



**SPECIAL CALLED CITY PLAN COMMISSION**

**Briefing & Public Hearing Meeting Minutes**

**Thursday, December 8, 2022**

**RECEIVED**

**2022 FEB 21 PM 4: 38**

**CITY SECRETARY  
DALLAS, TEXAS**

**DALLAS CITY HALL, COUNCIL CHAMBER/VIDEO CONFERENCE  
CISCO WEBEX LINK, <https://bit.ly/CPC120822>, Call-In #: 2493 684 8889  
CHAIR TONY SHIDID, PRESIDING**

**PRESENT: [13]**

Tony Shidid, Chair, District 5	Brandy Treadway, District 11
Amanda Popken, District 1 (*) (**)	Aaliyah Haqq, District 12 (*)
Joanna Hampton, District 2 (**)	Claire Stanard, District 13
Zarin Gracey, District 3	Melissa Kingston, District 14
Deborah Carpenter, District 6	Brent Rubin, Vice-Chair, Place 15
Lorie Blair, District 8 (**)	
P. Michael Jung, District 9	
Tipton Housewright, District 10	

**ABSENT: [0]**

**VACANCY: [2]**

District 4	
District 7	

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

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

The Briefing meeting was called to order at 11:03 a.m. with a quorum of the City Plan Commission present. The Public Hearing was called to order at 12:59 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:**

Note: The Commission heard comments from Casey Burgess, Assistance City Attorney.

1. **22-2856** DCA212-002(SD) - Consideration of amending Chapters 51 and 51A of the Dallas Development Code, with consideration to be given to amending Section 51-4.216.1, "Lodging Uses" and Section 51A-4.205 "Lodging Uses" to define a new use called "Short-term rental lodging" and related regulations.  
Steven Doss, Senior Planner, Planning and Urban Design

**The Commission was briefed on Briefing item #1. DCA212-002(SD) by Senior Planner Steven Doss.**

2. **22-2870** DCA212-010(SD) – Consideration of amending Chapters 51 and 51A of the Dallas Development Code, with consideration to be given to amending Section 51-4.217, "Accessory Uses" and Section 51A-4.217 "Accessory Uses" to define a new use called "Home-sharing" and related regulations.  
Steven Doss, Senior Planner, Planning and Urban Design

**The Commission was briefed on Briefing item #2. DCA212-010(SD) during the Public Hearing.**

**PUBLIC TESTIMONY:** None

Note: The public hearing began with the briefing of DCA212-010(SD). The Commission recessed for a short break at 3:45 p.m. and reconvened at 4:01 p.m. The Commission returned to the regular order of the agenda and heard APPROVAL OF MINUTES agenda item next.

**APPROVAL OF MINUTES:**

Minutes Approval of Minutes of the November 17, 2022 City Plan Commission Hearings.

**Motion:** It was moved to **approve** the November 17, 2022, City Plan Commission meeting minutes, as amended.

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

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

Against: 0  
Absent: 0  
Vacancy: 2 - District 4 , District 7

\*out of the room, shown voting in favor

**Speakers:** None

**Note: The Commission continued with the regular order of the agenda and heard Development Code Amendment agenda item #3. DCA212-002(SD) next.**

**ACTION ITEMS:**

Development Code Amendment:

3. **DCA212-002(SD)**

Planner: Steven Doss

**Note: Staff briefed this item before the public hearing.**

**Motion:** It was moved to recommend **approval** of amending Chapters 51 and 51A of the Dallas Development Code, Section 51-4.216.1, "Lodging Uses" and Section 51A-4.205 "Lodging Uses" to define a new use called "Short-term rental lodging" and related regulations with a revision to use of the term "building" in lieu of "unit".

Maker: Hampton  
Second: Carpenter  
Result: Carried: 9 to 4

For: 9 - Popken, Hampton, Gracey, Carpenter, Blair,  
Jung, Haqq, Stanard, Kingston

Against: 4 - Rubin, Shidid, Housewright, Treadway  
Absent: 0  
Vacancy: 2 - District 4, District 7

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**Amending Motion:** It was moved to recommend **approval** of an amendment to the motion to allow Short-term rentals uses in all multifamily districts by specific use permit.

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

For: 4 - Shidid, Housewright, Treadway, Rubin  
Against: 9 - Popken, Hampton, Gracey, Carpenter, Blair,  
Jung, Haqq, Stanard, Kingston  
Absent: 0  
Vacancy: 2 - District 4, District 7

**Note:** The Commission recessed for a short break at 5:41 p.m. during speaker comments and reconvened at 5:48 p.m. The Commission continued with speaker comments.

**Speakers:** For: Olive Talley, 6133 Prospect Ave., Dallas, TX, 75214  
Cindy Hellstern, 10827 Crooked Creek Dr., Dallas, TX, 75229  
Phillip Terry, 11028 Glen Echo Ct., Dallas, TX, 75238  
Mary Gilliland, 11028 Glen Echo Ct., Dallas, TX, 75238  
Laura Palmer, 911 N. Madison Ave., Dallas, TX, 75208  
Anga Sanders, 3432 Spruce Valley Ln., Dallas, TX, 75233  
Cheri Gambow, 4406 Northcrest Rd., Dallas, TX, 75229  
Sherri Mixo, 5106 Bexar St., Dallas, TX, 75215  
Ed Zahra, 1003 Valencia, Dallas, TX, 75223  
Norma Minnis, 6219 Prospect, Dallas, TX, 75214  
Greg Estell, 411 Bondstone Dr., Dallas, TX, 75218  
Emil Lippe, 6828 Gaston Ave., Dallas, TX, 75214  
Alfredo Jordan, 6072 Jereme Trl., Dallas, TX, 75252  
Tom Forsyth, 2115 Siesta Dr., Dallas, TX, 75224  
John Larson, 5806 Edinburgh St., Dallas, TX, 75252  
Grace Glover, 6003 Belmont Ave., Dallas, TX, 75206  
Cookie Peadon, 7111 Debbe Dr., Dallas, TX, 75252  
Maurice Barnett, 3617 Golden Hills Dr., Dallas, X, 75241  
Ellen Beadling, 7538 Marquette St., Dallas, TX, 75225  
John Morrow, 8522 Stable Glen Dr., Dallas, TX, 75243  
Paul Broome, 9306 Moss Farm Ln., Dallas, TX, 75243  
Melanie Vanlandingham, 6311 Lakeshore Dr. Dallas, TX, 75214  
Carol Considine, 7230 Westlake Ave., Dallas, TX, 75214  
Dolores Levy Serroka, 4822 Swiss Ave., Dallas, TX, 75204  
Barbara Paige, 4819 Swiss Ave., Dallas, TX, 75204  
John Dailey, 5839 Kenwood Ave., Dallas, TX, 75206  
Pat Mallette, 6066 Jereme Trl., Dallas, TX, 75252

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James Fox, 10840 Crooked Creek Dr, Dallas, TX, 75229  
Karen Roberts, 502 Cameron Ave., Dallas, TX, 75223  
Bruce Richardson, 5607 Richmond Ave., Dallas, TX, 75206  
Gary Lawson, 14004 Highmark Sq., Dallas, TX, 75254  
Jessica Black, 2119 Riverforest Dr., Arlington, TX, 76017  
Jon Goodman, 9153 Loma Vista Dr., Dallas, TX, 75243  
Diane Mott, 13109 Halwin Cir., Dallas, TX, 75243  
Tim Sigler, 6553 Lake Circle Dr., Dallas, TX, 75214  
Martin Sigler, 6553 Lake Circle Dr., Dallas, TX, 75214  
Karen Muncy, 2614 Lakeforest Ct., Dallas, TX, 75214  
Matthew Bach, 15746 Covewood Cir., Dallas, TX, 75248  
Kerri Broome, 9306 Moss Farm Ln., Dallas, TX, 75243  
Beth Andresen, 8202 Old Moss Rd., Dallas, TX, 75231  
Hector Escalante, 1911 Lansford Ave., Dallas, TX, 75224  
John Payne-Skouloudis, 4941 Thunder, Dallas, TX, 75244  
Carla Foley, 10852 Crooked Creek Ct., Dallas, TX, 75229  
David Schwarte, 2700 Laurel Valley Ln., Arlington, TX, 76006  
FOR (Did not speak): Steve Atkinson, 5926 Tree Shadow Trl., Dallas, TX, 75252  
Carolyn Brown, 4519 Ridge Rd., Dallas, TX, 75229  
Chris Heatherdale, 2602 Chalmers Rd., Glenn Heights, TX, 7515  
Robin Korevaar, 9124 Lynbrook Dr., Dallas, TX, 75238  
Rutg Banda-Batista, 1727 Pueblo Dr., Dallas, TX, 75212  
Bobby Clark 5534 Vickery Blvd., Dallas, TX, 75206  
Robert Jory, 4340 Cedar Springs Rd., Dallas, TX, 75219  
Harrison Hall, 5933 Oram St., Dallas, TX, 75206  
I'eyona Anderson, 1116 Brock St., Dallas, TX, 75203  
Isata Webster, 2515 Hooper St., Dallas, TX, 75215  
Alan Ravkind, 10109 Bettywood Ln., Dallas, TX, 75243  
Daniel Rolon, 11829 Garden Terrace Dr., Dallas, TX, 75243  
Wenny Ong, 1442 Adelaide Dr., Dallas, TX, 75216  
Chavonna Latimer, 801 Lake Carolyn Pkwy., Irving, TX, 75039  
Kay Hall, 5616 Preston Oaks., Dallas, TX, 75254  
Kelly Nelson, 3526 Ivandell Ave., Dallas, TX, 75211  
JR Morales, 2787 Tindercreeiak Ln., Dallas, TX, 75006  
Khue Nguyen, 4001 Shady forge Trl., Arlington, TX, 76005  
Jie Su, 805 Knightsbridge Dr., Dallas, TX, 75252  
Nancy Valle, 1201 Edgemont Dr., Mesquite, TX, 75149  
Frances McGee, 1003 Moreland Ave., Dallas, TX, 75204  
Robert Neundorf, 315 Hollywood Ave., Dallas, TX, 75208  
Zagros Bigvand, 5940 La Vista Dr., Dallas, TX, 75206  
Rusty Holmes, 2406 Madera St., Dallas, TX, 75206  
Michael Schmidt, 12461 High Meadow Dr., Dallas, TX, 75244  
Lisa Kieran, 7224 Westlake Ave., Dallas, TX, 75214  
Mary Sendejas, 125 Shockley Ave., Desoto, TX, 75115  
Pam Conley, Dallas, TX, 75208  
Elizabeth Parsons, 4440 Northcrest Rd., Dallas, TX, 75529

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Tessa Hambleton, 4441 Northcrest Rd., Dallas, TX, 75529  
Sandra Bodzin, 6072 Jereme Trl., Dallas, TX, 75252  
Against: Lisa Sievers, 8238 Barbaree Blvd., Dallas, TX, 75228  
Ovie Oghengobo, 500 S. Ervay St., Dallas, TX, 75201  
Stanley Turbyfill, 5202 Morningside Ave., Dallas, TX, 75206  
Paula Streiff, 6302 Sudbury Dr., Dallas, TX, 75214  
Denise Lowry, 6747 Patrick Dr., Dallas, TX, 75214  
Victoria Morris, 2323 Ross Ave., Dallas, TX, 75201  
Grady McGahan, 3218 Urban Ave., Dallas, TX, 75227  
Vernon Lewis, 8238 Barbaree Blvd., Dallas, TX, 75228  
Azar Taufique, 13750 Rolling Hills Ln., Dallas, TX, 75240  
Ashley Martzen, 5111 Milam St., Dallas, TX, 75206  
Ericka McKim, 8416 Cadenza Ln., Dallas, TX, 75228  
Rob Stokes, 4 Stonebriar Ct., Dallas, TX, 75206  
Marisol Timm, 814 Elsbeth St., Plano, TX, 75093  
Vera Elkins, 5746 Vickery Blvd., Dallas, TX, 75206  
Justin Rubel, 4812 Hollow Ridge Rd., Dallas, TX, 75227  
Lesli Bills, 5907 Prospect St., Dallas, TX, 75206  
Christian Chernock, 1611 Rio Vista Dr., Dallas, TX, 75208  
Charaka Dharmagunaratne, 4530 Victor St., Dallas, TX, 75246  
Against (Did not speak): Antoinette Gonzales, 2547 Bonnywood Ln., Dallas, TX, 75233  
Luke Franz, 2323 Ross Ave., Dallas, TX, 75201  
Danielle Kimzey, 8627 Diceman Dr., Dallas, TX, 75218  
Alex Jovanovic, Monticello Ave., Dallas, TX, 75206  
Anita Wong, 2616 N. Henderson, Dallas, TX, 75206  
Adam Bren, 1521 Nokomis, Dallas, TX, 75208  
Casey Herd, 7328 Campbell Rd., Dallas, TX, 75248  
Jay Pecheux, 8482 Birchcroft Dr., Dallas, TX, 75243  
Cory Agee, 320 Singleton Blvd., Dallas, TX, 75212  
Stephanie Jacob, 3109 Douglas Ave., Dallas, TX, 75219  
Talmadge Kemp, 2826 Marburg St., Dallas, TX, 75215  
Noemí Benítez, 315 S. Cesar Chavez Blvd., Dallas, TX, 75201  
Jaya Bhakta, 7070 Briarmeadow Dr., Dallas, TX, 75230  
Sandra Figueroa, 6322 Palo Pinto Ave., Dallas, TX, 75214  
Carolyn Jefferson, 13202 Deerrun Trl., Dallas, TX, 75243  
Martha Carlson, 5506 Matalee , Dallas, TX, 75206  
Melissa Cuthbert, 8405 Player Dr., Rowlett, TX, 75089  
Sal Khan, 11921 Foxwood Ln., Frisco, TX, 75035  
Robert Neundorf, 315 Hollywood Ave., Dallas, TX, 75208  
Ido Pistiner, 8428 Creekbluff, Dallas, TX, 75249  
Aya Bling Home, 13101 Preston Rd., Dallas, TX, 75240

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**OTHER MATTERS:**

Consideration of Appointments to CPC Committees:

No appointments to City Plan Commission Committees.

**ADJOURNMENT:**

**Motion:** It was moved to **adjourn** the December 8, 2022, City Plan Commission meeting at 8:30 p.m.

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

For: 11 - Popken, Hampton, Gracey, Shidid, Blair, Jung,  
Housewright, Haqq, Stanard, Kingston, Rubin

Against: 0  
Absent: 2 - Carpenter, Treadway  
Vacancy: 2 - District 4, District 7

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Yolanda Pesina  
Drafted by:

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

1/4/2023  
Date

Tony Shidid  
Approved by:

Tony Shidid, Chair  
City Plan Commission

1/5/23  
Date

**Attachments:**

None

**Video Link:**

**Briefing:**

<https://dallascityhall.webex.com/dallascityhall/ldr.php?RCID=11103a0597ab68257d7d1593790ca41d>

**Public Hearing:**

<https://dallascityhall.webex.com/dallascityhall/ldr.php?RCID=674a1d024801e061d62e68b82480c4d5>