



CITY PLAN COMMISSION

Briefing & Public Hearing Meeting Minutes

THURSDAY, MAY 22, 2025

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CITY SECRETARY
DALLAS, TEXAS

DALLAS CITY HALL, COUNCIL CHAMBER/VIDEO CONFERENCE
CISCO WEBEX LINK, <https://bit.ly/CPC-052225> , Call-In #: 2490 093 7964
CHAIR TONY SHIDID , PRESIDING

PRESENT: [13]

Tony Shidid, Chair, District 5	Tipton Housewright, District 10
Christian Chernock, District 1	Mike Sims, District 11
Joanna Hampton, District 2 (**)	Larry M. Hall, District 13
Darrell Herbert, District 3	Melissa Kingston, District 14
Tom Forsyth, District 4	Brent Rubin, Vice-Chair, Place 15
Tabitha Wheeler-Reagan, District 7 (*)	
Gregory Franklin, District 8	
Neal Sleeper, District 9	

ABSENT: [2]

Deborah Carpenter, District 6	Aaliyah Haqq, District 12
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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*

****Note: Indicates appointment not in attendance in accordance with Section 8-20(e) of the Dallas City Code.*

The Briefing meeting was called to order at 9:10 a.m. with a quorum of the City Plan Commission present. The Public Hearing was called to order at 12:43 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,

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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 9:10 a.m. The Commission was briefed and/or updated on the following agenda items, in the following order: Briefing agenda items #1. ID #25-1736A, Airport Noise and Land Use Compatibility; #3. ID #25-1738A, M245-011(SAS); #9. ID #25-1744A, Z245-181(MB); #4. ID #25-1739A, Z245-149(JG); #18. ID #25-1753A, Z245-122(TB). #5. ID #25-1740A, Z245-177(CC); #6. ID #25-1741A, Z245-186(LL). The Commission recessed for a short break at 11:10 a.m. and reconvened at 11:15 a.m. The Commission continued to hear the briefings and/or updates of the remaining agenda items, in the following order: #2. ID #25-1737A, Update to Development Code Amendment #23-857 – Inclement Weather Shelters; #7. ID #25-1742A, Z245-162(MB); #14. ID #25-1749A, Z212-131(MP) – update; #15. ID #25-1750A, Z234-297(MB); #20. ID #25-1755A, DCA245-006(JP). The Briefing session concluded, and the Commission recessed for lunch at 12:08 p.m.

The City Plan Commission opened the public hearing at 12:43 p.m. The Commission heard APPROVAL OF MINUTES agenda item next.

BRIEFINGS:

1. 25-1736A Airport Noise and Land Use Compatibility
Kris Sweckard, Assistant Director, Aviation Department

2. 25-1737A Update to Development Code Amendment #23-857 - Temporary Inclement Weather Shelters
Christine Crossley, Director, Office of Homeless Solutions

APPROVAL OF MINUTES:

Minutes Approval of Minutes of the May 8, 2025, City Plan Commission Hearing.

Motion: It was moved to recommend **approval** of the May 8, 2025, City Plan Commission Hearing.

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

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For: 13 - Chernock, Hampton, Herbert*, Forsyth,
Shidid, Wheeler-Reagan, Franklin, Sleeper,
Housewright, Sims, Hall, Kingston, Rubin

Against: 0
Absent: 2 - Carpenter, Haqq
Vacancy: 0

*out of room, shown voting in favor

Speakers: None

Note: The Commission returned to the regular order of the agenda and heard Miscellaneous Docket – Minor Amendments agenda items next.

ACTION ITEMS:

MISCELLANEOUS DOCKET:

Minor Amendments:

3. 25-1738A M245-011(SAS) Planner: Sheila Alcantara Segovia

Motion: It was moved to recommend **approval** of a minor amendment to the existing development plan for property zoned Subdistrict 6 within Planned Development District No.655, on the southwest corner of Potters House Way and Truth Drive.

Maker: Herbert
Second: Housewright
Result: Carried: 12 to 0

For: 12 - Chernock, Hampton, Herbert, Forsyth,
Shidid, Franklin, Sleeper, Housewright,
Sims, Hall, Kingston, Rubin

Against: 0
Absent: 3 - Carpenter, Wheeler-Reagan, Haqq
Vacancy: 0

Speakers: For: Claudio Segovia, 704 Central Parkway E., Plano, TX, 75074
Against: None

Note: The Commission heard Zoning Cases – Consent agenda items next.

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ZONING DOCKET:

Zoning Cases - Consent:

4. [25-1739A](#) Z245-149(JG)

Planner: Jordan Gregory

Note: This item was heard individually

Motion I: It was moved to recommend **denial without prejudice** of a D(A) Duplex District, with deed restrictions, on property zoned an R-7.5(A) Single Family District, on the southwest corner of East Kirnwood Drive, west of Lost Mirage Drive.

Maker: Franklin
Second: Hampton
Result: Failed: 5 to 8

For: 5 - Hampton, Forsyth, Wheeler-Reagan,
Franklin, Kingston

Against: 8 - Chernock, Herbert, Shidid, Sleeper,
Housewright, Sims, Hall, Rubin

Absent: 2 - Carpenter, Haqq

Vacancy: 0

Motion II: It was moved to recommend **approval** of a D(A) Duplex District, with deed restrictions volunteered by the applicant, on property zoned an R-7.5(A) Single Family District, on the southwest corner of East Kirnwood Drive, west of Lost Mirage Drive.

Maker: Housewright
Second: Sims
Result: Carried: 9 to 4

For: 9 - Chernock, Herbert, Shidid, Sleeper,
Housewright, Sims, Hall, Kingston, Rubin

Against: 4 - Hampton, Forsyth, Wheeler-Reagan, Franklin

Absent: 2 - Carpenter, Haqq

Vacancy: 0

Notices: Area: 300

Mailed: 59

Replies: For: 0

Against: 7

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Speakers: For: Bernard Walker, 7715 Mill Stream Dr., Dallas, TX, 75232
Against: Inetha Sheffield, 1438 Mirage Canyon Dr., Dallas, TX, 75232
Carol Colbert, 1435 Aldenwood Dr., Dallas, TX, 75232
Erik Wilson, 7942 Jublant Dr., Dallas, TX, 75237

Note: The Commission recessed for a short break at 2:15 p.m. and reconvened at 2:33 p.m. The Commission continued with the regular order of the agenda and heard Zoning Case – Consent, #5. ID 25-1740A, Z245-177(CC) agenda item next.

5. 25-1740A Z245-177(CC)

Planner: Cherrell Caldwell

Note: This item was heard individually

Motion: In considering an application for an amendment to Specific Use Permit No. 1336 for an adult day care facility on property zoned an R-10(A) Single Family District, on the northeast line of Wadsworth Drive and north of East Ledbetter Drive, it was moved to **hold** this matter under advisement until June 12, 2025.

Maker: Forsyth
Second: Hampton
Result: Carried: 8 to 5

For: 8 - Hampton, Herbert, Forsyth, Wheeler-Reagan, Franklin, Sims, Hall, Kingston

Against: 5 - Chernock, Shidid, Sleeper, Housewright, Rubin
Absent: 2 - Carpenter, Haqq
Vacancy: 0

Notices: Area: 200 Mailed: 20
Replies: For: 1 Against: 0

Speakers: None

6. 25-1741A Z245-186(LL)

Planner: Lori Levy

Note: This item was heard individually

Motion: It was moved to recommend **approval** of an amendment to Specific Use Permit No. 1447 for a private school use, subject to an amended site plan, amended traffic management plan, and amended conditions with the following change: on item 10. SIGNS: change the phrase “an open enrollment charter school” to “private school”, on property zoned R-7.5(A) Single Family District, on the northeast corner of Park Lane and Boedeker Street.

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Maker: Hall
Second: Herbert
Result: Carried: 11 to 2

For: 11 - Chernock, Hampton, Herbert, Forsyth,
Shidid, Sleeper, Wheeler-Reagan,
Housewright, Sims, Hall, Rubin

Against: 2 - Franklin, Kingston
Absent: 2 - Carpenter, Haqq
Vacancy: 0

Notices: Area: 400 Mailed: 105
Replies: For: 6 Against: 3

Speakers: For: Margo Murphy, 3904 Elm St., Dallas, TX, 75226
Rob Baldwin, 3904 Elm St., Dallas, TX, 75226
Against: Ryan Weinburg, Address not provided

7. 25-1742A Z245-162(MB)

Planner: Martin Bate

Motion: It was moved to recommend **approval** of an MF-2(A) Multifamily District and deed restrictions, as briefed, on property zoned an IR Industrial Research District, on the southeast line of Kimsey Drive, north of Orion Place.

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

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

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

Notices: Area: 200 Mailed: 57
Replies: For: 0 Against: 1

Speakers: None

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8. 25-1743A Z245-176(MB)

Planner: Martin Bate

Note: This item was heard individually

Motion: It was moved to recommend **approval** of a WMU-5 Walkable Mixed-Use District, with deed restrictions volunteered by the applicant, on property zoned an R-7.5(A) Single Family District, on the north line of East Wheatland Road, east of University Hills Boulevard.

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

For: 13 - Chernock, Hampton, Herbert*, Forsyth,
Shidid, Wheeler-Reagan, Franklin, Sleeper,
Housewright, Sims, Hall, Kingston, Rubin

Against: 0
Absent: 2 - Carpenter, Haqq
Vacancy: 0

*out of room, shown voting in favor

Notices: Area: 500 Mailed: 16
Replies: For: 1 Against: 0

Speakers: For: Robert Petri, 1801 E. Wheatland, Dallas, TX, 75241
Against: None

9. 25-1744A Z245-181(MB)

Planner: Martin Bate

Note: This item was heard individually

Motion: It was moved to recommend **approval** of 1) an MU-1 Mixed Use District, subject to deed restrictions volunteered by the applicant, as briefed and as amended at the podium, on property zoned a CR Community Retail District, on the north line of Canada Drive, west of North Hampton Road.

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

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

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

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

Speakers: For: Audra Buckley, 1414 Belleview St., Dallas, TX, 75215
Against: None

Note: The Commission returned to the regular order of the agenda and heard Zoning Cases – Consent, #4. ID #25-1739A, Z245-149(JG) agenda item next.

10. 25-1745A Z245-182(MB)

Planner: Martin Bate

Motion: It was moved to recommend **approval** of an R-5(A) Single Family District on property zoned a CR Community Retail District, on the east line of Darien Street, south of Canada Drive.

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

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

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

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

Speakers: None

11. 25-1746A Z245-183(MB)

Planner: Martin Bate

Motion: It was moved to recommend **approval** of an amendment to Planned Development District No. 917, subject to amended conditions, on the northwest line of Manor Way, between Maple Avenue and Denton Drive.

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

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

Against: 0

Absent: 2 - Wheeler-Reagan, Haqq

Vacancy: 0

Notices: Area: 500

Mailed: 51

Replies: For: 4

Against: 0

Speakers: None

Note: The Commission heard Zoning Cases – Consent, #9. ID #25-1744A, Z245-181(MB) agenda item next after the conclusion of the Zoning Cases – Consent agenda items.

12. 25-1747A Z245-187(MB)

Planner: Martin Bate

Note: This item was heard individually

Motion: It was moved to recommend **approval** of an amendment to SUP No. 1912 for a late hours establishment for a five-year period, subject to amended conditions, on property zoned Planned Development District No. 842, the Lower Greenville Avenue Special Provision District, with SUP No. 1289 and SUP No. 1912, on the west line of Greenville Avenue, south of Sears Street.

Maker: Kingston

Second: Hampton

Result: Carried: 13 to 0

For: 13 - Chernock, Hampton, Herbert, Forsyth,
Shidid, Wheeler-Reagan, Franklin, Sleeper,
Housewright, Sims, Hall, Kingston, Rubin

Against: 0

Absent: 2 - Carpenter, Haqq

Vacancy: 0

Notices: Area: 200

Mailed: 18

Replies: For: 0

Against: 0

Speakers: For: Audra Buckley, 1414 Belleview St., Dallas, TX, 75215

Against: None

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13. [25-1748A](#) Z245-210(MB)

Planner: Martin Bate

Note: This item was heard individually

Motion: In considering an application for a new subdistrict within Planned Development District (PDD) No. 598 on property zoned PDD No. 598 Tracts 2, 2A, and 3, on the south line of West Wheatland Road, between South Polk Street and South Hampton Road, north of LBJ Freeway., it was moved to **hold** this matter under advisement until August 7, 2025.

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

For: 13 - Chernock, Hampton, Herbert, Forsyth,
Shidid, Wheeler-Reagan, Franklin, Sleeper,
Housewright, Sims, Hall, Kingston, Rubin

Against: 0
Absent: 2 - Carpenter, Haqq
Vacancy: 0

Notices: Area: 500 Mailed: 69
Replies: For: 0 Against: 1

Speakers: For: Jesse Copeland, 2728 Harwood St., Dallas, TX, 75201
Against: None

Zoning Cases – Under Advisement:

14. [25-1749A](#) Z212-131(MP)

Planner: Michael Pepe

Motion: In considering an application for an amendment to Specific Use Permit No. 798 for a Mining of Sand and Gravel use on property zoned an A(A) Agricultural District, on the southwest line of Kleberg Road, between US 175 Frontage Road and Jordan Valley Road, it was moved to **hold** this matter under advisement until June 26, 2025.

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

For: 13 - Chernock, Hampton, Herbert, Forsyth,
Shidid, Wheeler-Reagan, Franklin, Sleeper,
Housewright, Sims, Hall, Kingston, Rubin

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Against: 0
Absent: 2 - Carpenter, Haqq
Vacancy: 0

Notices: Area: 500 Mailed: 9
Replies: For: 0 Against: 0

Speakers: None

15. **25-1750A Z234-297(MB)**

Planner: Martin Bate

Motion: It was moved to recommend **approval** of 1) a CS Commercial Service District and 2) deed restrictions, on property zoned an MC-4 Multiple Commercial District, on the southwest corner of Data Drive and Executive Drive.

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

For: 13 - Chernock, Hampton, Herbert, Forsyth,
Shidid, Wheeler-Reagan, Franklin, Sleeper,
Housewright, Sims, Hall, Kingston, Rubin

Against: 0
Absent: 2 - Carpenter, Haqq
Vacancy: 0

Notices: Area: 200 Mailed: 11
Replies: For: 1 Against: 0

Speakers: For: Emily Rodriguez, Address not provided
Against: None

16. **25-1751A Z245-134(CC)**

Planner: Cherrell Caldwell

Motion: It was moved to recommend **approval** of a renewal of Specific Use Permit No. 1954 for commercial amusement (inside), limited to a Class A dance hall, for a five-year period with the following change: on SUP condition 6. HOURS OF OPERATION: The commercial amusement (inside) limited to a Class A dance hall may only operate between 8:00 a.m. and 10:00 p.m., Sunday through Thursday, and between 8:00 a.m. and 1:00 a.m. (the next day), Friday and Saturday, on property zoned a CR Community Retail District, at the northwest corner of Singleton Boulevard and Peoria Avenue.

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

For: 14 - Chernock, Hampton, Herbert, Forsyth,
Shidid, Carpenter, Wheeler-Reagan,
Franklin, Sleeper, Housewright, Sims, Hall,
Kingston, Rubin
Against: 0
Absent: 1 - Haqq
Vacancy: 0

Notices: Area: 300 Mailed: 23
Replies: For: 1 Against: 0

Speakers: None

17. **25-1752A Z245-143(LC)**

Planner: LeQuan Clinton

Motion: In considering an application for a CR Community Retail District with Deed Restrictions volunteered by the applicant on property zoned a R-10(A) Single Family District, on the Northeast corner of Webb Chapel Road and Royal Lane, it was moved to **hold** this matter under advisement until July 10, 2025.

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

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

Notices: Area: 300 Mailed: 15
Replies: For: 1 Against: 1

Speakers: For: Karl Crawley, 3333 Welbourn St., Dallas, TX, 75219
For (Did not speak): Jay Dreiling, 339 Regent Dr., Dallas, TX, 75229
Against: Lauren Hendricks, 3220 Dothan Ln., Dallas, TX, 75229
Rachel Shudde, 3210 Dothan Ln., Dallas, TX, 75229
Katrina Ward, 3238 Leahy Dr., Dallas, TX, 75229

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18. 25-1753A Z245-122(TB)

Planner: Teaseia Blue

Motion: It was moved to recommend **approval** of an R-7.5(A) Single Family District on property zoned an A(A) Agricultural District, on the south line of South St. Augustine Road, east of Middlefield Road.

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

For: 13 - Chernock, Hampton, Herbert, Forsyth,
Shidid, Wheeler-Reagan, Franklin, Sleeper,
Housewright, Sims, Hall, Kingston, Rubin

Against: 0
Absent: 2 - Carpenter, Haqq
Vacancy: 0

Notices: Area: 400 Mailed: 26
Replies: For: 1 Against: 0

Speakers: None

The Commission heard Authorized Hearings – Zoning Cases, #46. ID 25-1780A, Z234-289(TB) agenda item next.

Development Code Amendments:

19. 25-1754A DCA245-001(JR)

Planner: Jacob Rojo

Motion: In consideration of amending Chapters 51 and 51A of the Dallas Development Code, Section 51A-1.105(a)(4) and 51A-4.511 (e)(2)(iii) to provide an application fee for neighborhood forest overlays and include Front and Corner Side Yard regulations, it was moved to **hold** this matter under advisement until June 12, 2025.

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

For: 13 - Chernock, Hampton, Herbert, Forsyth,
Shidid, Wheeler-Reagan, Franklin, Sleeper,
Housewright, Sims, Hall, Kingston, Rubin

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Against: 0
Absent: 2 - Carpenter, Haqq
Vacancy: 0

Speakers: None

20. 25-1755A DCA245-006(JP)

Planner: Jalyn Porchay

Motion: It was moved to recommend **approval** of removing Section 51A-4.701(e) "Postponements" to eliminate the postponement process for zoning amendments.

Maker: Housewright
Second: Rubin
Result: Carried: 9 to 4

For: 9 - Chernock, Herbert, Shidid, Wheeler-Reagan, Sleeper, Housewright, Sims, Hall, Rubin

Against: 4 - Hampton, Forsyth, Franklin, Kingston
Absent: 2 - Carpenter, Haqq
Vacancy: 0

Speakers: None

Note: The Commission heard Subdivision - Consent, agenda items next.

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SUBDIVISION DOCKET:

Note: Subdivision - Consent agenda items #21. ID #25-1756A, S245-214R; #22. ID #25-1757A, S245-149; #23. ID #25-1758A, S245-150; #24. ID #25-1759A, S245-153; #26. ID #25-1761A, S245-155; #27. ID #25-1762A, S245-157; #28. ID #25-1763A, S245-158; #29. ID #25-1764, S245-159; #30. ID #25-1765, S245-160; #31. ID #25-1766A, S245-161; #32. ID #25-1767A, S245-162; #33. ID #25-1768A, S245-163; #34. ID #25-1769A, S245-164; #36. ID #25-1771A, S245-170 were read into the record and heard together. Subdivision – Consent agenda item #25. ID #25-1760A, S245-154 and #35. ID #25-1770A, S245-165 were heard individually. Subdivision – Residential Replats agenda items #37. ID #25-1772A, S245-151; #38. ID #25-1773A, S245-152; #39. ID #25-1774A, S245-156; #40. ID #25-1775A, S245-166; #41. ID #25-1776A, S245-168; #42. ID #25-1777A, S245-169 and Subdivision – Residential Replats and Building Removal #43. ID #25-1778A, S245-167 were read into the record and heard individually.

Consent Items:

Planner: Hema Sharma

21. 25-1756A S212-214R

Motion: It was moved to **approve** an application to revise a previously approved preliminary plat (S234-214) to create one 1.151-acre lot, one 9.213-acre lot and to dedicate a right of way from a 11.753-acre tract of land in City Block 8822, on property located on South Belt Line Road, northeast of Garden Grove Road, subject to compliance with the conditions listed in the docket or as briefed.

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

For: 11 - Chernock, Hampton, Forsyth, Shidid,
Wheeler-Reagan, Franklin, Sleeper, Sims,
Hall, Kingston, Rubin

Against: 0
Absent: 4 - Herbert, Carpenter, Housewright, Haqq
Vacancy: 0

Speakers: For: None
For (Did not speak): Shafiqul Abed, 4440 Lafite Ln., Colleyville, TX, 76034
Against: None

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22. **25-1757A S245-149**

Motion: It was moved to **approve** an application to create one 4.330-acre lot from a tract of land in City Block 8798 on property located on C F Hawn Freeway, east of Silverado Drive, subject to compliance with the conditions listed in the docket or as briefed.

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

For: 11 - Chernock, Hampton, Forsyth, Shidid,
Wheeler-Reagan, Franklin, Sleeper, Sims,
Hall, Kingston, Rubin

Against: 0
Absent: 4 - Herbert, Carpenter, Housewright, Haqq
Vacancy: 0

Speakers: None

23. **25-1758A S245-150**

Motion: It was moved to **approve** an application to create one 0.477-acre lot from a tract of land in City Block 8119 on property located on Walnut Hill Lane, west of Audelia Road, subject to compliance with the conditions listed in the docket.

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

For: 11 - Chernock, Hampton, Forsyth, Shidid,
Wheeler-Reagan, Franklin, Sleeper, Sims,
Hall, Kingston, Rubin

Against: 0
Absent: 4 - Herbert, Carpenter, Housewright, Haqq
Vacancy: 0

Speakers: None

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24. 25-1759A S245-153

Motion: It was moved to **approve** an application to create one 5.7709-acre lot and one 7.0824-acre lot from a 12.8533-acre tract of land containing all of City Block C/7929, on property located on Conveyor Lane at Inwood Road, northwest corner, subject to compliance with the conditions listed in the docket.

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

For: 11 - Chernock, Hampton, Forsyth, Shidid,
Wheeler-Reagan, Franklin, Sleeper, Sims,
Hall, Kingston, Rubin

Against: 0
Absent: 4 - Herbert, Carpenter, Housewright, Haqq
Vacancy: 0

Speakers: None

25. 25-1760A S245-154

Note: This item was heard individually

Motion: It was moved to **approve** an application to replat a 0.344-acre tract of land containing all of Lots 15 and 16 in City Block A/1207 to create one lot on property located on Metropolitan Avenue, northeast of Botham Jean Boulevard, subject to compliance with the conditions listed in the docket.

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

For: 11 - Chernock, Hampton, Herbert, Forsyth,
Shidid, Franklin, Sleeper, Sims, Hall,
Kingston*, Rubin

Against: 0
Absent: 3 - Carpenter, Housewright, Haqq
Vacancy: 0
Conflict: 1 - Wheeler-Reagan**

*out of room, shown voting in favor

**out of room when vote was taken

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Speakers: None

26. **25-1761A S245-155**

Motion: It was moved to recommend **approval** of an application to create 3 lots ranging in size from 0.2089 acre (9,100 square feet) to 0.4591 acre (20,000 square feet) from a 0.9183-acre tract of land in City Block F/6730, on property located on Cheyenne Road at Martin Street, northeast corner, subject to compliance with the conditions listed in the docket.

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

For: 11 - Chernock, Hampton, Forsyth, Shidid,
Wheeler-Reagan, Franklin, Sleeper, Sims,
Hall, Kingston, Rubin

Against: 0
Absent: 4 - Herbert, Carpenter, Housewright, Haqq
Vacancy: 0

Speakers: None

27. **25-1762A S245-157**

Motion: It was moved to **approve** an application to create 8 lots ranging in size from 0.52 acre (22,603.27 square feet) to 1.29 acre (56,145.98 square feet) from a 7.432-acre tract of land in City Blocks 1/8778 and 8483 on property located on Bloomfield Drive, at the terminus of Brierwood Lane, subject to compliance with the conditions listed in the docket.

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

For: 11 - Chernock, Hampton, Forsyth, Shidid,
Wheeler-Reagan, Franklin, Sleeper, Sims,
Hall, Kingston, Rubin

Against: 0
Absent: 4 - Herbert, Carpenter, Housewright, Haqq
Vacancy: 0

**CITY PLAN COMMISSION MEETING MINUTES
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Speakers: For: None

For (Did not speak): Sergio Limon, 1416 Bloomfield Dr., Dallas, TX, 75217

Against: None

28. **25-1763A S245-158**

Motion: It was moved to **approve** an application to create one 11.241-acre lot from a tract of land in City Block 6461 on property bounded by Altman Drive, Dundee Drive, Merrell Road and Goodyear Drive, subject to compliance with the conditions listed in the docket.

Maker: Franklin

Second: Hampton

Result: Carried: 11 to 0

For: 11 - Chernock, Hampton, Forsyth, Shidid,
Wheeler-Reagan, Franklin, Sleeper, Sims,
Hall, Kingston, Rubin

Against: 0

Absent: 4 - Herbert, Carpenter, Housewright, Haqq

Vacancy: 0

Speakers: None

29. **25-1764A S245-159**

Motion: It was moved to **approve** an application to create one 1.944-acre lot and one 2.243-acre lot from a 4.187-acre tract of land containing all of City Block 5744 on property located on Shorecrest Drive, east of Harry Hines Boulevard, subject to compliance with the conditions listed in the docket.

Maker: Franklin

Second: Hampton

Result: Carried: 11 to 0

For: 11 - Chernock, Hampton, Forsyth, Shidid,
Wheeler-Reagan, Franklin, Sleeper, Sims,
Hall, Kingston, Rubin

Against: 0

Absent: 4 - Herbert, Carpenter, Housewright, Haqq

Vacancy: 0

Speakers: None

**CITY PLAN COMMISSION MEETING MINUTES
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30. **25-1765A S245-160**

Motion: It was moved to **approve** an application to create one 1.507-acre lot from a tract of land in City Block 5744 on property located on Harry Hines Boulevard, west of Shorecrest Drive, subject to compliance with the conditions listed in the docket.

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

For: 11 - Chernock, Hampton, Forsyth, Shidid,
Wheeler-Reagan, Franklin, Sleeper, Sims,
Hall, Kingston, Rubin

Against: 0
Absent: 4 - Herbert, Carpenter, Housewright, Haqq
Vacancy: 0

Speakers: None

31. **25-1766A S245-161**

Motion: It was moved to **approve** an application to replat a 0.773-acre tract of land containing all of Lots 12 and 17 through 19 in City Block 9/1149, and to abandon an alley to create one lot on property located on Martin Luther King Jr. Boulevard at Colonial Avenue, south corner, subject to compliance with the conditions listed in the docket.

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

For: 11 - Chernock, Hampton, Forsyth, Shidid,
Wheeler-Reagan, Franklin, Sleeper, Sims,
Hall, Kingston, Rubin

Against: 0
Absent: 4 - Herbert, Carpenter, Housewright, Haqq
Vacancy: 0

Speakers: None

**CITY PLAN COMMISSION MEETING MINUTES
OF MAY 22, 2025**

32. [25-1767A](#) S245-162

Motion: It was moved to **approve** an application to replat a 6.528-acre tract of land containing a portion of City Block D/6499 to create one lot on property located on Technology Boulevard at Punjab Way, southeast corner, subject to compliance with the conditions listed in the docket.

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

For: 11 - Chernock, Hampton, Forsyth, Shidid,
Wheeler-Reagan, Franklin, Sleeper, Sims,
Hall, Kingston, Rubin

Against: 0
Absent: 4 - Herbert, Carpenter, Housewright, Haqq
Vacancy: 0

Speakers: None

33. [25-1768A](#) S245-163

Motion: It was moved to **approve** an application to create one 0.352-acre lot from a tract of land in City Block 1/1014 on property located on Fairmount Street, at the terminus of Enid Street, subject to compliance with the conditions listed in the docket.

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

For: 11 - Chernock, Hampton, Forsyth, Shidid,
Wheeler-Reagan, Franklin, Sleeper, Sims,
Hall, Kingston, Rubin

Against: 0
Absent: 4 - Herbert, Carpenter, Housewright, Haqq
Vacancy: 0

Speakers: None

**CITY PLAN COMMISSION MEETING MINUTES
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34. **25-1769A S245-164**

Motion: It was moved to **approve** an application to replat a 0.3104-acre tract of land containing all of Lots 7 and 8 in City Block 19/1550 to create one lot on property located on Trunk Avenue at Dallas Street, east corner, subject to compliance with the conditions listed in the docket.

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

For: 11 - Chernock, Hampton, Forsyth, Shidid,
Wheeler-Reagan, Franklin, Sleeper, Sims,
Hall, Kingston, Rubin

Against: 0
Absent: 4 - Herbert, Carpenter, Housewright, Haqq
Vacancy: 0

Speakers: None

35. **25-1770A S245-165**

Note: This item was heard individually

Motion: It was moved to **approve** an application to replat a 5.551-acre tract of land containing all of Lots 6A, 10, 17 through 22 in City Blocks 11/1156; portion of Lots 1, 2 and 7 in City Block 11/1157 and to abandon portions of Peabody Avenue, Colonial Avenue and an alley to create one lot on property located on Pennsylvania Avenue at Julius Schepps Freeway/Interstate Highway No. 45, northwest corner, subject to compliance with the conditions listed in the docket.

Maker: Wheeler-Reagan
Second: Hampton
Result: Carried: 12 to 0

For: 12 - Chernock, Hampton, Herbert, Forsyth,
Shidid, Wheeler-Reagan, Franklin, Sleeper,
Sims, Hall, Kingston, Rubin

Against: 0
Absent: 3 - Carpenter, Housewright, Haqq
Vacancy: 0

**CITY PLAN COMMISSION MEETING MINUTES
OF MAY 22, 2025**

Speakers: For: Julie Saqueton, Address not provided
Against: None

Note: The Commission returned to the regular order of the agenda and heard Subdivision – Residential Replats, agenda items next

36. 25-1771A S245-170

Motion: It was moved to **approve** an application to create a 17-lot shared access development with lots ranging in size from 2,118 square feet to 2,173 square feet and 6 open spaces from a 1.4181-acre tract of land in City Block 8819, on property located on Seagoville Road, northwest of Warrior Drive, subject to compliance with the conditions listed in the docket.

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

For: 11 - Chernock, Hampton, Forsyth, Shidid,
Wheeler-Reagan, Franklin, Sleeper, Sims,
Hall, Kingston, Rubin

Against: 0
Absent: 4 - Herbert, Carpenter, Housewright, Haqq
Vacancy: 0

Speakers: None

Residential Replats:

37. 25-1772A S245-151

Motion: It was moved to **approve** an application to replat a 0.287-acre (12,492-square foot) tract of land containing all of Lot 18 in City Block 23/6890 to create one 0.143-acre (6,243-square foot) lot and one 0.144-acre (6,249-square foot), on property located on Kemrock Drive, west of Tracy Road, subject to compliance with the conditions listed in the docket.

Maker: Franklin
Second: Hall
Result: Carried: 12 to 0

For: 12 - Chernock, Hampton, Herbert, Forsyth,
Shidid, Wheeler-Reagan, Franklin, Sleeper,
Sims, Hall, Kingston, Rubin

**CITY PLAN COMMISSION MEETING MINUTES
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Against: 0
Absent: 3 - Carpenter, Housewright, Haqq
Vacancy: 0

Notices: Area: 200 Mailed: 23
Replies: For: 0 Against: 0

Speakers: For: Brablio Sifuentes, Address not provided
Against: None

38. **25-1773A S245-152**

Motion: It was moved to **approve** an application to replat a 0.459-acre (19,984 square feet) tract of land containing all of Lot 49 in City Block E/7588 to create two 0.2295-acre (9,992-square foot) lots on property located on Beckleycrest Avenue, north of Daniieldale Road, subject to compliance with the conditions listed in the docket.

Maker: Franklin
Second: Hall
Result: Carried: 12 to 0

For: 12 - Chernock, Hampton, Herbert, Forsyth,
Shidid, Wheeler-Reagan, Franklin, Sleeper,
Sims, Hall, Kingston, Rubin

Against: 0
Absent: 3 - Carpenter, Housewright, Haqq
Vacancy: 0

Notices: Area: 200 Mailed: 19
Replies: For: 0 Against: 0

Speakers: For: Melissa Rodriguez, Address not provided
Against: None

39. **25-1774A S245-156**

Motion: It was moved to **approve** an application to replat a 0.1148-acre (5,000-square foot) tract of land containing all of Lots 45 and 46 in City Block 2/7675 to create one lot on property located on Moore Street, north of Hutchins Avenue, subject to compliance with the conditions listed in the docket.

**CITY PLAN COMMISSION MEETING MINUTES
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Maker: Forsyth
Second: Rubin
Result: Carried: 12 to 0

For: 12 - Chernock, Hampton, Herbert, Forsyth,
Shidid, Wheeler-Reagan, Franklin, Sleeper,
Sims, Hall, Kingston, Rubin

Against: 0
Absent: 3 - Carpenter, Housewright, Haqq
Vacancy: 0

Notices: Area: 200 Mailed: 55
Replies: For: 1 Against: 1

Speakers: None

40. [25-1775A](#) S245-166

Motion: It was moved to **approve** an application to replat a 0.9824-acre (42,792-square foot) tract of land containing all of Lots 1 and 2 and part of Lots 3 and 4 in City Block B/2330 to create three lots ranging in size from 0.1723 acre (7,503 square feet) to 0.6382 acre (27,800 square feet) on property located on Maple Springs Boulevard at Denton Drive, southeast corner, subject to compliance with the conditions listed in the docket.

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

For: 12 - Chernock, Hampton, Herbert, Forsyth,
Shidid, Wheeler-Reagan, Franklin, Sleeper,
Sims, Hall, Kingston, Rubin

Against: 0
Absent: 3 - Carpenter, Housewright, Haqq
Vacancy: 0

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

Speakers: For: None

For (Did not speak): Gregory Begnoche, 2319 Vagas St., Dallas, TX, 75219

Against: None

**CITY PLAN COMMISSION MEETING MINUTES
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41. **25-1776A S245-168**

Motion: It was moved to **approve** an application to replat a 0.067-acre (2,905-square foot) tract of land containing part of Lot 3 in City Block 4/7395 to create one lot on property located on Pasteur Avenue, south of Ferguson Road, subject to compliance with the conditions listed in the docket.

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

For: 12 - Chernock, Hampton, Herbert, Forsyth,
Shidid, Wheeler-Reagan, Franklin, Sleeper,
Sims, Hall, Kingston, Rubin

Against: 0
Absent: 3 - Carpenter, Housewright, Haqq
Vacancy: 0

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

Speakers: For: Jennifer Hiromoto, 10233 E. Northwest Hwy., Dallas, TX, 75238
Against: None

42. **25-1777A S245-169**

Motion: It was moved to **approve** an application to replat a 1.9883-acre (86,612-square foot) tract of land containing all of Lot 3A in City Block A/6226 and part of City Block 6226 to create a 31-lot shared access development ranging in size from 0.0424 acre (1,847 square feet) to 0.0628 acre (2,736 square feet) and 6 common areas on property located between Marsh Lane and Betty Jane Lane, north of Walnut Hill Lane, subject to compliance with the conditions listed in the docket.

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

For: 12 - Chernock, Hampton, Herbert, Forsyth,
Shidid, Wheeler-Reagan, Franklin, Sleeper,
Sims, Hall, Kingston, Rubin

Against: 0
Absent: 3 - Carpenter, Housewright, Haqq
Vacancy: 0

**CITY PLAN COMMISSION MEETING MINUTES
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Notices: Area: 200 Mailed: 12
Replies: For: 1 Against: 3

Speakers: None

Residential Replats and Building Line Removal:

43. 25-1778A S245-167

Building Line Removal Motion I: It was moved to **approve** the removal of the existing 25-foot platted building lines along Hibiscus Drive and Pasteur Avenue, with the finding of the fact that removal of the platted building line will not: a) require a minimum front, side, or rear yard setback line less than required by the zoning regulation; b) be contrary to the public interest; c) adversely affect neighboring properties; or d) adversely affect the plan for the orderly development of the subdivision, on property located between Hibiscus Drive and Pasteur Avenue, south of Ferguson Road.

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

For: 11 - Chernock, Hampton, Herbert, Forsyth,
Shidid, Franklin, Sleeper, Sims, Hall,
Kingston, Rubin

Against: 0
Absent: 4 - Carpenter, Wheeler-Reagan, Housewright,
Haqq

Vacancy: 0

Replat Motion II: It was moved to **approve** an application to replat a 3.691-acre (160,803-square foot) tract of land containing portion of Lots 3 and 4 in City Block 4/7395 to create a 53-lot shared access development ranging in size from 0.048 acre (2,100 square feet) to 0.067 acre (2,927 square feet) and 4 common areas, on property located between Hibiscus Drive and Pasteur Avenue, south of Ferguson Road, subject to the conditions listed in the docket.

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

For: 11 - Chernock, Hampton, Herbert, Forsyth,
Shidid, Franklin, Sleeper, Sims, Hall,
Kingston, Rubin

**CITY PLAN COMMISSION MEETING MINUTES
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Against: 0
Absent: 4 - Carpenter, Wheeler-Reagan, Housewright,
Haqq
Vacancy: 0

Notices: Area: 200 Mailed: 9
Replies: For: 0 Against: 0

Speakers: None

Thoroughfare Plan Amendments:

44. **25-1779A**

Motion: It was moved to recommend **approval** to amend the City of Dallas Thoroughfare Plan to remove: (1) Forest Lane between Reeder Road and Harry Hines Boulevard; and (2) Forest Lane between Harry Hines Boulevard and Josey Lane.

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

For: 12 - Chernock, Hampton, Herbert, Forsyth,
Shidid, Carpenter, Franklin, Sleeper, Sims,
Hall, Kingston, Rubin

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

Speakers: For: None
Against: Eddie Campbell, 2536 Forest Ln., Dallas, TX, 75234

45. **25-1783A**

Motion: It was moved to recommend **approval** to remove (1) Wycliff Avenue between Harry Hines Boulevard and Market Center Boulevard and (2) Wycliff Avenue between Market Center Boulevard and Interstate Highway 35 East.

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

**CITY PLAN COMMISSION MEETING MINUTES
OF MAY 22, 2025**

For: 11 - Chernock, Hampton, Herbert, Forsyth,
Shidid, Franklin, Sleeper, Sims, Hall,
Kingston, Rubin

Against: 0

Absent: 4 - Carpenter, Wheeler-Reagan, Housewright,
Haqq

Vacancy: 0

Speakers: None

Note: The Commission heard ADJOURNMENT agenda item next.

Authorized Hearings – Zoning Cases:

46. 25-1780A Z234-289(TB)

Planner: Teaseia Blue

Motion: In considering a City Plan Commission authorized hearing to determine the proper zoning on property zoned Planned Development District No. 842 with Specific Use Permit No. 1879 for a late-hours establishment on the east line of Greenville Avenue, north of La Vista Road, south of Oram Road and with consideration to be given to evaluating whether Specific Use Permit No. 1879 is compatible with adjacent property and consistent with the character of the neighborhood, it was moved to **hold** this matter under advisement until June 12, 2025.

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

For: 13 - Chernock, Hampton, Herbert, Forsyth,
Shidid, Wheeler-Reagan, Franklin, Sleeper,
Housewright, Sims, Hall, Kingston, Rubin

Against: 0

Absent: 2 - Carpenter, Haqq

Vacancy: 0

Speakers: For: None

Against: None

Against (Did not speak): Michael Niehuss, 1911 Hope Way, Dallas, TX, 75206

Note: The Commission returned to the regular order of the agenda and heard Development Code Amendments, #19. ID 25-1754A, DCA245-001(JR) agenda item next.

**CITY PLAN COMMISSION MEETING MINUTES
OF MAY 22, 2025**

OTHER MATTERS:

Consideration of Appointments to CPC Committees:

ADJOURNMENT:

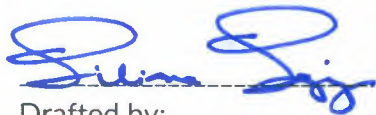
Motion: It was moved to **adjourn** the May 22, 2025, City Plan Commission meeting at 5:21 p.m.

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

For: 11 - Chernock, Hampton, Herbert, Forsyth,
Shidid, Franklin, Sleeper, Sims, Hall,
Kingston, Rubin

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

**CITY PLAN COMMISSION MEETING MINUTES
OF MAY 22, 2025**



Drafted by:
Liliana Lopez, CPC Coordinator
Planning & Development / Current Planning

6-12-25
Date



Approved by:
Tony Shidid, Chair
City Plan Commission

6-12-25
Date

Attachments:

Commissioner Tabitha Wheeler-Reagan Disclosure of Conflict Statement – S245-154

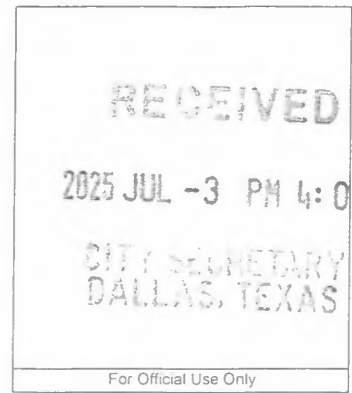
Video Links:

Briefing:

<https://dallascityhall.webex.com/dallascityhall/ldr.php?RCID=f88fecac9c98f645312f9b8f99428dfa>

Public Hearing:

<https://dallascityhall.webex.com/dallascityhall/ldr.php?RCID=92c54f332646a1ea615d932e5339e006>



DISCLOSURE OF CONFLICT STATEMENT

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

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

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

1. Name of Employee/Official: Tabitha Wheeler-Pagan

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

S245-154

I am involved in this project with the owner

Nature of Conflict:

I am involved in this project with owner

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

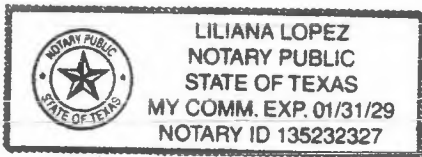
Jade Wheeler-Reyes
Signature of Employee/Official

27
7/3/25
Date

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

Tabitha Wheeler-Reagan, who on oath stated that the above facts are within her personal knowledge and are true and correct.

SWORN TO AND SUBSCRIBED BEFORE ME on this 3 day of July, 2025, to certify which, witness my hand and seal.



[Signature]
Signature of officer administering oath

Liliana Lopez
Printed name of officer administering oath

CPC Sec.
Title of officer administering oath