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CITY SECRETARY  
DALLAS, TEXAS



CITY OF DALLAS

## PUBLIC HEARING POSTING

CITY PLAN COMMISSION  
HEARING

Thursday, May 19, 2016

Public Notice

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POSTED CITY SECRETARY  
DALLAS, TX

**Briefings:**

**5ES\***

**10:30 a.m.**

(The City Plan Commission may be briefed on any item on the agendas if it becomes necessary.)

**PUBLIC HEARINGS**

**Council Chambers\***

**1:30 p.m.**

**PURPOSE:** To consider the attached agendas and any other business that may come before this Commission.

**\* All meeting rooms and chambers are located in Dallas City Hall, 1500 Marilla, Dallas, Texas**

"Pursuant to Section 30.06, Penal Code (trespass by license holder with a concealed handgun), a person licensed under Subchapter H, Chapter 411, Government Code (handgun licensing law), may not enter this property with a concealed handgun."

"De acuerdo con la sección 30.06 del código penal (ingreso sin autorización de un titular de una licencia con una pistola oculta), una persona con licencia según el subcapítulo h, capítulo 411, código del gobierno (ley sobre licencias para portar pistolas), no puede ingresar a esta propiedad con una pistola oculta."

"Pursuant to Section 30.07, Penal Code (trespass by license holder with an openly carried handgun), a person licensed under Subchapter H, Chapter 411, Government Code (handgun licensing law), may not enter this property with a handgun that is carried openly."

"De acuerdo con la sección 30.07 del código penal (ingreso sin autorización de un titular de una licencia con una pistola a la vista), una persona con licencia según el subcapítulo h, capítulo 411, código del gobierno (ley sobre licencias para portar pistolas), no puede ingresar a esta propiedad con una pistola a la vista."



CITY OF DALLAS  
CITY PLAN COMMISSION  
Thursday, May 19, 2016  
AGENDA

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BRIEFINGS:	5ES	10:30 a.m.
PUBLIC HEARING:	Council Chambers	1:30 p.m.

\*The City Plan Commission may be briefed on any item on the agenda if it becomes necessary.

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David Cossum, Director  
Neva Dean, Interim Assistant Director of Current Planning

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**BRIEFINGS:**

Subdivision Docket  
Zoning Docket

**ACTION ITEMS:**

Subdivision Docket Planner: Paul Nelson

Consent Items:

- (1) **S156-171**  
(CC District 1)
- An application to replat a 0.98-acre tract of land containing all of Lot 3 and 4 in City Block A/6172, to create one lot on property located at 1020 and 1030 North Westmoreland Road, north of Fort Worth Avenue.
- Applicant/Owner: Pro Quick Lube, LLC  
Surveyor: Texas Surveyors  
Application Filed: April 20, 2016  
Zoning: PD 714 (Sub-district 5)  
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
- (2) **S156-172**  
(CC District 2)
- An application to create one lot from a 0.589-acre tract of land in City Block 3/808 on property located at Haskell Avenue, east of Ash Lane.
- Applicant/Owner: City Park A Lot, LP  
Surveyor: A&W Surveyors  
Application Filed: April 20, 2016  
Zoning: IR  
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.

- (3) **S156-173**  
(CC District 14)
- An application to replat a 0.414-acre tract of land containing all of Lots 8 and 9, and part of Lot 10 in City Block 3/2041 to create an 8 lot Shared Access Development with lots ranging in size from 1,817 square feet to 2,850 square feet on property located on Bowser Avenue at Hawthorne Avenue.  
Applicant/Owner: Bowser Residential Partners, LLC  
Surveyor: A&W Surveyors  
Application Filed: April 20, 2016  
Zoning: PD 193 (MF-2)  
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
- (4) **S156-174**  
(CC District 7)
- An application to replat a 1.623-acre tract of land containing part of Lots 6 and 7 in City Block 5/6100, into one lot on property located at 7615 and 7623 South Central Expressway / State Highway No. 310, north of Linfield Road.  
Applicant/Owner: Parimal C. Patidar  
Surveyor: Carroll Consulting Group, Inc.  
Application Filed: April 20, 2016  
Zoning: CS  
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
- (5) **S156-175**  
(CC District 14)
- An application to replat a 0.167-acre tract of land containing all of Lot 4 in City Block G/679 into a Shared Access Development with 5 lots ranging in size from 1,008 square feet to 1,173 square feet, and two common areas totaling 1,634 square feet on property located at 5512 Bryan Parkway between Greenville Avenue and Matilda Street.  
Applicant/Owner: Konark Singh  
Surveyor: Pioneer Mapping Surveying/Consulting/Geospatial  
Application Filed: April 20, 2016  
Zoning: MF-2(A)  
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
- (6) **S156-177**  
(CC District 6)
- An application to replat a portion of City Block A/7226 and portions of City Blocks 7225, 7226, and 7227 to create one 9.775-acre lot on property located on West Commerce Street, between Manila Road and Westmoreland Road.  
Applicant/Owner: Argos Ready Mix South Central Corp.  
Surveyor: Wichita Partners Surveying  
Application Filed: April 21, 2016  
Zoning: IM  
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.

- (7) **S156-178**  
(CC District 2)
- An application to create one lot from a 0.680-acre tract of land in City Block 2/648 and City Block 712 on property located on Carroll Avenue east of San Jacinto Street.  
Applicant/Owner: Carroll Avenue Investment, LLC  
Surveyor: Gonzalez and Schneeberg, Inc.  
Application Filed: April 21, 2016  
Zoning: MF-2(A)  
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
- (8) **S156-179**  
(CC District 2)
- An application to create one lot from a 1.1410-acre tract of land in City Block 10/740 on property located on Live Oak Street at Haskell Avenue, east corner.  
Applicant/Owner: 4100 Live Oak, LLC  
Surveyor: Windrose Land Service  
Application Filed: April 22, 2016  
Zoning: PD 298 (Subarea10)  
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
- (9) **S156-180**  
(CC District 14)
- An application to replat a 0.201-acre tract of land containing the remainder of Lot 3 and part of Lot 4 in City Block 1/1318 into a Shared Access Development with 5 lots ranging in size from 1,471 square feet to 2,572 square feet on property located at 3821 Bowser Avenue.  
Applicant/Owner: KCP Bowser, LLC  
Surveyor: Texas Heritage Surveying, LLC  
Application Filed: April 22, 2016  
Zoning: PD 193 (MF-2)  
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
- (10) **S156-181**  
(CC District 6)
- An application to replat a 2.039-acre tract of land containing portion of Lots 31 thru 35 and all of Lots 36 thru 39 in City Block A/8378 into one lot on property located at X Street and Tantor Road, northeast corner.  
Applicant/Owner: Rockbrook Realty  
Surveyor: Texas Heritage Surveying, LLC  
Application Filed: April 22, 2016  
Zoning: IM  
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.

- (11) **S156-182**  
(CC District 5)      An application to create one lot from a 2.896-acre tract of land in City Block 6664 on property located at 9500 Lake June Road.  
Applicant/Owner: Lake June, LLC  
Surveyor: Texas Heritage Surveying, LLC  
Application Filed: April 22, 2016  
Zoning: CR  
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
- (12) **S156-184**  
(CC District 6)      An application to create one 0.44-acre lot, one 0.63-acre lot, and one 0.88-acre lot from a 1.9568-acre tract of land in City Block B/7226 on property located at 3111 Interstate Highway 30 (Dallas-Fort Worth Turnpike)  
Applicant/Owner: Preston Interests / Clair C. Woertendyke, Sr. and Nancy J. Woertendyke  
Surveyor: Davis Land Surveying Co., Inc.  
Application Filed: April 22, 2016  
Zoning: IR, SUP 98  
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.

Residential Replats:

- (13) **S156-176**  
(CC District 9)      An application to replat a 1.143-acre tract of land containing all of Lot 7 in City Block A/2995, and a portion of abandoned DART right-of-way into one lot on property located at 7014 Fisher Road, southeast of Mockingbird Lane.  
Applicant/Owner: Darren Phillips  
Surveyor: Texas Heritage Surveying, LLC  
Application Filed: April 21, 2016  
Zoning: R-1ac(A), R-16(A)  
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
- (14) **S156-183**  
(CC District 13)      An application to replat a 0.74-acre tract of land containing part of Lot 5 in City Block 2/5515 into one 0.40-acre lot and one 0.35-acre lot on property located at 5959 Colhurst Avenue at Preston Road, northwest corner.  
Applicant/Owner: Parks Construction / Alia Eed  
Surveyor: Davis Land Surveying Co., Inc.  
Application Filed: April 22, 2016  
Zoning: R-10(A)  
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.

- (15) **S156-185**  
(CC District 13)      An application to replat a 2.424-acre tract of land containing part of Lot 8, and all of Lot 7 in City Block 2/5575 into one, 1.225-acre lot, and one, 1.199-acre lot on property located at 4831 and 4911 Shadywood Lane.  
Applicant/Owner: Caven & Sallie Groves, and Clark & Kristen Briner  
Surveyor: Dallas Mapping & Design  
Application Filed: April 29, 2016  
Zoning: R-1ac(A)  
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.

Miscellaneous Items:

- D156-011**  
Laura Evans  
(CC District 10)      An application for a development plan and landscape plan on property zoned Subarea C of Planned Development District No. 758, at the southeast corner of Skillman Street and Sedgwick Drive.  
Staff Recommendation: **Approval**  
Applicant: PC LH Land Partners, LP  
Representative: Douglas Scott, CBRE
- M156-022**  
Jennifer Muñoz  
(CC District 5)      An application for a minor amendment to the development plan for Planned Development District No. 662 on property on the northwest corner of South St. Augustine Drive and Grady Lane.  
Staff Recommendation: **Approval**  
Applicant: Dallas Independent School District  
Representative: Karl A. Crawley, Masterplan
- M156-023**  
Jennifer Muñoz  
(CC District 6)      An application for a minor amendment to the development plan for Planned Development District No. 355 on property along the south line of Stemmons Freeway, east of Market Center Boulevard.  
Staff Recommendation: **Approval**  
Applicant: Medieval Times, USA  
Representative: Candice R. Adams, Ward Architecture
- M156-024**  
Jennifer Muñoz  
(CC District 9)      An application for a minor amendment to the development plan for Planned Development District No. 311, on property on the west corner of Lawther Drive and Mockingbird Lane.  
Staff Recommendation: **Approval**  
Applicant: C.C. Young Memorial Home  
Representative: Dallas Cothrum, Masterplan

- M156-025**  
Jennifer Muñoz  
(CC District 3)
- An application for a minor amendment to the site plan for Specific Use Permit No. 1606 for a mini-warehouse use on property zoned an RR Regional Retail District on the northeast line of Walton Walker Boulevard, west of Duncanville Road.  
Staff Recommendation: **Approval**  
Applicant: Mark W. Glasmire; Extra Space Storage  
Representative: Joyce P. Stanton
- M156-027**  
Jennifer Muñoz  
(CC District 3)
- An application for a minor amendment to the site plan for Specific Use Permit No. 1450 for an open enrollment charter school use limited to PreK-3, PreK-4, and kindergarten to 8<sup>th</sup> grade classes on property zoned an R 7.5(A) Single Family District on the southwest corner of West Illinois Avenue and Chalmers Street.  
Staff Recommendation: **Approval**  
Applicant: Dr. Vincente Delgado; Golden Rule Schools, Inc.  
Representative: Johnny Pecina, Golden Rule Charter School
- M156-029**  
Jennifer Muñoz  
(CC District 12)
- An application for a minor amendment to the site for Specific Use Permit No. 2049 for a tower/antenna for cellular communication on property zoned a CR Community Retail District located south of the intersection of Marsh Lane and the President George Bush Turnpike.  
Staff Recommendation: **Approval**  
Applicant: Diamond Towers IV, LLC; March Road, LLC  
Representative: W. Bebb Francis, III, Francis Law Firm
- Miscellaneous Items – Under Advisement:
- M156-011**  
Jennifer Muñoz  
(CC District 12)
- An application for a minor amendment to the development/landscape plan for Planned Development District No. 943, at the southeast corner of Rosemeade Parkway and Lina Street.  
Staff Recommendation: **Approval**  
Applicant: MDT Caladium, LTD  
Representative: Alex W. Lilley  
U/A From: March 17, 2016, April 7, 2016 and May 5, 2016

Thoroughfare Plan Amendments:

**Pearl Expressway from Pacific Avenue to Live Oak Street**

Tanya Brooks  
(CC District 14)

An amendment to the City of Dallas Central Business District Streets and Vehicular Circulation Plan to change the operational characteristic on Pearl Expressway from Pacific Avenue to Live Oak Street from five-lanes southbound in 85-146 feet of right-of-way to two-lanes northbound and two-lanes southbound in 85 feet of right-of-way.

Staff Recommendation: **Approval** of the amendment to change the operational characteristic on Pearl Expressway from Pacific Avenue to Live Oak Street from five-lanes southbound in 85-146 feet of right-of-way to two-lanes northbound and two-lanes southbound in 85 feet of right-of-way.

CPC Transportation Committee Recommendation: **Approval**

**Gus Thomasson Road from Easton Road to Mesquite City Limits**

Tanya Brooks  
(CC District 9)

An amendment to the City of Dallas Thoroughfare Plan to change the dimensional classification of Gus Thomasson Road from Easton Road to Mesquite City Limits from an existing (EXISTING) roadway designation to a special four-lane divided (SPCL 4D) roadway within 80-85 feet of right-of-way.

Staff Recommendation: **Approval** of the amendments to the City of Dallas Thoroughfare Plan to change the dimensional classification of Gus Thomasson Road from Easton Road to Mesquite City Limits from an existing (EXISTING) roadway designation to a special four-lane divided (SPCL 4D) roadway within 80-85 feet of right-of-way.

CPC Transportation Committee Recommendation: **Approval**

Thoroughfare Plan Amendments – Under Advisement:

**Knox Street from Travis Street to McKinney Avenue**

Tanya Brooks  
(CC District 14)

An amendment to the City of Dallas Thoroughfare Plan to change the dimensional classification of Knox Street from Travis Street to McKinney Avenue from a four-lane undivided (M-4-U) roadway within 60 feet of right-of-way to a special three-lane undivided (SPCL 3U) roadway within 60 feet of right-of-way.

Staff Recommendation: **Approval** of the amendment to change the dimensional classification of Knox Street from Travis Street to McKinney Avenue from a four-lane undivided (M-4-U) roadway within 60 feet of right-of-way to a special three-lane undivided (SPCL 3U) roadway within 60 feet of right-of-way.

CPC Transportation Committee Recommendation: **Approval**

U/A From: February 4, 2016 and March 3, 2016



Zoning Cases – Consent:

1. **Z156-198(SM)**  
Sarah May  
(CC District 14)  
An application for a Planned Development District for R-7.5(A) Single Family District and public school other than an open enrollment charter school uses on property zoned an R-7.5(A) Single Family District, on property bound by East Mockingbird Lane, Delmar Avenue, Anita Street, and Matilda Street.  
Staff Recommendation: **Approval**, subject to a development plan, landscape plan, traffic management plan, and staff's recommended conditions.  
Applicant: Dallas ISD  
Representative: Karl Crawley, Masterplan
2. **Z156-225(SM)**  
Sarah May  
(CC District 10)  
An application for a Specific Use Permit for private school use on property zoned an R-7.5(A) Single Family District on the north line of McCree Road, west of Aldwick Drive.  
Staff Recommendation: **Approval** for a five-year period with eligibility for automatic renewals for additional ten-year periods, subject to a site plan, traffic management plan, and conditions.  
Applicant/Representative: Blackland Prairie Conservatory & Atelier
3. **Z156-230(SM)**  
Sarah May  
(CC District 2)  
An application for the renewal of Specific Use Permit No. 1913 for a bar, lounge, or tavern on property zoned Tract A within Planned Development District No. 269, the Deep Ellum/Near East Side District, on the south line of Elm Street, east of North Good Latimer Expressway.  
Staff Recommendation: **Approval** for a three-year period, subject to revised conditions.  
Applicant: Patrick Bridges, Anvil Pub  
Representative: Audra Buckley, Permitted Development
4. **Z112-281(OTH)**  
Olga Torres Holyoak  
(CC District 14)  
An application for a Planned Development District for MF-2(A) Multifamily District uses and a community service center, a child-care facility and office uses; and repealing Specific Use Permit No. 1494 for a community service center and a child-care facility, on property zoned an MF-2(A) Multifamily District in an area bound by Ross Avenue, Matilda Street, Hudson Street, and Hope Street.  
Staff Recommendation: **Approval**, subject to a development plan and conditions.  
Applicant: Interfaith Housing Coalition Inc.  
Representative: Buddy (Grady) Jordan/Connie Sanford

5. **Z145-233(OTH)**  
Olga Torres Holyoak  
(CC District 14)  
An application for a new subdistrict within Planned Development District No. 298, the Bryan Area Special Purpose District, on property zoned Subdistrict 5 and Subdistrict 10 within Planned Development District No. 298 the Bryan Area Special Purpose District on area bounded by Bryan Street, Texas Street, Live Oak Street, and Cantegral Street.  
Staff Recommendation: **Approval**, subject to a development plan and conditions.  
Applicant: Greystar GP II, LLC  
Representative: Jackson Walker, L.L.P/Suzan Kedron, Steve Dimitt
6. **Z156-192(OTH)**  
Olga Torres Holyoak  
(CC District 2)  
An application for the renewal of Specific Use Permit No. 1981 for a bar, lounge or tavern and a commercial amusement (inside) limited to a dance hall on property zoned Tract A within Planned Development District No. 269, the Deep Ellum/Near East Side District, on the north line of Main Street, east of Malcolm X Boulevard.  
Staff Recommendation: **Approval** for a two-year period, subject to conditions.  
Applicant: DNL Partners, LLC  
Representative: Roger Albright
7. **Z156-208(OTH)**  
Olga Torres Holyoak  
(CC District 7)  
An application for a Specific Use Permit for a commercial amusement (inside) for a dance hall on property zoned Subarea 6 with a D-1 Liquor Control Overlay within Planned Development District No. 366 on the east side of South Buckner Boulevard, south of Scyene Road.  
Staff Recommendation: **Approval** for a three-year period, subject to a site plan and conditions.  
Applicant: Teresa Hernandez
8. **Z156-213(OTH)**  
Olga Torres Holyoak  
(CC District 7)  
An application for the renewal of Specific Use Permit No. 1914 for the sale of alcoholic beverages in conjunction with a commercial amusement (inside) on property zoned an RR-D-1 Regional Retail District with D-1 Liquor Control Overlay on the southwest corner of R.L. Thornton Freeway and South Buckner Boulevard.  
Staff Recommendation: **Approval** for a three-year period with eligibility for automatic renewals for additional five-year periods, subject to conditions.  
Applicant: Garibaldi Sports Bar Private Club, Inc.  
Representative: Roger Albright

9. **Z156-214(OTH)**  
Olga Torres Holyoak  
(CC District 6)
- An application to amend Specific Use Permit No. 2153 for a child-care facility to add the use of an open-enrollment charter school on property zoned an R-5(A) Single Family District with Specific Use Permit No. 1456 for a community service center and Specific Use Permit No. 2153 on the north corner of North Winnetka Avenue and McBroom Street.  
Staff Recommendation: **Approval** for a two-year period, subject to a site plan, landscape plan and conditions.  
Applicant: Wesley-Rankin Community Center  
Representative: Michael R. Coker Company
10. **Z156-212(WE)**  
Warren Ellis  
(CC District 10)
- An application for an amendment to Tract 2 of Planned Development District No. 795, on the west line of Skillman Street, south of Church Road.  
Staff Recommendation: **Approval**, subject to a revised development plan and conditions.  
Applicant: David Weekley Homes, LLC  
Representative: Dallas Cothrum, MASTERPLAN
11. **Z156-217(WE)**  
Warren Ellis  
(CC District 14)
- An application for the renewal of Specific Use Permit No. 1889 for a late-hours establishment limited to an alcoholic beverage establishment for a bar, lounge, or tavern use on property within Planned Development District No. 842 for CR Community Retail District Uses, on the east line of Greenville Avenue, north of Prospect Avenue.  
Staff Recommendation: **Approval** for a three-year period, subject to a site plan and conditions.  
Applicant: O Dokie LLC  
Representative: Roger Albright
12. **Z156-224(WE)**  
Warren Ellis  
(CC District 14)
- An application for a Specific Use Permit for a late-hours establishment limited to a restaurant without drive-in service use on property within Planned Development District No. 842 for CR Community Retail District Uses with a MD-1 Modified Delta Overlay, on the northeast corner of Greenville Avenue and Lewis Street.  
Staff Recommendation: **Approval** for a two-year period, subject to a site plan and conditions.  
Applicant: Dien Nguyen  
Representative: Lam Tran

Zoning Cases – Under Advisement:

13. **Z156-203(WE)**  
Warren Ellis  
(CC District 12)  
An application for an amendment to Planned Development District No. 555 on the southwest corner Frankford Road and Hillcrest Road.  
Staff Recommendation: **Approval**, subject to a development plan, traffic management plan, and conditions.  
Applicant: Tom Elieff  
Representative: Kristin Green, VerdUnity, Inc.  
U/A From: April 21, 2016
14. **Z145-358(LE)**  
Laura Evans  
(CC District 14)  
An application for a development plan and landscape plan on property zoned Planned Development District No. 466 generally bounded by North Hall Street, Flora Street, Watkins Avenue, and Cochran Street.  
Staff Recommendation: **Approval**  
Applicant/Representative: Michael Clark, Winkelmann & Associates  
U/A From: November 5, 2015 and February 4, 2016
15. **Z156-124(SH)**  
Sharon Hurd  
(CC District 2)  
An application for a Planned Development Subdistrict for I-2 Industrial-2 Subdistrict Uses on property zoned an I-2 Industrial-2 Subdistrict within Planned Development District No. 193, the Oak Lawn Special Purpose District, on the southeast line of Reagan Street, east of Harry Hines Boulevard.  
Staff Recommendation: **Approval**, subject to staff's recommended conditions.  
Applicant: Broadbill Partners, LP  
Representative: Barry Knight and Brad Williams  
U/A From: March 17, 2016 and April 21, 2016
16. **Z156-174(SM)**  
Sarah May  
(CC District 11)  
An application for a Specific Use Permit for private school and to repeal Specific Use Permit No. 67 for a church recreation center on property zoned an R-7.5(A) Single Family District on the northwest corner of Lyndon B. Johnson Freeway and Blossomheath Lane.  
Staff Recommendation: **Approval** for a five-year period with eligibility for automatic renewals for additional ten-year periods, subject to a site plan, traffic management plan, and conditions.  
Applicant: Park Central Baptist Church  
Representative: Robert Reeves & Associates, Inc.  
U/A From: March 3, 2016 and April 7, 2016

17. **Z156-199(SM)**  
Sarah May  
(CC District 13)
- An application for a Planned Development District for R-10(A) Single Family District and public school uses on property zoned an R-10(A) Single Family District, on property bound by Welch Road, Harvest Hill Road, Harriet Drive, and Mill Creek Road.  
Staff Recommendation: **Approval**, subject to a development plan, traffic management plan, and conditions.  
Applicant: Dallas Independent School District  
Representative: Karl A. Crawley, Masterplan  
U/A From: April 21, 2016 and May 5, 2016

Zoning Cases – Individual:

18. **Z145-285(SM)**  
Sarah May  
(CC District 9)
- An application for a Planned Development District for R-10(A) Single Family District and public school uses on property zoned an R-10(A) Single Family District, on the east corner of San Leandro Drive and St. Francis Avenue.  
Staff Recommendation: **Hold under advisement until June 16, 2016.**  
Applicant: Dallas ISD  
Representative: Karl Crawley, Masterplan

Development Code Amendment:

- DCA156-001**  
Diana Lowrance
- Consideration of amendments to Section 51A-4.602 the fence, screening and visual obstruction regulations in Chapter 51A of the Dallas Development Code to address materials and open surface area for fences that are not required by Code.  
Staff Recommendation: **Approval**  
Zoning Ordinance Committee Recommendation: **Approval**

Authorization of a Hearing – Under Advisement:

- Donna Moorman  
(CC District 10)
- Consideration of a public hearing to decide whether to authorize a public hearing to determine the proper zoning on property zoned Planned Development District No. 758 with consideration given to appropriate zoning for the area including use, development standards, and other appropriate regulations, generally along both sides of Walnut Hill Lane, east of Skillman Street. This is a hearing to consider the request to authorize the hearing and not the rezoning of property at this time.  
U/A From: February 18, 2016, March 3, 2016 and April 7, 2016

**Residential Adjacency Review/Site Plan Appeal:**

Frances Estes,  
Assistant Building  
Official  
(CC District 14)

Consideration of an appeal to the approved conditions of a residential adjacency review/site plan on property at the west side of Greenville Avenue, south of Belmont Avenue with the approximate address being 2237 Greenville Avenue.

Staff Recommendation: **Approval**, subject to conditions.

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**Other Matters:**

**Commissioner Neil Emmons resolution**

**Consideration of appointments to CPC Committees:**  
**URBAN DESIGN COMMITTEE (UDC)**

**Minutes:** May 5, 2016

**Adjournment**

**CITY PLAN COMMISSION PUBLIC COMMITTEE MEETINGS**

**Thursday, May 19, 2016**

**URBAN DESIGN COMMITTEE (UDC) MEETING** - Thursday, May 19, 2016, City Hall, 1500 Marilla Street, in Room 5BN, at 8:15 a.m. to consider (1) Preston Center Area Plan.

**ZONING ORDINANCE COMMITTEE (ZOC) MEETING** - Thursday, May 19, 2016, City Hall, 1500 Marilla Street, in Room 5ES, at 9:00 a.m., to consider (1) **DCA 156-002** - Consideration of amending the Dallas Development Code to allow little free library structures within setbacks, and (2) **DCA 156-003** - Consideration of amending the Dallas Development Code to create regulations to allow for some temporary uses not currently allowed by the Dallas Development Code.

Note: The official Committee Agendas will be posted in the City Secretary's Office and City Website at [www.ci.dallas.tx.us/cso/boardcal.shtml](http://www.ci.dallas.tx.us/cso/boardcal.shtml). Please review the official agenda for items for consideration.

### **EXECUTIVE SESSION NOTICE**

The Commission may hold a closed executive session regarding any item on this agenda when:

1. seeking the advice of its attorney about pending or contemplated litigation, settlement offers, or any matter in which the duty of the attorney to the Commission/Board under the Texas Disciplinary Rules of Professional Conduct of the State Bar of Texas clearly conflicts with the Texas Open Meetings Act. [Tex. Govt. Code §551.071]
2. deliberating the purchase, exchange, lease, or value of real property if deliberation in an open meeting would have a detrimental effect on the position of the city in negotiations with a third person. [Tex. Govt. Code §551.072]
3. deliberating a negotiated contract for a prospective gift or donation to the city if deliberation in an open meeting would have a detrimental effect on the position of the city in negotiations with a third person. [Tex. Govt. Code §551.073]
4. deliberating the appointment, employment, evaluation, reassignment, duties, discipline, or dismissal of a public officer or employee; or to hear a complaint or charge against an officer or employee unless the officer or employee who is the subject of the deliberation or hearing requests a public hearing. [Tex. Govt. Code §551.074]
5. deliberating the deployment, or specific occasions for implementation, of security personnel or devices. [Tex. Govt. Code §551.076]
6. discussing or deliberating commercial or financial information that the city has received from a business prospect that the city seeks to have locate, stay or expand in or near the city and with which the city is conducting economic development negotiations; or deliberating the offer of a financial or other incentive to a business prospect. [Tex Govt. Code §551.086]