



CITY PLAN COMMISSION
Briefing & Public Hearing Meeting Minutes
THURSDAY, APRIL 4, 2024

DALLAS CITY HALL, COUNCIL CHAMBER/VIDEO CONFERENCE
CISCO WEBEX LINK, <https://bit.ly/CPC-040424>, Call-In #: 2480 863 1468
CHAIR TONY SHIDID, PRESIDING

RECEIVED
2024 MAY 10 PM 3:57
CITY SECRETARY
DALLAS TEXAS

PRESENT: [14]

Tony Shidid, Chair, District 5	Lorie Blair, District 8
Christian Chernock, District 1	Neal Sleeper, District 9 (**)
Joanna Hampton, District 2 (**)	Tipton Housewright, District 10
Darrell Herbert, District 3	Aaliyah Haqq, District 12 (*) (**)
Tom Forsyth, District 4	Larry M. Hall, District 13
Deborah Carpenter, District 6 (**)	Melissa Kingston, District 14 (**)
Tabitha Wheeler-Reagan, District 7 (*) (**)	Brent Rubin, Vice-Chair, Place 15

ABSENT: [0]

VACANCY: [1]

District 11	
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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 9:02 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 Briefing meeting was called to order at 9:02 a.m. Chair Shidid announced Item #2. ID #24-1168, M234-004(SAS) would be briefed as need, and tabled to allow commissioner Kingson to be present. The Commission was briefed and/or updated on the following agenda items, in the following order: Briefing agenda items; #3. ID #24-1169, Z223-198(MP) #4. ID #24-1170, Z223-236(GB) - update; #5. ID #24-1171, Z223-250(LG) - update; #6. ID #24-1172, Z223-260(MP) - update; #7. ID #24-1174, Z234-101(GB); #8. ID #24-1175, Z223-268(LG); #9. ID #24-1173, Z223-305(MB); returned to Item #2. ID #24-1168, M234-004(SAS), which did not require to be briefed. The Commission recessed for a short break at 11:18 a.m. and reconvened at 11:43 a.m. The Commission continued to hear the briefings and/or updates on the remaining agenda item, in the following order: #1. ID #24-1167, Briefing and Discussion on the ForwardDallas Comprehensive Land Use Plan. The Briefing session concluded, and the Commission recessed for lunch at 12:31 p.m.

The City Plan Commission opened the public hearing at 12:32 p.m. and began the Public Hearing with Miscellaneous agenda item #2. ID #24-1168, M234-004(SAS).

APPROVAL OF MINUTES:

Minutes Approval of Minutes of the March 21, 2024 City Plan Commission hearings.

Motion: In considering the March 21, 2024, City Plan Commission hearing minutes, it was moved to **hold** this matter under advisement until May 2, 2024.

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

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

Against: 0
Absent: 1 - Wheeler- Reagan
Vacancy: 1 - District 11

Speakers: None

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Note: The Commission returned to the regular order of the agenda and heard OTHER MATTERS, ADJOURNMENT next.

ACTION ITEMS:

MISCELLANEOUS DOCKET:

2. 24-1168 M234-004(SAS)

Planner: Sheila Alcantara Segovia

Motion: It was moved to **approve** a minor amendment to the existing development plan and landscape plan on property zoned Planned Development Subdistrict No. 148 within Planned Development District No. 193, on the northwest corner of Buena Vista Street and North Fitzhugh Avenue.

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

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

Against: 0
Absent: 0
Vacancy: 1 - District 11

Speakers: For: Luke Kvasnicka, 826 Houston St., Austin, TX, 78756
For (did not speak): Drew Martin, P.O. Box 470004, Fort Worth, TX 76147
Against: None

Note: The Commission continued with the regular order of the agenda and heard Zoning Cases - Consent agenda items next.

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ZONING DOCKET:

Zoning Cases - Consent:

Note: The Commission disposed of Zoning Cases - Consent agenda items #3 ID #24-1169, Z223-198(MP) and #5 ID #24-1171, Z23-250(LG) in one motion.

3. 24-1169 Z223-198(MP)

Planner: Michael Pepe

Motion: It was moved to recommend 1) **approval** of an LI Light Industrial District and 2) **approval** of a Specific Use Permit for commercial motor vehicle parking for a five-year period, subject to a site plan and conditions on property zoned A(A) Agricultural District, on the west line of Bonnie View Road, north of Logistics Drive.

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

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

Against: 0
Absent: 0
Vacancy: 1 - District 11

Notices: Area: 300 Mailed: 7
Replies: For: 1 Against: 0

Speakers: None

4. 24-1170 Z223-236(GB)

Planner: Giahanna Bridges

Note: The Commission removed this item from the Zoning Cases - Consent docket and disposed of it individually.

Z223-236(GB)

Planner: Giahanna Bridges

Motion: It was moved to recommend **approval** of an amendment to Specific Use Permit No. 2337 for the sale of alcoholic beverages in conjunction with a general merchandise food store 3,500 square feet or less for a one-year period, subject to a site plan and conditions on property zoned an RR Regional Retail District with a D-1 Liquor Control Overlay, on the southwest corner of Great Trinity Forest Way and Murdock Road.

**CITY PLAN COMMISSION MEETING MINUTES
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Maker: Blair
Second: Shidid
Result: Carried: 14 to 0

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

Against: 0
Absent: 0
Vacancy: 1 - District 11

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

Note: Commissioner Hampton moved to allow Robert Nuñez to speak after the Speaker portion of the hearing had passed. Commissioner Blair seconded the motion. Commissioner Wheeler-Reagan was out of the room when vote was taken, recorded as voting in favor. The Commission unanimously voted in favor.

Speakers: For: Robert Nuñez, 513 Mulberry Ln., DeSoto, TX, 75115
Against: None

The Commissioner heard Zoning Cases - Consent agenda item #6. ID# 24-1172, Z223-260(MP) next.

5. 24-1171 Z223-250(LG)

Planner: Liliana Garza

Motion: It was moved to recommend **approval** of a Planned Development Subdistrict for MF-2 Multiple Family Subdistrict uses and an assisted living facility use, subject to a development plan and conditions on property zoned an MF-2 Multiple Family Subdistrict within Planned Development District No. 193, the Oak Lawn Special Purpose District, on the southeast line of Inwood Road, northeast of Lemmon Avenue.

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

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

Against: 0
Absent: 0
Vacancy: 1 - District 11

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Notices: Area: 500 Mailed: 272
Replies: For: 12 Against: 1

Speakers: For: None
For (did not speak): Adam Murphy, 2828 Routh St., 100, Dallas, TX 75201
Against: None

Note: The Commission heard Zoning - Consent agenda Item #4. ID #24-1170, Z223-236(GB); upon the conclusion of the Zoning Cases - Consent agenda items.

6. 24-1172 Z223-260(MP)

Planner: Michael Pepe

Note: The Commission removed this item from the Zoning Cases - Consent docket and disposed of it individually.

Motion: It was moved to recommend **approval** a Planned Development Subdistrict, subject to staff's recommendations as briefed; a conceptual plan, development plan, and landscape plan and conditions with the following changes:

- On the conditions – and I just want to make sure we are all on the same page:
 - **SEC. S-___.107.** add
 - (b) GR Tract. The only main uses permitted are those main uses permitted in the General Retail District, subject to the same conditions applicable in the General Retail District, as set out in Part I of this article. For example, a use permitted in the General Retail District only by specific use permit (SUP) is permitted in this district only by SUP; a use subject to development impact review (DIR) in the General Retail is subject to DIR in this district; etc.
 - (c) MF-2 Tract. The only main uses permitted are those main uses permitted in the MF-2 District, subject to the same conditions applicable in the MF-2 District, as set out in Part I of this article. For example, a use permitted in the MF-2 District only by specific use permit (SUP) is permitted in this district only by SUP; a use subject to development impact review (DIR) in the MF-2 is subject to DIR in this district; etc.
 - Section 110, disregard Staff's recommendations regarding minimum parking and go with the Applicant's parking language
 - Section 111, disregard Staff's recommended sidewalk language and go with the Applicant's language with the following change for Throckmorton, Reagan & Bowser Ave:
 - "minimum 5' wide sidewalks unobstructed and minimum average parkway width of 9 feet, provided the sidewalk width may be reduced to 4' in order to preserve existing trees."
 - Same changes to be reflected on the Landscape plan

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- Section 112, (c) Bicycle Parking, add to the end “At least 3 of these spaces must be accessible to the public.”
- Section 116, adopt staff’s recommendation regarding reserved units.
- Section 117, add the following sections:
 - (d) Bar/Restaurant Uses. Outdoor bar/dining areas may not be operated after midnight.
 - (e) Amplified sound. All uses may not utilize outdoor amplified sound systems after 11:00 pm.
- On the Landscape Plan, add
 - Existing site trees on the landscape plan must be preserved but may be removed and replaced in the event of tree loss by means of disease or unintentional damage, subject to approval by the director. Except for a temporary construction or sales office use, a building permit may not be issued for work on the Property until the building official has approved a tree preservation plan for these existing trees.
 - Reduce caliper of trees to 4” on Lemmon
on property zoned a GR General Retail Subdistrict and an MF-2 Multiple-Family Subdistrict within Planned Development District No. 193, the Oak Lawn Special Purpose District, in an area bounded by Lemmon Avenue, Throckmorton Street, Bowser Avenue, and Reagan Street.

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

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

Against: 0
Absent: 0
Vacancy: 1 - District 11

Notices: Area: 500 Mailed: 402
Replies: For: 6 Against: 3

Speakers: For: Chad Colley, 3800 Maple Ave., Dallas, TX, 75219
Tommy Mann, 500 Winstead Building, Dallas, TX 75201
Evan Lieb Beattie, 4442 Southcrest Rd., Dallas, TX 75229
Jeffrey W. McLaughlin, 3818 Holland Ave., Dallas, TX, 75219
Adam Murphy, 2820 Routh St., 100, Dallas, TX 75201
Against: None

Note: The Commission returned to the regular order of the agenda and heard Zoning Cases - Under Advisement agenda items. The Commission heard Zoning Cases - Under Advisement agenda item #7. ID #24-1174, Z234-101(GB) next.

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Zoning Cases - Under Advisement:

7. 24-1174 Z234-101(GB)

Planner: Giahanna Bridges

Motion: It was moved to recommend **approval** of 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 for a one-year period, subject to a site plan and staff's recommended conditions with the following change: Hours of Operation: Monday thru Sunday, 8:00 a.m. to 1:30 a.m. (Next Day) 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.

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

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

Against: 0
Absent: 0
Vacancy: 1 - District 11

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

Speakers: For: Cee Gilmore, 1100 Peters St. Dallas, TX, 75215
Against: None

Note: The Commission recessed for a short break at 1:57 p.m. and reconvened at 2:20 p.m. The Commission continued with the regular order of the agenda.

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Zoning Cases - Individual:

8. 24-1175 Z223-268(LG)

Planner: Liliana Garza

Motion: It was moved to recommend 1) **approval** of a new subdistrict for FWMU-5 Walkable Urban Mixed Use Form Subdistrict uses, subject to a subarea map exhibit and **staff's** recommended conditions on property zoned a D(A) Duplex Subdistrict, a CC Community Commercial Subdistrict, and a P(A) Parking Subdistrict within Planned Development District No. 595, the South Dallas/Fair Park Special Purpose District, in an area generally along the southwest line of South Central Expressway, northwest of Pennsylvania Avenue, and east of Julius Schepps Freeway; 2) **approval** of a Specific Use Permit for a commercial parking lot or garage for a two-year period, subject to a site plan and conditions on property zoned a CC Subdistrict and a D(A) Subdistrict within Planned Development District No. 595, the South Dallas/Fair Park Special Purpose District, on the southwest line of South Central Expressway, between Pennsylvania Avenue and Peabody Avenue; and 3) **approval** of a Specific Use Permit for a commercial parking lot or garage for a two-year period, subject to a site plan and conditions with the following changes:

- In section 104, "PERFORMING ARTS CENTER means a use that must include a theater and a community service center. This use may also include an alcoholic beverage establishment, public or private school, commercial amusement (inside), restaurant without drive-thru, and office."
- Follow the applicant's request for main uses, to prohibit residential uses.
- In Section 104, add "LEGACY BUILDING means the existing theater building located in Subarea A, constructed prior to 1950 as shown on Exhibit A"
- Section 114.2, Subdistrict 1, subsection (g) Additional Provisions, add paragraph (3) "The Legacy Building located Subarea A is recognized as an area of historical, architectural, and cultural significance to the citizens of Dallas. The legacy building (Forest Theater) front facade entry feature, original marquee and tower sign is protected. New construction is allowed if setback from protected elements and does not obscure any significant architectural feature."
- On Exhibit A, Subarea map, add Legacy Building footprint with existing entry feature, marquee and tower sign location noted on property zoned a CC Subdistrict within Planned Development District No. 595, the South Dallas/Fair Park Special Purpose District, on the west corner of South Central Expressway and Martin Luther King, Jr. Boulevard.

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

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

Against: 0
Absent: 0
Vacancy: 1 - District 11
Conflict: 1 - Rubin**

**out of the room, when vote taken

Notices: Area: 500 Mailed: 103
Replies: For: 0 Against: 0

Speakers: For: Rob Baldwin, 3904 Elm St., Dallas, TX, 75226
LaSher Walker, 3607 Hamburg Ct., Dallas, TX, 75215
Michael Vela, 222 Main St., Salt Lake City, UT, 84103
Margo Murphy, 3904 Elm St., Dallas, TX, 75226
Willie Coleman, 3802 York St., Dallas, TX, 75210
Brenda Edwards, 1411 Cooper St., Dallas, TX, 75215
James Price, 3639 Wendelkin St., Dallas, TX, 75215
Against: Michael Murphy, 3520 Wendelkin St., Dallas, TX, 75215
Chartle Burns, 3730 Spence St., Dallas, TX, 75215

Note: Commissioner Rubin returned to the Council Chamber.

9. 24-1173 Z223-305(MB)

Planner: Martin Bate

Motion: It was moved to recommend 1) **approval** of a Planned Development District for MU-2 Mixed Use District uses, subject to a revised development plan, as briefed; and conditions; and 2) **approval** of the termination of deed restrictions as amended [Z72-269] as volunteered by the applicant on property zoned a GO(A) General Office District, on the south line of LBJ Freeway, between Noel Road and Montfort Drive.

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

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

Against: 0
Absent: 1 - Wheeler-Reagan
Vacancy: 1 - District 11

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Notices: Area: 500 Mailed: 219
Replies: For: 1 Against: 0

Speakers: For: Tommy Mann, 500 Winstead Building, Dallas, TX, 75201
Kevin Hickman, 9474 Gatetrail Dr., Dallas, TX, 75238
Against: None

SUBDIVISION DOCKET:

Planner: Hema Sharma

Note: Subdivision - Consent agenda items #10. ID #24-1176, S212-191R; #11. ID #24-1178, S234-074; #12. ID #24-1179, S234-075 - update; #13. ID #24-1180, S234-076; #14. ID #24-1181, S234-077; #15. ID #24-1182, S234-078; and #16. ID #24-1183, S234-079; were read into the record and disposed of in one motion.

Consent Items:

10. 24-1176 S212-191R

Motion: It was moved to **approve** an application to revise a previously approved plat (S212-191) to create a 239-lot single family subdivision with lots ranging in size from 4,725 square feet to 11,218 square feet, one 11.536-acre lot, one 11.879-acre lot and 4 common areas from a 64.973-acre tract of land on property located in the Dallas Extra Territorial Jurisdiction (ETJ) on F.M. 548; north of Reader Lane, subject to compliance with the conditions listed in the docket.

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

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

Against: 0
Absent: 1 - Wheeler- Reagan
Vacancy: 1 - District 11

Speakers: For: None
For (Did not speak): Man Chan, 201 Windco Cir., Wylie, TX, 75098
Against: None

**CITY PLAN COMMISSION MEETING MINUTES
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11. **24-1178 S234-074**

Motion: It was moved to **approve** an application to create one 3.452-acre lot from a tract of land in City Block 6050 on property located on Mark Trail Way, north of Campfire Circle, subject to compliance with the conditions listed in the docket.

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

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

Against: 0
Absent: 1 - Wheeler- Reagan
Vacancy: 1 - District 11

Speakers: None

12. **24-1179 S234-075**

Motion: It was moved to **approve** an application to replat a 0.534-acre tract of land containing all of Lots 1, 2 and 3 in City Block 6/5536 to create one lot on property located on Sexton Lane at Midway Road; southeast corner, subject to compliance with the conditions listed in the docket with the following added condition: "On the final plat remove 25 ft platted building line on the south line of Sexton Lane and the 15 ft platted building line on the east of Midway Road."

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

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

Against: 0
Absent: 1 - Wheeler- Reagan
Vacancy: 1 - District 11

Speakers: None

**CITY PLAN COMMISSION MEETING MINUTES
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13. **24-1180 S234-076**

Motion: It was moved to **approve** an application to create one 1.915-acre lot from a tract of land in City Block 7251 on property located on West Commerce Street at Vilbig Road; northwest corner, subject to compliance with the conditions listed in the docket.

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

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

Against: 0
Absent: 1 - Wheeler- Reagan
Vacancy: 1 - District 11

Speakers: None

14. **24-1181 S234-077**

Motion: It was moved to **approve** an application to create one 6.005-acre lot from a tract of land in City Block 6233 on property located on Walnut Hill Lane at Hedgeway Drive; northwest corner, subject to compliance with the conditions listed in the docket.

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

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

Against: 0
Absent: 1 - Wheeler- Reagan
Vacancy: 1 - District 11

Speakers: None

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15. **24-1182 S234-078**

Motion: It was moved to **approve** an application to create one 3.282-acre lot from a tract of land in City Blocks 401, 409 and 3/409 on property located between Stemmons Freeway and Slocum Street, at the terminus of Wichita Street, subject to compliance with the conditions listed in the docket.

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

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

Against: 0
Absent: 1 - Wheeler- Reagan
Vacancy: 1 - District 11

Speakers: For: None

For (Did not speak): Matthew Finn, 17304 Preston Rd., Dallas, TX, 75252
Fernando Ceballos, 5810 Tennyson Parkway, Plano, TX, 75042

Against: None

16. **24-1183 S234-079**

Motion: It was moved to **approve** an application to create one 0.67-acre (29,241-square foot) lot from a tract of land in City Block 6669 on property located on St. Augustine Drive, north of Elam Road, subject to compliance with the conditions listed in the docket.

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

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

Against: 0
Absent: 1 - Wheeler- Reagan
Vacancy: 1 - District 11

Speakers: None

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Certificates of Appropriateness for Signs:

Consent:

Planner: Jason Pool

Note: The Commission heard Certificates of Appropriateness for Signs - Consent agenda items #20. ID #24-1187, 2401170010; #21. ID #24-1188, 2401170013; #22. ID #24-1189, 2402160010; and #23. ID #24-1191, 2402160021 together and disposed of them in one motion. Certificates of Appropriateness for Signs - Consent agenda items #17. ID #24-1184, 2401170006; #18. ID #24-1185, 2401170007; and #19. ID #24-1186, 2401170008 were heard individually.

17. 24-1184 2401170006

Note: The Commission removed this item from the Certificates of Appropriateness for Signs - Consent docket and disposed of it individually.

Motion: It was moved to **approve** an application for a Certificate of Appropriateness by Benjamin Hampton of BARNETT SIGNS, INC., for a 388-square-foot externally illuminated attached sign at 2425 Canton Street (northwest elevation) with the following revision to the sign size: 6-feet 3-inches high by 31-feet 2-inches in length, a maximum of 194-square feet.

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

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

Against: 0
Absent: 1 - Wheeler- Reagan
Vacancy: 1 - District 11

Speakers: For: None
For (Did not speak): Monica Ortiz, 2425 Canton St., Dallas, TX, 75226
Frank Bowler, 2425 Canton St., Dallas, TX, 75226
Against: None

Note: The Commissioner heard Certificates of Appropriateness for Signs - Consent agenda item #18. ID# 24-1185, 2401170007 next.

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18. **24-1185** 2401170007

Note: The Commission removed this item from the Certificates of Appropriateness for Signs - Consent docket and disposed of it individually.

Motion: It was moved to **approve** an application for a Certificate of Appropriateness by Benjamin Hampton of BARNETT SIGNS, INC., for a 130-square-foot externally illuminated attached sign at 2425 Canton Street (northeast elevation) with the following revision to the sign size: maximum 80-square feet, maximum 18-feet in length.

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

For: 13 - Chernock, Hampton, Herbert, Forsyth, Shiddid,
Carpenter, Blair, Sleeper, Housewright, Haqq,
Hall, Kingston, Rubin

Against: 0
Absent: 1 - Wheeler- Reagan
Vacancy: 1 - District 11

Speakers: For: None
For (Did not speak): Monica Ortiz, 2425 Canton St., Dallas, TX, 75226
Frank Bowler, 2425 Canton St., Dallas, TX, 75226
Against: None

Note: The Commissioner heard Certificates of Appropriateness for Signs - Consent agenda item #19. ID# 24-1186, 2401170008 next.

19. **24-1186** 2401170008

Note: The Commission removed this item from the Certificates of Appropriateness for Signs - Consent docket and disposed of it individually.

Motion: It was moved to **approve** an application for a Certificate of Appropriateness by Benjamin Hampton of BARNETT SIGNS, INC., for a 130-square-foot externally illuminated attached sign at 2425 Canton Street (southeast elevation) with the following revision to the sign size: maximum 80-square feet, maximum 18-feet in length.

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

**CITY PLAN COMMISSION MEETING MINUTES
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For: 13 - Chernock, Hampton, Herbert, Forsyth, Shidid,
Carpenter, Blair, Sleeper, Housewright, Haqq,
Hall, Kingston, Rubin

Against: 0

Absent: 1 - Wheeler- Reagan

Vacancy: 1 - District 11

Speakers: For: None

For (Did not speak): Monica Ortiz, 2425 Canton St., Dallas, TX, 75226
Frank Bowler, 2425 Canton St., Dallas, TX, 75226

Against: None

Note: The Commission heard APPROVAL OF MINUTES agenda item - Approval of Minutes of the March 21, 2024 City Plan Commission hearings next.

20. 24-1187 2401170010

Motion: It was moved to **approve** an application for a Certificate of Appropriateness by Benjamin Hampton of BARNETT SIGNS, INC., for a 194-square-foot non- illuminated attached sign at 2425 Canton Street (southeast elevation).

Maker: Hampton

Second: Carpenter

Result: Carried: 13 to 0

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

Against: 0

Absent: 1 - Wheeler- Reagan

Vacancy: 1 - District 11

*out of the room, shown voting in favor

Speakers: For: None

For (Did not speak): Monica Ortiz, 2425 Canton St., Dallas, TX, 75226
Frank Bowler, 2425 Canton St., Dallas, TX, 75226

Against: None

**CITY PLAN COMMISSION MEETING MINUTES
OF APRIL 4, 2024**

21. **24-1188 2401170013**

Motion: It was moved to **approve** an application for a Certificate of Appropriateness by Tony McMillen of Environmental Signage, dba. ASI MODULEX, for a 60-square-foot illuminated detached sign at 2828 Routh Street, Suite 130 (Routh St. Frontage).

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

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

Against: 0
Absent: 1 - Wheeler- Reagan
Vacancy: 1 - District 11

*out of the room, shown voting in favor

Speakers: None

22. **24-1189 2402160010**

Motion: It was moved to **approve** an application for a Certificate of Appropriateness by Benjamin Hampton of BARNETT SIGNS, INC., for a 151.25-square-foot illuminated attached sign at 903 Slocum Street (northwest elevation).

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

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

Against: 0
Absent: 1 - Wheeler- Reagan
Vacancy: 1 - District 11

*out of the room, shown voting in favor

**CITY PLAN COMMISSION MEETING MINUTES
OF APRIL 4, 2024**

Speakers: For: None

For (Did not speak): Monica Ortiz, 2425 Canton St., Dallas, TX, 75226
Frank Bowler, 2425 Canton St., Dallas, TX, 75226

Against: None

23. 24-1191 2402160021

Motion: It was moved to **approve** an application for a Certificate of Appropriateness by Benjamin Hampton of BARNETT SIGNS, INC., for a 448.9-square-foot illuminated attached sign at 903 Slocum Street (southeast elevation).

Maker: Hampton

Second: Carpenter

Result: Carried: 13 to 0

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

Against: 0

Absent: 1 - Wheeler- Reagan

Vacancy: 1 - District 11

*out of the room, shown voting in favor

Speakers: For: None

For (Did not speak): Monica Ortiz, 2425 Canton St., Dallas, TX, 75226
Frank Bowler, 2425 Canton St., Dallas, TX, 75226

Against: None

Note: The Commission returned to the regular order of the agenda and heard the remaining Certificate of Appropriateness for Signs - Consent agenda items. Certificate of Appropriateness for Signs - Consent agenda item #17. ID #24-1184, 2401170006 was heard next.

OTHER MATTERS:

Consideration of Appointments to CPC Committees:

None

**CITY PLAN COMMISSION MEETING MINUTES
OF APRIL 4, 2024**

ADJOURNMENT:

Motion: It was moved to **adjourn** the April 4, 2024, City Plan Commission meeting at 3:54 p.m.

Maker: Rubin

Second: Blair

Result: Carried: 13 to 0


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

Against: 0

Absent: 1 - Wheeler- Reagan

Vacancy: 1 - District 11


**CITY PLAN COMMISSION MEETING MINUTES
OF APRIL 4, 2024**



Drafted by:

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

5/2/2024
Date



Approved by:

Tony Shidid, Chair
City Plan Commission

5.2.24
Date

Attachments:

Commissioner Brent Rubin Disclosure of Conflict Statement - Z223-268(LG)

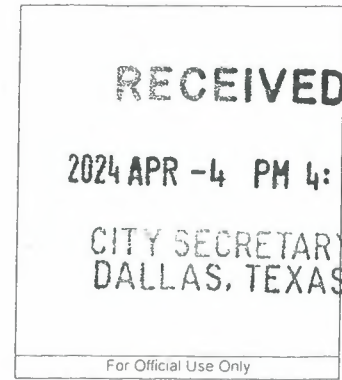
Video Links:

Briefing:

<https://dallascityhall.webex.com/dallascityhall/ldr.php?RCID=ddff1f0f4e2a73d561a1763504164eac>

Public Hearing:

<https://dallascityhall.webex.com/dallascityhall/ldr.php?RCID=9dad5299fa0ae2f918ff6beba436c04c>



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 Plan Comm. mem
<input type="checkbox"/> City Employee	Title/Department	

1. Name of Employee/Official: Brent Rubin

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

2-223-268

Nature of Conflict:

A client owns property with
notification due

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

Signature of Employee/Official

4/4/24

Date

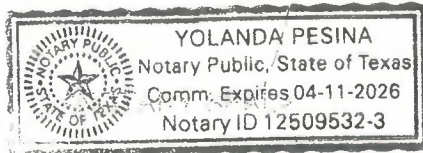
BEFORE ME, the undersigned authority, on this day personally appeared

Ernst 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 4th day of April

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