



CITY PLAN COMMISSION
Special Called Briefing & Public Hearing Meeting Minutes
Thursday, October 13, 2022

DALLAS CITY HALL, COUNCIL CHAMBER/VIDEO CONFERENCE
CISCO WEBEX LINK, Call-In # <https://bit.ly/CPC101322>
CHAIR TONY SHIDID, PRESIDING

PRESENT: [11]

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

ABSENT: [3]

Jasmond Anderson, District 4	
Benjamin Vann, District 7	
Aaliyah Haqq, District 12	

VACANCY: [1]

District 11	
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**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 9:06 a.m. with a quorum of the City Plan Commission present. The Public Hearing was called to order at 12:31 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 OCTOBER 13, 2022

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.

APPROVAL OF MINUTES

Minutes Approval of Minutes of the October 6, 2022 City Plan Commission Hearings.

Motion: It was moved to **approve** the October 6, 2022, City Plan Commission meeting minutes, as revised.

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

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

Against: 0
Absent: 3 - Anderson, Vann, Haqq
Vacancy: 1 - District 11

Speakers: None

**CITY PLAN COMMISSION MEETING MINUTES
OF OCTOBER 13, 2022**

ACTION ITEMS:

Miscellaneous Items - Consent:

Chair Shidid announced Miscellaneous - Consent agenda item #2. D212-012 would be heard individually. The Commission heard Miscellaneous - Consent agenda items #1. M212-040 and 3. D212-017 next.

1. M212-040

Planner: Hannah Carrasco

Motion: It was moved to **approve** a minor amendment to an existing site plan for Specific Use Permit No. 1526 on property zoned R-7.5(A) Single Family Residential, generally on the southwest corner of Abrams Road and Kenwood Avenue.

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

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

Against: 0
Absent: 3 - Anderson, Vann, Haqq
Vacancy: 1 - District 11

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

2. D212-012

Planner: Athena Seaton

Note: The Commission considered this item individually.

Motion: It was moved to **approve** a development plan and a landscape plan for a multifamily development on property zoned Planned Development District No. 741, Subarea A, on the northwest corner of Olympus Boulevard and Stampede Lane.

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

For: 10 - Popken, Hampton, Gracey, Shidid, Carpenter,
Blair, Jung, Housewright, Stanard, Kingston

**CITY PLAN COMMISSION MEETING MINUTES
OF OCTOBER 13, 2022**

Against: 0
Absent: 3 - Anderson, Vann, Haqq
Vacancy: 1 - District 11
Conflict: 1 - Rubin**

**out of the room when vote taken

Speakers: For: None
For (Did not speak): Josh Millsap, 3501 Olympus Blvd., Dallas, TX, 75019
Against: None

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

3. D212-017

Planner: Athena Seaton

Motion: It was moved to **approve** a development plan and a landscape plan for a multifamily development on property zoned Planned Development District No. 811, Subareas B, C, and D on the southwest corner of West Colorado Boulevard and Interstate 30.

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

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

Against: 0
Absent: 3 - Anderson, Vann, Haqq
Vacancy: 1 - District 11

Speakers: None

Note: The Commission heard Miscellaneous - Consent agenda item #2. D212-012, upon the conclusion of the Miscellaneous - Consent agenda. Miscellaneous - Consent agenda item #2. D212-012 was heard next.

**CITY PLAN COMMISSION MEETING MINUTES
OF OCTOBER 13, 2022**

Zoning Cases - Consent:

Chair Shidid announced Zoning Cases - Consent agenda items #4, #7, #8, and #9 would be heard individually. The Commission heard Zoning Cases - Consent agenda items #5. Z212-221(MP), #6. 212-223(MP), #10. Z212-265(JM), and #11. Z212-272(RM) next.

4. Z212-201(MP)

Planner: Michael Pepe

Note: The Commission considered this item individually.

Motion: In considering an application for a new subdistrict within Planned Development District No. 160 on property zoned Tract 1B within Planned Development District No. 160, on the north line of Neches Street between Cedar Hill Avenue and Woodlawn Avenue, it was moved to **hold** this case under advisement until November 17, 2022.

Maker: Popken

Second: Blair

Result: Carried: 11 to 0

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

Against: 0

Absent: 3 - Anderson, Vann, Haqq

Vacancy: 1 - District 11

Notices: Area: 500 Mailed: 99

Replies: For: 3 Against: 3

Speakers: For: Ramon Aranda, 2946 S. Sunbeck Cr., Farmers Branch, TX, 75234
Against: Rob Shearer, 830 Woodlawn Ave., Dallas, TX, 75208

Note: The Commission heard Zoning Case – Consent agenda item #7. Z212-226(JA) next.

5. Z212-221(MP)

Planner: Michael Pepe

Motion: It was moved to recommend **approval** of a Planned Development District for MU-1 Mixed Use District uses and **approval** of the termination of existing deed restrictions [Z156-289], subject to a development plan and conditions on property zoned a CR Community Retail District with Deed Restrictions Z156-289, on the west corner of South Belt Line Road and Garden Grove Drive.

**CITY PLAN COMMISSION MEETING MINUTES
OF OCTOBER 13, 2022**

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

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

Against: 0
Absent: 3 - Anderson, Vann, Haqq
Vacancy: 1 - District 11

Notices: Area: 500 Mailed: 106
Replies: For: 1 Against: 2

Speakers: None

6. Z212-223(MP)

Planner: Michael Pepe

Motion: It was moved to recommend **approval** of a new tract in Subarea 2 within Planned Development District No. 363, the Jeffries/Meyers Planned Development District, subject to revised Exhibit 363A on property zoned Subarea 1 within Planned Development District No. 363, the Jeffries/Meyers Planned Development District and DDO-2, the Downtown Dallas Demolition Delay Overlay District, on the southwest corner of Meyers Street and Oak Street.

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

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

Against: 0
Absent: 3 - Anderson, Vann, Haqq
Vacancy: 1 - District 11

Notices: Area: 500 Mailed: 32
Replies: For: 1 Against: 0

Speakers: None

**CITY PLAN COMMISSION MEETING MINUTES
OF OCTOBER 13, 2022**

7. Z212-226(JA)

Planner: Jenniffer Allgaier

Note: The Commission considered this item individually.

Motion: In considering an application for an amendment to and the renewal of Specific Use Permit No. 1929 for an open enrollment charter school on property zoned an NO(A) Neighborhood Office District with deed restrictions [DR Z890-143] and a CR Community Retail District, on the northwest corner of South Westmoreland and West Camp Wisdom Road, it was moved to **hold** this case under advisement until November 3, 2022.

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

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

Against: 0
Absent: 3 - Anderson, Vann, Haqq
Vacancy: 1 - District 11

Notices: Area: 400 Mailed: 53
Replies: For: 0 Against: 0

Speakers: For: Andrew Ruegg, 2201 Main St., Dallas, TX, 75001
Against: None

Note: The Commission heard Zoning Case – Consent agenda item #8. Z212-228(JA) next.

8. Z212-228(JA)

Planner: Jenniffer Allgaier

Note: The Commission considered this item individually.

Motion I: It was moved to recommend **approval** of a Specific Use Permit for a public school other than an open enrollment charter school for a 15-year period, subject to a revised site plan, traffic management plan and staff's recommended conditions with a provision to allow queuing on the public streets only as shown on the TMP, and to retain the sentence prohibiting pick-up and drop-off on the public streets on property zoned an R-10(A) Single Family District on the west line of Sonnet Drive, between Flair Drive and Dartmoor Drive.

**CITY PLAN COMMISSION MEETING MINUTES
OF OCTOBER 13, 2022**

Maker: Stanard
Second: Carpenter
Result: Carried: 9 to 2

For: 9 - Popken, Hampton, Gracey, Shidid, Jung,
Housewright, Stanard, Kingston, Rubin

Against: 2 - Carpenter, Blair
Absent: 3 - Anderson, Vann, Haqq
Vacancy: 1 - District 11

Amending Motion I: It was moved to amend the motion for a 20-year period with automatic renewals for additional 20-year periods.

Maker: Rubin
Second: Shidid
Result: Failed: 3 to 8

For: 3 - Shidid, Housewright, Rubin

Against: 8 - Popken, Hampton, Gracey, Carpenter, Blair,
Jung, Stanard, Kingston
Absent: 3 - Anderson, Vann, Haqq
Vacancy: 1 - District 11

Amending Motion II: It was moved to amend the motion for a 20-year period with no automatic renewals.

Maker: Rubin
Second: Shidid
Result: Failed: 3 to 8

For: 3 - Shidid, Housewright, Rubin

Against: 8 - Popken, Hampton, Gracey, Carpenter, Blair,
Jung, Stanard, Kingston
Absent: 3 - Anderson, Vann, Haqq
Vacancy: 1 - District 11

Notices: Area: 400 Mailed: 80
Replies: For: 5 Against: 2

Amending Motion III: It was moved to amend the motion for a 15-year period with no automatic renewals.

**CITY PLAN COMMISSION MEETING MINUTES
OF OCTOBER 13, 2022**

Maker: Rubin
Second: Hampton
Result: Carried: 8 to 3

For: 8 - Popken, Hampton, Shidid, Jung, Housewright,
Stanard, Kingston, Rubin

Against: 3 - Gracey, Carpenter, Blair
Absent: 3 - Anderson, Vann, Haqq
Vacancy: 1 - District 11

Notices: Area: 400 Mailed: 80
Replies: For: 5 Against: 2

Speakers: For: Karl Crawley, 2201 Main St., Dallas, TX, 75001
Against: None

Note: The Commission heard Zoning Case – Consent agenda item #9. Z212-247(MP) next.

9. Z212-247(MP)

Planner: Michael Pepe

Note: The Commission considered this item individually.

Motion: It was moved to recommend **approval** of new subarea, subject to revised Exhibits 298A, 298E, 298F, and conditions within Subarea 1 in Planned Development District No. 298, the Bryan Place Special Purpose District, to allow an animal clinic or shelter without outside runs as a permitted use on the east corner of Ross Avenue and Caddo Street.

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

For: 10 - Popken, Hampton, Gracey, Shidid, Carpenter,
Blair, Housewright, Stanard, Kingston, Rubin

Against: 0
Absent: 3 - Anderson, Vann, Haqq
Vacancy: 1 - District 11
Conflict: 1 - Jung**

**out of the room when vote taken

**CITY PLAN COMMISSION MEETING MINUTES
OF OCTOBER 13, 2022**

Notices: Area: 500 Mailed: 179
Replies: For: 6 Against: 1

Speakers: For: Rob Baldwin, 3904 Elm St., Dallas, TX, 75226
Against: None
Against (Did not speak): Jennifer Vickery, 3907 Ross Ave., Dallas, TX, 75204

Note: The Commission recessed for a short break at 2:03 p.m. and reconvened at 2:18 p.m. The Commission continued with the regular order of the agenda and heard the Subdivision – Consent agenda items next.

10. Z212-265(JM)

Planner: Jennifer Muñoz

Motion: It was moved to recommend **approval** of Specific Use Permit for a child-care facility or five-year period with eligibility for automatic renewals for additional five-year periods, subject to site plan and conditions on property zoned an MF-2(A) Multifamily Family District with Specific Use Permit No. 634 for home for the aged, on the south line of East Ann Arbor Avenue, west of South Marsalis Avenue.

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

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

Against: 0
Absent: 3 - Anderson, Vann, Haqq
Vacancy: 1 - District 11

Notices: Area: 500 Mailed: 108
Replies: For: 2 Against: 2

Speakers: For: None
For (Did not speak): Skyler Peterson, 550 E. Ann Arbor Ave., Dallas, TX, 75216
Against: None

11. Z212-272(RM)

Planner: Ryan Mulkey

Motion: It was moved to recommend **approval** of an R-5(A) Single Family District on property zoned CR Community Retail District on the north line of Nomas Street, west of Puget Street.

**CITY PLAN COMMISSION MEETING MINUTES
OF OCTOBER 13, 2022**

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

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

Against: 0
Absent: 3 - Anderson, Vann, Haqq
Vacancy: 1 - District 11

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

Speakers: For: None
For (Did not speak): James McGee, 1402 Corinth St., Dallas, TX, 75215
Against: None

Note: The Commission heard Zoning – Consent agenda item #4. Z212-201(MP), upon the conclusion of the Zoning Consent agenda. The Commission heard Zoning – Consent agenda item #4. Z212-201(MP) next.

SUBDIVISION DOCKET:

Planner: Sharmila Shrestha

Pursuant to Texas Local Government Code Section 212.009(e) these minutes and recording of the hearing certify the reasons for denial of any plat application.

Consent Items:

Note: Subdivision – Consent agenda items #12. S212-344, #13. S212-345, #14. S212-346, #15. S212-347, #16. S212-348, #17. S212-349, #18. S212-351, #19. S212-352, #20. S212-353, and #21. S212-354 were read into the record and heard together.

(12) S212-344

Motion: It was moved to **approve** an application to replat a 2.248-acre tract of land containing part of Lots 1 and 2, 5 through 9, and all of Lot 13A in City Block 493 to create one lot on property located between Oak Street and Hall Street, northwest of Gaston Avenue, subject to compliance with the conditions listed in the docket.

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

**CITY PLAN COMMISSION MEETING MINUTES
OF OCTOBER 13, 2022**

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

Against: 0

Absent: 3 - Anderson, Vann, Haqq

Vacancy: 1 - District 11

*out of the room, shown voting in favor

Speakers: None

(13) S212-345

Motion: It was moved to **approve** an application to replat a 33.948-acre tract of land containing all of Lot 1B in City Block G/5411 to create one 5.773-acre-lot, one 8.122-acre lot, and one 20.055-acre lot on property located on Southwestern Boulevard, north of Meadow Bend Drive, subject to compliance with the conditions listed in the docket.

Maker: Kingston

Second: Rubin

Result: Carried: 11 to 0

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

Against: 0

Absent: 3 - Anderson, Vann, Haqq

Vacancy: 1 - District 11

*out of the room, shown voting in favor

Speakers: None

(14) S212-346

Motion: It was moved to **approve** an application to replat a 10.862-acre tract of land containing all of Lot 1A City Block A/6064, all of Lots 1 through 3, part of Lot 4 in City Block 6066, and part of City Block 6064 and 6066 to create one 1.381-acre lot, one 1.525-acre lot and one 7.957-acre lot on property bounded by Anson Road, Hines Place, Adeline Street, and Brookhollow Road, subject to compliance with the conditions listed in the docket.

**CITY PLAN COMMISSION MEETING MINUTES
OF OCTOBER 13, 2022**

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

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

Against: 0
Absent: 3 - Anderson, Vann, Haqq
Vacancy: 1 - District 11

*out of the room, shown voting in favor

Speakers: None

(15) S212-347

Motion: It was moved to **approve** an application to create one 20.780-acre lot and one 13.277-acre lot from a 34.057-acre tract of land in City Block 8308 on property located on Telephone Road, west of Bonnie View Road, subject to compliance with the conditions listed in the docket.

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

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

Against: 0
Absent: 3 - Anderson, Vann, Haqq
Vacancy: 1 - District 11

*out of the room, shown voting in favor

Speakers: None

(16) S212-348

Motion: It was moved to **approve** an application to create one lot from a 9.722-acre tract of land in City Block 6113 on property located on Merrifield Road, south of Jefferson Boulevard, subject to compliance with the conditions listed in the docket.

**CITY PLAN COMMISSION MEETING MINUTES
OF OCTOBER 13, 2022**

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

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

Against: 0
Absent: 3 - Anderson, Vann, Haqq
Vacancy: 1 - District 11

*out of the room, shown voting in favor

Speakers: None

(17) S212-349

Motion: It was moved to **approve** an application to replat a 0.472-acre tract of land containing all of Lots 7 through 9 in City Block 11/1388 to create one lot on property located on J.B. Jackson Jr. Boulevard at Birmingham Avenue, northeast corner, subject to compliance with the conditions listed in the docket.

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

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

Against: 0
Absent: 3 - Anderson, Vann, Haqq
Vacancy: 1 - District 11

*out of the room, shown voting in favor

Speakers: None

(18) S212-351

Motion: It was moved to **approve** an application to create one 13.715-acre lot from a tract of land in City Block 7382 on property located on Buckner Boulevard, east of Ripplewood Drive, subject to compliance with the conditions listed in the docket.

**CITY PLAN COMMISSION MEETING MINUTES
OF OCTOBER 13, 2022**

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

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

Against: 0
Absent: 3 - Anderson, Vann, Haqq
Vacancy: 1 - District 11

*out of the room, shown voting in favor

Speakers: None

(19) S212-352

An application to replat a 2.153-acre tract of land containing all of Lots 1 through 3, Lots 6 through 14, all of Lot 2A, Lots 1E through 1G in City Block 5/2018, and abandoned portion of Tracy Street to create one lot on property located between Tracy Street and McKinney Avenue, north of Webb Avenue.

This case was withdrawn by the applicant.

(20) S212-353

Motion: It was moved to **approve** an application to create one 3.3739-acre lot from a tract of land in City Block 8461 on property located on 704 Belt Line Road, east of Denton Tap Road, subject to compliance with the conditions listed in the docket.

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

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

Against: 0
Absent: 3 - Anderson, Vann, Haqq
Vacancy: 1 - District 11

*out of the room, shown voting in favor

**CITY PLAN COMMISSION MEETING MINUTES
OF OCTOBER 13, 2022**

Speakers: None

(21) **S212-354**

Motion: It was moved to **approve** an application to replat a 0.208-acre tract of land containing a part of Lot 1 and all of Lot 2 in City Block B/709 to create one lot on property located on Virginia Avenue, south of Fitzhugh Avenue, subject to compliance with the conditions listed in the docket.

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

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

Against: 0
Absent: 3 - Anderson, Vann, Haqq
Vacancy: 1 - District 11

*out of the room, shown voting in favor

Speakers: None

Authorized Hearings - Zoning Case:

22. **Z212-256(LVO)**

Planner: Rhonda Dunn

Motion: It was moved to recommend **approval** of Landmark Commission Authorized Hearing for a Historic Overlay for the Jackson Residence (10260 Strait Lane), subject to preservation criteria, and with [Designation] Committee edits to nomination and preservation criteria on property zoned a R-1ac(A) Single Family District on the east side of Strait Lane, north of Walnut Hill Lane.

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

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

**CITY PLAN COMMISSION MEETING MINUTES
OF OCTOBER 13, 2022**

Against: 0
Absent: 3 - Anderson, Vann, Haqq
Vacancy: 1 - District 11

Notices: Area: 400 Mailed: 22
Replies: For: 1 Against: 2

Speakers: For: Beverly Ray Parkhurst, 10260 Strait Ln., Dallas, TX, 75229
Rose Bradshaw, 777 Main St., Fort Worth, TX, 76102
Nancy McCoy, 3200 Main St., Dallas, TX, 75226
Norman Alston, 506 Monte Vista Dr., Dallas, TX, 75223
Against: None

OTHER MATTERS:

Items for Reconsideration:

No items for reconsideration.

Consideration of Appointments to CPC Committees:

No appointments to City Plan Commission Committees.

ADJOURNMENT:

Motion: It was moved to **adjourn** the October 13, 2022, City Plan Commission meeting at 2:39 p.m.

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

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

Against: 0
Absent: 3 - Anderson, Vann, Haqq
Vacancy: 1 - District 11

**CITY PLAN COMMISSION MEETING MINUTES
OF OCTOBER 13, 2022**

Drafted by:
Yolanda Pesina, CPC Secretary
Planning & Urban Design / Current Planning

Date

Approved by:
Tony Shidid, Chair
City Plan Commission

Date

Attachments:
Conflict of Interest Forms (2)

Video Links:

Briefing:

<https://dallascityhall.webex.com/dallascityhall/ldr.php?RCID=e231d3141c94713e366b1118b0d962c5>

Public Hearing:

<https://dallascityhall.webex.com/dallascityhall/ldr.php?RCID=cdd6bfd33bd7722aa154372be962a7b1>