

CITY PLAN COMMISSION BRIEFING SESSION

January 20, 2026

Meeting Begins at 6:00 P.M.

AGENDA

Minutes

1. Minutes of the January 6, 2026 CPC Meeting

Consent Agenda

2. Replat – T.J. Jacksons Subdivision, Lot 18A & 19A, Block 1
3. Replat – T.J. Jacksons Subdivision, Lot 13A, Block 1

Public Hearing

4. ZF 25-24 – Dallas Scalp Associates (Rescheduled to February 3, 2026)

Individual Consideration

5. Consider and take action regarding proposed amendments to the CPC Bylaws

CITY PLAN COMMISSION MEETING

January 20, 2026

Meeting Begins at 7:00 P.M.

JANUARY 6, 2025 CPC MEETING MINUTES

REPLAT

T.J. JACKSONS SUBDIVISION LOTS 18A & 19A

January 20, 2026

AERIAL AND ZONING MAP

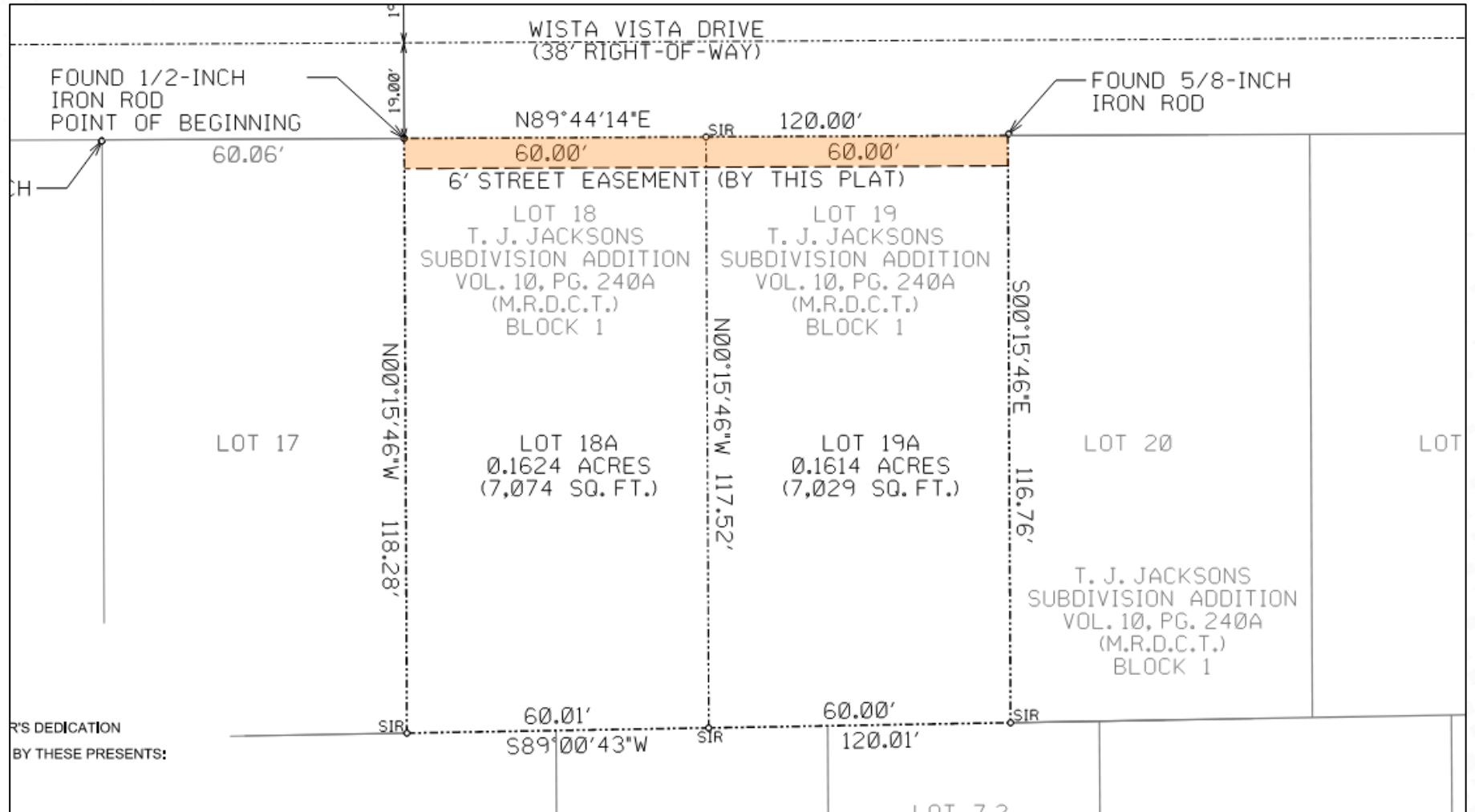
- Location: West of Abrams Rd. along Wista Vista Dr. (314 Wista Vista Dr.)
- Zoned: R – 950 – M (Ord. 589)



REPLAT

Purpose of the replat is to:

- Subdivide the existing lot into two (2) lots
- Dedicate street easement



REPLAT

T.J. JACKSONS SUBDIVISION

LOT 13A

January 20, 2026



AERIAL AND ZONING MAP

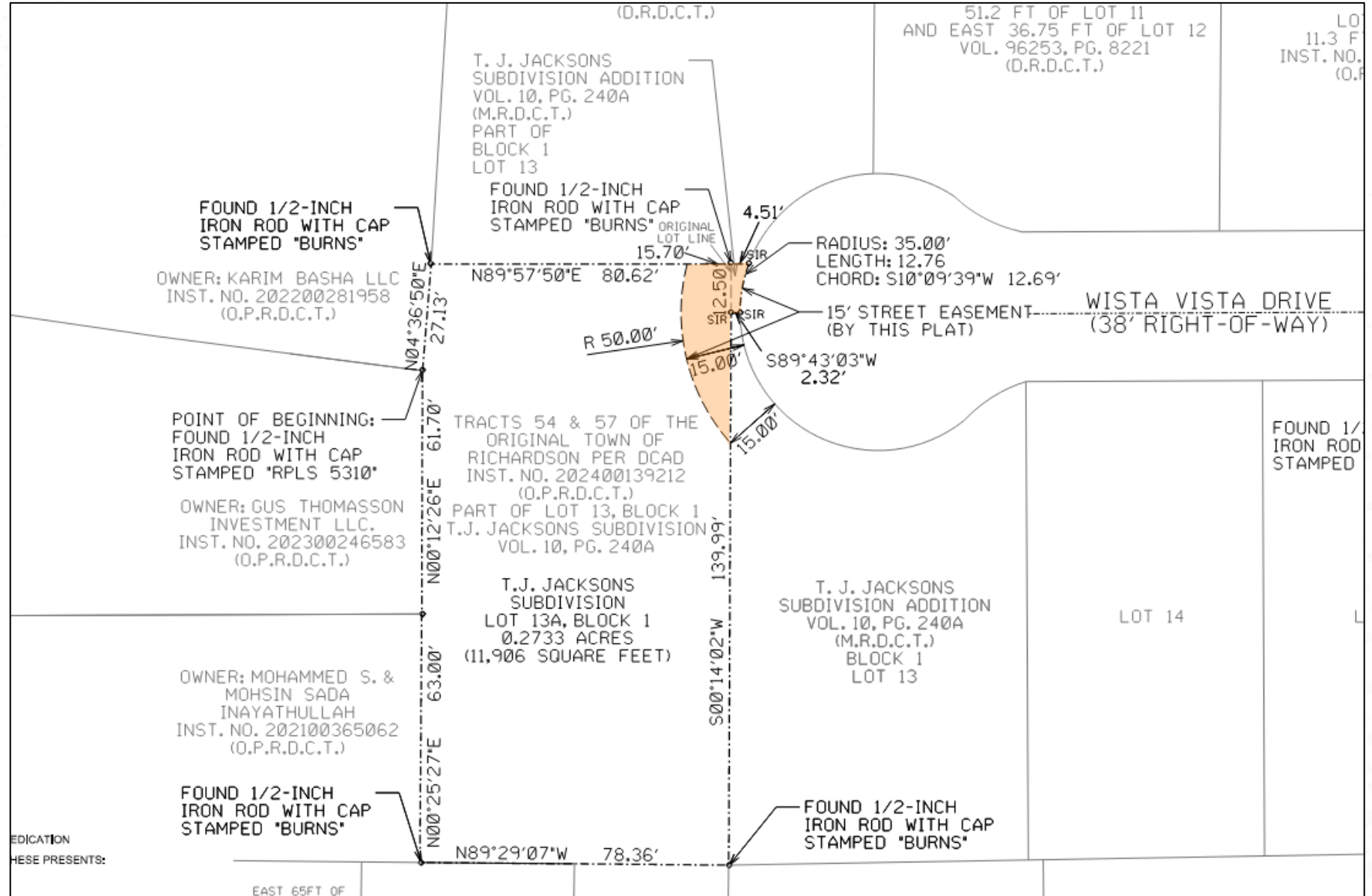
- Location: West of Abrams Rd. along Wista Vista Dr. (300 Wista Vista Dr.)
- Zoned: R – 950 – M (Ord. 589)
- VAR 25-01: Flag Lot & Non-Tangential and Non-Radial Side Lot Lines



REPLAT

Purpose of the replat is to:

- Consolidate multiple parcels into a single lot
- Dedicate street easement



ZF 25-24

DALLAS SCALP ASSOCIATES

RESCHEDULED TO FEBRUARY 3, 2026

January 20, 2026

CITY PLAN COMMISSION

PROPOSED BYLAW AMENDMENTS

January 20, 2026

CPC DIRECTION 1/6/26 MEETING

- Tie votes and resolution of a case (Article V., Section 5., f. Voting)
 - Majority consensus: Commission is accepting of language included in the proposed bylaw amendments as presented; however
 - Commission requested staff to review this section with the City Attorney to assess if language needed to be modified further, and
 - Commission requested staff seek the City Attorney’s advice on a “default vote with no majority” and reintroduction of an item.
- Remainder of proposed bylaws amendments as presented were acceptable

CPC DIRECTION 1/6/26 MEETING

- Key comments/direction that formed the majority consensus:
 1. Purpose of Commission is to provide a recommendation; therefore, the Commission needs to provide a recommendation to Council. A tie vote does not achieve a recommendation and could potentially place the Council in peril without a recommendation from the Commission.
 2. Commission did not want the applicant to be penalized where a supermajority vote would be required at Council as a result of the Commission's tie vote.
 3. Commission liked the ambiguity in the proposed language because the language as drafted does not require the case to be resolved at the same meeting; continuance of the case to the next meeting for odd number participation of Commissioners is available. Also, the bylaws do not require a decision to be made the same night the case is initially heard. The Commission would make every attempt to get to a majority vote, including if that meant continuing the case to the next meeting for odd number participation of Commissioners.
- Other comments: Commissioner cited that they liked the fact that a tie vote is currently a denial, citing case earlier in their career on the Commission.

LEGAL REVIEW POST 1/6/26 COMMISSION MEETING

- Feedback received from City Attorney:
 - No changes were recommended to the language proposed in Article V., Section 5., f. Voting.
 - City Attorney concurred with Commission that should a tie vote occur, the Commission could continue the item to a future date where there is an odd number of Commissioners present.
 - City Attorney advised that the Commission should leave the public hearing open (or reopen the public hearing if closed) and continue the public hearing to the future meeting date; allows for public comments to be received by the Commissioners present at the future meeting.
 - Regarding “default vote with no majority” and reintroduction of an item:
 - City Attorney advised to continue the agenda item and public hearing to a future meeting date to allow an odd number of Commissioners present to vote on the item.

NEXT STEPS

- Should the Commission accept the proposed bylaw amendments, a motion for approval would be appropriate
- If passed:
 - Meeting format changes will go into effect at the meeting following adoption of the proposed bylaw amendments
 - Elimination of briefing session
 - Meetings will start at 6:00PM

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