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CITY PLAN COMMISSION

Briefing & Public Hearing Meeting Minutes

Thursday, SEPTEMBER 21, 2023

2023 OCT 17 PM 3: 26

CITY SECRETARY  
DALLAS, TEXAS

DALLAS CITY HALL, COUNCIL CHAMBER/VIDEO CONFERENCE  
CISCO WEBEX LINK, <https://bit.ly/CPC-092123>, Call-In #: 2481 364 7983  
CHAIR TONY SHIDID, PRESIDING

PRESENT: [13]

Tony Shidid, Chair, District 5	Tipton Housewright, District 10
Amanda Popken, District 1 (**)	Brandy Treadway, District 11
Joanna Hampton, District 2 (**)	Aaliyah Haqq, District 12 (*) (**)
Darrell Herbert, District 3	Claire Stanard, District 13
Jasmond Anderson, District 4 (*) (**)	Melissa Kingston, District 14
Deborah Carpenter, District 6	Brent Rubin, Vice-Chair, Place 15 (*)
P. Michael Jung, District 9	

ABSENT: [2]

Tabitha Wheeler-Reagan, District 7 (*) (**)	Lorie Blair, District 8
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VACANCY: [0]

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

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

The Briefing meeting was called to order at 9:05 a.m. with a quorum of the City Plan Commission present. The Public Hearing was called to order at 12:55 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.

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

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

BRIEFINGS:

The Commission was briefed on the following agenda items and in the following order: #1. ID #23-2467, M223-016(TB); #2. ID #23-2468, M223-032(DM); #3. ID #23-2469, Z212-277(MP); #11. ID #23-2479, DCA223-002(SD); #4. ID #23-2470, Z223-194(LG); and #6. ID #23-2473, Z212-260(AU). The Commission recessed for lunch at 11:50 a.m. and reconvened at 12:27 p.m. The Commission continued with the briefing of the remaining agenda items in the following order: #9. ID #23-2477, Z223-181(AU); and #10. ID #23-2478, Z223-210(MP). The Briefing session concluded at 12:49 p.m.

The City Plan Commission opened the public hearing at 12:55 p.m. and continued with the briefing of agenda item #10. ID #23-2478, Z223-210(MP), along with briefing of agenda items #7, ID #23-2474, Z212-348(JM) and #8. ID #23-2476, Z212-353(JM). The Commission returned to the regular order of the Public Hearing agenda at 1:46 p.m. and heard APPROVAL OF MINUTES agenda item next.

PUBLIC TESTIMONY: None

APPROVAL OF MINUTES:

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

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

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

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

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

\*out of the room, shown voting in favor

**Speakers:** None

**ACTION ITEMS:**

Miscellaneous Items:

Minor Amendment - Consent:

**Note: Minor Amendment - Consent agenda items #1. ID #23-2467, M223-016(TB) and #2. ID #23-2468, M223-032(DM) were read into the record and heard together.**

1. 23-2467 M223-016(TB)

Planner: Teaseia Blue

**Motion:** It was moved to **approve** a minor amendment to an existing site plan and landscape plan for Specific Use Permit No. 1505 and a minor amendment to an existing development plan for a private school on property zoned Tract F within Planned Development District No.173, generally on the northeast corner of Frankford Road and Hillcrest Road.

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

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

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

\*out of the room, shown voting in favor

**Speakers:** None

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2. **23-2468 M223-032(DM)**

Planner: Donna Moorman

**Motion:** It was moved to **approve** a requesting relief from the street facing frontage requirements along McKee Street and Gould Street, subject to the site plan on property zoned Subdistrict 2 within Planned Development District No. 317, the Cedars Area Special Purpose District, on the southeast corner of Gould Street and McKee Street.

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

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

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

\*out of the room, shown voting in favor

**Speakers:** None

Zoning Cases - Consent:

3. **23-2469 Z212-277(MP)**

Planner: Michael Pepe

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

**Motion:** In considering an application for an amendment to and a renewal of Specific Use Permit No. 1817 for a private school and open enrollment charter school on property zoned an R-7.5(A) Single Family District, on the north line of Bruton Road, between Leroy Road and Cheyenne Road, it was moved to **hold** this case under advisement until October 19, 2023.

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

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



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

\*out of the room, shown voting in favor

**Notices:** Area: 400 Mailed: 63  
**Replies:** For: 1 Against: 1

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

4. **23-2470 Z223-194(LG)**

Planner: Liliana Garza

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

**Motion:** It was moved to recommend **approval** of a Specific Use Permit for an electrical substation, subject to a site plan and conditions on property zoned an A(A) Agricultural District, on the south line of Cedardale Road, west of Cleveland Road.

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

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

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

\*out of the room, shown voting in favor

**Notices:** Area: 400 Mailed: 17  
**Replies:** For: 0 Against: 0

**Speakers:** For: Seth Samson, Address not given  
Against: None

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5. **23-2471 Z223-197(AU)**

Planner: Andreea Udrea

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

**Motion:** In considering an application for a D-1 Liquor Control Overlay and 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 use on property within a CR Community Retail District with a D Liquor Control Overlay, on the south line of Lake June Road, east of North St. Augustine Road, it was moved to **hold** this case under advisement until October 5, 2023.

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

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

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

\*out of the room, shown voting in favor

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

**Speakers:** For: Gena Cannon, 814 E. Abram, Arlington St., TX, 76010  
For (Did not speak): Nikia Mitchell, 9620 Lake June Rd., Dallas, TX, 75217  
Against: None

Zoning Cases - Under Advisement:

6. **23-2473 Z212-260(AU)**

Planner: Andreea Udrea

**Motion:** It was moved to recommend **approval** of a Specific Use Permit for a public school other than an open-enrollment charter school, subject to a site plan, a traffic management plan, and conditions; as briefed, on property zoned an R-16(A) Single Family District, on property bounded by Alta Vista Lane, Wonderland Trail, and Northhaven Road.

Maker: Stanard  
Second: Housewright  
Result: Carried: 13 to 0

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

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

\*out of the room, shown voting in favor

Notices: Area: 500 Mailed: 86  
Replies: For: 11 Against: 2

**Speakers:** For: Karl Crawley, 2201 Main St., Dallas, TX, 75201  
Kathleen Lenihan, 89 35 Larchwood Dr., Dallas, TX, 75238  
Seth Plunk, 11208 Cinderella Ln., Dallas, TX, 75229  
Wendy Miller, 3959 Northaven Rd., Dallas, TX, 75229  
Ashley Romo, 3747 Princess Ln., Dallas, TX, 75229  
Against: None

**Note: The Commission recessed for a short break at 2:19 p.m. and reconvened at 2:36 p.m. The Chair announced a change to the order of the agenda. The Commission heard Zoning Cases - Individual agenda item #10. ID #23-2478, Z223-210(MP) next.**

**7. 23-2474 Z212-348(JM)**

Planner: Jennifer Muñoz

**Motion:** It was moved to recommend **approval** of an MF-2(A) Multifamily District, subject to deed restrictions volunteered by the applicant to include 30 ft. height limit and prohibit MF-2(A) uses allowing Group Residential Facility and all R-7.5(A) uses on property zoned an R-7.5(A) Single Family District, on the east side of South Polk Street, between Cascade Avenue and Elmhurst Place.

Maker: Popken  
Second: Kingston  
Result: Carried: 10 to 3

For: 10 - Popken, Hampton, Herbert, Anderson, Shidid,  
Treadway, Haqq, Stanard, Kingston, Rubin\*

Against: 3 - Carpenter, Jung, Housewright  
Absent: 2 - Wheeler-Reagan, Blair  
Vacancy: 0

\*out of the room, shown voting in favor

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**Notices:** Area: 200 Mailed: 35  
**Replies:** For: 0 Against: 5

**Speakers:** For: Phillip Mitchell, 1608 S. Polk St., Dallas, TX, 75224  
Against: None

**Note: The Commission continued with the regular order of the agenda and heard Zoning Cases - Under Advisement agenda item #8. ID #23-2476, Z212-353(JM) next.**

8. [23-2476](#) Z212-353(JM)

Planner: Jennifer Muñoz

**Motion:** It was moved to recommend **approval** of a new subdistrict, subject to a conceptual plan, applicant's recommended conditions and a revised Exhibit 621 B, with the following changes: 1) In Section 51P-621.116.2, subsection (b) should read as follows: "(b) Specialty units. A maximum of 10 percent of the total units may be specialty units including club suites and penthouse suites and are not required to be part of the dispersal of reserved dwelling units by type; however, specialty units are included in the total number of all units used to calculate the number of reserved units. Units may not be designated as specialty units solely due to the number of bedrooms in the unit." and 2) In section 51P-6.21.116.2, strike subsection(d) 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: Hampton

Result: **Commissioner Carpenter withdrew her motion and Commissioner Hampton withdrew her second.**

**Motion:** In considering an application for 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, it was moved to **hold** this case under advisement until October 5, 2023.

Maker: Carpenter

Second: Hampton

Result: Carried: 12 to 0

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



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

**Notices:** Area: 500 Mailed: 38  
**Replies:** For: 1 Against: 1

**Speakers:** For: Chad Cook, 4605 Bluffview Blvd., Dallas, TX, 75209  
Victoria Morris, 2323 Ross Ave., Dallas, TX, 75201  
Suzan Kedron, 2323 Ross Ave Dallas, TX, 75201  
Bryan Botterman, 7119 Haverford Rd.,  
Against: None

**Note: The Commission continued with the regular order of the agenda and heard Zoning Cases - Individual agenda item #9. ID #23-2477, Z223-181(AU) next.**

Zoning Cases – Individual:

9. 23-2477 Z223-181(AU)

Planner: Andreea Udrea

**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 use for a two-year period, subject to a site plan and staff's recommended conditions; as briefed, on property within Subarea 2 of Planned Development District No. 366, the Buckner Boulevard Special Purpose District, with a D-1 Liquor Control Overlay, on the south line of Lake June Road, east of Rose Garden Avenue.

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

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

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

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

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

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**Note: The Commission recessed for a short break at 4:59 p.m. and reconvened at 5:15 p.m. The Commission returned to the regular order of the agenda and heard Development Code Amendment agenda item #11. ID #23-2479, DCA223-002(SD) next**

10. 23-2478 Z223-210(MP)

Planner: Michael Pepe

**Motion:** It was moved to recommend **approval** of a Planned Development District for R-1/2ac(A) Single Family District uses and medical clinic or ambulatory surgical center uses subject to a revised development plan and applicant's recommended conditions on property zoned an R-1/2ac(A) Single Family District with Specific Use Permit No. 651 for a college, university, or seminary on the south line of Walnut Street, east of Abrams Road.

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

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

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

**Notices:** Area: 500 Mailed: 14  
**Replies:** For: 0 Against: 0

**Speakers:** For: Jonathan Vinson, 2323 Ross Ave., Dallas, TX, 75201  
Clifton Boyd, 1019 Quail Run, Duncanville, TX, 75116  
Bernice Butler, 12210 Wightman Pl., Dallas, TX, 75243  
Woot Lervisit, 8319 Floyd Lake Dr., Dallas, TX, 75243  
Mark Stewart, 3932 Ridgecrest Dr., Flower Mound, TX, 75022  
Against: None

**Note: The Commission returned to the regular order of the agenda and heard Zoning Cases - Under Advisement agenda item #7. ID #23-2474, Z212-348(JM) next.**

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Development Code Amendment:

11. **23-2479 DCA223-002(SD)**

Planner: Sarah May

**Motion:** In considering amending Chapters 51 and 51A of the Dallas Development Code, with consideration to be given to amending Sections 51-4.204(4) and 51A-4.204(3), "Child-Care Facility;" 51-4.204(6) and 51A-4.204(1), "Adult Day Care Facility;" 51-4.217(b)(10) and 51A-4.217(b) (7.1) "Day home;" 51-4.407 and 51A-4.407, "Maximum lot coverage;" 51-4.408 and 51A-4.408 "Maximum building height;" 51A-13.306, "Uses;" and 51A-13.402, "Required Parking;" and related sections with consideration to be given to appropriate zoning districts and developing appropriate standards associated with adult day care facilities, child-care facilities, and day homes, it was moved to **hold** this case under advisement until October 19, 2023.

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

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

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

**Speakers:** For: Melanie Rubin, 5611 Lobello Dr., Dallas, TX, 75229  
Natalie Boyle, Adrees not given  
For (Did not speak): Sarah Lamb, 5630 Willis Ave., Dallas, TX, 75206  
Against: Robert Prejean, 3310 Fairmount St., Dallas, TX, 75201  
DeLancey Johnson, 5200 Harry Hines Blvd., Dallas, TX, 75235  
Jonathan Vinson, 2323 Ross Ave., Dallas, TX, 75201

**SUBDIVISION DOCKET:**

Planner: Sharmila Shrestha

**Note: Subdivision - Consent agenda items #12. ID #23-2480, S223-234; #13. ID #23-2481, S223-235; #14. ID #23-2482, S223-236; #15. ID #23-2483, S223-237; #16. ID #23-2484, S223-239; #17. ID #23-2485, S223-240; #18. ID #23-2486, S223-241; #20. ID #23-2488, S223-243, #21. ID #23-2489, S223-244; #23. ID #23-2491, S223-246 and #24. ID #23-2492, S223-247 were read into the record and heard together. Subdivision - Consent agenda items #19. ID #23-2487, S223-242 and #22. ID #23-2490, S223-245 were heard individually. Subdivision - Residential Replats and Building Line Reduction agenda item #25. ID #23-2493, S223-238 was considered individually.**

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Consent Items:

12. 23-2480 S223-234

**Motion:** It was moved to **approve** an application to create one 3.0203-acre lot from a tract of land in City Block 2477 on property located on Inwood Road, west of Fairfax Avenue; subject to compliance with the conditions listed in the docket.

Maker: Stanard  
Second: Jung  
Result: Carried: 12 to 0

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

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

**Speakers:** For: None  
For (Did not speak): Stephen Funk, 3600 Wheeler St., Dallas, TX, 75209  
Rohan Saklecha, 1717 Pacific Ave., Dallas, TX, 75201  
Against: None

13. 23-2481 S223-235

**Motion:** It was moved to **approve** an application to replat a 15.320-acre tract of land containing all of Lot 4 in City Block L/6213 and part of City Block 6213 to create one 3.522-acre lot and one 11.798-acre lot on property located on Samuel Boulevard, east of Buckner Boulevard; subject to compliance with the conditions listed in the docket.

Maker: Stanard  
Second: Jung  
Result: Carried: 12 to 0

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

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



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**Speakers:** None

14. **23-2482 S223-236**

**Motion:** It was moved to **approve** an application to create one 0.421-acre lot from a tract of land in City Block 2366 on property located on Shea Road, northeast of Harry Hines; subject to compliance with the conditions listed in the docket.

Maker: Stanard  
Second: Jung  
Result: Carried: 12 to 0

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

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

**Speakers:** None

15. **23-2483 S223-237**

**Motion:** It was moved to **approve** an application to create one 4.956-acre lot and dedicate a right-of-way from a tract of land in City Block 6356 on property located on Prairie Creek Road, south of Elam Road; subject to compliance with the conditions listed in the docket.

Maker: Stanard  
Second: Jung  
Result: Carried: 12 to 0

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

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

**Speakers:** None

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16. **23-2484 S223-239**

**Motion:** It was moved to **approve** an application to replat a 0.21-acre tract of land containing all of Lots 15, 16, and 17 in City Block 2/6887 to create one lot on property located on Lancaster Road, west of Simpson Stuart Road; subject to compliance with the conditions listed in the docket.

Maker: Stanard  
Second: Jung  
Result: Carried: 12 to 0

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

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

**Speakers:** None

17. **23-2485 S223-240**

**Motion:** It was moved to **approve** an application to create one 2.00-acre lot from a tract of land in City Block 7862 on property located on Dowdy Ferry Road, north of Fireside Drive; subject to compliance with the conditions listed in the docket.

Maker: Stanard  
Second: Jung  
Result: Carried: 12 to 0

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

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

**Speakers:** None

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18. **23-2486 S223-241**

**Motion:** It was moved to **approve** an application to create one 1.54-acre lot from a tract of land in City Block 5984 on property located on Pentagon Parkway at Tyler Street, northwest corner; subject to compliance with the conditions listed in the docket.

Maker: Stanard  
Second: Jung  
Result: Carried: 12 to 0

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

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

**Speakers:** None

19. **23-2487 S223-242**

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

**Motion:** It was moved to **deny** an application to replat a 0.319-acre tract of land containing part of Lot 11 and all of Lot 12 in City Block 10/605 to create one lot on property located on Munger Avenue, northwest of Caddo Street; due to non-compliance with 51A-8.503 of the Dallas Development Code.

Maker: Kingston  
Second: Hampton  
Result: Carried: 10 to 2

For: 10 - Popken, Hampton, Herbert, Anderson, Carpenter, Jung, Treadway, Haqq, Stanard, Kingston

Against: 2 - Shidid, Rubin  
Absent: 3 - Wheeler-Reagan, Blair, Housewright  
Vacancy: 0

**Speakers:** None

**Note: The Commission heard Subdivision - Consent agenda item #22. ID #23-2490; S223-245 next.**

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20. **23-2488 S223-243**

**Motion:** It was moved to **approve** an application to create one 1.537-acre lot from a tract of land in City Block A/6362 on property located on Buckner Boulevard, northeast of U.S. 175; subject to compliance with the conditions listed in the docket.

Maker: Stanard  
Second: Jung  
Result: Carried: 12 to 0

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

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

**Speakers:** None

21. **23-2489 S223-244**

**Motion:** It was moved to **approve** an application to replat a 0.115-acre tract of land containing part of Lot 17 and 18 in City Block 3/649 to create one lot on property located on Ripley Street, southeast of Roseland Avenue; subject to compliance with the conditions listed in the docket.

Maker: Stanard  
Second: Jung  
Result: Carried: 12 to 0

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

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

**Speakers:** For: None

For (Did not speak): Dayton Macatee, 12655 N. Central Expressway, Dallas, TX, 75243

Against: None



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22. **23-2490 S223-245**

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

**Motion:** It was moved to **approve** an application to replat a 2.4-acre lot containing all of Lots 3 through 7, part of Lot 8 in City Block 43/3024 to create one lot on property located between Ewing Avenue and Jefferson Boulevard, south of Comal Street; subject to compliance with the conditions listed in the docket.

Maker: Popken  
Second: Jung  
Result: Carried: 11 to 0

For: 11 - Popken, Hampton, Herbert, Anderson, Shidid,  
Jung, Treadway, Haqq, Stanard, Kingston,  
Rubin

Against: 0  
Absent: 4 - Carpenter, Wheeler-Reagan, Blair, Housewright  
Vacancy: 0

**Speakers:** For: None  
For (Did not speak): Hunt Neurohr, 4444 Cle Ave., Dallas, TX, 75205  
Against: None

**Note: The Commission returned to the regular order of the agenda and heard Residential Replats and Building Line Reduction agenda item #25. ID #23-2493; S223-238 next.**

23. **23-2491 S223-246**

**Motion:** It was moved to **approve** an application to create one 1.143-acre lot from a tract of land in City Block C/7936 on property located on Prudential Drive, south of Empire Central Drive; subject to compliance with the conditions listed in the docket.

Maker: Stanard  
Second: Jung  
Result: Carried: 12 to 0

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

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

**Speakers:** None

24. **23-2492 S223-247**

**Motion:** It was moved to **approve** an application to create one 2.068-acre lot from a tract of land in City Block 6142 on property located on Harry Hines Boulevard, west of Denton Drive, subject to compliance with the conditions listed in the docket.

Maker: Stanard  
Second: Jung  
Result: Carried: 12 to 0

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

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

**Speakers:** For: None

For (Did not speak): Ted Gossett, 4100 International Plaza, Fort Worth, TX, 76109  
Tania Inigo, 4055 International Plaza, Fort Worth, TX, 76109

Against: None

**Note: The Commission heard Subdivision - Consent item #19. ID #23-2487, S223-242, upon the conclusion of the Subdivision - Consent agenda.**

Residential Replats and Building Line Reduction:

25. **23-2493 S223-238**

**Building Line Reduction Motion:** It was moved to **approve** an application to reduce the existing 135 feet platted building to 50 feet along the northwest line of Daria Place with the finding of fact that reduction of that 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 on property located on Daria Place, south of Meaders Lane; subject to compliance with the conditions listed in the docket.

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

For: 11 - Popken, Hampton, Herbert, Anderson, Shidid,  
Jung, Treadway, Haqq, Stanard, Kingston,  
Rubin

Against: 0  
Absent: 4 - Carpenter, Wheeler-Reagan, Blair, Housewright  
Vacancy: 0

**Replat Motion:** It was moved to **approve** an application to replat a 1.059-acre tract of land containing all of Lot 11 in City Block A/5514 to create one lot on property located on Daria Place, south of Meaders Lane; subject to compliance with the conditions listed in the docket.

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

For: 11 - Popken, Hampton, Herbert, Anderson, Shidid,  
Jung, Treadway, Haqq, Stanard, Kingston,  
Rubin

Against: 0  
Absent: 4 - Carpenter, Wheeler-Reagan, Blair, Housewright  
Vacancy: 0

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

**Speakers:** For: Karl Crawley, 2021 Main St., Dallas, TX, 75201  
For (Did not speak): Amy Mathews, 2021 Main St., Dallas, TX, 75201  
Against: None

**OTHER MATTERS:**

None

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**ADJOURNMENT:**

**Motion:** It was moved to **adjourn** the September 21, 2023, City Plan Commission meeting at 6:19 p.m.

Maker: Jung  
Second: Stanard  
Result: Carried: 10 to 0

For: 10 - Popken, Hampton, Herbert, Shidid, Jung,  
Treadway, Haqq, Stanard, Kingston, Rubin

Against: 0

Absent: 5 - Anderson, Carpenter, Wheeler-Reagan, Blair,  
Housewright

Vacancy: 0



**CITY PLAN COMMISSION MEETING MINUTES  
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Drafted by:

Yolanda Pesina, CPC Secretary

Planning & Urban Design / Current Planning





Approved by:

Tony Shidid, Chair

City Plan Commission

10/5/2023

Date

10/5/23

Date

**Attachments:**

**Video Links:**

**Briefing:**

<https://dallascityhall.webex.com/dallascityhall/ldr.php?RCID=2b534c41de9aaf44e043c5fe6ed1f6a8>

**Public Hearing:**

<https://dallascityhall.webex.com/dallascityhall/ldr.php?RCID=29dbd79ab771b6618f9dd14cb1d7ea1a>