CITY PLAN COMMISSION

Briefing & Public Hearing Meeting Minutes

THURSDAY, JUNE 11, 2026

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CITY SECRETARY
DALLAS, TEXAS

DALLAS CITY HALL, COUNCIL CHAMBER/VIDEO CONFERENCE
CISCO WEBEX LINK, https://bit.ly/CPC-061126 , Call-In #: 2490 175 7439
VICE CHAIR DARRELL HERBERT, PRESIDING

PRESENT: [11]

Darrell Herbert, Vice-Chair, District 3	Jack Kocks, District 11
Mike Sims, District 1	Kathy Coffman, District 12
Joanna Hampton, District 2	Larry M. Hall, District 13
Loren Gilbert-Smith (***)	Melissa Kingston, District 14
Alicia Serrato, District 5	
Deborah Carpenter, District 6 (**)	
Collin Koonce, District 9 (*)	
Tipton Housewright, District 10	

ABSENT: [3]

Tabitha Wheeler-Reagan, District 7	Brent Rubin, Chair, Place 15
Gregory Franklin, District 8	

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. Out of room, shown voting in favor*
***Note: Indicates arrival time after meeting called to order/reconvened/Conflict*
****Note: Indicates appointment not in attendance in accordance with Section 8-20(e) of the Dallas City Code.*
*****Note: Commissioner unable to attend the meeting and was excused due to a bereavement in immediate family.*

The Briefing meeting was called to order at 10:09 a.m. with a quorum of the City Plan Commission present. The Public Hearing was called to order at 12:34 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.

CITY PLAN COMMISSION MEETING MINUTES
OF JUNE 11, 2026

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.
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 10:09 a.m. The Commission was briefed and/or updated on the following agenda items, in the following order: #9. ID #26-2020A, Z-25-000060; #16. ID #26-2027A, Z-26-000081; #21. ID #26-2032, Z-26-000032; #22. ID #26-2033A, DCA256-007. The Briefing session concluded, and the Commission recessed for lunch at 11:35 a.m. The City Plan Commission opened the public hearing at 12:34 p.m.

Note: The Commission opened the public hearing by appointing a temporary vice chair.

Motion: It was moved to appoint Commissioner Hampton as temporary vice chair.

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

For: 11 - Sims, Hampton, Herbert, Serrato, Carpenter, Koonce, Housewright, Kocks, Coffman, Hall, Kingston

Against: 0
Absent: 3 - Wheeler-Reagan, Franklin, Rubin
Vacancy: 0

*** District 4 appointment not in attendance in accordance with Section 8-20(e) of the Dallas City Code.

Speakers: None

Note: The Commission continued with the regular order of the agenda and heard APPROVAL OF MINUTES agenda item next.

BRIEFINGS:

APPROVAL OF MINUTES:

Minutes Approval of Minutes of the May 21, 2026 City Plan Commission Hearing.

Motion: It was moved to recommend **approval** of the Minutes of the May 21, 2026, City Plan Commission Hearing.

Maker: Hall
Second: Coffman
Result: Carried: 11 to 0

For: 11 - Sims, Hampton, Herbert, Serrato, Carpenter, Koonce, Housewright, Kocks, Coffman, Hall, Kingston

Against: 0
Absent: 3 - Wheeler-Reagan, Franklin, Rubin
Vacancy: 0

*** District 4 appointment not in attendance in accordance with Section 8-20(e) of the Dallas City Code.

Speakers: None

MISCELLANEOUS ZONING ITEMS:

1. **26-2012A** **MZ-26-000004** Planner: Sheila Alcantara Segovia

Motion: It was moved to recommend **approval** of a minor amendment to the development plan on property zoned Subdistrict O (WMU-8) Walkable Urban Mixed Use 8 within Planned Development District No. 468, bounded by N. Zang Boulevard, West 6th Street, N. Beckley Avenue, and West 6th Street.

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

For: 11 - Sims, Hampton, Herbert, Serrato, Carpenter, Koonce, Housewright, Kocks, Coffman, Hall, Kingston

Against: 0
Absent: 3 - Wheeler-Reagan, Franklin, Rubin
Vacancy: 0

*** District 4 appointment not in attendance in accordance with Section 8-20(e) of the Dallas City Code.

Speakers: For: None

ACTION ITEMS:

ZONING DOCKET:

Zoning Cases – Consent:

2. **26-2013A** **Z-26-000053** Planner: Lori Levy, AICP

Motion: It was moved to recommend **approval** of a new Specific Use Permit for a temporary concrete or asphalt batching plant limited to a temporary concrete batching plant, subject to an expiration date of January 1, 2028, or when the infrastructure project for which the temporary concrete batching plant is needed is completed, whichever is earlier, subject to a site plan and conditions, on property zoned MU-2 Mixed-Use District, on the south line of E. Wheatland Road, west of S. Lancaster Road.

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

For: 11 - Sims, Hampton, Herbert, Serrato, Carpenter, Koonce, Housewright, Kocks, Coffman, Hall, Kingston
Against: 0
Absent: 3 - Wheeler-Reagan, Franklin, Rubin
Vacancy: 0

*** District 4 appointment not in attendance in accordance with Section 8-20(e) of the Dallas City Code.

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

Speakers: For: None
For (Did not speak): Shaun Montgomery, 1024 Church St., Dallas, TX, 75203
Against: None

3. **26-2014A** **Z-26-000074** Planner: Lori Levy, AICP

Motion: It was moved to recommend **approval** of a new Specific Use Permit for an accessory community center (private), subject to a site plan and conditions, on property zoned Tract 1 within Planned Development District No. 388 with H60 the Tenth Street Historic Overlay, on the south line of E. 10th Street, west of E. Clarendon Drive.

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

For: 11 - Sims, Hampton, Herbert, Serrato, Carpenter, Koonce, Housewright, Kocks, Coffman, Hall, Kingston
Against: 0
Absent: 3 - Wheeler-Reagan, Franklin, Rubin
Vacancy: 0

*** District 4 appointment not in attendance in accordance with Section 8-20(e) of the Dallas City Code.

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

Speakers: For: None
For (Did not speak): Alexandria Washburn, 801 Haines Ave., Dallas, TX, 75208
Against: None

4. **26-2015A** **Z-26-000080** Planner: Lori Levy, AICP

Note: This item was heard individually

Motion: In considering an application for a new Specific Use Permit for a community service center on property zoned R-16(A) Single Family District, on the north line of LBJ Frwy, east of Copenhill Road, it was moved to **hold** this matter under advisement until June 25, 2026.

Maker: Kocks
Second: Coffman
Result: Carried: 11 to 0

For: 11 - Sims, Hampton, Herbert, Serrato, Carpenter, Koonce, Housewright, Kocks, Coffman, Hall, Kingston

Against: 0
Absent: 3 - Wheeler-Reagan, Franklin, Rubin
Vacancy: 0

*** District 4 appointment not in attendance in accordance with Section 8-20(e) of the Dallas City Code.

Notices: Area: 200 Mailed: 19
Replies: For: 0 Against: 3

Speakers: None

5. **26-2016A** **Z-26-000035** Planner: Lori Levy, AICP

Motion: It was moved to recommend **approval** of an **(1)** NO(A) Neighborhood Office District and **(2)** termination of Specific Use Permit 45 for a branch library on property zoned R-1ac(A) Single Family District, on the south line of Royal Lane, between Netherland Drive and Royal Way.

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

For: 11 - Sims, Hampton, Herbert, Serrato, Carpenter, Koonce, Housewright, Kocks, Coffman, Hall, Kingston
Against: 0
Absent: 3 - Wheeler-Reagan, Franklin, Rubin
Vacancy: 0

*** District 4 appointment not in attendance in accordance with Section 8-20(e) of the Dallas City Code.

Notices: Area: 300 Mailed: 28
Replies: For: 1 Against: 1

Speakers: For: None
For (Did not speak): Kiesha Kay, 1900 Firman Dr., Richardson, TX, 75081
Against: None

6. **26-2017A** **Z-26-000060** Planner: Liliana Garza

Motion: It was moved to recommend **approval** of an expansion of Subdistrict 1H within Planned Development District No. 714, on property zoned Subdistrict 1A within Planned Development District No. 714, the West Commerce Street/Fort Worth Avenue Special Purpose District, on the north line of W. Main Street west of N. Beckley Avenue.

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

For: 11 - Sims, Hampton, Herbert, Serrato, Carpenter, Koonce, Housewright, Kocks, Coffman, Hall, Kingston
Against: 0
Absent: 3 - Wheeler-Reagan, Franklin, Rubin
Vacancy: 0

*** District 4 appointment not in attendance in accordance with Section 8-20(e) of the Dallas City Code.

Notices:	Area:	500	Mailed:	56
Replies:	For:	0	Against:	0

Speakers: None

7. **26-2018A** **Z-26-000061** Planner: Liliana Garza

Note: This item was heard individually

Motion: It was moved to recommend **approval** of a new Specific Use Permit for a self-service storage for a thirty-year period with eligibility for non-automatic renewals for additional ten-year periods pursuant to Sec. 51A-4.219 of Chapter 51A of the Dallas City Code as amended, on property zoned Subdistrict 4A within Planned Development No. 887, Valley View - Galleria Area Special Purpose District, on the northwest corner of Montfort Drive and Valley View Trail.

Maker: Kocks
Second: Coffman
Result: **Motion was not voted on**

Note: The Commission tabled the item and heard Zoning Cases – Consent, #9. ID 26-2020A, Z-25-000060 agenda item next.

Alternate Motion: It was moved to recommend **approval** of a new Specific Use Permit for a self-service storage for a thirty-year period, subject to a site plan and conditions, on property zoned Subdistrict 4A within Planned Development No. 887, Valley View - Galleria Area Special Purpose District, on the northwest corner of Montfort Drive and Valley View Trail.

Maker: Kocks
Second: Coffman
Result: Carried: 11 to 0

For: 11 - Sims, Hampton, Herbert, Serrato, Carpenter, Koonce, Housewright, Kocks, Coffman, Hall, Kingston
Against: 0
Absent: 3 - Wheeler-Reagan, Franklin, Rubin
Vacancy: 0

*** District 4 appointment not in attendance in accordance with Section 8-20(e) of the Dallas City Code.

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

Speakers: For: Kiesha Kay, 1900 Firman Dr., Richardson, TX, 75081.
Against: None

Note: The Commission returned to the regular agenda order and heard Zoning Cases – Consent, #12. ID #26-2021A, Z-26-000077 agenda item next.

8. **26-2019 Z-25-000023** Planner: Teaseia Blue, B.Arch, MBA

Motion: It was moved to recommend **approval** of a new Specific Use Permit for a private school, subject to a site plan, traffic management plan, and conditions, on property zoned R-16(A) Single Family District, on the north line of Forest Lane, west of Hillcrest Road.

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

For: 11 - Sims, Hampton, Herbert, Serrato, Carpenter, Koonce, Housewright, Kocks, Coffman, Hall, Kingston

Against: 0
Absent: 3 - Wheeler-Reagan, Franklin, Rubin
Vacancy: 0

*** District 4 appointment not in attendance in accordance with Section 8-20(e) of the Dallas City Code.

Notices: Area: 400 Mailed: 96
Replies: For: 5 Against: 6

Speakers: None

9. **26-2020A Z-25-000060** Planner: Teaseia Blue, B.Arch, MBA

Note: This item was heard individually

Motion: It was moved to recommend **approval** of a new Specific Use Permit for an open-enrollment charter school for a three-year period, subject to a site plan, traffic management plan, and conditions, on property zoned R-7.5(A) Single Family District, on the west line of Cheyenne Road, south of Rockingham Street.

Maker: Serrato
Second: Sims
Result: Carried: 11 to 0

For: 11 - Sims, Hampton, Herbert, Serrato, Carpenter, Koonce, Housewright, Kocks, Coffman, Hall, Kingston
Against: 0
Absent: 3 - Wheeler-Reagan, Franklin, Rubin
Vacancy: 0

*** District 4 appointment not in attendance in accordance with Section 8-20(e) of the Dallas City Code.

Notices: Area: 400 Mailed: 125
Replies: For: 0 Against: 2

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

**Note: The Commission returned to hear Zoning Cases – Consent, #7. ID #26-2018A, Z-26-000061 agenda item next. **

10. **26-2021A Z-26-000077** Planner: Mona Hashemi

Note: This item was heard individually

Motion: It was moved to recommend **approval** of a new Specific Use Permit for the sale of alcoholic beverages in conjunction with a restaurant without drive-in or drive-through service for a five-year period, subject to a site plan and conditions, on property zoned CR Community Retail District with a D-1 Liquor Control Overlay, on the southwest line of Peavy Road, northwest of Garland Road.

Maker: Koonce
Second: Coffman
Result: Carried: 11 to 0

For: 11 - Sims, Hampton, Herbert, Serrato, Carpenter, Koonce, Housewright, Kocks, Coffman, Hall, Kingston
Against: 0
Absent: 3 - Wheeler-Reagan, Franklin, Rubin
Vacancy: 0

*** District 4 appointment not in attendance in accordance with Section 8-20(e) of the Dallas City Code.

Notices:	Area:	200	Mailed:	21
Replies:	For:	0	Against:	1

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

11. **26-2022A Z-26-000079** Planner: Mona Hashemi

Note: This item was heard individually

Motion: In considering an application for an amendment to Planned Development District No. 17, subject to conditions, on the southeast corner of Alpha Road and Preston Road, it was moved to **hold** this matter under advisement until July 23, 2026.

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

For: 11 - Sims, Hampton, Herbert, Serrato, Carpenter, Koonce, Housewright, Kocks, Coffman, Hall, Kingston

Against: 0
Absent: 3 - Wheeler-Reagan, Franklin, Rubin
Vacancy: 0

*** District 4 appointment not in attendance in accordance with Section 8-20(e) of the Dallas City Code.

Notices:	Area:	500	Mailed:	75
Replies:	For:	3	Against:	0

Speakers: None

12. **26-2023A Z-26-000037** Planner: Justin Lee

Note: This item was heard individually

Motion: It was moved to recommend approval of a new Specific Use Permit for the sale of alcoholic beverages in conjunction with a general merchandise or food store greater than 3,500 square feet for a three-year period, subject to a site plan and conditions, on property zoned Subarea 2 within Planned Development No. 366, Buckner Boulevard Special Purpose District with a D-1 Liquor Control Overlay, on the west line of S. Buckner Boulevard, north of Lake June Road.

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

For: 11 - Sims, Hampton, Herbert, Serrato, Carpenter, Koonce, Housewright, Kocks, Coffman, Hall, Kingston

Against: 0
Absent: 3 - Wheeler-Reagan, Franklin, Rubin
Vacancy: 0

*** District 4 appointment not in attendance in accordance with Section 8-20(e) of the Dallas City Code.

Notices:	Area:	300	Mailed:	4
Replies:	For:	0	Against:	0

Speakers: For: Chatherine Chamblee, 511 W. 7th St., Austin, TX, 78701
Against: None

13. **26-2024A Z-26-000078** Planner: Justin Lee

Note: This item was heard individually

Motion: It was moved to recommend **approval** of an amendment to Specific Use Permit No. 2424 for a tower/antenna for cellular communication for a ten-year period, subject to a site plan and conditions, on property zoned R-7.5(A) Single Family District and CR Community Retail District, between Pleasant Drive and Baywood Drive, north of Lake June Road.

Maker: Serrato
Second: Sims
Result: Carried: 10 to 0

For: 10 - Sims, Hampton, Herbert, Serrato, Carpenter, Housewright, Kocks, Coffman, Hall, Kingston

Against: 0
Absent: 4 - Wheeler-Reagan, Franklin, Koonce, Rubin
Vacancy: 0

*** District 4 appointment not in attendance in accordance with Section 8-20(e) of the Dallas City Code.

Notices: Area: 500 Mailed: 85
Replies: For: 1 Against: 1

Speakers: For: None
For (Did not speak): Justin Robinson, 3132 Saint Albans Dr., Rossmor, CA, 90720
Against: None

14. **26-2025A Z-26-000087** Planner: Justin Lee

Motion: It was moved to recommend **approval** of an amendment to Specific Use Permit No. 2500 for the sale of alcoholic beverages in conjunction with a general merchandise or food store 3,500 square feet or less, subject to conditions, on property zoned RR Regional Retail District with a D-1 Liquor Control Overlay, on the east line of North Buckner Boulevard and north of Chenault Street.

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

For: 11 - Sims, Hampton, Herbert, Serrato, Carpenter, Koonce, Housewright, Kocks, Coffman, Hall, Kingston

Against: 0
Absent: 3 - Wheeler-Reagan, Franklin, Rubin
Vacancy: 0

*** District 4 appointment not in attendance in accordance with Section 8-20(e) of the Dallas City Code.

Notices: Area: 300 Mailed: 11
Replies: For: 1 Against: 0

Speakers: None

15. **26-2026A Z-25-000230** Planner: Martin Bate

Note: This item was heard individually

Motion: In the matter of an application for a new Subdistrict for LC Light Commercial uses on property zoned LC Light Commercial Subdistrict, Planned Development District No. 193, on the south corner of Lemmon Avenue and Hedgerow Drive, it was moved to **hold** this matter under advisement until July 23, 2026, and direct staff to re-notice as a Special Use Permit.

Maker: Hampton
Second: Housewright
Result: Carried: 10 to 0

For: 10 - Sims, Hampton, Herbert, Serrato, Carpenter, Housewright, Kocks, Coffman, Hall, Kingston

Against: 0
Absent: 4 - Wheeler-Reagan, Franklin, Koonce, Rubin
Vacancy: 0

*** District 4 appointment not in attendance in accordance with Section 8-20(e) of the Dallas City Code.

Notices: Area: 500 Mailed: 78
Replies: For: 1 Against: 2

Speakers: For: None
For (Did not speak): Kiesha Kay, 1900 Firman Dr., Richardson, TX, 75081
Against: None

16. **26-2027A Z-26-000081** Planner: Martin Bate

Motion: It was moved to recommend **approval** of a new subdistrict for IR Industrial Research uses within Planned Development No. 307, subject to a development plan, landscape plan, and conditions, as briefed, on the west line of Ford Road, south of Christian Pkwy.

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

For: 11 - Sims, Hampton, Herbert, Serrato, Carpenter, Koonce, Housewright, Kocks, Coffman, Hall, Kingston
Against: 0
Absent: 3 - Wheeler-Reagan, Franklin, Rubin
Vacancy: 0

*** District 4 appointment not in attendance in accordance with Section 8-20(e) of the Dallas City Code.

Notices: Area: 500 Mailed: 23
Replies: For: 0 Against: 0

Speakers: None

Zoning Cases - Under Advisement:

17. **26-2028A Z-26-000050** Planner: Mona Hashemi

Motion: It was moved to recommend **approval** of a WMU-5 Walkable Urban Mixed-Use District, subject to deed restrictions volunteered by the applicant, on property zoned IR Industrial Research District, on the south corner of Empire Central Drive and Forest Park Road.

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

For: 11 - Sims, Hampton, Herbert, Serrato, Carpenter, Koonce, Housewright, Kocks, Coffman, Hall, Kingston

Against: 0
Absent: 3 - Wheeler-Reagan, Franklin, Rubin
Vacancy: 0

*** District 4 appointment not in attendance in accordance with Section 8-20(e) of the Dallas City Code.

Notices: Area: 300 Mailed: 36
Replies: For: 7 Against: 0

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

18. **26-2029A Z-26-000003** Planner: Justin Lee

Motion: In considering an application for LI Light Industrial District on property zoned A(A) Agricultural District, on the south line of Telephone Road, east of N. Dallas Avenue, it was moved to **hold** this matter under advisement until September 17, 2026.

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

For: 11 - Sims, Hampton, Herbert, Serrato, Carpenter, Koonce, Housewright, Kocks, Coffman, Hall, Kingston

Against: 0
Absent: 3 - Wheeler-Reagan, Franklin, Rubin
Vacancy: 0

*** District 4 appointment not in attendance in accordance with Section 8-20(e) of the Dallas City Code.

Notices: Area: 300 Mailed: 5
Replies: For: 0 Against: 0

Speakers: None

19. **26-2030A Z-25-000229** Planner: Martin Bate

Motion: In considering an application for a new planned development district for LI Light Industrial uses on property zoned A(A) Agricultural District, on the south line of Cleveland Road, west of Lancaster-Hutchins Road, it was moved to **hold** this matter under advisement until July 23, 2026.

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

For: 11 - Sims, Hampton, Herbert, Serrato, Carpenter, Koonce, Housewright, Kocks, Coffman, Hall, Kingston

Against: 0
Absent: 3 - Wheeler-Reagan, Franklin, Rubin
Vacancy: 0

*** District 4 appointment not in attendance in accordance with Section 8-20(e) of the Dallas City Code.

Notices:	Area:	500	Mailed:	20
Replies:	For:	0	Against:	3

Speakers: For: Santos Martinez, 2489 Camino Plata Loop NE, Rio Rancho, NM, 87144
Against: None

20. **26-2031A Z-25-000121** Planner: Martin Bate

Motion: It was moved to recommend **denial without prejudice** for RTN Residential Transition District on property zoned R-16(A) Single Family District, on the northwest corner of McShann Road and Preston Road.

Maker: Hall
Second: Kingston
Result: Carried: 10 to 0

For: 10 - Sims, Herbert, Serrato, Carpenter, Koonce, Housewright, Kocks, Coffman, Hall, Kingston

Against: 0
Absent: 3 - Wheeler-Reagan, Franklin, Rubin
Vacancy: 0
Conflict: 1 - Hampton**

** Out of the room when voting

*** District 4 appointment not in attendance in accordance with Section 8-20(e) of the Dallas City Code.

Notices: Area: 200 Mailed: 104
Replies: For: 0 Against: 0

Speakers: For: Matthew Sheard, 5330 Alpha Rd., Dallas, TX, 75240
Israel Katz, 6306 Preston Crest Ln., Dallas, TX, 75230
For (Did not speak): Caleb Mann, 6106 Preston Crest Ln., Dallas, TX, 75230
Rabbi Shaya Fox, 6207 Lafayette Way, Dallas, TX, 75230
Helen Broden 5740 McShann Rd., Dallas, TX, 75230
Marjorie Washington, 5732 McShann Rd., Dallas, TX, 75230
Against: Lisa Fletcher, 5615 McShann Rd., Dallas, TX, 75230
Elizabeth Broden, 5740 McShann Rd., Dallas, TX, 75230
Lana Blakely, 5639 McShann Rd., Dallas, TX, 75230
Willis Broden, 5740 McShann Rd., Dallas, TX, 75230
Tyrone Powell, 5831 McShann Rd., Dallas, TX, 75230
Against (Did not speak): Glenn Holley, 5715 McShann Rd., Dallas, TX, 75230

Note: The Commission recessed for a short break at 1:54 p.m. and reconvened at 2:04 p.m.

21. **26-2032A Z-26-000032** Planner: Martin Bate

Motion: It was moved to recommend **approval** of a new Specific Use Permit for a private recreation club or area, subject to a revised site plan to confirm the current lot coverage and staff's recommended conditions, on property zoned Tract 1A, Planned Development District No. 160, on the southwest and southeast corners of W. Canty Street and N. Vernon Avenue.

Maker: Sims
Second: Serrato

Note: Commissioner Serrato offered a Friendly amendment to remove automatic renewals. Commissioner Sims, maker of the motion, accepted the Friendly amendment.

Amended Motion: It was moved to recommend **approval** of a new Specific Use Permit for a private recreation club or area for a one-year period, subject to a revised site plan that conforms to the current lot coverage and staff's recommended conditions, on property zoned Tract 1A, Planned Development District No. 160, on the southwest and southeast corners of W. Canty Street and N. Vernon Avenue.

Maker: Sims
Second: Serrato
Result: Carried: 7 to 4

For: 7 - Sims, Hampton, Herbert, Serrato, Koonce, Housewright, Hall

Against: 4 - Carpenter, Kocks, Coffman, Kingston
Absent: 3 - Wheeler-Reagan, Franklin, Rubin
Vacancy: 0

*** District 4 appointment not in attendance in accordance with Section 8-20(e) of the Dallas City Code.

Notices: Area: 300 Mailed: 16
Replies: For: 16 Against: 4

Speakers: For: Jennifer Hiromoto, 10233 E. Northwest Hwy., Dallas, TX, 75238
Elizabeth Schubert, 721 Winston St., Dallas, TX, 75208
Nate Hemby, 336 Beckleywood Blvd., Dallas, TX, 75224
Anjulie Ponce, 523 Monsen Dr., Dallas, TX, 75224
Christlyn Amissah-Aidoo, 111 Sycamore St., Balch Springs, TX, 75181
Stevie Vessels, 730 Winston St., Dallas, TX, 75208
Caroline Lee, 514 S. Ravinia Dr., Dallas, TX, 75211
Antonio Kiener, 1017 N. Bishop Ave., Dallas, TX, 75208
Steven Kiener, 1017 N. Bishop Ave., Dallas, TX, 75208
Taylor Madison, 734 W. Canty St., Dallas, TX, 75208
Stephanie Heard, 725 Wonston St., Dallas, TX, 75208
Angie Dixon, 717 N. Vernon Ave., Dallas, TX,
For (Did not speak): Valeria Rivas Hemby, 336 Beckleywood Blvd., Dallas, TX, 75224
Against: Sarah Coffey, 1105 Woodlawn Ave., Dallas, TX, 75208
Mari Hidalgo King, 616 Haines Ave., Dallas, TX, 75208
Greg Fieser, 806 Woodlawn Ave., Dallas, TX, TX, 75208
Alexandria Washburn, 801 Haines Ave., Dallas, TX, 75208
Dominique Avila Fleming, 615 Haines Ave., Dallas, TX, 75208
Laura Palmer, 911 N. Madison Ave., Dallas, TX, 75208
Joseph Beck, 808 N. Hampton Rd., Dallas, TX, 75208

Against (Did not speak): Joshua King, 616 Haines Ave., Dallas, TX, 75208

Note: The Commission recessed for a short break at 3:06 p.m. and reconvened at 3:11 p.m.

Development Code Amendments:

22. **26-2033A DCA256-007** Planner: Michael Wade

Motion: It was moved to recommend **approval** of amending Section 51A-13.306 of the Dallas City Code to list "Tattoo and body piercing" as an example of permitted personal service uses instead of as an example of prohibited personal service uses in form-based zoning districts.

Maker: Housewright
Second: Serrato
Result: Carried: 8 to 1

For: 8 - Herbert, Serrato, Koonce, Housewright, Kocks, Coffman, Hall, Kingston

Against: 1 - Carpenter
Absent: 5 - Sims, Hampton, Wheeler-Reagan, Franklin, Rubin
Vacancy: 0

*** District 4 appointment not in attendance in accordance with Section 8-20(e) of the Dallas City Code.

Speakers: For: Satchel Victory, 240 S. Shore Dr., Dallas, TX, 75216
Stephanie Adelina, 240 S. Shore Dr., Dallas, TX, 75216
Against: None

Note: The Commission heard Subdivision – Consent agenda items next.

SUBDIVISION DOCKET:

Note: Subdivision - Consent agenda item #23. ID #26-2034A, PLAT-26-000115; #24. ID #26-3035A, PLAT-26-000116; #25. ID #26-2036A, PLAT-26-000119; #26. ID #26-2037A, PLAT-26-000122; #27. ID #26-2038A, PLAT-26-000123; #28. ID #26-2039A, PLAT-26-000125; #29. ID #26-2040A, PLAT-26-000128; #30. ID #26-2041A, PLAT-26-000129; #31. ID #26-2042A, PLAT-26-000131 were read into the record and heard together. Subdivision – Residential Replat item #32. ID #26-2043A, PLAT-26-000130 and Subdivision – Street Name Change agenda items #33. ID #26-2044A, STNAME-26-000003 and #34. ID #26-2045A, STNAME-26-000004 was read into the record individually.

Consent Items: Planner: Sharmila Shrestha

23. 26-2034A **PLAT-26-000115**

Motion: It was moved to **approve** an application to create one 0.5710-acre lot from a tract of land in City Block 6114 on property located on Illinois Avenue, east of Cockrell Hill Road, subject to compliance with the conditions listed in the docket or as amended at the hearing.

Maker: Carpenter
Second: Housewright
Result: Carried: 9 to 0

For: 9 - Herbert, Serrato, Carpenter, Koonce, Housewright, Kocks, Coffman, Hall, Kingston

Against: 0
Absent: 5 - Sims, Hampton, Wheeler-Reagan, Franklin, Rubin
Vacancy: 0

*** District 4 appointment not in attendance in accordance with Section 8-20(e) of the Dallas City Code.

Speakers: None

24. 26-2035A **PLAT-26-000116**

Motion: It was moved to **approve** an application to replat a 2.2260-acre tract of land containing part of Lot D in City Block 3/6983, part of City Blocks 6983 and 6114 to create one lot on property located on Illinois Avenue at Cockrell Hill Road, southeast corners, subject to compliance with the conditions listed in the docket or as amended at the hearing.

Maker: Carpenter
Second: Housewright
Result: Carried: 9 to 0

For: 9 - Herbert, Serrato, Carpenter, Koonce, Housewright, Kocks, Coffman, Hall, Kingston

Against: 0
Absent: 5 - Sims, Hampton, Wheeler-Reagan, Franklin, Rubin
Vacancy: 0

*** District 4 appointment not in attendance in accordance with Section 8-20(e) of the Dallas City Code.

Speakers: For: None
For (Did not speak): Corey Vaughan, 8700 Freeport Pkwy., Irving, TX, 75063
Against: None

25. **26-2036A PLAT-26-000119**

Motion: It was moved to **approve** an application to replat a 1.363-acre tract of land containing all of Lot 14B in City Block 7/5775 to create one 0.614-acre lot and one 0.739-acre lot on property located on Timberline Drive, north of Northwest Highway, subject to compliance with the conditions listed in the docket or as amended at the hearing.

Maker: Carpenter
Second: Housewright
Result: Carried: 9 to 0

For: 9 - Herbert, Serrato, Carpenter, Koonce, Housewright, Kocks, Coffman, Hall, Kingston

Against: 0
Absent: 5 - Sims, Hampton, Wheeler-Reagan, Franklin, Rubin
Vacancy: 0

*** District 4 appointment not in attendance in accordance with Section 8-20(e) of the Dallas City Code.

Speakers: For: None
For (Did not speak): Karl Crawley, 1341 W. Mockingbird, Dallas, TX, 75247
Against: None

26. **26-2037A PLAT-26-000122**

Motion: It was moved to **approve** an application to replat a 3.746-acre tract of land containing all of Lot 7 in City Block 7037 and part of City Block 7037 to create one lot on property located on Highland Road, northwest of Ferguson Road, subject to compliance with the conditions listed in the docket or as amended at the hearing.

Maker: Carpenter
Second: Housewright
Result: Carried: 9 to 0

For: 9 - Herbert, Serrato, Carpenter, Koonce, Housewright, Kocks, Coffman, Hall, Kingston

Against: 0
Absent: 5 - Sims, Hampton, Wheeler-Reagan, Franklin, Rubin
Vacancy: 0

*** District 4 appointment not in attendance in accordance with Section 8-20(e) of the Dallas City Code.

Speakers: None

27. **26-2038A PLAT-26-000123**

Motion: It was moved to **approve** an application to replat a 0.1143-acre tract of land containing all of Lots 8E and 8F in City Block 4/699 to create one lot on property located on Virginia Avenue, northeast of Annex Avenue, subject to compliance with the conditions listed in the docket or as amended at the hearing.

Maker: Carpenter
Second: Housewright
Result: Carried: 9 to 0

For: 9 - Herbert, Serrato, Carpenter, Koonce, Housewright, Kocks, Coffman, Hall, Kingston

Against: 0
Absent: 5 - Sims, Hampton, Wheeler-Reagan, Franklin, Rubin
Vacancy: 0

*** District 4 appointment not in attendance in accordance with Section 8-20(e) of the Dallas City Code.

Speakers: None

28. **26-2039A PLAT-26-000125**

Motion: It was moved to **approve** an application to create 296-lot Small Lots SB15 Development ranging in size from 3,060 square feet to 3,730 square feet and 3 common areas from 49.99-acre tract of land in City Blocks 8790 on property located on Haymarket Road, west of Jordan Valley Road, subject to compliance with the conditions listed in the docket or as amended at the hearing.

Maker: Carpenter
Second: Housewright
Result: Carried: 9 to 0

For: 9 - Herbert, Serrato, Carpenter, Koonce, Housewright, Kocks, Coffman, Hall, Kingston

Against: 0
Absent: 5 - Sims, Hampton, Wheeler-Reagan, Franklin, Rubin
Vacancy: 0

*** District 4 appointment not in attendance in accordance with Section 8-20(e) of the Dallas City Code.

Speakers: For: None
For (Did not speak): Davit Barsenghyan, 708A S. Lamar Blvd., Austin, TX, 78704
Against: None

29. **26-2040A PLAT-26-000128**

Motion: It was moved to **approve** an application to create one 0.228-acre lot from a tract of land in City Block 5830 on property located on Military Parkway at McNeil Street, southwest corner, subject to compliance with the conditions listed in the docket or as amended at the hearing.

Maker: Carpenter
Second: Housewright
Result: Carried: 9 to 0

For: 9 - Herbert, Serrato, Carpenter, Koonce, Housewright, Kocks, Coffman, Hall, Kingston

Against: 0
Absent: 5 - Sims, Hampton, Wheeler-Reagan, Franklin, Rubin
Vacancy: 0

*** District 4 appointment not in attendance in accordance with Section 8-20(e) of the Dallas City Code.

Speakers: None

30. **26-2041A PLAT-26-000129**

Motion: It was moved to **approve** an application to create an 81-lot residential lots ranging in size from 1,740 square feet to 1,822.6 square feet, 5 common areas, and to dedicate a private street from a 5.166-acre tract of land in City Block 6986 on property located on Kiest Boulevard, at the terminus of Los Angeles Boulevard, subject to compliance with the conditions listed in the docket or as amended at the hearing.

Maker: Carpenter
Second: Housewright
Result: Carried: 9 to 0

For: 9 - Herbert, Serrato, Carpenter, Koonce, Housewright, Kocks, Coffman, Hall, Kingston

Against: 0
Absent: 5 - Sims, Hampton, Wheeler-Reagan, Franklin, Rubin
Vacancy: 0

*** District 4 appointment not in attendance in accordance with Section 8-20(e) of the Dallas City Code.

Speakers: None

31. **26-2042A PLAT-26-000131**

Motion: It was moved to **approve** an application to create 16-residential lots ranging in size from 7,767 square feet to 10,824 square feet from a 4.109-acre tract of land in City Block 6254 on property located on Pemberton Hill Road, north of Jeane Street, subject to compliance with the conditions listed in the docket or as amended at the hearing.

Maker: Carpenter
Second: Housewright
Result: Carried: 9 to 0

For: 9 - Herbert, Serrato, Carpenter, Koonce, Housewright, Kocks, Coffman, Hall, Kingston

Against: 0
Absent: 5 - Sims, Hampton, Wheeler-Reagan, Franklin, Rubin
Vacancy: 0

*** District 4 appointment not in attendance in accordance with Section 8-20(e) of the Dallas City Code.

Speakers: None

Residential Replats:

32. **26-2043A PLAT-26-000130**

Motion: It was moved to recommend **approval** of an application to replat a 0.500-acre (21,782-square foot) tract of land containing all of Lot 7 in City Block G/6855 to create two 0.250-acre (10,891-square foot) lots on property located between 55th Street and 56th Street, east of Veterans Drive, subject to compliance with the conditions listed in the docket.

Maker: Carpenter
Second: Housewright
Result: Carried: 9 to 0

For: 9 - Herbert, Serrato, Carpenter, Koonce, Housewright, Kocks, Coffman, Hall, Kingston

Against: 0
Absent: 5 - Sims, Hampton, Wheeler-Reagan, Franklin, Rubin
Vacancy: 0

*** District 4 appointment not in attendance in accordance with Section 8-20(e) of the Dallas City Code.

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

Speakers: None

Street Name Change:

33. **26-2044A STNAME-26-000003**

Motion: It was moved to recommend **denial** to change Woodbine Avenue between Morrell Avenue and Renner Road to "Dr. David Henderson Jr. Avenue."

Maker: Housewright
Second: Carpenter
Result: Carried: 9 to 0

For: 9 - Herbert, Serrato, Carpenter, Koonce, Housewright, Kocks, Coffman, Hall, Kingston

Against: 0
Absent: 5 - Sims, Hampton, Wheeler-Reagan, Franklin, Rubin
Vacancy: 0

*** District 4 appointment not in attendance in accordance with Section 8-20(e) of the Dallas City Code.

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

Speakers: None

34. **26-2045A STNAME-26-000004**

Motion: It was moved to recommend **approval** to change the name of Davenport Road (east-west) between Preston Road and Davenport Road (north-south) to "Brentfield Drive."

Maker: Housewright
Second: Carpenter
Result: Carried: 9 to 0

For: 9 - Herbert, Serrato, Carpenter, Koonce, Housewright, Kocks, Coffman, Hall, Kingston

Against: 0
Absent: 5 - Sims, Hampton, Wheeler-Reagan, Franklin, Rubin
Vacancy: 0

*** District 4 appointment not in attendance in accordance with Section 8-20(e) of the Dallas City Code.

Notices:	Area:	200	Mailed:	34
Replies:	For:	1	Against:	0

Speakers: None

Certificates of Appropriateness:

Note: Certificates of Appropriateness for Signs - Consent agenda items #35. ID #26-2046A, SIGN-26-000804; #36. ID #26-2047A, SIGN-26-000839; #37. ID #26-2048A, SIGN-26-000842; were read into the record and heard together.

Consent Items:

35. **26-2046A SIGN-26-000804**

Motion: It was moved to recommend **approval** of an application for a Certificate of Appropriateness by Curt Horak of Priority Signs for a 92-square-foot LED illuminated detached sign at 2508 MAPLE AVE. (SOUTHEAST CORNER).

Maker: Hall
Second: Serrato
Result: Carried: 9 to 0

For: 9 - Herbert, Serrato, Carpenter, Koonce, Housewright, Kocks, Coffman, Hall, Kingston

Against: 0
Absent: 5 - Sims, Hampton, Wheeler-Reagan, Franklin, Rubin
Vacancy: 0

*** District 4 appointment not in attendance in accordance with Section 8-20(e) of the Dallas City Code.

Speakers: For: None
For (Did not speak): Angie Lemus, 2865 Market Loop, Southlake, TX, 76092
Against: None

36. **26-2047A SIGN-26-000839**

Motion: It was moved to recommend **approval** of an application for a Certificate of Appropriateness by Curt Horak of Priority Signs for a 761-square-foot LED illuminated channel letter sign on an aluminum frame to read 'PWC' with logo at 2121 N. PEARL ST. (NORTHEAST ELEVATION).

Maker: Hall
Second: Serrato
Result: Carried: 9 to 0

For: 9 - Herbert, Serrato, Carpenter, Koonce, Housewright, Kocks, Coffman, Hall, Kingston

Against: 0
Absent: 5 - Sims, Hampton, Wheeler-Reagan, Franklin, Rubin
Vacancy: 0

*** District 4 appointment not in attendance in accordance with Section 8-20(e) of the Dallas City Code.

Speakers: For: None
For (Did not speak): Angie Lemus, 2865 Market Loop, Southlake, TX, 76092
Against: None

37. **26-2048A SIGN-26-000842**

Motion: It was moved to recommend **approval** of an application for a Certificate of Appropriateness by Curt Horak of Priority Signs for a 761-square-foot LED illuminated channel letter sign on an aluminum frame to read 'PWC' with logo at 2121 N. PEARL ST. (SOUTHWEST ELEVATION).

Maker: Hall
Second: Serrato
Result: Carried: 9 to 0

For: 9 - Herbert, Serrato, Carpenter, Koonce, Housewright, Kocks, Coffman, Hall, Kingston

Against: 0
Absent: 5 - Sims, Hampton, Wheeler-Reagan, Franklin, Rubin
Vacancy: 0

*** District 4 appointment not in attendance in accordance with Section 8-20(e) of the Dallas City Code.

Speakers: For: None
For (Did not speak): Angie Lemus, 2865 Market Loop, Southlake, TX, 76092
Against: None

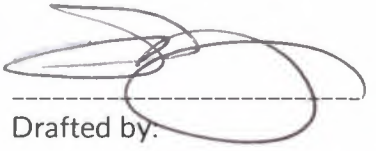
Note: The Commission heard ADJOURNMENT agenda item next.

OTHER MATTERS:

Consideration of Appointments to CPC Committees:

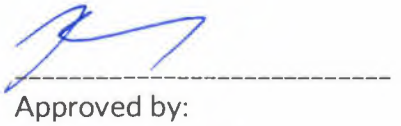
ADJOURNMENT:

Motion: The June 11, 2026, City Plan Commission meeting **adjourned** at 3:31 p.m



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

6/25/26
Date



Approved by:
Brent Rubin, Chair
City Plan Commission

6/25/26
Date

fAttachments:
Commissioner Joanna Hampton Disclosure of Conflict Statement – Item 20. Z-25-000121

Video Links:
Briefing:
https://dallascityhall.webex.com/dallascityhall/ldr.php?RCID=29f05addbb3a5966c22eefb03d82aaf6
Public Hearing:
https://dallascityhall.webex.com/dallascityhall/ldr.php?RCID=1579e3f649705aa730fee12557a6ffd2

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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
	Elected Official	Office Held	
X	Appointed Official	Board or Commission/ Title	CITY PLAN COMMISSION, DIST. 2
	City Employee	Title/Department	

1. Name of Employee/Official: JOANNA L HAMPTON

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

Z-25-000121

Nature of Conflict:

EMPLOYEER BOSINESS INTEREST WITHIN 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 — 11 JUN 2026 Date

BEFORE ME, the undersigned authority, on this day personally appeared Joanna Hampton, who on oath stated that the above facts are within her personal knowledge and are true and correct.

SWORN TO AND SUBSCRIBED BEFORE ME on this 11 day of June, 2026, to certify which, witness my hand and seal.

LILIANA LOPEZ
NOTARY PUBLIC
STATE OF TEXAS
MY COMM. EXP. 01/31/29
NOTARY ID 135232327

Signature of officer administering oath — Liliana Lopez Printed name of officer administering oath — Title of officer administering oath