqq  
Vacancy: 0

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

**Speakers:** For: Mustafa Jawadwala, 3411 Garden Ln., Dallas, TX, 75215  
Against: None

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18. **23-1371 Z223-134(AU)**

Planner: Andreea Udrea

**Motion:** It was moved to recommend **approval** a Specific Use Permit for a tower/antenna for cellular communication for a ten-year period with eligibility for automatic renewals for additional two ten-year periods, subject to a revised site/elevation plan and conditions with the following change, Enclosure: a six-foot-tall concrete masonry screening must be provided as shown on the revised site/elevation property zoned an CS Commercial Service District with an H/33 Fair Park Historic District Overlay, on the west line of Pennsylvania Avenue, north of Gaisford Street.

Maker: Wheeler-Reagan  
Second: Rubin  
Result: Carried: 11 to 0

For: 11 - Hampton, Herbert, Anderson, Shidid, Wheeler-Reagan, Blair, Housewright, Treadway, Stanard, Kingston, Rubin

Against: 0  
Absent: 4 - Popken, Carpenter, Jung, Haqq  
Vacancy: 0

**Notices:** Area: 500 Mailed: 21  
**Replies:** For: 2 Against: 0

**Speakers:** For: Doug Henderson, 3602 Lake Champlain, Arlington, TX, 76016  
Against: None

**Certificates of Appropriateness for Signs:**

**Cases – Under Advisement:**

19. **23-1391 2302150016**

Planner: Jason Pool

**Motion:** It was moved to recommend **approve** an application for a Certificate of Appropriateness by Josephine Gonzales of Chandler Signs, Inc., for a 103.5-square-foot illuminated detached sign at 2551 Elm Street (North Good Latimer Expressway frontage).

Maker: Hampton  
Second: Rubin  
Result: Carried: 11 to 0

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For: 11 - Hampton, Herbert, Anderson, Shidid, Wheeler-Reagan, Blair, Housewright, Treadway, Stanard, Kingston, Rubin

Against: 0

Absent: 4 - Popken, Carpenter, Jung, Haqq

Vacancy: 0

**Speakers:** None

**OTHER MATTERS:**

Item for Reconsideration:

20. **23-1392 Z223-207(AU)**

Planner: Andreea Udrea

1. Reconsideration of action taken on May 4, 2023, in which was to recommend approval of a Specific Use Permit for a private school for a two-year period with eligibility for automatic renewals for additional two-year periods, subject to a site plan, a traffic management plan, and conditions, as briefed; on property within an R-7.5(A) Single Family District, on the south corner of Easton Road and East Lake Highlands Drive.

**Motion:** It was moved to **authorize** reconsideration of the action taken on May 4, 2023, which was to recommend approval of a Specific Use Permit for a private school for a two-year period with eligibility for automatic renewals for additional two-year periods, subject to a site plan, a traffic management plan, and conditions, as briefed; on property within an R-7.5(A) Single Family District, on the south corner of Easton Road and East Lake Highlands Drive.

Maker: Hampton

Second: Housewright

Result: Carried: 11 to 0

For: 11 - Hampton, Herbert, Anderson, Shidid, Wheeler-Reagan, Blair, Housewright, Treadway, Stanard, Kingston, Rubin

Against: 0

Absent: 4 - Popken, Carpenter, Jung, Haqq

Vacancy: 0

If #1 is approved, then consideration of #2.



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2. Consideration of an application for a Specific Use Permit for a private school on property within an R-7.5(A) Single Family District, on the south corner of Easton Road and East Lake Highlands Drive.

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

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

For: 11 - Hampton, Herbert, Anderson, Shidid, Wheeler-Reagan, Blair, Housewright, Treadway, Stanard, Kingston, Rubin

Against: 0  
Absent: 4 - Popken, Carpenter, Jung, Haqq  
Vacancy: 0

Consideration of Appointments to CPC Committees:

None

**ADJOURNMENT:**

**Motion:** It was moved to **adjourn** the May 18, 2023, City Plan Commission meeting at 5:31 p.m.

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

For: 11 - Hampton, Herbert, Anderson, Shidid, Wheeler-Reagan, Blair, Housewright, Treadway, Stanard, Kingston, Rubin

Against: 0  
Absent: 4 - Popken, Carpenter, Jung, Haqq  
Vacancy: 0

**CITY PLAN COMMISSION MEETING MINUTES  
OF MAY 18, 2023**



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

6/1/2023  
Date



Approved by:  
Tony Shidid, Chair  
City Plan Commission

6/1/23  
Date

**Attachments:**

(2) Disclosure of Conflict Statements - Z212-299(JM)

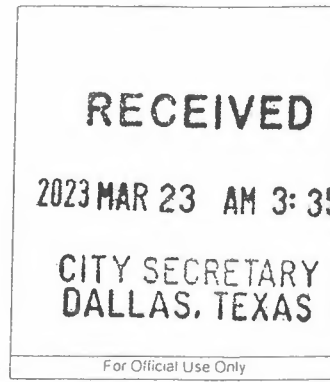
**Video Links:**

**Briefing:**

<https://dallascityhall.webex.com/dallascityhall/ldr.php?RCID=d9d2ff93e4d2bee4d87e3a23c15f3ddc>

**Public Hearing:**

<https://dallascityhall.webex.com/dallascityhall/ldr.php?RCID=672d2dce9b9de2b82e1095026050c4fb>



## DISCLOSURE OF CONFLICT STATEMENT

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

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

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

1. Name of Employee/Official: JOANNA L HANSTON

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

212-299

Nature of Conflict:

BUSINESS / EMPLOYER INTEREST

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

Signature of Employee/Official

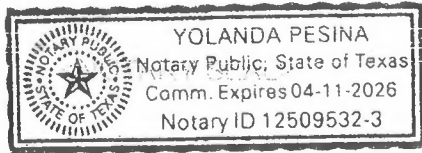
Joann Hampton

13 MAR 23  
Date

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

Joann Hampton, who on oath stated that the above facts are within her personal knowledge and are true and correct.

SWORN TO AND SUBSCRIBED BEFORE ME on this 23<sup>rd</sup> day of March, 2023, to certify which, witness my hand and seal.



Yolanda Pesina  
Signature of officer administering oath

Yolanda Pesina  
Printed name of officer administering oath

CPC Secretary  
Title of officer administering oath



CITY OF DALLAS

RECEIVED

2023 APR 20 PM 2: 12

CITY SECRETARY  
DALLAS, TEXAS

For Official Use Only

### DISCLOSURE OF CONFLICT STATEMENT

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

Check One		Fill in Appropriate Information	
<input type="checkbox"/>	Elected Official	Office Held	
<input type="checkbox"/>	Appointed Official	Board or Commission/ Title	CITY PLAN COMMISSION - DISTRICT 10
<input type="checkbox"/>	City Employee	Title/Department	

1. Name of Employee/Official: TIPTON HOUSEWRIGHT

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

2212-299

Nature of Conflict:

MY ARCHITECTURE FIRM IS DESIGNING  
IMPROVEMENTS TO THIS PROPERTY AND  
I AM A MEMBER OF THE APPLICANT'S  
CHURCH.

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

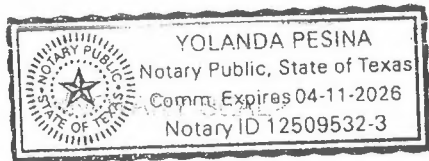
Tipton Housewright  
Signature of Employee/Official

4/20/23  
Date

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

Tipton Housewright, who on oath stated that the above facts are  
within his personal knowledge and are true  
and correct.

SWORN TO AND SUBSCRIBED BEFORE ME on this 20<sup>th</sup> day of April,  
2023 to certify which, witness my hand and seal.



Yolanda Pesina  
Signature of officer administering oath

Yolanda Pesina  
Printed name of officer administering oath

CPC Secretary  
Title of officer administering oath