

PLAN COMMISSION MINUTES

The City Plan Commission held a regular Zoning Hearing on June 2, 2011 with the briefing starting at 11:05 a.m. in Room 6ES and the public hearing at 1:31 p.m. in the City Council Chambers of City Hall. Presiding were Joe Alcantar, Chair and Michael Davis, Vice Chair. The following Commissioners were present during the hearing: R, Davis, Liz Wally, Mike Anglin, Emma Rodgers, Ann Bagley, Myrtl Lavallaisaa, Gloria Tarpley, 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: Bill Peterson. There is one vacancy - District 6.

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.

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.

Residential Replats

(1) S101-098

Motion: It was moved to **approve** an application to create a 0.5624 acre lot from a tract of land in City Block A/5797 on property at 9819 Harry Hines Boulevard, subject to compliance with the conditions listed in the docket.

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

For: 13 - R. Davis, Wally, Anglin, M. Davis, Rodgers, Bagley, Lavallaisaa, Tarpley, Shellene, Bernbaum, Wolfish, Schwartz, Alcantar

Against: 0
Absent: 1 - Peterson
Vacancy: 1 - District 6

Speakers: None

(2) **S101-099**

Motion: It was moved to **approve** an application to create one 5.1313 acre lot and one 6.4239 acre lot from an 11.52 acre tract of land containing Lots 1 and 2 in City Block D/5547 on 9400 N. Central Expressway north of Park Lane, subject to compliance with the conditions listed in the docket.

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

For: 13 - R. Davis, Wally, Anglin, M. Davis, Rodgers,
Bagley, Lavallaisaa, Tarpley, Shellene,
Bernbaum, Wolfish, Schwartz, Alcantar

Against: 0
Absent: 1 - Peterson
Vacancy: 1 - District 6

Speakers: None

(3) **S101-100**

Motion: It was moved to **approve** an application to replat a 0.367 acre tract of land containing all of Lots 9 and 10 in City Block 3/1567 to create an 8 lot shared access development with lots ranging in size from 1,638 sq. ft. to 2,834 sq. ft. in size on property located at 3923 and 3931 Holland Avenue, subject to compliance with the conditions listed in the docket.

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

For: 13 - R. Davis, Wally, Anglin, M. Davis, Rodgers,
Bagley, Lavallaisaa, Tarpley, Shellene,
Bernbaum, Wolfish, Schwartz, Alcantar

Against: 0
Absent: 1 - Peterson
Vacancy: 1 - District 6

Speakers: None

(4) **S101-102**

Motion: It was moved to **approve** an application to replat a 0.368 acre tract of land containing all of Lots 15 and 16 in City Block D/1056 to create an 8 lot shared access development with lots ranging in size from 1,638 sq. ft. to 2,849 sq. ft. in size on property located at 4019 Bowser Avenue, subject to compliance with the conditions listed in the docket.

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

For: 13 - R. Davis, Wally, Anglin, M. Davis, Rodgers,
Bagley, Lavallaisaa, Tarpley, Shellene,
Bernbaum, Wolfish, Schwartz, Alcantar

Against: 0
Absent: 1 - Peterson
Vacancy: 1 - District 6

Speakers: None

(5) **S101-103**

Motion: It was moved to **approve** an application to replat a 14.4627 acre tract of land in City Block A/8735 into one 4.7909 acre lot, one 5.0813 acre lot and one 4.5905 acre lot at 17787 and 17811 Waterview Parkway between Campbell Road and Synergy Park Boulevard, subject to compliance with the conditions listed in the docket.

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

For: 13 - R. Davis, Wally, Anglin, M. Davis, Rodgers,
Bagley, Lavallaisaa, Tarpley, Shellene,
Bernbaum, Wolfish, Schwartz, Alcantar

Against: 0
Absent: 1 - Peterson
Vacancy: 1 - District 6

Speakers: None

(6) **S101-104**

Motion: It was moved to **approve** an application to replat a 0.5427 acre tract of land containing all of Lots 1 and 2 and part of Lot 3 in City Block 2/1336 to create a 12 lot shared access development with lots ranging in size from 1,335 square feet to 2,388 square feet on 2803 thru 2811 Shelby Avenue and 3910 Congress Avenue, subject to compliance with the conditions listed in the docket.

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

For: 13 - R. Davis, Wally, Anglin, M. Davis, Rodgers,
Bagley, Lavallaisaa, Tarpley, Shellene,
Bernbaum, Wolfish, Schwartz, Alcantar

Against: 0
Absent: 1 - Peterson
Vacancy: 1 - District 6

Speakers: None

Individual Item

(7) **S101-101**

Motion: It was moved to **approve** an application to replat a 25.746 acre tract of land containing part of City Block 8742 of the Rosemeade Addition and part of Blocks 8742 and 8748 on property fronting on Timberglen Road west of Midway Road, subject to compliance with the conditions listed in the docket.

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

For: 13 - R. Davis, Wally, Anglin, M. Davis, Rodgers,
Bagley, Lavallaisaa, Tarpley, Shellene,
Bernbaum, Wolfish, Schwartz, Alcantar

Against: 0
Absent: 1 - Peterson
Vacancy: 1 - District 6

Speakers: None

(8) **S078-212R**

Motion: It was moved to **approve** an application to remove the existing 30 foot platted building lines on Sandhurst Lane, Jason Drive, and University Boulevard, also to remove the existing 25 foot platted building line on Amesbury Drive on property bounded by Amesbury Drive, Sandhurst Lane, Jason Drive and University Boulevard, subject to compliance with the conditions listed in the docket.

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

For: 13 - R. Davis, Wally, Anglin, M. Davis, Rodgers,
Bagley, Lavallaisaa, Tarpley, Shellene,
Bernbaum, Wolfish, Schwartz, Alcantar

Against: 0
Absent: 1 - Peterson
Vacancy: 1 - District 6

Plat Motion: It was moved to **approve** an application to replat all of Block 2/5406 and all of Lots 1 and 2 in City Block 7/5406 to create one 9.675 acre lot on Sandhurst Lane, Jason Drive, and University Boulevard on property bounded by Amesbury Drive, Sandhurst Lane, Jason Drive and University Boulevard, subject to compliance with the conditions listed in the docket.

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

For: 13 - R. Davis, Wally, Anglin, M. Davis, Rodgers,
Bagley, Lavallaisaa, Tarpley, Shellene,
Bernbaum, Wolfish, Schwartz, Alcantar

Against: 0
Absent: 1 - Peterson
Vacancy: 1 - District 6

Speakers: None

Miscellaneous Docket

W101-005

Planner: Neva Dean

Motion: It was moved to **approve** a wavier of the two-year waiting period in order to submit an application for an amendment to Specific Use Permit No. 1824 on the west line of South R.L. Thornton Frontage Road, south of West Kiest Boulevard.

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

For: 13 - R. Davis, Wally, Anglin, M. Davis, Rodgers,
Bagley, Lavallaisaa, Tarpley, Shellene,
Bernbaum, Wolfish, Schwartz, Alcantar

Against: 0
Absent: 1 - Peterson
Vacancy: 1 - District 6

Speakers: For: Dean McGuire, 3415 S. R. L. Thornton Frwy, Dallas, TX, 75224
Against: None

M101-018

Planner: Richard Brown

Motion: It was moved to **approve** a minor amendment to the development plan and landscape plan within the Subarea A portion of Planned Development Subdistrict No. 74 for certain GR Subdistrict Uses within Planned Development District No. 193, the Oak Lawn Special Purpose District, on the west corner of McKinnon Street and Cedar Springs Road.

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

For: 13 - R. Davis*, Wally, Anglin, M. Davis, Rodgers,
Bagley, Lavallaisaa, Tarpley, Shellene,
Bernbaum, Wolfish, Schwartz, Alcantar

Against: 0
Absent: 1 - Peterson
Vacancy: 1 - District 6

*out of the room, shown voting in favor

Speakers: None

M101-023

Planner: Richard Brown

Motion: It was moved to **approve** a minor amendment to the development plan within Planned Development District No. 845 for a Convalescent or nursing homes, hospice care, and related institutions use on the northeast line of Bonnie View Road, north of Illinois Avenue.

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

For: 13 - R. Davis*, Wally, Anglin, M. Davis, Rodgers, Bagley, Lavallaisaa, Tarpley, Shellene, Bernbaum, Wolfish, Schwartz, Alcantar

Against: 0
Absent: 1 - Peterson
Vacancy: 1 - District 6

*out of the room, shown voting in favor

Speakers: None

M101-020

Planner: Richard Brown

Motion: It was moved to **approve** a minor amendment to the development plan and landscape plan for Planned Development District No. 440 for a Public school and certain mixed uses, on property generally at the southeast line of Grand Avenue, southwest of La Vista Drive.

Maker: Wally
Second: Lavallaisaa
Result: Carried: 12 to 0

For: 12 - R. Davis, Wally, Anglin, Rodgers, Bagley, Lavallaisaa, Tarpley, Shellene, Bernbaum, Wolfish, Schwartz, Alcantar

Against: 0
Absent: 1 - Peterson
Vacancy: 1 - District 6
Conflict: 1 - M. Davis

Speakers: None

M101-021

Planner: Richard Brown

Motion: It was moved to **approve** a minor amendment to the development plan for Planned Development District No. 512 for a Public school and R-1/2ac(A) Single Family District Uses, on the southeast corner of Seagoville Road and Woody Road.

Maker: Wally
Second: Lavallaisaa
Result: Carried: 12 to 0

For: 12 - R. Davis, Wally, Anglin, Rodgers, Bagley,
Lavallaisaa, Tarpley, Shellene, Bernbaum,
Wolfish, Schwartz, Alcantar

Against: 0
Absent: 1 - Peterson
Vacancy: 1 - District 6
Conflict: 1 - M. Davis

Speakers: None

Thoroughfare Plan Amendment

Lamar Street from IH-30 to Corinth Street

Motion: It was moved to recommend **approval** of a minor amendment to the City of Dallas Thoroughfare Plan to change the dimensional classification of Lamar Street from IH-30 to Corinth Street from a six lane divided roadway M-6-D(A) within 100 feet of right-of-way to a special five lane undivided roadway (SPCL-5-U) within 80 feet of right-of-way and 60 feet of pavement.

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

For: 13 - R. Davis, Wally, Anglin, M. Davis, Rodgers,
Bagley, Lavallaisaa, Tarpley, Shellene,
Bernbaum, Wolfish, Schwartz, Alcantar

Against: 0
Absent: 1 - Peterson
Vacancy: 1 - District 6

Speakers: None

Zoning Cases – Consent

1. **Z101-121(RB)**

Planner: Richard Brown

Motion: It was moved to recommend **approval** of a Specific Use Permit for an Open-enrollment Charter School for a five-year period, with eligibility for automatic renewal of additional five-year periods, subject to a site plan, traffic management plan, and conditions on property zoned an MU-3 Mixed Use District on the southeast line of Greenville Avenue, north of Forest Lane.

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

For: 13 - R. Davis, Wally, Anglin, M. Davis, Rodgers,
Bagley, Lavallaisaa, Tarpley, Shellene,
Bernbaum, Wolfish, Schwartz, Alcantar

Against: 0
Absent: 1 - Peterson
Vacancy: 1 - District 6

Notices: Area: 400 Mailed: 85
Replies: For: 0 Against: 1

Speakers: None

2. **Z101-228(MG)**

Planner: Michael Grace

Motion: It was moved to recommend **approval** of a D-1 Liquor Control Overlay and **approval** of a Specific Use Permit for the sale of alcoholic beverages in conjunction with a general merchandise or food store use greater than 3,500 square feet for a three-year period, subject to a site plan and conditions on property zoned a CR-D Community Retail District with a D Liquor Control Overlay on the southwest corner of S. Buckner Boulevard and Scyene Road.

Maker: M. Davis
Second: Rodgers
Result: Carried: 13 to 0

For: 13 - R. Davis, Wally, Anglin, M. Davis, Rodgers,
Bagley, Lavallaisaa, Tarpley, Shellene,
Bernbaum, Wolfish, Schwartz, Alcantar

Against: 0
Absent: 1 - Peterson
Vacancy: 1 - District 6

Notices: Area: 400 Mailed: 18
Replies: For: 0 Against: 2

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

3. Z101-230(MW)

Planner: Megan Wimer

Motion: It was moved to recommend **approval** of a Specific Use Permit for a child-care facility for a two-year period, subject to a site plan and revised conditions on property zoned an R-7.5(A) Single Family District on the northwest corner of Chula Vista Drive and Blossom Lane.

Maker: M. Davis
Second: Schwartz
Result: Carried: 13 to 0

For: 13 - R. Davis, Wally, Anglin, M. Davis, Rodgers,
Bagley, Lavallaisaa, Tarpley, Shellene,
Bernbaum, Wolfish, Schwartz, Alcantar

Against: 0
Absent: 1 - Peterson
Vacancy: 1 - District 6

Notices: Area: 200 Mailed: 24
Replies: For: 5 Against: 1

Speakers: For: Timothy Williams, 7479 Chula Vista Dr., Dallas, TX, 75227
Against: None

4. Z101-244(MW)

Planner: Megan Wimer

Motion: It was moved to recommend **approval** of an amendment to Specific Use Permit No. 1345, for a ten-year period with eligibility for automatic renewal for additional ten-year periods, subject to a site plan and conditions on property zoned an MF-2(A) Multifamily District on the northeast and northwest corners of Leigh Ann Drive and West Wheatland Road.

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

For: 13 - R. Davis, Wally, Anglin, M. Davis, Rodgers,
Bagley, Lavallaisaa, Tarpley, Shellene,
Bernbaum, Wolfish, Schwartz, Alcantar

Against: 0
Absent: 1 - Peterson
Vacancy: 1 - District 6

Notices: Area: 400 Mailed: 55
Replies: For: 2 Against: 0

Speakers: None

5. Z101-231(WE)

Planner: Warren Ellis

Motion: It was moved to recommend **approval** of a D-1 Liquor Control Overlay and **approval** of a Specific Use Permit for the sale of alcoholic beverages in conjunction with a general merchandise or food store less than 3,500 square feet for a two-year time period with eligibility for automatic renewals for additional five-year periods, subject to a revised site plan and conditions on property zoned a CR-D Community Retail District with a D Liquor Control Overlay on the northwest corner of W. Northwest Highway and Midway Road.

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

For: 13 - R. Davis, Wally, Anglin, M. Davis, Rodgers,
Bagley, Lavallaisaa, Tarpley, Shellene,
Bernbaum, Wolfish, Schwartz, Alcantar

Against: 0
Absent: 1 - Peterson
Vacancy: 1 - District 6

Notices: Area: 200 Mailed: 12
Replies: For: 0 Against: 0

Speakers: None

6. Z101-176(WE)

Planner: Warren Ellis

Motion: It was moved to recommend **approval** of a D-1 Liquor Control Overlay and **approval** of a Specific Use Permit for the sale of alcoholic beverages in conjunction with a general merchandise or food store less than 3,500 square feet for a two-year time period with eligibility for automatic renewals for additional five-year periods, subject to a site plan and conditions on property within Subarea 2 in Planned Development District No. 366 with a D Liquor Control Overlay on the west side of S. Buckner Road (Loop 12), south of West Hodges Road.

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

For: 13 - R. Davis, Wally, Anglin, M. Davis, Rodgers,
Bagley, Lavallaisaa, Tarpley, Shellene,
Bernbaum, Wolfish, Schwartz, Alcantar

Against: 0
Absent: 1 - Peterson
Vacancy: 1 - District 6

Notices: Area: 200 Mailed: 11
Replies: For: 6 Against: 0

Speakers: None

7. Z101-226(WE)

Planner: Warren Ellis

Motion: It was moved to recommend **approval** of a Specific Use Permit for the sale of alcoholic beverages in conjunction with a general merchandise or food store less than 3,500 square feet for a two-year time period with eligibility for automatic renewals for additional five-year periods, subject to a site plan and conditions on property zoned a CR-D-1 Community Retail District with a D-1 Liquor Control Overlay on the south line of Bruton Road, between Lewiston Avenue and North Masters Drive.

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

For: 13 - R. Davis, Wally, Anglin, M. Davis, Rodgers,
Bagley, Lavallaisaa, Tarpley, Shellene,
Bernbaum, Wolfish, Schwartz, Alcantar

Against: 0
Absent: 1 - Peterson
Vacancy: 1 - District 6

Notices: Area: 300 Mailed: 45
Replies: For: 0 Against: 1

Speakers: None

8. Z101-242(JH)

Planner: Jennifer Hiromoto

Motion: It was moved to recommend **approval** of a Specific Use Permit for a bar, lounge or tavern for a two-year period, subject to a site plan and conditions on property zoned Planned Development District No. 269 on the south side of Elm Street, east of Good Latimer Expressway.

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

For: 13 - R. Davis, Wally, Anglin, M. Davis, Rodgers,
Bagley, Lavallaisaa, Tarpley, Shellene,
Bernbaum, Wolfish, Schwartz, Alcantar

Against: 0
Absent: 1 - Peterson
Vacancy: 1 - District 6

Notices: Area: 200 Mailed: 23
Replies: For: 3 Against: 1

Speakers: None

Zoning Cases – Under Advisement

9. Z101-197(JH)

Planner: Jennifer Hiromoto

Motion: It was moved to recommend **approval** of a D-1 Liquor Control Overlay and **approval** of a Specific Use Permit for the sale of alcoholic beverages in conjunction with a general merchandise or food store use 3,500 square feet or less for a two-year period, subject to a site plan and conditions on property zoned CR Community Retail District with a D Liquor Control Overlay at the northeast corner of W. Illinois Avenue and Toluca Avenue.

Maker: M. Davis
Second: Wally
Result: Carried: 13 to 0

For: 13 - R. Davis, Wally, Anglin, M. Davis, Rodgers,
Bagley, Lavallaisaa, Tarpley, Shellene,
Bernbaum, Wolfish, Schwartz, Alcantar

Against: 0
Absent: 1 - Peterson
Vacancy: 1 - District 6

Notices: Area: 200 Mailed: 36
Replies: For: 0 Against: 2

Speakers: For: Arlene Whitaker, 1100 NE Loop 410, San Antonio, TX, 78209
Against: None

10. **Z101-212(WE)**

Planner: Warren Ellis

Motion: It was moved to recommend **approval** a Specific Use Permit for the sale of alcoholic beverages in conjunction with a general merchandise or food store less than 3,500 square feet for a two-year time period, subject to a revised site plan and conditions on property zoned a CR-D-1 Community Retail District with a D-1 Liquor Control Overlay on the west line of N. Jim Miller Road, north side of Lake June Road.

Maker: M. Davis

Second: Wally

Result: Carried: 13 to 0

For: 13 - R. Davis, Wally, Anglin, M. Davis, Rodgers, Bagley, Lavallaisaa, Tarpley, Shellene, Bernbaum, Wolfish, Schwartz, Alcantar

Against: 0

Absent: 1 - Peterson

Vacancy: 1 - District 6

Notices: Area: 200 Mailed: 7
Replies: For: 1 Against: 1

Speakers: None

Zoning Cases – Individual

11. **Z090-215(WE)**

Planner: Warren Ellis

Motion: In considering an application for a Planned Development District for mixed uses on property zoned an MF-1(A) Multifamily Subdistrict within Planned Development District No. 595, the South Dallas/Fair Park Special Purpose District on the west side of Bexar Street, south of Municipal Street, it was moved to **hold** this case under advisement until July 7, 2011 and instruct staff to re-notify for the termination of Specific Use Permit No. 1198.

Maker: M. Davis

Second: Bagley

Result: Carried: 13 to 0

For: 13 - R. Davis, Wally, Anglin, M. Davis, Rodgers,
Bagley, Lavallaisaa, Tarpley, Shellene,
Bernbaum, Wolfish, Schwartz, Alcantar

Against: 0
Absent: 1 - Peterson
Vacancy: 1 - District 6

Notices: Area: 500 Mailed: 122
Replies: For: 3 Against: 0

Speakers: For: Michael Coker, 2700 Swiss Ave., Dallas, TX, 75204
Timothy Lott, 3939 N. Hampton Rd., Dallas, TX, 75212
Against: None

12. Z101-203(MG)

Planner: Michael Grace

Motion: In considering an application for a Planned Development District for mixed uses on property zoned a CR Community Retail District and an R-7.5(A) Single Family District on the northwest corner of S. Lancaster Road and Atlas Drive, it was moved to **hold** this case under advisement until June 16, 2011.

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

For: 13 - R. Davis, Wally, Anglin, M. Davis, Rodgers,
Bagley, Lavallaisaa, Tarpley, Shellene,
Bernbaum, Wolfish, Schwartz, Alcantar

Against: 0
Absent: 1 - Peterson
Vacancy: 1 - District 6

Notices: Area: 500 Mailed: 100
Replies: For: 6 Against: 0

Speakers: None

13. Z101-165(JH)

Planner: Jennifer Hiromoto

Motion: In considering an application for an amendment to Planned Development District No. 331, expand Planned Development District No. 331 on property zoned an RS-MU Regional Service Mixed Use Subdistrict within Planned Development District No. 595, the South Dallas Fair Park Special Purpose District, and terminate Specific Use Permit No. 1084 for a Metal salvage facility, an Outside salvage or reclamation use, and an Industrial (inside) potentially incompatible use limited to an aluminum sweat furnace on a portion of the expansion area on the southwest side of S. Lamar Street generally between Pine Street and Hatcher Street with consideration for a Specific Use Permit for metal salvage facility, outside salvage or reclamation, outside storage, recycle buy-back center for the collection of household metals, industrial metals, and recyclable materials, and commercial motor vehicle parking uses, it was moved to close the public hearing and **hold** this case under advisement until June 16, 2011.

Maker: Bagley
Second: Wolfish
Result: Carried: 11 to 0

For: 11 - Wally, Anglin, M. Davis, Rodgers, Bagley,
Lavallaisaa, Tarpley, Bernbaum, Wolfish,
Schwartz, Alcantar

Against: 0
Absent: 2 - R. Davis, Peterson
Vacancy: 1 - District 6
Conflict: 1 - Shellene

Notices: Area: 500 Mailed: 149
Replies: For: 8 Against: 9

Speakers: For: Robert Miklos, 1717 Main St., Dallas, TX, 75201
Teddy Hawkins, 2504 Pine St., Dallas, TX, 75215
Forest Livingston, 3634 Atlanta St., Dallas, TX,
Alvin Gray, 1623 Stoneman St., Dallas, TX, 75215
Paul Dunn, 6850 Cockrell Hill Rd., Dallas, TX, 75203
Gerald Wafer, 2215 Pine St., Dallas, TX, 75215
Daniel Booker, 1711 Essex Ave., Dallas, TX, 75203
For (Did not speak): Lindsay Goldberg, 4905 S. Lamar St., Dallas, TX. 75215
Keith Dickerson, 3100 S. Lamar St., Dallas, TX, 75215
Rogelio Canchola, 1809 Hickory St., Dallas, TX, 75215
Maria Mancera, 1809 Hickory St., Dallas, TX, 75215
Refugio Mancera, 1809 Hickory St., Dallas, TX, 75215
Jose Almanza, 1812 Hickory St., Dallas, TX, 75215
Salomon Gonzales, 1809 Hickory St., Dallas, TX, 75215
Antonio Lopez, 1809 Hickory St., Dallas, TX, 75215

Emilio Serrano, 1818 Park Ave., Dallas, TX, 75215
Mario Martinez, 1818 Park Ave., Dallas, TX, 75215
Marshall Gonzales, 1812 Hickory St., Dallas, TX, 75215
Evadalupe Rodriguez, 1739 Eugene St., Dallas, TX, 75215
Aurelis Cervantes, 4510 Spring Garden Rd., Dallas, TX, 75215
Jose Gallegos, 1506 Seegar St., Dallas, TX, 75215
Jesus Huerta Lara, 1812 Hickory St., Dallas, TX, 75215
Veronica Hernandez, 7617 Red Blvd., Dallas, TX, 75227
Aurelio Cervantes, 4510 Spring Garden Rd., Dallas, TX, 75215
Henry Jackson, 1603 Marburg St, Dallas, TX, 75215
Antonio Patino, 213 N. Denver St., Dallas, TX, 75203
Jose Maldonado, 1809 Hickory St., Dallas, TX, 75215
Norbert Hill, 10570 Stone Canyon, Dallas, TX,
Lee Levels, 1619 Grinnell St., Dallas, TX, 75216
Janie Lee, 301 1st St., Wilmer, TX, 75172
Mark Lee, 301 1st St., Wilmer, TX, 75172
Mendel Jackson, 4303 Vandervort Rd., Dallas, TX, 75216
Refugio Huerta, 1809 Hickory St., Dallas, TX, 75215
Jose Goved, 2536 Dixon Ave., Dallas, TX, 75210
Alejandro Gallegos, 1809 Hickory St., Dallas, TX, 75215
Samuel George, 2227 Greer St., Dallas, TX, 75215
Frank Rodriguez, 4438 Ashwood Dr., Mesquite, TX
Cedric Hordge, 2649 Ricell St., Dallas, TX, 75210
Andres Perez, 1416 Grinnell St., Dallas, TX, 75216
Mario Serrano, 1818 Park Ave., Dallas, TX, 75215
Refugio Vega, 7016 Sarah Lee Dr., Dallas, TX, 75217
Sixto Jonguitud, 1814 Park Rd., Dallas, TX, 75215
Frederick West, 915 Indian Creek Trl., Dallas, TX, 75214
Saul Martinez, Address not given
Alfredo Narvaes, 1809 Hickory St., Dallas, TX, 75215
Juan Gallegos, 711 N. Ewing Ave, Dallas, TX, 75203
Juan Gonzales, 711 N. Ewing Ave., Dallas, TX, 75203
Manuel Mancera, 1809 Hickory St., Dallas, TX, 75215
Roland Solis, 711 N. Ewing Ave., Dallas, TX, 75203
Armando Martinez, 1809 Hickory St., Dallas, TX, 75215
Leonel Martinez, 1720 Stoneman St., Dallas, TX, 72215
Deborah Lee, 250 N. Merrill, Duncanville, TX, 75116

Against: None

14. Z101-182(JH)

Planner: Jennifer Hiromoto

Motion: It was moved to recommend **approval** of a Planned Development District for industrial and mixed uses, subject to a development plan, traffic management plan and applicant's revised conditions on property zoned an RS-MU Regional Service-Mixed Use Subdistrict within Planned Development District No. 595, the South Dallas Fair Park Special Purpose District, and Planned Development District No. 276 on the southwest side of S. Lamar Street, generally between Hatcher Street and Herald Street.

Maker: Bagley
Second: Tarpley
Result: Carried: 11 to 0

For: 11 - Wally, Anglin, M. Davis, Rodgers, Bagley,
Lavallaisaa, Tarpley, Bernbaum, Wolfish,
Schwartz, Alcantar

Against: 0
Absent: 3 - R. Davis, Shellene, Peterson
Vacancy: 1 - District 6

Notices: Area: 500 Mailed: 77
Replies: For: 5 Against: 2

Speakers: For: Peter Kavanagh, 1620 Handley Dr., Dallas, TX, 75208
Louis Okon, 6622 Glendora Ave., Dallas, TX, 75230
Sylvia Williams, 7940 Glenway Dr., Dallas, TX, 75249
Carlton Dixon, 1509 Lenway St., Dallas, TX, 75215
For (Did not speak): Melanie Okon, 6622 Glendora Ave., Dallas, TX, 75230
Frances Okon, 2001 S. Riverfront Blvd., Dallas, TX, 75207
Against: None

Other Matters

Minutes

Motion: It was moved to **approve** the minutes of the May 19, 2011, City Plan Commission meeting, subject to corrections.

Maker: Wolfish
Second: Schwartz
Result: Carried: 11 to 0

For: 11 - Wally, Anglin, M. Davis, Rodgers, Bagley,
Lavallaisaa, Tarpley, Bernbaum, Wolfish,
Schwartz, Alcantar

Against: 0
Absent: 3 - R. Davis, Shellene, Peterson
Vacancy: 1 - District 6

Adjournment

Motion: It was moved to **adjourn** the June 2, 2011, City Plan Commission meeting at 3:58 p.m.

Maker: Rodgers
Second: Anglin
Result: Carried: 11 to 0

For: 11 - Wally, Anglin, M. Davis, Rodgers, Bagley,
Lavallaisaa, Tarpley, Bernbaum, Wolfish,
Schwartz, Alcantar

Against: 0
Absent: 3 - R. Davis, Shellene, Peterson
Vacancy: 1 - District 6

Joe Alcantar, Chair