



**RECEIVED**  
2024 MAR 20 PM 5:03  
CITY SECRETARY  
DALLAS, TEXAS

**CITY PLAN COMMISSION**  
**Briefing & Public Hearing Meeting Minutes**

**THURSDAY, FEBRUARY 15, 2024**

**DALLAS CITY HALL, COUNCIL CHAMBER/VIDEO CONFERENCE**  
**CISCO WEBEX LINK, <https://bit.ly/CPC-021524>, Call-In #: 2486 808 3649**  
**ACTING CHAIR TIPTON HOUSEWRIGHT, PRESIDING**

**PRESENT: [14]**

Christian Chernock, District 1	Neal Sleeper, District 9 (**)
Joanna Hampton, District 2 (**)	Tipton Housewright, Acting Chair, District 10
Darrell Herbert, Acting Vice-Chair, District 3	Brandy Treadway, District 11 (**)
Tom Forsyth, District 4	Aaliyah Haqq, District 12 (*)
Deborah Carpenter, District 6	Larry M. Hall, District 13
Tabitha Wheeler-Reagan, District 7 (**)	Melissa Kingston, District 14
Lorie Blair, District 8 (**)	Brent Rubin, Vice-Chair, Place 15 (*)

**ABSENT: [1]**

Tony Shidid, Chair, District 5	
--------------------------------	--

**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 9:06 a.m. with a quorum of the City Plan Commission present. The Public Hearing was called to order at 12:47 p.m. with a quorum of the City Plan Commission present.

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

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

## CITY PLAN COMMISSION MEETING MINUTES OF FEBRUARY 15, 2024

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 Briefing meeting was called to order at 9:06 a.m. Commissioner Blair moved to appoint Commissioner Tipton Housewright as Acting Chair for this meeting. Commissioner Chernock seconded the motion. The Commission unanimously voted in favor of the motion. Acting Chair Housewright moved to appoint Commissioner Darrell Herbert as Acting-Vice Chair. Commissioner Blair seconded the motion. The Commission unanimously voted in favor of the motion. Acting Chair Housewright requested a change to the order of the Briefing agenda and the Commission heard Briefing item #2. ID #24-574, DCA223-008. At 9:26 a.m., Acting Chair Housewright read Briefing item #3. ID #24-573, CLOSED SESSION into the record and the Commission convened into Closed Session. The Commission reconvened at 10:16 a.m., and returned to the Briefing agenda order. The Commission was briefed and/or updated on the following agenda items and in the following order: #1. ID #24-564, Briefing and Discuss on the ForwardDallas Comprehensive Land Use Plan; #4. ID #24-566, M223-027(TZ); #5. ID #24-567, M223-028(SAS); #7. ID #24-569, D234-001(SAS); #6. ID #24-568, M223-033(TZ); #8. ID #24-577, M234-003(DM); #9. ID #24-578, Z223-116(MP); #10. ID #24-579, Z223-163(JM); #11. ID #24-580, Z223-217(MP); #12. ID #24-581, Z223-282(GB); #13. ID #24-582, Z223-299(LC); #14. ID #24-583, Z223-300(MB); #15. ID #24-584, Z223-303(LC); #16. ID #24-585, Z223-308(LC); #17. ID #24-586, Z223-342(GB); and #18. ID #24-570, Z234-101(GB). The Commission recessed for a lunch break at 12:12 p.m.

The City Plan Commission opened the public hearing at 12:47 p.m.

Acting Chair Housewright announced a change to the order of the agenda and the Commission heard Miscellaneous Items agenda items, next.

### APPROVAL OF MINUTES:

Minutes      Approval of Minutes of the February 1, 2024 City Plan Commission hearing.

**Motion:** In considering the January 18, 2024 City Plan Commission minutes, it was moved to **defer** this matter until the March 7, 2024 City Plan Commission meeting.

**CITY PLAN COMMISSION MEETING MINUTES  
OF FEBRUARY 15, 2024**

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

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

Against: 0  
Absent: 2 - Shidid Rubin  
Vacancy: 0

**Speakers:** None

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

**ACTION ITEMS:**

Miscellaneous Items:

Minor Amendments - Consent:

**Note: Minor Amendments - Consent agenda items #4. ID #24-566, M223-027(TZ) and #5. ID #24-567, M223-028(SAS) were read into the record and heard together.**

**4. 24-566 M223-027(TZ)**

Planner: Tasfia Zahin

**Motion:** It was moved to **approve** a minor amendment to an existing development plan and landscape plan on property zoned Planned Development District No. 695, on the southeast corner of Coit Road and Frankford Road.

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

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

Against: 0  
Absent: 1 - Shidid  
Vacancy: 0

**CITY PLAN COMMISSION MEETING MINUTES  
OF FEBRUARY 15, 2024**

**Speakers:** For: None

For (Did not speak): Andrew Ruegg, 2201 Main St., Dallas, TX, 75201

Against: None

**5. 24-567 M223-028(SAS)**

Planner: Sheila Alcantara Segovia

**Motion:** It was moved to **approve** a minor amendment to an existing site plan for Specific Use Permit No. 1357 for an open-enrollment charter school on property zoned an R-7.5(A) Single Family District, on the northwest corner of Bruton Road and McCutcheon Lane

Maker: Haqq

Second: Hampton

Result: Carried: 14 to 0

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

Against: 0

Absent: 1 - Shidid

Vacancy: 0

**Speakers:** None

**6. 24-568 M223-033(TZ)**

Planner: Tasfia Zahin

**Motion:** In considering an application for a minor amendment to an existing development plan on property zoned Planned Development District No. 166, on the west line of La Prada Drive, south of Blyth Drive, it was moved to **hold** this case under advisement until March 7, 2024.

Maker: Wheeler-Reagan

Second: Blair

Result: Carried: 14 to 0

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

Against: 0

Absent: 1 - Shidid

Vacancy: 0



**CITY PLAN COMMISSION MEETING MINUTES  
OF FEBRUARY 15, 2024**

**Speakers:** None

Development Plans:

7. 24-569 D234-001(SAS)

Planner: Sheila Alcantara Segovia

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

**Motion:** It was moved to **approve** a development plan on property zoned Planned Development District No. 521, North Zone Subdistrict B on the southeast corner of Mountain Creek Parkway and Merrifield Road.

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

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

Against: 0  
Absent: 1 - Shidid  
Vacancy: 0

**Speakers:** For: Roger Sotelo, 1424 Autumncrest Dr., Allington, TX, 76002  
For (Did not speak): Kartavya Patel, 1782 W. McDermott Dr., Allen, TX, 75013  
Against: None

Miscellaneous Items - Under Advisement:

8. 24-577 M234-003(DM)

Planner: Donna Moorman

**Motion:** It was moved to **approve** a minor amendment to an existing development plan on property zoned Planned Development District No. 1053, generally on the northeast corner of Skillman Street and East Lovers Lane.

Maker: Sleeper  
Second: Treadway  
Result: Carried: 9 to 5

For: 9 - Chernock, Herbert, Blair, Sleeper, Housewright,  
Treadway, Hall, Kingston, Rubin

**CITY PLAN COMMISSION MEETING MINUTES  
OF FEBRUARY 15, 2024**

Against: 5 - Hampton, Forsyth, Carpenter, Wheeler-Reagan,  
Haqq  
Absent: 1 - Shidid  
Vacancy: 0

**Speakers:** For: Marcus Wood, 5335 Ridgelawn Dr., Dallas, TX, 75214  
Kara Carter, Address not given  
Charles Green, 9541 Windly Hill Rd., Dallas, TX, 75238  
Shannon McCracken, Address not given  
Alison O'Halloran, 6934 Alexander Dr., Dallas, TX, 75214  
Margot Choi, 6112 E. Lovers Ln., Dallas, TX, 75214  
Michael Halla, 187 Rolling Ct., Lancaster, TX, 75146  
Jeff Thorman, 4106 Eider Dr., McKinney, TX, 75072  
For (Did not speak): James Kuhlman, 7216 Clemson Dr., Dallas, TX, 75214  
Russell Treece, 5203 Vanderbilt Ave., Dallas, TX, 75206  
Robert Preece, 10334 Cimmaron Trl., Dallas, TX, 75243  
Against: Joseph Sarno, 6114 Town Hill Ln., Dallas, TX, 75214  
Alevtina Sarno, 6114 Town Hill Ln., Dallas, TX, 75214

Zoning Cases - Under Advisement:

9. 24-578 Z223-116(MP)

Planner: Michael Pepe

**Motion:** In considering an application for a Specific Use Permit for an auto service center and vehicle display, sales, and service on property zoned Subarea 2 within Planned Development District No. 366, the Buckner Boulevard Special Purpose District, with a D-1 Liquor Control Overlay, on the west line of Conner Drive; between Bruton Road and Stonehurst Street, it was moved to **hold** this case under advisement until March 7, 2024.

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

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

Against: 0  
Absent: 1 - Shidid  
Vacancy: 0  
Conflict: 1 - Rubin\*\*

\*out of the room, shown voting in favor

\*\*out of the room, when vote taken

**CITY PLAN COMMISSION MEETING MINUTES  
OF FEBRUARY 15, 2024**

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

**Speakers:** None

10. **24-579 Z223-163(JM)**

Planner: Jennifer Muñoz

**Motion:** It was moved to recommend **approval** of an amendment to Specific Use Permit No. 2415 for a motor vehicle fueling station for a five-year period with eligibility for automatic renewals for additional five-year periods subject to amended conditions on property zoned an NS(A) Neighborhood Service District, on the southeast corner of Cedar Crest Boulevard and East Kiest Boulevard.

**Maker:** Forsyth  
**Second:** Blair  
**Result:** Carried: 14 to 0

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

**Against:** 0  
**Absent:** 1 - Shidid  
**Vacancy:** 0

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

**Speakers:** None

11. **24-580 Z223-217(MP)**

Planner: Michael Pepe

**Motion:** In considering an application for an MF-2(A) Multifamily District on property zoned an R-7.5(A) Single Family District, on the southeast corner of West Kiest Boulevard and Guadalupe Avenue, it was moved to **hold** this case under advisement until March 21, 2024.

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

**CITY PLAN COMMISSION MEETING MINUTES  
OF FEBRUARY 15, 2024**

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

Against: 0  
Absent: 1 - Shidid  
Vacancy: 0

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

**Speakers:** For: None  
Against: None

Against (Did not speak): Darryl Baker, 6306 Elder Grove DR., Dallas, TX, 75232  
Raymond Crawford, 2647 Southwood Dr., Dallas, TX, 75233  
Ellen Taft, 7924 Glenway Dr., Dallas, TX, 75249

**12. 24-581 Z223-282(GB)**

Planner: Giahanna Bridges

**Motion:** In considering an application for an MU-1 Mixed Use District on property zoned a CR Community Retail District, on the west corner of South Lancaster Road and Marfa Avenue, it was moved to **hold** this case under advisement until March 21, 2024.

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

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

Against: 0  
Absent: 1 - Shidid  
Vacancy: 0

**Motion to Reconsider:** It was moved to **authorize** reconsideration of the action taken earlier on February 15, 2024, in which was to hold this case under advisement until March 21, 2024.

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



**CITY PLAN COMMISSION MEETING MINUTES  
OF FEBRUARY 15, 2024**

For: 11 - Chernock, Herbert, Forsyth, Carpenter,  
Wheeler-Reagan, Sleeper, Housewright,  
Treadway, Haqq, Hall, Rubin

Against: 3 - Hampton, Blair, Kingston

Absent: 1 - Shidid

Vacancy: 0

**Reconsideration Motion:** In considering an application for an MU-1 Mixed Use District on property zoned a CR Community Retail District, on the west corner of South Lancaster Road and Marfa Avenue, it was moved to **hold** this case under advisement until March 7, 2024.

Maker: Forsyth

Second: Carpenter

Result: Carried: 14 to 0

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

Against: 0

Absent: 1 - Shidid

Vacancy: 0

Notices: Area: 200

Mailed: 25

Replies: For: 1

Against: 0

**Speakers:** For: Sherry Fleweller, 1739 Marfa Ave., Dallas, TX, 75216

For (Did not speak): Larry Offutt, 6038 Bryan Parkway, Dallas, TX, 75206

Against: None

**Note: The Commission heard Zoning Cases - Under Advisement agenda item #14. ID #24-583, Z223-300(MB) next.**

13. 24-582 Z223-299(LC)

Planner: LeQuan Clinton

**Motion:** In considering an application for an MU-2 Mixed Use District on property zoned an RR Regional Retail District, on the west line of Upton Street, between East Clarendon Drive and Viola Street, it was moved to **hold** this case under advisement until March 7, 2024.

Maker: Forsyth

Second: Hampton

Result: Carried: 13 to 1

**CITY PLAN COMMISSION MEETING MINUTES  
OF FEBRUARY 15, 2024**

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

Against: 1 - Chernock

Absent: 1 - Shidid

Vacancy: 0

Notices: Area: 200 Mailed: 22

Replies: For: 2 Against: 0

**Speakers:** For: Paul Carden, 2007 Harlandale Ave., Dallas, TX, 75216  
Against: None

**Note: Commissioner Rubin requested the Commission return to Zoning Cases - Under Advisement agenda item #12. ID #24-581, Z223-282(GB) to reconsider the date held.**

**14. 24-583 Z223-300(MB)**

Planner: Martin Bate

**Motion:** It was moved to recommend **denial without prejudice** of a TH-3(A) Townhouse District on property zoned an R-5(A) Single Family District, on the north line of Hendricks Avenue, east of South Denley Drive.

Maker: Forsyth

Second: Hampton

Result: **Motion was not voted on, due to a Substitute motion offered by Commissioner Treadway.**

**Substitute Motion:** In considering an application for a TH-3(A) Townhouse District on property zoned an R-5(A) Single Family District, on the north line of Hendricks Avenue, east of South Denley Drive, it was moved to **hold** this case under advisement until March 21, 2024.

Maker: Treadway

Second: Forsyth

Result: Carried: 14 to 0

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

Against: 0

Absent: 1 - Shidid

Vacancy: 0

**CITY PLAN COMMISSION MEETING MINUTES  
OF FEBRUARY 15, 2024**

**Notices:** Area: 200                      Mailed: 29  
**Replies:** For: 0                         Against: 2

**Speakers:** For: Jack Rowe, 3759 Bolivar Dr., Dallas, TX, 75220  
Rick Adamski, 701 Elsbeth St., Dallas, TX, 75208  
Against: None

15. 24-238 Z223-303(LC)

Planner: LeQuan Clinton

**Motion:** It was moved to recommend **approval** of an amendment to Specific Use Permit No. 2278 for an extended hours historic house museum and meeting space and fundraising for a five-year period, subject to amended conditions with following changes: 1) #3. TIME LIMIT: This specific use permit expires on (five years from the passage of this ordinance), and 2) #5. MONTHLY ACTIVITY REPORT: added the following text: "the monthly activity reports filed with the District 14 City Council Office and the quarterly reports filed with Preservation Dallas be contemporaneously published on the house's museum's website, where it shall be kept at no cost to the public for the duration of the term of the current specific use permit." on property zoned Area G within Planned Development District No. 63, the Swiss Avenue Historic District, with H/1 Swiss Avenue Historic District Overlay, on the east corner of Swiss Avenue and Parkmont Street.

**Maker:** Kingston  
**Second:** Blair  
**Result:** Carried: 14 to 0

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

**Against:** 0  
**Absent:** 1 - Shidid  
**Vacancy:** 0

**Notices:** Area: 300                      Mailed: 30  
**Replies:** For: 5                         Against: 17

**Speakers:** For: Bob Baldwin, 3904 Elm St., Dallas, TX, 75226  
James Heathcott, 5507 Bryan St., Dallas, TX, 75206  
Sandra Brothers, 950 Brockdale Park, Lucas, TX, 75002  
Michael Holab, 950 Brockdale Park, Lucas, TX, 75002  
Mark Aldredge, 3133 Greenbrier Dr., Dallas, TX, 75225  
For (Did not speak): Larry Offutt, 6038 Bryan Parkway, Dallas, TX, 75206

**CITY PLAN COMMISSION MEETING MINUTES  
OF FEBRUARY 15, 2024**

Melanie Vanlandingham, 6311 Lakeshore Dr., Dallas, TX, 75214  
Elizabeth Gunby, 3209 Colgate Ave., Dallas, TX, 75225  
RuLan Hebeler, 4215 Valley Ridge Rd., Dallas, TX, 75220  
Wendy Hansen, 3813 Wentwood Dr., Dallas, TX, 75225  
Michelle Manners, 5520 Swiss Ave., Dallas, TX, 75214  
Sawnie McEntire, 1 Saint Laurent Pl., Dallas, TX, 75225  
Robert Thomas, 6048 Bryan Parkway, Dallas, TX, 75206  
Harryette Ehrharat, 3525 Turtle Creek Blvd., Dallas, TX, 75219  
David Preziosi, 2229 Lawndale Dr., Dallas, TX, 75211  
Nancy Shelton, 3913 Miramar Ave., Dallas, TX, 75205  
Barbara Koegl, 6311 Lakeshore Dr., Dallas, TX, 75214  
Robert Cox, 6119 Bryan Parkway, Dallas, TX, 75206  
Barenda Hino, 3306 Princeton Ave., Dallas, TX, 75205  
Laura Noe, 3948 Centenary Ave., Dallas, TX, 75225  
Katherine Hopkins, 4707 Crooked Ln., Dallas, TX, 75229  
Laurie Aldredge, 3133 Greenbrier Dr., Dallas, TX, 75225  
Marianne Howells, 6005 Swiss Ave., Dallas, TX, 75214  
Rene Schmidt, 715 Parkmont St., Dallas, TX, 75214  
Delva King, 1243 W. Pleasant Run Rd., DeSoto, TX, 75115  
Katherine Seale, 5500 Chatham Hill Rd., Dallas, TX, 75220  
Mary Evans, 11407 W. Ricks Cir., Dallas, TX, 75230  
Martha Heimberg, 1523 Abrams Rd., Dallas, TX, 75214

Against: None

**Note: The Commission recessed for a short break at 2:50 p.m. and reconvened at 3:08 p.m. The Commission continued with the regular order of the agenda and heard Zoning Cases - Under Advisement agenda item #16. ID #24-585, Z223-308(LC) next.**

16. 24-585 Z223-308(LC)

Planner: LeQuan Clinton

**Motion:** In considering an application for a Specific Use Permit for a child-care facility on property zoned Tract 2H within Planned Development District No. 388, the Tenth Street Neighborhood Historic District, with H/60 Tenth Street Neighborhood Historic District Overlay, on the northeast corner of South Fleming Avenue and East Clarendon Drive, it was moved to **hold** this case under advisement until March 21, 2024.

Maker: Forsyth  
Second: Hampton  
Result: Carried: 10 to 4

For: 10 - Hampton, Herbert, Forsyth, Carpenter,  
Wheeler-Reagan, Blair, Housewright,  
Treadway, Hall, Kingston



**CITY PLAN COMMISSION MEETING MINUTES  
OF FEBRUARY 15, 2024**

Against: 4 - Chernock, Sleeper, Haqq, Rubin  
Absent: 1 - Shidid  
Vacancy: 0

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

**Speakers:** For: Chelsea Thurman, 9406 Biscayne Blvd., Dallas, TX, 75218  
Jessica Gonzales, 3619 Blue Ridge Blvd., Dallas, TX, 75233  
For ~~Did not speak~~: Elsie Thurman, 9406 Biscayne Blvd., Dallas, TX, 75218  
Joseph Anthony, 205 Tower Ct., Plano, TX, 75074  
Against: None

17. **24-586 Z223-342(GB)**

Planner: Giahanna Bridges

**Motion:** It was moved to recommend **denial** of an MU-1 Mixed Use District on property zoned anR-16(A) Single Family District, on the north line of LBJ Freeway, between Preston Road and Copenhill Road.

Maker: Treadway  
Second: Forsyth  
Result: Carried: 10 to 4

For: 10 - Hampton, Forsyth, Carpenter, Wheeler-Reagan, Blair, Sleeper, Housewright, Treadway, Hall, Kingston

Against: 4 - Chernock, Herbert, Haqq, Rubin  
Absent: 1 - Shidid  
Vacancy: 0

**Amending Motion:** It was moved to recommend **denial without prejudice** of an MU-1 Mixed Use District on property zoned anR-16(A) Single Family District, on the north line of LBJ Freeway, between Preston Road and Copenhill Road.

Maker: Rubin  
Second: Herbert  
Result: Failed: 6 to 8

For: 6 - Chernock, Herbert, Sleeper, Haqq, Hall, Rubin

Against: 8 - Hampton, Forsyth, Carpenter, Wheeler-Reagan, Blair, Housewright, Treadway, Kingston  
Absent: 1 - Shidid  
Vacancy: 0

**CITY PLAN COMMISSION MEETING MINUTES  
OF FEBRUARY 15, 2024**

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

**Speakers:** For: Wanda Summers, 212 Gregory Dr., Desoto, TX, 75115  
                  Against: Randy Carter, 13115 Copenhill Rd., Dallas, TX, 75240  
                             Thomas Granese, 13033 Copenhill Rd., Dallas, TX, 75240

**Zoning Cases – Individual:**

18. [\*\*24-570 Z234-101\(GB\)\*\*](#)

Planner: Giahanna Bridges

**Motion:** In considering an application for a Specific Use Permit for an alcoholic beverage establishment limited to a bar, lounge, or tavern and a commercial amusement (inside) limited to a dance hall on property zoned an FWMU-3-SH Walkable Urban Mixed Use Form Subdistrict with a Shopfront Overlay within Planned Development District No. 595, the South Dallas/Fair Park Special Purpose District, on the northeast line of Botham Jean Boulevard, southeast of South Boulevard, it was moved to **hold** this case under advisement until March 21, 2024.

**Maker:** Wheeler-Reagan  
**Second:** Blair  
**Result:** Carried: 14 to 0

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

**Against:** 0  
**Absent:** 1 - Shidid  
**Vacancy:** 0

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

**Speakers:** None

19. [\*\*24-571 Z234-163\(TB\)\*\*](#)

Planner: Teaseia Blue

**Motion:** It was moved to recommend **approval** of an amendment to Planned Development District No. 729, subject to a revised amended development plan, a revised amended landscape plan, and staff recommended amended conditions on the southeast line of Romine Avenue, between Latimer Street and Atlanta Street.

**CITY PLAN COMMISSION MEETING MINUTES  
OF FEBRUARY 15, 2024**

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

For: 13 - Chernock, Hampton, Herbert, Forsyth,  
Carpenter, Wheeler-Reagan, Blair, Sleeper,  
Housewright, Treadway, Haqq, Hall, Kingston  
Against: 0  
Absent: 2 - Shidid, Rubin  
Vacancy: 0

Notices: Area: 500 Mailed: 279  
Replies: For: 2 Against: 1

**Speakers:** For: Andrew Ruegg, 2201 Main St., Dallas, TX, 75201  
Curt Hazelbaker, 136 Wrenwood Dr., Coppell, TX, 75019  
For (Did not speak): Todd Baker, 146 Town Center Blvd., Coppell, TX, 75019  
Against: None

**Note: The Commission recessed for a short break at 4:46 p.m. and reconvened at 4:56 p.m. The Commission continued with the regular order of the agenda and heard Subdivision Docket agenda items next.**

**SUBDIVISION DOCKET:**

Planner: Shamila Shrestha

**Note: Subdivision - Consent agenda items #20. ID #24-556, S212-092R; #21. ID #24-557, S234-044; #22. ID #24-558, S234-047, and #24. ID #24-560, S234-049 were read into the record and heard together. Subdivision - Consent agenda item #23. ID #24-559, S234-048, was heard individually. Subdivision - Residential Replat agenda items #25. ID #24-561, S234-045 and #26. ID #24-562, S234-046 were heard individually.**

**Consent Items:**

**20. 24-556 S212-092R**

**Motion:** It was moved to **approve** an application to create a 161-lot single family subdivision with lots ranging in size from 5,248 square feet to 10,294 square feet and 7 common areas from a 34.203-acre tract of land in City Block 8779 on property located between Prater Road and Haymarket Road, north of Lyndon B Johnson Freeway/Interstate Highway No. 20; subject to compliance with the conditions listed in the docket.

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

**CITY PLAN COMMISSION MEETING MINUTES  
OF FEBRUARY 15, 2024**

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

Against: 0

Absent: 2 - Shidid, Rubin

Vacancy: 0

**Speakers:** For: None

For (Did not speak): Jason Trafton, 7075 Twin Hills Ave. Dallas, TX 75231

Against: None

**21. 24-557 S234-044**

**Motion:** It was moved to **approve** an application to replat a 0.286-acre tract of land containing all of Lot 4 and part of Lot 3 in City Block B/6164 to create one lot on property located on Remond Drive, east of Westmount Avenue; subject to compliance with the conditions listed in the docket.

Maker: Blair

Second: Sleeper

Result: Carried: 13 to 0

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

Against: 0

Absent: 2 - Shidid, Rubin

Vacancy: 0

**Speakers:** None

**22. 24-558 S234-047**

**Motion:** It was moved to **approve** an application to replat a 167.0701-acre tract of land containing all of Lot 1A in City Block A/6067 and Lot 1B in City Block A/7930 to create one lot on property located on Harry Hines Boulevard at Brookhollow Road (AKA Brookhollow Drive), north of Empire Central; subject to compliance with the conditions listed in the docket.

Maker: Blair

Second: Sleeper

Result: Carried: 13 to 0



**CITY PLAN COMMISSION MEETING MINUTES  
OF FEBRUARY 15, 2024**

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

Against: 0

Absent: 2 - Shidid, Rubin

Vacancy: 0

Speakers: None

23. [24-559](#) S234-048

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

**Motion:** It was moved to **approve** an application to replat a 0.4515-acre tract of land containing all of Lots 5 through 8 in City Block 712, part of Lots 7 through 10 in City Block 5/712 to create 8 lots ranging in size from 2,292 square feet to 2,827 square feet on property located on Holly Avenue, northwest of Bryan Street; subject to compliance with the conditions listed in the docket and the following corrections: 1) On request description to read: "An application to replat a 0.4515-acre tract of land containing all of Lots 5 through 8 in City Block 712, part of Lots 7 through 10 in City Block 5/712 to create 8 lots ranging in size from 2,292 square feet to 2,827 square feet on property located on Holly Avenue, northwest of Bryan Street.", 2) Condition #11 to read: "The number of lots permitted by this plat is 8." and 3) Condition #23 to read: "On the final plat, identify the property as Lots 5A, 5B, 6A, 6B, 7A, 7B, 8A, and 8B in City Block 712.".

Maker: Hampton

Second: Carpenter

Result: Carried: 13 to 0

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

Against: 0

Absent: 2 - Shidid, Rubin

Vacancy: 0

**Speakers:** For: Jordan Love, 4017 Beechwood Ln., Dallas, TX, 75220

Against: None

**Note: The Commission returned to the regular order of the agenda and heard Residential Replats agenda items next.**

**CITY PLAN COMMISSION MEETING MINUTES  
OF FEBRUARY 15, 2024**

**24. 24-560 S234-049**

**Motion:** It was moved to **approve** an application to create one 0.2755-acre lot from a tract of land in City Block 6548 on property located on Reeder Road, north of Royal Lane; subject to compliance with the conditions listed in the docket.

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

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

Against: 0  
Absent: 2 - Shidid, Rubin  
Vacancy: 0

**Speakers:** For: None  
For (Did not speak): Mori Akhavan, 1812 MacGregor Dr., Plano, TX, 75093  
Against: None

**Note: The Commission heard Subdivision - Consent agenda item #23. ID #24-559, S234-048, upon the conclusion of the Subdivision Consent agenda.**

Residential Replats:

**25. 24-561 S234-045**

**Motion:** It was moved to **approve** an application to replat a 1.01-acre tract of land containing all of Lots 17B and 17C in City Block B/8212 to create one lot and to approve one private street address on the proposed lot on property located on Braewood Place (Private Street), west of White Rock Creek; subject to compliance with the conditions listed in the docket.

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

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

**CITY PLAN COMMISSION MEETING MINUTES  
OF FEBRUARY 15, 2024**

Against: 0  
Absent: 2 - Shidid, Rubin  
Vacancy: 0

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

**Speakers:** None

26. [24-562](#) S234-046

**Motion:** It was moved to **approve** an application to replat a 21.933-acre tract of land containing part of Lots 1 and 24, all of Lots 2 through 23 in City Block A/2239, part of Lots 1 and 24, all of Lots 2 through 23 in City Block B/2240, part of Lot 1 and all of Lots 2 through 12 in City Block C/2241, all of Lots 1 through 16 in City Block H/2242 to create one lot on property located on Malcolm X Boulevard at Elsie Faye Heggins Street, northeast corner; subject to compliance with the conditions listed in the docket.

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

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

Against: 0  
Absent: 2 - Shidid, Rubin  
Vacancy: 0

**Notices:** Area: 200 Mailed: 82  
**Replies:** For: 0 Against: 0

**Speakers:** For: None

For (Did not speak): Elsie Thurman, 9406 Biscayne Blvd., Dallas, TX, 75218  
Against: None

**Note: The Commission heard APPROVAL OF MINUTES agenda item - Approval of Minutes of the February 1, 2024 City Plan Commission Hearing next.**

**CITY PLAN COMMISSION MEETING MINUTES  
OF FEBRUARY 15, 2024**

**OTHER MATTERS:**

Consideration of Appointments to CPC Committees:

None

**ADJOURNMENT:**

The February 15, 2024, City Plan Commission meeting **adjourned** at 5:11 p.m.



**CITY PLAN COMMISSION MEETING MINUTES  
OF FEBRUARY 15, 2024**



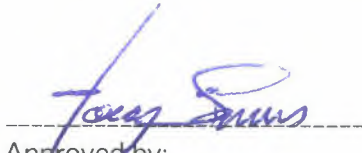
Drafted by:

Yolanda Pesina, CPC Secretary

Planning & Urban Design / Current Planning



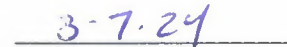
Date



Approved by:

Tony Shidid, Chair

City Plan Commission



Date

**Attachments:**

Commissioner Brent Rubin Disclosure of Conflict Statement - Z223-116(MP)

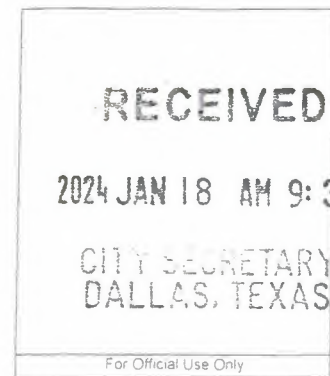
**Video Links:**

**Briefing:**

<https://dallascityhall.webex.com/dallascityhall/ldr.php?RCID=c062902f6192dbf4c85fd01b2e6fc4e4>

**Public Hearing:**

<https://dallascityhall.webex.com/dallascityhall/ldr.php?RCID=8073c529b7c8c29e94264d5d1365aefb>



## DISCLOSURE OF CONFLICT STATEMENT

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

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

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

1. Name of Employee/Official: Burt Rbn

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

2223-116

Nature of Conflict:

Client owns property w/in notification  
area.

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

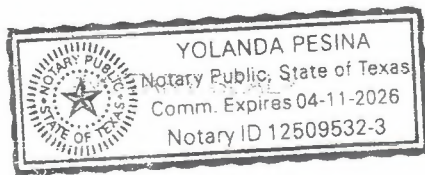
  
Signature of Employee/Official

1/18/24  
Date

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

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

SWORN TO AND SUBSCRIBED BEFORE ME on this 18<sup>th</sup> day of Jan,  
2024 to certify which, witness my hand and seal.



Yolanda Pesina  
Signature of officer administering oath

Yolanda Pesina  
Printed name of officer administering oath

CPC Secretary  
Title of officer administering oath