

## PLAN COMMISSION MINUTES

The City Plan Commission held a regular Zoning Hearing on March 22, 2012, with the briefing starting at 11:01 a.m. in Room 5ES and the public hearing at 1:30 p.m. in the City Council Chambers of City Hall. Presiding were Joe Alcantar, Chair and Gloria Tarpley, Vice Chair. The following Commissioners were present during the hearing: Richard Davis, Liz Wally, Mike Anglin, Robert Abtahi, Tony Hinojosa, Ann Bagley, Myrtle Lavallaisaa, John Shellene, Bruce Bernbaum, Sally Wolfish and Michael Schwartz. The following Commissioner was absent from this hearing as defined in the City Plan Commission rules: Emma Rodgers None. There is one vacancy -District 14.

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 Department of Sustainable Development and Construction. Briefing and public hearing recordings are retained on file for 90 days after approval of CPC minutes.

### PUBLIC HEARINGS:

#### Subdivision Docket

Planner: Paul Nelson

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:

##### (1) **S112-077**

**Motion:** It was moved to **approve** an application to create an 18 lot shared access development subdivision from a 0.822 acre tract of land containing part of Lot 11 and all of Lot 12 in City Block C/1993 located at 5119, 5125, and 5129 Capital Avenue, subject to compliance with the conditions listed in the docket.

Maker: Wally  
Second: Shellene  
Result: Carried: 13 to 0

For: 13 - Davis, Wally, Anglin, Abtahi, Hinojosa, Bagley, Lavallaisaa, Tarpley, Shellene, Bernbaum, Wolfish, Schwartz, Alcantar

Against: 0  
Absent: 1 - Rodgers  
Vacancy: 1 - District 14

**Speakers:** None

(2) **S112-080**

**Motion:** It was moved to **approve** an application to replat all of Lot 7, City Block A/6683 into one 0.913 acre lot and one 1.022 acre lot on property located on Lake June Road east of Masters Drive, subject to compliance with the conditions listed in the docket.

Maker: Wally  
Second: Shellene  
Result: Carried: 13 to 0

For: 13 - Davis, Wally, Anglin, Abtahi, Hinojosa, Bagley,  
Lavallaisaa, Tarpley, Shellene, Bernbaum,  
Wolfish, Schwartz, Alcantar

Against: 0  
Absent: 1 - Rodgers  
Vacancy: 1 - District 14

**Speakers:** None

(3) **S112-081**

**Motion:** It was moved to **approve** an application to replat a 2.007 acre tract of land containing part of Lots 1, 2 and 3 of City Block 1/7129 and all of Lots 1, 2 and 3 in City Block 2/7129, into one 0.881 acre lot at Hampton Road, northeast corner and a portion of Senchal Avenue into one 1.126 acre lot at Singleton Boulevard, subject to compliance with the conditions listed in the docket.

Maker: Wally  
Second: Shellene  
Result: Carried: 13 to 0

For: 13 - Davis, Wally, Anglin, Abtahi, Hinojosa, Bagley,  
Lavallaisaa, Tarpley, Shellene, Bernbaum,  
Wolfish, Schwartz, Alcantar

Against: 0  
Absent: 1 - Rodgers  
Vacancy: 1 - District 14

**Speakers:** None

(4) **S112-082**

**Motion:** It was moved to **approve** an application to replat a 38.912 acre tract of land containing all of Lot 1A in City Block 10/5993 and tracts of land into one 1.806 acre lot, one 5.127 acre lot, one 3.671 acre lot, one 26.901 acre lot and 1.407 acres of land for street right of way and located on Ledbetter Drive at R.L Thornton Freeway (I-35E) southwest corner, subject to compliance with the conditions listed in the docket.

Maker: Wally  
Second: Shellene  
Result: Carried: 13 to 0

For: 13 - Davis, Wally, Anglin, Abtahi, Hinojosa, Bagley,  
Lavallaisaa, Tarpley, Shellene, Bernbaum,  
Wolfish, Schwartz, Alcantar

Against: 0  
Absent: 1 - Rodgers  
Vacancy: 1 - District 14

**Speakers:** None

(5) **S112-083**

**Motion:** It was moved to **approve** an application to replat a 1.892 acre tract of land containing part of Lot 5A and all of Lot 8B in City Block 1/7365 into one lot on Buckner Boulevard between Chenault Street and John West Road, subject to compliance with the conditions listed in the docket.

Maker: Wally  
Second: Shellene  
Result: Carried: 13 to 0

For: 13 - Davis, Wally, Anglin, Abtahi, Hinojosa, Bagley,  
Lavallaisaa, Tarpley, Shellene, Bernbaum,  
Wolfish, Schwartz, Alcantar

Against: 0  
Absent: 1 - Rodgers  
Vacancy: 1 - District 14

**Speakers:** None

(6) **S112-084**

**Motion:** It was moved to **approve** an application t to replat a tract of land containing all of Lot 1 and a 0.981 acre tract of land into one 1.773 acre lot in City Block C/927 on Payne Street between Akard Street and Harry Hines Boulevard, subject to compliance with the conditions listed in the docket.

Maker: Wally  
Second: Shellene  
Result: Carried: 13 to 0

For: 13 - Davis, Wally, Anglin, Abtahi, Hinojosa, Bagley,  
Lavallaisaa, Tarpley, Shellene, Bernbaum,  
Wolfish, Schwartz, Alcantar

Against: 0  
Absent: 1 - Rodgers  
Vacancy: 1 - District 14

**Speakers:** None

(7) **S112-085**

**Motion:** It was moved to **approve** an application to create one 3.009 acre lot and one 3.256 acre lot from a 6.265 acre tract of land in City Blocks A/1031 and A/1035 on property bounded by Sale Street, Cedar Springs Road and Turtle Creek Boulevard, subject to compliance with the conditions listed in the docket.

Maker: Wally  
Second: Shellene  
Result: Carried: 13 to 0

For: 13 - Davis, Wally, Anglin, Abtahi, Hinojosa, Bagley,  
Lavallaisaa, Tarpley, Shellene, Bernbaum,  
Wolfish, Schwartz, Alcantar

Against: 0  
Absent: 1 - Rodgers  
Vacancy: 1 - District 14

**Speakers:** None

(8) **S112-086**

**Motion:** It was moved to **approve** an application to replat a tract of land containing all of Lot 2 in City Block A/261, all of Lot 9A in City Block 2/262; and Lot 1 in City Block A/316 and abandoned right of way on Jack Evans Street, Hawkins Street and Salina Alley into one 3.903 acre lot, one 2.467 acre lot, one 4.588 acre lot and one 0.934 acre lot on property generally at Routh Street between Bryan Street and Ross Avenue, subject to compliance with the conditions listed in the docket.

Maker: Wally  
Second: Shellene  
Result: Carried: 13 to 0

For: 13 - Davis, Wally, Anglin, Abtahi, Hinojosa, Bagley,  
Lavallaisaa, Tarpley, Shellene, Bernbaum,  
Wolfish, Schwartz, Alcantar

Against: 0  
Absent: 1 - Rodgers  
Vacancy: 1 - District 14

**Speakers:** None

(9) **S112-087**

**Motion:** It was moved to **approve** an application to replat a 12.65 acre tract of land containing all of Lot 1B and a 0.1861 acre tract of land in City Block A/1007 into one lot on property bounded by Dallas North Tollway, Maple Avenue and Oak Lawn Avenue, subject to compliance with the conditions listed in the docket.

Maker: Wally  
Second: Shellene  
Result: Carried: 13 to 0

For: 13 - Davis, Wally, Anglin, Abtahi, Hinojosa, Bagley,  
Lavallaisaa, Tarpley, Shellene, Bernbaum,  
Wolfish, Schwartz, Alcantar

Against: 0  
Absent: 1 - Rodgers  
Vacancy: 1 - District 14

**Speakers:** None

(10) **S112-088**

**Motion:** It was moved to **approve** an application to replat a 0.3357 acre tract of land containing part of Lots 9 and 10 in City Block 2/769 into one 0.1922 acre lot and one 0.1435 acre lot on property located at 912 Moreland Avenue at Gaston Avenue, north corner, subject to compliance with the conditions listed in the docket.

Maker: Wally  
Second: Tarpley  
Result: Carried: 13 to 0

For: 13 - Davis, Wally, Anglin, Abtahi, Hinojosa, Bagley,  
Lavallaisaa, Tarpley, Shellene, Bernbaum,  
Wolfish, Schwartz, Alcantar

Against: 0  
Absent: 1 - Rodgers  
Vacancy: 1 - District 14

**Speakers:** For: Santos Martinez, 900 Jackson St., Dallas, TX, 75202  
Against: Jim Anderson, 4706 Swiss Ave., Dallas, TX, 75204

Building Line Removals:

(11) **S112-078**

**Building Line Motion:** It was moved to **approve** an application to remove the existing platted 35 foot building lines on Pastor Bailey Drive, Scout Avenue and Lockett Avenue on property located on Pastor Bailey Drive between Scout Avenue and Lockett Avenue, pursuant to Section 51A-8.5058(c) of the Dallas Development Code.

Maker: Lavallaisaa  
Second: Wally  
Result: Carried: 13 to 0

For: 13 - Davis, Wally, Anglin, Abtahi, Hinojosa, Bagley,  
Lavallaisaa, Tarpley, Shellene, Bernbaum,  
Wolfish, Schwartz, Alcantar

Against: 0  
Absent: 1 - Rodgers  
Vacancy: 1 - District 14

**Replat Motion:** It was moved to **approve** an application to replat a 6.588 acre tract of land containing all of Lots 3, 4, 7, 8 and 17 through 24 in City Block B/6045 into one lot on Pastor Bailey Drive, Scout Avenue and Lockett Avenue on property located on Pastor Bailey Drive between Scout Avenue and Lockett Avenue, subject to compliance with the conditions listed in the docket.

Maker: Lavallaisaa  
Second: Wally  
Result: Carried: 13 to 0

For: 13 - Davis, Wally, Anglin, Abtahi, Hinojosa, Bagley,  
Lavallaisaa, Tarpley, Shellene, Bernbaum,  
Wolfish, Schwartz, Alcantar

Against: 0  
Absent: 1 - Rodgers  
Vacancy: 1 - District 14

**Speakers:** None

(12) **S112-079**

**Building Line Motion:** It was moved to **approve** an application to remove the existing platted 35 foot building lines on Pastor Bailey Drive, Zelma Avenue and Lockett Avenue on property located on Pastor Bailey Drive between Zelma Avenue and Lockett Avenue, pursuant to Section 51A-8.5058(c) of the Dallas Development Code.

Maker: Lavallaisaa  
Second: Wally  
Result: Carried: 13 to 0

For: 13 - Davis, Wally, Anglin, Abtahi, Hinojosa, Bagley,  
Lavallaisaa, Tarpley, Shellene, Bernbaum,  
Wolfish, Schwartz, Alcantar

Against: 0  
Absent: 1 - Rodgers  
Vacancy: 1 - District 14

**Replat Motion:** It was moved to **approve** an application to replat a 7.181 acre tract of land containing all of Lots 1 through 10, 15, 17, and 21 through 23 in City Block C/6045 into one lot on Pastor Bailey Drive, Zelma Avenue and Lockett Avenue on property located on Pastor Bailey Drive between Zelma Avenue and Lockett Avenue, subject to compliance with the conditions listed in the docket.

Maker: Lavallaisaa  
Second: Wally  
Result: Carried: 13 to 0

For: 13 - Davis, Wally, Anglin, Abtahi, Hinojosa, Bagley,  
Lavallaisaa, Tarpley, Shellene, Bernbaum,  
Wolfish, Schwartz, Alcantar

Against: 0  
Absent: 1 - Rodgers  
Vacancy: 1 - District 14

**Speakers:** None

(13) **S112-090**

**Building Line Motion:** It was moved to **approve** an application to remove the platted building line from the recorded plat on property located on Medical District Drive between Harry Hines Boulevard and the DART Green Line, pursuant to Section 51A-8.5058(c) of the Dallas Development Code.

Maker: Wally  
Second: Shellene  
Result: Carried: 13 to 0

For: 13 - Davis, Wally, Anglin, Abtahi, Hinojosa, Bagley,  
Lavallaisaa, Tarpley, Shellene, Bernbaum,  
Wolfish, Schwartz, Alcantar

Against: 0  
Absent: 1 - Rodgers  
Vacancy: 1 - District 14

**Replat Motion:** It was moved to **approve** an application to replat a 34.071 acre tract of land containing all of Lot 1A in City Block A/5748 to correct errors on the face of the plat by replacing Ordinance number 28172 with the correct Ordinance number 28171 and to add ordinance number 28455 on property located on Medical District Drive between Harry Hines Boulevard and the DART Green Line, subject to compliance with the conditions listed in the docket.

Maker: Wally  
Second: Schwartz  
Result: Carried: 13 to 0



For: 13 - Davis, Wally, Anglin, Abtahi, Hinojosa, Bagley,  
Lavallaisaa, Tarpley, Shellene, Bernbaum,  
Wolfish, Schwartz, Alcantar

Against: 0  
Absent: 1 - Rodgers  
Vacancy: 1 - District 14

**Speakers:** None

Residential Replats:

(14) **S112-089**

**Building Line Motion:** It was moved to **approve** an application to remove the existing platted 30 foot front and side yard building lines in City Block 24/6134, and a 17.56 acre tract of land at Easton Road and Lake Highlands Drive into one 18.824 acre lot at 505 Easton Road, between Classen Drive and Easton Road, pursuant to Section 51A-8.5058(c) of the Dallas Development Code.

Maker: Tarpley  
Second: Bernbaum  
Result: Carried: 13 to 0

For: 13 - Davis, Wally, Anglin, Abtahi, Hinojosa, Bagley,  
Lavallaisaa, Tarpley, Shellene, Bernbaum,  
Wolfish, Schwartz, Alcantar

Against: 0  
Absent: 1 - Rodgers  
Vacancy: 1 - District 14

**Replat Motion:** It was moved to **approve** an application to replat a 1.22 acre tract of land containing all of Lots 1, 2, 3, 4 and 5, abandoned Waterview Road, an abandoned alley, in City Block 24/6134, and a 17.56 acre tract of land at Easton Road and Lake Highlands Drive into one 18.824 acre lot at 505 Easton Road, between Classen Drive and Easton Road, subject to compliance with the conditions listed in the docket.

Maker: Tarpley  
Second: Bernbaum  
Result: Carried: 13 to 0

For: 13 - Davis, Wally, Anglin, Abtahi, Hinojosa, Bagley,  
Lavallaisaa, Tarpley, Shellene, Bernbaum,  
Wolfish, Schwartz, Alcantar

Against: 0  
Absent: 1 - Rodgers

Vacancy: 1 - District 14

**Speakers:** For (Did not speak): Karl Crawley, 900 Jackson St., Dallas, TX, 75202  
Against: None

(15) **S112-091**

**Building Line Motion:** It was moved to **approve** an application to removal of the existing platted 15 foot building line along Philip Avenue, remove the existing platted 10 foot building line along abandoned Barry Avenue; and removal of the existing platted 10 foot platted building line along the west line of Lot 1 in City Block 16/1258 into one 4.119 acre lot; replat all of Lots 3 and 4 in City Block 18/1242 into one 0.333 acre lot; and replat all of Lots 6 through 11 in City Block 18/1242 into one 0.999 acre lot on property generally located at 4919 E. Grand Avenue, pursuant to Section 51A-8.5058(c) of the Dallas Development Code.

Maker: Wally  
Second: Anglin  
Result: Carried: 13 to 0

For: 13 - Davis, Wally, Anglin, Abtahi, Hinojosa, Bagley, Lavallaisaa, Tarpley, Shellene, Bernbaum, Wolfish, Schwartz, Alcantar

Against: 0  
Absent: 1 - Rodgers  
Vacancy: 1 - District 14

**Replat Motion:** It was moved to **approve** an application to replat a tract of land containing all of Lot 1 in City Block 17/1243 and part of Lots 10, 11, 12 and abandoned at Barry Avenue in City Block 16/1258, replat all of Lots 3 and 4 in City Block 18/1242 into one 0.333 acre lot; and replat all of Lots 6 through 11 in City Block 18/1242 into one 0.999 acre lot on property generally located at 4919 E. Grand Avenue, subject to compliance with the conditions listed in the docket.

Maker: Wally  
Second: Anglin  
Result: Carried: 13 to 0

For: 13 - Davis, Wally, Anglin, Abtahi, Hinojosa, Bagley, Lavallaisaa, Tarpley, Shellene, Bernbaum, Wolfish, Schwartz, Alcantar

Against: 0  
Absent: 1 - Rodgers

Vacancy: 1 - District 14

- Speakers:** For: Kirk Williams, 5400 Renaissance Tower, Dallas, TX, 75270  
For (Did not speak): Bertha Oliva, 5022 Philip Ave., Dallas, TX, 75223  
Anderson Showalter, 5547 Morningside Ave., Dallas, TX, 75206  
Claudia Estrada, 4608 Garland Ave., Dallas, TX, 75223  
Maria de la luz Cura, 614 Bank St., Dallas, TX, 75223  
Maria Segura, 4601 Garland Ave., Dallas, TX, 75223  
Maria Villa, 5007 Philip Ave., Dallas, TX, 75223  
Tuburcio Gracia, 4831 Philip Ave., Dallas, TX, 75223  
Ana Gracia, 4833 Philip Ave., Dallas, TX, 75223  
Olive Lopez, 4834 Gurley Ave., Dallas, TX, 75223  
Patricia Segura, 4607 Garland Ave., Dallas, TX, 75223  
Bertha Lopes, 4537 Parry Ave., Dallas, TX, 75223  
Martha Ruiz, 4539 Parry Ave., Dallas, TX, 75223  
Maria Jimenez, 5203 Ash Ln., Dallas, TX, 75223  
Leonor Ramirez, 5023 Philip Ave., Dallas, TX, 75223  
Maria Andrade, 5018 Philip Ave., Dallas, TX, 75223  
Irene Cura, 4608 Garland Ave., Dallas, TX, 75223  
Ben Leal, 1614 Jensen ct., Dallas, TX, 75204  
Trina Adame, 1826 Melbourne Ave., Dallas, TX, 75224  
Irma Arriaga, 4815 Philip Ave., Dallas, TX, 75223  
Esteher Pizano, 4806 Parry Ave., Dallas, TX, 75223  
Maria Martinez, 4715 Philip Ave., Dallas, TX, 75223  
Ana Lilia Martinez, 4808 Philip Ave., Dallas, TX, 75223  
Against: Benjamin King, 16826 Davenport Ct., Dallas, TX, 75248  
Norma Hernandez, 5019 Philip Ave., Dallas, TX, 75223  
Shamyia Busuri, 4906 Gurley Ave., Dallas, TX, 75223  
S. Busari, 4906 Gurley Ave., Dallas, TX, 75223  
Claudia Lozano, 4939 Philip Ave., Dallas, TX, 75223  
Against (Did not speak): Rolando Lozano, 4939 Philip Ave., Dallas, TX, 75223  
Angie Lozano, 4939 Philip Ave., Dallas, TX, 75223  
Cristina Salinas, 4930 Gurley Ave., Dallas, TX, 75223  
Luis Recinos, 4930 Gurley Ave., Dallas, TX, 75223  
Victor Recinos, 4928 Gurley Ave., Dallas, TX, 75223  
Juan Hernandez, 5019 Philip Ave., Dallas, TX, 75223  
Emily Schmidt, 2814 Main St., Dallas, TX, 75226  
Tina Hernandez, 3301 Jerome St., Dallas, TX, 75223  
R. Loftis, 4906 Gurley Ave., Dallas, TX, 75223  
Augustine Del Rio, 1015 S. Barry Ave., Dallas, TX, 75223

The City Plan Commission convened into executive session at 2:50 p.m. City Plan Commission reconvened into open session at 3:08 p.m.

Platting Certification Request:

**Lot 2E of Forest Central Addition No. 12, Block A/7748M112-009**

**Motion:** It was moved to **approve** a plat certification on a portion of Lot 2E of Forest Central Addition No. 12, Block A/7748 in accordance with Section 212.0115 of the Local Government Code.

Maker: Bagley  
Second: Tarpley  
Result: Carried: 13 to 0

For: 13 - Davis, Wally, Anglin, Abtahi, Hinojosa, Bagley,  
Lavallaisaa, Tarpley, Shellene, Bernbaum,  
Wolfish, Schwartz, Alcantar

Against: 0  
Absent: 1 - Rodgers  
Vacancy: 1 - District 14

**Speakers:** None

Miscellaneous Docket

**M112-014**

Planner: Richard Brown

**Motion:** It was moved to **approve** a minor amendment to the development plan and revised traffic management plan for Planned Development District No. 640 for various nonresidential uses on property on all four corners of the intersection of Annex Avenue and Bryan Street.

Maker: Wolfish  
Second: Hinojosa  
Result: Carried: 13 to 0

For: 13 - Davis, Wally, Anglin, Abtahi, Hinojosa, Bagley,  
Lavallaisaa, Tarpley, Shellene, Bernbaum,  
Wolfish, Schwartz, Alcantar

Against: 0  
Absent: 1 - Rodgers  
Vacancy: 1 - District 14

**Speakers:** None

**M112-023**

Planner: Richard Brown

**Motion:** It was moved to **approve** a minor amendment to the development plan for Planned Development District No. 555 for a Private school, Child-care facility, and R-10(A) Single Family District Uses on the southwest corner of Frankford Road and Hillcrest Road.

Maker: Wolfish  
Second: Hinojosa  
Result: Carried: 13 to 0

For: 13 - Davis, Wally, Anglin, Abtahi, Hinojosa, Bagley, Lavallaisaa, Tarpley, Shellene, Bernbaum, Wolfish, Schwartz, Alcantar

Against: 0  
Absent: 1 - Rodgers  
Vacancy: 1 - District 14

**Speakers:** None

Zoning Cases – Consent

**1. Z112-161(RB)**

Planner: Richard Brown

**Motion:** It was moved to recommend **approval** of a Specific Use Permit for a Handicapped Group Dwelling Unit for a three-year period with eligibility for automatic renewal for additional five-year periods, subject to a site plan and conditions on property zoned an R-10(A) Single Family District, on the northeast line of Wadsworth Drive, north of Ledbetter Drive.

Maker: Tarpley  
Second: Davis  
Result: Carried: 13 to 0

For: 13 - Davis, Wally, Anglin, Abtahi, Hinojosa, Bagley, Lavallaisaa, Tarpley, Shellene, Bernbaum, Wolfish, Schwartz, Alcantar

Against: 0  
Absent: 1 - Rodgers  
Vacancy: 1 - District 14

**Notices:** Area: 200                      Mailed: 19  
**Replies:** For: 1                              Against: 0

**Speakers:** None

2. Z112-174(RB)

Planner: Richard Brown

**Motion:** It was moved to recommend **approval** of a Specific Use Permit for a Child-care facility for a five-year period with eligibility for automatic renewal for additional five-year periods, subject to a site plan and conditions on property zoned an R-7.5(A) Single Family District, on property bounded by Mercedes Avenue, Clements Street, Monticello Avenue, and Skillman Street.

Maker: Tarpley  
Second: Davis  
Result: Carried: 13 to 0

For: 13 - Davis, Wally, Anglin, Abtahi, Hinojosa, Bagley,  
Lavallaisaa, Tarpley, Shellene, Bernbaum,  
Wolfish, Schwartz, Alcantar

Against: 0  
Absent: 1 - Rodgers  
Vacancy: 1 - District 14

**Notices:** Area: 300 Mailed: 64  
**Replies:** For: 9 Against: 1

**Speakers:** None

3. Z112-152(WE)

Planner: Warren Ellis

**Motion:** In considering an application for a Specific Use Permit for the sale of alcoholic beverages in conjunction with a general merchandise store greater than 3,500 square feet on property within Subdistrict 2B of Planned Development District No. 714, the West Commerce Street/Ft. Worth Avenue Special Purpose District with a D-1 Liquor Control Overlay on the west side of Sylvan Avenue, north of Dallas Ft. Worth Turnpike (I-30), it was moved to **hold** this case under advisement until April 5, 2012.

Maker: Tarpley  
Second: Davis  
Result: Carried: 13 to 0

For: 13 - Davis, Wally, Anglin, Abtahi, Hinojosa, Bagley,  
Lavallaisaa, Tarpley, Shellene, Bernbaum,  
Wolfish, Schwartz, Alcantar

Against: 0  
Absent: 1 - Rodgers  
Vacancy: 1 - District 14

**Notices:** Area: 300 Mailed: 9  
**Replies:** For: 0 Against: 0

**Speakers:** None

4. **Z112-128(JH)**

Planner: Jennifer Hiromoto

**Motion:** It was moved to recommend **approval** of a CR Community Retail District on a portion of property zoned an R-5(A) Single Family District and **approval** of a Specific Use Permit for a commercial amusement (inside) use for a dance hall for a two-year period, subject to a site plan and conditions on property zoned a CR Community Retail District and an R-5(A) Single Family District on the northwest corner of Singleton Boulevard and Peoria Avenue.

Maker: Tarpley  
Second: Davis  
Result: Carried: 13 to 0

For: 13 - Davis, Wally, Anglin, Abtahi, Hinojosa, Bagley,  
Lavallaisaa, Tarpley, Shellene, Bernbaum,  
Wolfish, Schwartz, Alcantar

Against: 0  
Absent: 1 - Rodgers  
Vacancy: 1 - District 14

**Notices:** Area: 300 Mailed: 25  
**Replies:** For: 1 Against: 0

**Speakers:** None

5. **Z112-170(JH)**

Planner: Jennifer Hiromoto

**Motion:** It was moved to recommend **approval** of the renewal of Specific Use Permit No. 1659 for an alcoholic beverage establishment use for a bar, lounge, or tavern and a commercial amusement inside for a Class A dance hall for a two-year period, subject to conditions within Planned Development District No. 619 for mixed uses, on the south side of Main Street, west of South Ervay Street.

Maker: Tarpley  
Second: Davis  
Result: Carried: 13 to 0

For: 13 - Davis, Wally, Anglin, Abtahi, Hinojosa, Bagley,  
Lavallaisaa, Tarpley, Shellene, Bernbaum,  
Wolfish, Schwartz, Alcantar

Against: 0  
Absent: 1 - Rodgers  
Vacancy: 1 - District 14

**Notices:** Area: 200 Mailed: 23  
**Replies:** For: 1 Against: 0

**Speakers:** None

Zoning Cases – Under Advisement

6. Z112-124(JH)

Planner: Jennifer Hiromoto

**Motion II:** In considering an application to amend and expand Specific Use Permit No. 1526 for a Private school on property zoned an R-7.5(A) Single Family District on the southwest corner of Abrams Road and Kenwood Avenue, it was moved to **hold** this case under advisement until April 5, 2012.

Maker: Tarpley  
Second: Shellene  
Result: Carried: 13 to 0

For: 13 - Davis, Wally, Anglin, Abtahi, Hinojosa, Bagley,  
Lavallaisaa, Tarpley, Shellene, Bernbaum,  
Wolfish, Schwartz\*, Alcantar

Against: 0  
Absent: 1 - Rodgers  
Vacancy: 1 - District 14

\* out of the room, shown voting in favor

**Notices:** Area: 400 Mailed: 193  
**Replies:** For: 23 Against: 8

**Speakers:** For (Did not speak): Rob Baldwin, 6035 Vanderbilt Ave., Dallas, TX, 75206  
Against: None



Zoning Cases – Individual

7. Z112-117(JH)

Planner: Jennifer Hiromoto

**Motion:** It was moved to recommend **approval** of an amendment to and expansion of Planned Development District No. 811, subject to a conceptual plan, street sections, conceptual open space plan, conceptual topography plan and revised staff conditions with the following changes: 1) Sec. 51P-811.112 (d)(1)(C)(i) to read, “For the lower one-third of the stories of a building, or two stories, whichever is greater, a portion of the street-facing facade equal to a minimum of 80 percent of the lot frontage (excluding the area for visibility triangles) must be located between the minimum and maximum front yard setback. Non-parking amenities such as patios, gardens, and courtyards, defined by a minimum four-foot garden wall located between the minimum and maximum front yard setback, may be counted for up to 30% of the street-facing facade requirement of this section. The remainder of the street-facing facade must comply only with the minimum front yard setback. This requirement does not apply to a lot wholly dedicated as open space.” 2) Sec. 51P811.118(b)(4) [Curbs and Grates] insert, “A tree grate in compliance with Article 302.3 of the Texas Accessibility Standards is not considered a sidewalk obstruction.” on property zoned Planned Development District No. 811, an IR Industrial Research District, an R-7.5(A) Single Family District, and a RR Regional Retail District on property generally bounded by Interstate 30, Westmoreland Road, Ft. Worth Avenue and Pinnacle Park Boulevard.

Maker: Anglin  
Second: Tarpley  
Result: Carried: 13 to 0

For: 13 - Davis, Wally, Anglin, Abtahi, Hinojosa, Bagley, Lavallaisaa, Tarpley, Shellene, Bernbaum, Wolfish, Schwartz, Alcantar

Against: 0  
Absent: 1 - Rodgers  
Vacancy: 1 - District 14

**Notices:** Area: 500 Mailed: 103  
**Replies:** For: 3 Against: 0

**Speakers:** For: Larry Good, Address not given  
Against: None

8. Z112-157(OTH)

Planner: Olga Torres Holyoak

**Motion II:** In considering an application to amend and renew Specific Use Permit No. 1609 for a potentially incompatible industrial (outside) use limited to concrete and asphalt crushing, on property zoned an IM Industrial Manufacturing District on the west side of Spangler Road, north of Manana Drive, it was moved to **hold** this case under advisement until April 5, 2012.

Maker: Hinojosa  
Second: Bernbaum  
Result: Carried: 13 to 0

For: 13 - Davis, Wally, Anglin, Abtahi, Hinojosa, Bagley,  
Lavallaisaa, Tarpley, Shellene, Bernbaum,  
Wolfish, Schwartz, Alcantar

Against: 0  
Absent: 1 - Rodgers  
Vacancy: 1 - District 14

**Notices:** Area: 400 Mailed: 16  
**Replies:** For: 1 Against: 0

**Speakers:** For: None  
Against: Scott Helsley, 10730 Spangler Rd., Dallas, TX, 75220

9. Z112-121(RB)

Planner: Richard Brown

**Motion:** It was moved to recommend **denial** of a Specific Use Permit for an Open-enrollment charter school on property zoned an R-10(A) Single Family District, on the southeast corner of Kiest Boulevard and Rio Grande Avenue.

Maker: Anglin  
Second: Schwartz  
Result: Carried: 13 to 0

For: 13 - Davis, Wally, Anglin, Abtahi, Hinojosa, Bagley,  
Lavallaisaa, Tarpley, Shellene, Bernbaum,  
Wolfish, Schwartz, Alcantar

Against: 0  
Absent: 1 - Rodgers  
Vacancy: 1 - District 14

**Notices:** Area: 400 Mailed: 59  
**Replies:** For: 2 Against: 21

**Speakers:** For: Lorraine Mantei, 908 Place Louie, DeSoto, TX, 75115  
Isabel Rodriguez, 4007 Kiest Valley Pkwy., Dallas, TX, 75233  
Maria Isabel Prado, 3975 Kiest Valley Pkwy., Dallas, TX, 75233  
Juanita Gervacio, 3027 S. Edgefield Ave., Dallas, TX, 75224  
Richard Tuck, 908 Place Louie, DeSoto, TX, 75115

For (Did not speak): Alma Garcia, 811 Kelso Dr., Dallas, TX, 75211  
Llanes Maria Rita, 5229 Abuelo Ct., Dallas, TX, 75211  
Rosa Herrera, 2608 Western Park Dr., Dallas, TX, 75211  
Olivia Herrera, 2802 Nicholson Dr., Dallas, TX, 75224  
Blanca Rico, 2834 S. Montreal Ave., Dallas, TX, 75224  
Dora Mendez, 736 Emberwood Dr., Dallas, TX, 75232  
Socorro Salas, 211 E. Davis St., Dallas, TX, 75203  
Helen Torres, 2127 Alabama Ave., Dallas, TX, 75216  
Gloria Torres, 3410 Keyridge Dr., Dallas, TX, 75241  
Sorayda Grimaldo, 3341 Thibet St., Dallas, TX, 75211  
Fatima Vargas, 415 Marshall Dell Ave., Dallas, TX, 75211  
Jessica Villa, 3602 Meredith Ave., Dallas, TX, 75211  
Rocio Rangel, 3217 Michigan St., Dallas, TX, 75216  
Betsy Juarez, 1201 S. Ewing Ave., Dallas, TX, 75216  
Catalina Lechuga, 2819 Grafton Ave., Dallas, TX, 75211  
Nancy Castellanos, 812 Brooks Ave., Dallas, TX, 75208  
Victoria Bautista, 231 W. Woodin Blvd., Dallas, TX, 75224  
Leticia Rojas, 3014 June Dr., Dallas, TX, 75211  
Esteban Zepeda, 1443 Stella Ave., Dallas, TX, 75216  
Enrique Chavez, 2456 Jim St., Dallas, TX, 75212  
Melissa De Alva, 3611 Glenhaven, Dallas, TX, 75211  
Bernarda Robles, 1326 Galloway Ave., Dallas, TX, 75216  
Eliza Martinez, 1326 Galloway Ave., Dallas, TX, 75216  
Veronica Landa, 2954 Grayson Dr., Dallas, TX, 75224  
Miguel Avila, 2643 Searcy Dr., Dallas, TX, 75211  
Rosa Avila, 2643 Searcy Dr., Dallas, TX, 75211  
Hilda Rodriguez, 5015 El Sol St., Dallas, TX, 75236  
Angela Weldon, 2754 W. Clarendon Dr., Dallas, TX, 75211  
Seth Weldon, 2754 W. Clarendon Dr., Dallas, TX, 75211  
Katherine Lopez, 648 W. Neely St., Dallas, TX, 75208  
Griselda Aquirre, 1506 Legendary Ct., Grand Prairie, TX, 75050  
Rosario Aguilar, 818 Buckalew St., Dallas, TX, 75208  
Marquetta Murphy, 2908 Grafton Ave., Dallas, TX, 75211  
Elaine Smith, 313 N. Oak Cliff Blvd., Dallas, TX, 75208  
Rosario Torres, 319 N. Denver St., Dallas, TX, 75203  
Rodolfo Flores, 3454 Palacios Ave., Dallas, TX, 75212  
Andrea Torres, 231 W. Woodin Blvd., Dallas, TX, 75224  
Jorge Salcedo, 1533 Monte Carlo St., Dallas, TX, 75224  
Patricia Flores, 7759 Buford Dr., Dallas, TX, 75241  
Rosa Bustamante, 4525 Sylvester St., Dallas, TX, 75219  
Juana Rodriguez, 202 Beckleywood Blvd., Dallas, TX, 75224  
Jessica Gomez, 1914 Tarrant Pl., Dallas, TX, 75208  
Juana Zepeda, 1443 Stella Ave., Dallas, TX, 75216

Maria Valadez, 1201 S. Ewing Ave., Dallas, TX, 75216  
Maria Reyesdiaz, 9012 Beckleycrest Ave., Dallas, TX, 75232  
Maria Escobedo, 1515 Kingsley Dr., Dallas, TX, 75216  
Against: LaTeya Riley, 3222 Cedarcroft Ln., Dallas, TX, 75233  
Doug Sharp, 3327 Kiest Forest Ct., Dallas, TX, 75233  
Mark Wilson, 3331 Kiest Forest Ct., Dallas, TX, 75233  
Jay Hengst, 3726 Kiestcrest Dr., Dallas, TX, 75233  
Speaker name and address not given  
Charletta Compton, 3709 Pomeroy Dr., Dallas, TX, 75233  
Against (Did not speak): George Gragsone, 3425 Kiest Forest Dr., Dallas, TX, 75233  
John Lowery, 337 Kiest Forest Dr., Dallas, TX, 75233  
Helen Harts, 4030 Oak Arbor Dr., Dallas, TX, 75233  
Antonio Duron, 3555 Rio Grande Cr., Dallas, TX, 75233  
Mary Duron, 3555 Rio Grande Cr., Dallas, TX, 75233

10. Z112-160(WE)

Planner: Warren Ellis

**Motion:** It was moved to recommend **approval** for the creation of a new Subdistrict within Planned Development District No. 784, the Trinity River Corridor Special Purpose District and **approval** of a Specific Use Permit for a restaurant with drive-in or drive through service for a three-year period, subject to a site plan and conditions on the south corner of South R.L. Thornton Freeway (35E) and South Riverfront Boulevard.

Maker: Wally  
Second: Schwartz  
Result: Carried: 13 to 0

For: 13 - Davis, Wally, Anglin, Abtahi, Hinojosa, Bagley,  
Lavallaisaa, Tarpley, Shellene, Bernbaum,  
Wolfish, Schwartz, Alcantar

Against: 0  
Absent: 1 - Rodgers  
Vacancy: 1 - District 14

**Notices:** Area: 500 Mailed: 12  
**Replies:** For: 2 Against: 1

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

11. Z112-164(WE)

Planner: Warren Ellis

**Motion II:** In considering an application for the creation of a new Subdistrict within Subdistrict A of Planned Development District No. 281, the Lakewood Special Purpose District, on the northeast line of Paulus Avenue, west of Abrams Road, it was moved to **hold** this case under advisement until April 19, 2012.

Maker: Tarpley  
Second: Hinojosa  
Result: Carried: 13 to 0

For: 13 - Davis, Wally, Anglin, Abtahi, Hinojosa, Bagley,  
Lavallaisaa, Tarpley, Shellene, Bernbaum,  
Wolfish, Schwartz, Alcantar

Against: 0  
Absent: 1 - Rodgers  
Vacancy: 1 - District 14

**Notices:** Area: 500 Mailed: 48  
**Replies:** For: 0 Against: 22

**Speakers:** For: Trey Hart, 8525 Ferndale Rd., Dallas, TX, 75238  
Against: None

12. Z112-177(WE)

Planner: Warren Ellis

**Motion:** It was moved to recommend **approval** of a new Subdistrict within Planned Development District No. 619 for mixed uses and **approval** of a Specific Use Permit for an alternate financial establishment for a three-year period, subject to a site plan and conditions on the south side of Elm Street, west of South Ervay Street.

Maker: Shellene  
Second: Tarpley  
Result: Carried: 13 to 0

For: 13 - Davis, Wally, Anglin, Abtahi, Hinojosa, Bagley,  
Lavallaisaa, Tarpley, Shellene, Bernbaum,  
Wolfish, Schwartz, Alcantar

Against: 0  
Absent: 1 - Rodgers  
Vacancy: 1 - District 14

**Notices:** Area: 500 Mailed: 117  
**Replies:** For: 5 Against: 1

**Speakers:** For: William Cothrum, 900 Jackson St., Dallas, TX, 75202  
Santos Martinez, 900 Jackson St., Dallas, TX, 75202  
John Crawford, 2200 Ross Ave., Dallas, TX, 75201  
Steve Shepherd, 1505 Elm St., Dallas, TX, 75201  
Against: None

**13. Z101-369(ND)**

Planner: Neva Dean

**Motion:** It was moved to recommend **approval** of a Specific Use Permit for installation of a non-premise district activity videoboard sign for a one-year period, subject to a site plan and conditions on property zoned Planned Development District No. 619, on the north side of Main Street, west of North Ervay Street.

Maker: Shellene  
Second: Tarpley  
Result: Carried: 13 to 0

For: 13 - Davis, Wally, Anglin, Abtahi, Hinojosa, Bagley,  
Lavallaisaa, Tarpley, Shellene, Bernbaum,  
Wolfish, Schwartz, Alcantar

Against: 0  
Absent: 1 - Rodgers  
Vacancy: 1 - District 14

**Notices:** Area: 200 Mailed: 20  
**Replies:** For: 3 Against: 0

**Speakers:** For: Santos Martinez, 900 Jackson St., Dallas, TX, 75202  
Against: None

**14. Z101-370(ND)**

Planner: Neva Dean

**Motion:** It was moved to recommend **approval** of a Specific Use Permit for installation of a non-premise district activity videoboard sign for a one-year period, subject to a revised site plan and conditions on property zoned Planned Development District No. 619, on the south side of Elm Street, west of North Ervay Street.

Maker: Shellene  
Second: Tarpley  
Result: Carried: 13 to 0

For: 13 - Davis, Wally, Anglin, Abtahi, Hinojosa, Bagley,  
Lavallaisaa, Tarpley, Shellene, Bernbaum,  
Wolfish, Schwartz, Alcantar

Against: 0  
Absent: 1 - Rodgers  
Vacancy: 1 - District 14

**Notices:** Area: 200 Mailed: 16  
**Replies:** For: 2 Against: 1

**Speakers:** For: Santos Martinez, 900 Jackson St., Dallas, TX, 75202  
Against: None

15. **Z101-372(ND)**

Planner: Neva Dean

**Motion:** It was moved to recommend **approval** of a Specific Use Permit for installation of a non-premise district activity videoboard sign for a six-year period, subject to a site plan, elevation plan and conditions on property zoned Planned Development District No. 619, an area bound by Pacific Avenue, St. Paul Street, Elm Street, and South Ervay Street.

Maker: Shellene  
Second: Schwartz  
Result: Carried: 13 to 0

For: 13 - Davis, Wally, Anglin, Abtahi, Hinojosa, Bagley,  
Lavallaisaa, Tarpley, Shellene, Bernbaum,  
Wolfish, Schwartz, Alcantar

Against: 0  
Absent: 1 - Rodgers  
Vacancy: 1 - District 14

**Notices:** Area: 300 Mailed: 34  
**Replies:** For: 0 Against: 0

**Speakers:** For (Did not speak): Michael Coker, 2700 Swiss Ave., Dallas, TX, 75204  
Against: None

16. **Z101-375(ND)**

Planner: Neva Dean

**Motion:** It was moved to recommend **approval** of a Specific Use Permit for installation of a non-premise district activity videoboard sign for a six-year period, subject to a revised site plan, elevation plan and conditions on property zoned Planned Development District No. 619, on the north side of Main Street, east of North Akard Street.

Maker: Shellene  
Second: Schwartz  
Result: Carried: 13 to 0

For: 13 - Davis, Wally, Anglin\*, Abtahi, Hinojosa, Bagley,  
Lavallaisaa, Tarpley, Shellene, Bernbaum,  
Wolfish, Schwartz, Alcantar

Against: 0  
Absent: 1 - Rodgers  
Vacancy: 1 - District 14

\* out of the room, shown voting in favor

**Notices:** Area: 200 Mailed: 22  
**Replies:** For: 1 Against: 0

**Speakers:** For: Michael Coker, 2700 Swiss Ave., Dallas, TX, 75204  
Against: None

17. **Z101-381(ND)** Item was withdrawn and not be heard by CPC.

18. **Z101-382(ND)** Planner: Neva Dean

**Motion:** It was moved to recommend **approval** of a Specific Use Permit for installation of a non-premise district activity videoboard sign for a six-year period, subject to a site plan and conditions on property zoned Planned Development District No. 619, on the southeast corner of Elm Street and North Field Street.

Maker: Shellene  
Second: Tarpley  
Result: Carried: 13 to 0

For: 13 - Davis, Wally, Anglin\*, Abtahi, Hinojosa, Bagley,  
Lavallaisaa, Tarpley, Shellene, Bernbaum,  
Wolfish, Schwartz, Alcantar

Against: 0  
Absent: 1 - Rodgers  
Vacancy: 1 - District 14

\* out of the room, shown voting in favor

**Notices:** Area: 200 Mailed: 218  
**Replies:** For: 0 Against: 0



**Speakers:** For: Santos Martinez, 900 Jackson St., Dallas, TX, 75202  
Against: None

Reconsideration

19. **Z112-151(JH)**

Planner: Jennifer Hiromoto

**Motion I:** It was moved to **authorize** the suspension of the CPC Rules of Procedure to allow reconsideration of Z112-151(JH).

Maker: Shellene  
Second: Schwartz  
Result: Carried: 13 to 0

For: 13 - Davis, Wally, Anglin, Abtahi, Hinojosa, Bagley,  
Lavallaisaa, Tarpley, Shellene, Bernbaum,  
Wolfish, Schwartz, Alcantar

Against: 0  
Absent: 1 - Rodgers  
Vacancy: 1 - District 14

**Motion II:** It was moved to **authorize** the reconsideration of the action taken on February 16, 2012, which was to moved to recommend approval of an amendment to Specific Use Permit No. 1548 for an open-enrollment charter school for a five-year period with eligibility for automatic renewal for additional five-year periods, subject to a site plan, traffic management plan, and conditions on property zoned an IR Industrial Research District on the west and north side of Forestgate Drive, north of Forest Lane.

Maker: Shellene  
Second: Schwartz  
Result: Carried: 13 to 0

For: 13 - Davis, Wally, Anglin, Abtahi, Hinojosa, Bagley,  
Lavallaisaa, Tarpley, Shellene, Bernbaum,  
Wolfish, Schwartz, Alcantar

Against: 0  
Absent: 1 - Rodgers  
Vacancy: 1 - District 14

**Motion III:** It was moved to recommend **approval** of an amendment to Specific Use Permit No. 1548 for an open-enrollment charter school for a five-year period with eligibility for automatic renewal for additional five-year periods, subject to a site plan, traffic management plan, and conditions on property zoned an IR Industrial Research District on the west and north side of Forestgate Drive, north of Forest Lane.

Maker: Shellene  
Second: Hinojosa  
Result: Carried: 13 to 0

For: 13 - Davis, Wally, Anglin, Abtahi, Hinojosa, Bagley,  
Lavallaisaa, Tarpley, Shellene, Bernbaum,  
Wolfish, Schwartz, Alcantar

Against: 0  
Absent: 1 - Rodgers  
Vacancy: 1 - District 14

**Notices:** Area: 400 Mailed: 58  
**Replies:** For: 1 Against: 0

**Speakers:** For: Karl Crawley, 900 Jackson St., Dallas, TX, 75202  
Against: None

Authorization of a Hearing

**Southwest corner of Bruton Road and Masters Drive**

**Motion:** It was moved to **authorize** a public hearing to determine the proper zoning on property zoned a CR-D-1 Community Retail District with a D-1 Liquor Control Overlay and Specific Use Permit No. 1940 for the sale of alcoholic beverages in conjunction with a general merchandise or food store less than 3,500 square feet with consideration given to providing for automatic renewals for Specific Use Permit No. 1940 on the southwest corner of Bruton Road and Masters Drive.

Maker: Lavallaisaa  
Second: Bagley  
Result: Carried: 13 to 0

For: 13 - Davis, Wally, Anglin, Abtahi, Hinojosa, Bagley,  
Lavallaisaa, Tarpley, Shellene, Bernbaum,  
Wolfish, Schwartz, Alcantar

Against: 0  
Absent: 1 - Rodgers  
Vacancy: 1 - District 14

**Speakers:** For: Jim Scott, 1601 Elm St., Dallas, TX, 75201  
Against: None

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Other Matters

Minutes

**Motion:** It was moved to **approve** the minutes of the March 1, 2012, City Plan Commission meeting, subject to corrections.

Maker: Anglin  
Second: Shellene  
Result: Carried: 13 to 0

For: 13 - Davis, Wally, Anglin, Abtahi, Hinojosa, Bagley,  
Lavallaisaa, Tarpley, Shellene, Bernbaum,  
Wolfish, Schwartz, Alcantar

Against: 0  
Absent: 1 - Rodgers  
Vacancy: 1 - District 14

Adjournment

**Motion:** It was moved to **adjourn** the March 22, 2012, City Plan Commission meeting at 5:58 p.m.

Maker: Hinojosa  
Second: Bernbaum  
Result: Carried: 13 to 0

For: 13 - Davis, Wally, Anglin, Abtahi, Hinojosa, Bagley,  
Lavallaisaa, Tarpley, Shellene, Bernbaum,  
Wolfish, Schwartz, Alcantar

Against: 0  
Absent: 1 - Rodgers  
Vacancy: 1 - District 14

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Joe Alcantar, Chair