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CITY SECRETARY
DALLAS, TEXAS



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DALLAS, TX

CITY OF DALLAS

PUBLIC HEARING POSTING

CITY PLAN COMMISSION

HEARING

Thursday, July 21, 2016

Bus Tour

5ES

9:00 a.m.

Briefing

5ES

Following bus tour

PUBLIC HEARINGS

City 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**

For location of bus tour, see attached agenda.

"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
BUS TOUR AGENDA

Thursday, July 21, 2016
9:00 a.m.

(The City Plan Commission may visit any site that appears on the July 21 2016, City Plan Commission agenda as necessary.)

The City Plan Commission will meet at City Hall, 1500 Marilla Street, in Room 5ES at 9:00 a.m., and then transfer to the bus for the tour.

1. **Z156-222(SM)**
Sarah May
(CC District 1)
An application for a new subdistrict and the reduction of Shopfront Overlay No. 7 on properties zoned Subdistrict E, WMU-8 within Planned Development District No. 468, the Oak Cliff Gateway Special Purpose District, generally on the north side of East Davis Street, between North Zang Boulevard and North Beckley Avenue and on the northeast corner of West Neely Street and North Zang Boulevard.
2. **Z156-250(WE)**
Warren Ellis
(CC District 1)
An application for a new subdistrict within Planned Development District No. 830 and removal of the D Liquor Control Overlay on a portion on property zoned Subarea 3 within PD No. 830 on approximately 11 acres in an area generally bound by West 10th Street, both sides of North Madison Avenue both sides of Melba Street, and both sides of North Bishop Avenue with the parcel on the southeast corner of Melba Street and North Madison Avenue, the parcels on the north side of Melba Street west of North Madison Avenue, the third parcel on the north side of Melba Street and east of North Bishop, the parcel on the northwest corner of Melba Street and North Bishop Avenue, the parcel on the southwest corner of West 19th Street and North Bishop Avenue, and the parcels on the west side of North Bishop and north of West 10th Street excluded from the request.
3. **Z156-219(SM)**
Sarah May
(CC District 1)
An application for a new tract for instructional arts studio and theatre uses within Tract I of Planned Development District No. 87 and a Specific Use Permit for a theatre use on the northeast corner of South Windomere Avenue and West 12th Street with consideration being given to a Specific Use Permit for a theatre and instructional arts studio uses.

4. **Z156-237(WE)**
Warren Ellis
(CC District 13) An application for a Planned Development District for CR Community Retail District uses on property zoned a CR Community Retail District on the south line of W. Northwest Highway, east of Lemmon Avenue.
5. **Z145-157(WE)**
Warren Ellis
(CC District 13) An application for an amendment to, and an expansion of, Planned Development District No. 400 for R-16(A) Single Family District and private school uses on property zoned an R-16(A) Single Family District and Planned Development District No. 400 on the west side of Midway Road between the alley north of South Better Drive and the south property line of lots on the south side of Meadowdale Lane.
6. **Z156-255(OTH)**
Olga Torres Holyoak
(CC District 9) An application for Planned Development District for RR Regional Retail District and multifamily uses and termination of deed restrictions on property zoned an RR Regional Retail District on the northwest corner of East Northwest Highway and Abrams Road.
7. **Z156-267(SM)**
Sarah May
(CC District 2) An application for a Planned Development District for R-7.5(A) Single Family District and multifamily uses on property zoned an R-7.5(A) Single Family District with Historic Overlay No. 63 on the southwest side of North Carroll Avenue, southeast of Worth Street.

"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, July 21, 2016
AGENDA

BUS TOUR:		9:00 a.m.
BRIEFINGS:	5ES	Following bus tour
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.

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

BRIEFINGS:

Subdivision Docket
Zoning Docket

ACTION ITEMS:

Subdivision Docket Planner: Mohammad Bordbar

Consent Items:

- (1) **S156-216**
(CC District 13) An application to replat a 1.197-acre tract of land containing all of Lots 23A and 24A in City Block 6/5199 to create one lot on property located at Greenville Avenue and Holly Hill Drive, northeast corner.
Applicant/Owner: Robert Agnich and W.W. Willingham
Surveyor: Ronald A. Young
Application Filed: June 22, 2016
Zoning: MU-2
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
- (2) **S156-217**
(CC District 2) An application to replat a 10.664-acre tract of land containing all of Lots 1 and 2 and "Buckner Park" in City Block E/796 to create one 2.872-acre lot, and one 7.792-acre lot on property located on Carroll Avenue between Worth Street and Victor Street.
Applicant/Owner: City of Dallas and Dallas Independent School District
Surveyor: Pacheco Koch Engineering
Application Filed: June 22, 2016
Zoning: PD 98 & PD 248
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.

- (3) **S156-218**
(CC District 1)
An application to create one 0.452-acre lot from a tract of land located in City Block 5101 on property located on Clarendon Drive at Keats Drive, southwest corner.
Applicant/Owner: Jay Hong Song
Surveyor: TerraCorp Associates, LLC
Application Filed: June 22, 2016
Zoning: CR
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
- (4) **S156-220**
(CC District 3)
An application to replat a 1.610-acre tract of land containing part of Lot 2 in City Block A/7211 to create one lot on property located on Adler Street at Communications Drive, north corner.
Applicant/Owner: Cockrell Hill Storage Partners, LP / WSD Enterprises, LP
Surveyor: Brown & Gay Engineers
Application Filed: June 22, 2016
Zoning: IM
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
- (5) **S156-221**
(CC District 2)
An application to create one lot from a 5.046-acre tract of land in City Block 5771 on property located at 2335 Burbank Street at Mohawk Drive.
Applicant/Owner: Viceroy Regal, LP
Surveyor: Raymond L. Goodson, Jr. Inc.
Application Filed: June 22, 2016
Zoning: IM
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
- (6) **S156-224**
(CC District 8)
An application to create one lot from a 3.00-acre tract of land in City Block 8811 on property located on Kleberg Road, northwest of Stark Road.
Applicant/Owner: Rosa Elena Lopez
Surveyor: CBG Surveying, Inc.
Application Filed: June 23, 2016
Zoning: A(A)
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.

- (7) **S156-225**
(CC District 1)
- An application to replat a 0.631-acre tract of land containing part of Lot 6, and all of Lots 7, 8, 9, and 10 in City Block 11/3137 to create one 0.172-acre lot, and one 0.631-acre lot on property located on Madison Avenue between 7th Street and W. Davis Street.
Applicant/Owner: Hispanic Services Unlimited, Inc.
Surveyor: CBG Surveying, Inc.
Application Filed: June 23, 2016
Zoning: CD-7, Sub-Area 2B
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
- (8) **S156-227**
(CC District 8)
- An application to create a 52.675-acre lot from a tract of land in City Block 8316 on property located on Bonnie View Road, north of Wintergreen Road.
Applicant/Owner: DLH Master Parcel #42-52 (444.Acres), LLC; Discount Tire
Surveyor: Kimley-Horn
Application Filed: June 23, 2016
Zoning: PD 761, LI
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
- (9) **S156-229**
(CC District 2)
- An application to replat a 1.503-acre tract of land containing all of Lot 5A, and a 0.676-acre tract of land in City Block 43/8 to create one lot on Houston Street at Ross Avenue.
Applicant/Owner: 401 North Houston, LP
Surveyor: Pacheco Koch, LLC
Application Filed: June 24, 2016
Zoning: CA-1(A), H/2
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
- (10) **S156-230**
(CC District 13)
- An application to replat a 10.061-acre tract of land containing all of Lots 1, 2, and 3 in City Block B/7291, and all of Lot 1 in City Block C/7291, and a portion of Midtown Boulevard to be abandoned to create one lot on Manderville Lane between Royal Lane and Meadow Road.
Applicant/Owner: Legacy At Midtown Park, Inc.
Surveyor: Kimley Horn
Application Filed: June 24, 2016
Zoning: PD 745, Sub Districts C and D
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.

- (11) **S156-232**
(CC District 1) An application to replat a 0.531-acre tract of land containing all of Lots 6, 7, 8, and 9 in City Block 27/3147 to create one 0.531-acre lot on Melba Street, west of Madison Avenue.
Applicant/Owner: Tuesday Real Estate; LLC, UG Melba, LLC; Juan and Guadalupe Cerda
Surveyor: Blue Star Land Surveying
Application Filed: June 24, 2016
Zoning: PD 830, Sub District 3, East Garden District
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.

Building Line Removal:

- (12) **S156-219**
(CC District 14) An application to replat a 1.169-acre tract of land containing all of Lots 1A and 3A in City Block 1/635; all of Lots 4, 6, 7, and 8 in City Block 1/635; and all of Lots 1, 2, 3, and 4 in City Block 2/635; and to remove the existing 15 foot platted building line on Lots 3 and 4 in City Block 2/635 on the northwest line of Marie Street to create one lot on property located on Hall Street between Howell Street and Marie Street.
Applicant/Owner: MCRT Investments, LLC
Surveyor: Brown & Gay Engineers
Application Filed: June 22, 2016
Zoning: PD 193 (GR & MF-2)
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.

Residential Replats:

- (13) **S156-223**
(CC District 7) An application to replat a 1.00-acre tract of land containing all of Lot 43 in City Block 6784 to create one 19,492-square foot lot, and one 23,996-square foot lot on Pruitt Road, between Military Parkway and Scyene Road.
Applicant/Owner: James Theron Dodson
Surveyor: CBG Surveying, Inc.
Application Filed: June 23, 2016
Zoning: R-7.5(A)
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.

- (14) **S156-228**
(CC District 1) An application to replat a 2.304-acre tract of land containing all of Lots 1B1 and 1B2 in City Block 4700 to create one lot on property located on Kessler Parkway at Greenbriar Lane.
Applicant/Owner: Centre Living Homes, LLC
Surveyor: Dowdey Anderson & Associates, Inc.
Application Filed: June 23, 2016
Zoning: R-7.5(A)
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
- (15) **S156-231**
(CC District 6) An application to replat a 2.012-acre tract of land containing all of Lots 1, 2, 3, and 4 in City Block G/8343 to create 8 lots ranging in size from 9,538-square feet to 12,632-square feet on property located on Army Avenue between Radar Way and Beau Purple Drive.
Applicant/Owner: Sostenes Sanchez
Surveyor: LIS Survey Technologies Corporation
Application Filed: June 24, 2016
Zoning: R-7.5(A)
Staff Recommendation: **Denial**
- (16) **S156-233**
(CC District 9) An application to replat a 15,200-square foot tract of land containing all of Lot 7 and part of Lot 8 in City Block 20/5247 to create two 7,600-square foot lots on property located on Eustus Avenue, southwest of Old Gate Lane.
Applicant/Owner: Joyce Price
Surveyor: CBG Surveying, Inc.
Application Filed: June 24, 2016
Zoning: R-7.5(A)
Staff Recommendation: **Denial**

Miscellaneous Items:

- D156-014**
Laura Evans
(CC District 7) An application for a development plan and landscape plan on property zoned Planned Development District No. 883, Subarea 2b at the terminus of Elam Road and west of Pemberton Road.
Staff Recommendation: **Approval**
Applicant: First Tee of Greater Dallas
Representative: Chuck Helmer, BRW Architects
- D156-015**
Laura Evans
(CC District 4) An application for a development/landscape plan on property zoned Planned Development District No. 902 on the southwest side of Lancaster Road, northwest of Kiest Boulevard.
Staff Recommendation: **Approval**
Applicant: Sherman Roberts, City Wide Community
Representative: Dick Calvert

W156-009

Sharon Hurd
(CC District 6)

An application for a waiver of the two-year waiting period to submit an application to expand Subarea A within Planned Development District No. 741 on the north side of Ranch Trail, east of Belt Line Road.

Staff Recommendation: **Approval**

Applicant: Billingsley Company

Representative: Rob Baldwin, Baldwin Associates

Miscellaneous Items – Under Advisement:

W156-008

Neva Dean
(CC District 4)

An application for a waiver of the two-year waiting period to submit a request for an amendment Planned Development District No. 937 for R-7.5(A) Single Family District and open-enrollment charter school uses on the southwest corner of Korgan Street and South Ewing Avenue.

Staff Recommendation: **Denial**

Applicant: KIPP Dallas-Fort Worth, Inc.

Representative: Tommy Mann, Winstead, PC

U/A From: June 30, 2016

Certificates of Appropriateness for Signs:

1605030009

Laura Evans
(CC District 14)

An application for a Certificate of Appropriateness by Curt Horak of Priority Signs and Graphics for a 610 square-foot upper level attached sign at 300 North Akard Street (west elevation).

Staff Recommendation: **Approval**

Special Sign District Advisory Committee: **Approval**

Applicant: Curt Horak

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, March 3, 2016 and May 19, 2016

Zoning Cases – Consent:

1. **Z156-202(SM)**
Sarah May
(CC District 2)
An application for a Planned Development District for MF-2(A) Multifamily District Uses on property zoned an MF-2(A) Multifamily District, on property along the northwest line of Capitol Avenue, southwest of North Henderson Avenue.
Staff Recommendation: **Approval**, subject to a development/landscape plan and conditions.
Applicant: Larkspur Capitol Avenue, LP and Larkspur Cap Ave II, LLC
Representative: Kassandra McLaughlin
2. **Z156-205(SM)**
Sarah May
(CC District 10)
An application for a Specific Use Permit for a utility or government installation other than listed on property zoned an R-7.5(A) Single Family District on the west corner of East Northwest Highway and Thurgood Lane.
Staff Recommendation: **Approval** for a permanent period, subject to a site plan and conditions.
Applicant/Representative: Willis Winters, City of Dallas, Park and Recreation Department
3. **Z156-227(SM)**
Sarah May
(CC District 14)
An application for a Specific Use Permit for a pedestrian skybridge on property zoned a CA-1(A) Central Area-1 District with an SP Pedestrian Overlay across Wenchell Lane, between North St. Paul Street and North Harwood Street.
Staff Recommendation: **Approval** for a permanent period, subject to a site plan and conditions.
Applicant: First Baptist Church, Dallas and Fortis Property Group, LLC
Representative: Rob Baldwin
4. **Z156-256(WE)**
Warren Ellis
(CC District 4)
An application for a CR Community Retail District on property zoned an MF-2(A) Multifamily District, on the southeast corner of West Kiest Boulevard and South Polk Street.
Staff Recommendation: **Approval**
Applicant: Akber Allana
Representative: Ryan Kim
5. **Z156-221(WE)**
Warren Ellis
(CC District 6)
An application for an amendment to, and expansion of, Planned Development District No. 945 for IR Industrial Research District uses and a general merchandise or food store greater than 3,500 square feet on property zoned Planned Development District No. 945 and an IR Industrial Research District, on the south corner of John W. Carpenter Freeway and Regal Row.
Staff Recommendation: **Approval**, subject to a revised development plan, revised landscape plan and conditions.
Applicant: Quick Trip
Representative: Robert Miklos - Miklos Law, PLLC

6. **Z156-263(JM)**
Jennifer Muñoz
(CC District 6)
- An application for a Planned Development District for a water pump station on property zoned an R-10(A) Single Family District, on the south line of Walnut Hill Lane, east of Marsh Lane.
Staff Recommendation: **Approval**, subject to a development plan and conditions.
Applicant: Dallas Water Utilities
Representative: Madonna Smith, Nathan D. Maier Consulting Engineers, Inc.
7. **Z156-264(SH)**
Sharon Hurd
(CC District 6)
- An application for a Specific Use Permit for single family use on property zoned Tracts 12 and 13 within Planned Development District No. 508 on the north side of Singleton Boulevard, east of Westmoreland Road.
Staff Recommendation: **Approval** for a permanent period, subject to a site plan and conditions.
Applicant/Representative: Victor Toledo
8. **Z156-268(AR)**
Andrew Ruegg
(CC District 2)
- An application for a CR Community Retail District with deed restrictions volunteered by the applicant on property zoned an LO-3 Limited Office District, on the western corner of North Haskell Avenue and Worth Street.
Staff Recommendation: **Approval**, subject to deed restrictions volunteered by the applicant.
Applicant: Owen Malloy Investments
Representative: Viggo Ulrich
9. **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; and approval of repealing Specific Use Permit No. 1494.
Applicant: Interfaith Housing Coalition Inc.
Representative: Buddy (Grady) Jordan/Connie Sanford

Zoning Cases – Under Advisement:

10. **Z156-229(OTH)**
Olga Torres Holyoak
(CC District 2)
- An application to amend and expand Planned Development Subdistrict No. 78 for MF-2 Multiple-Family Subdistrict use on property zoned an MF-2 Multiple Family Subdistrict and Planned Development Subdistrict No. 78 within Planned Development District No. 193, the Oak Lawn Special Purpose District, in an area generally bounded by Fairmount Street, Knight Street, Brown Street and Reagan Street excluding the property on the west corner of Brown Street and Reagan Street.
Staff Recommendation: **Approval**, subject to a conceptual plan and staff's recommended conditions.
Applicant: Maple Multi-family, LLC
Representative: Rob Baldwin, Baldwin Associates
U/A From: June 30, 2016
11. **Z156-245(OTH)**
Olga Torres Holyoak
(CC District 2)
- An application for a Specific Use Permit for an alcoholic beverage establishment limited to a bar, lounge or tavern and a commercial amusement (inside) limited to a live music venue on property zoned Tract A within Planned Development District No. 269, on the southeast corner of Commerce Street and Murray Street.
Staff Recommendation: **Approval** for a three-year period, subject to a site plan and staff's recommended conditions.
Applicant: John LaRue–Deep Ellum Art Co
Representative: Audra Buckley, Permitted Development
U/A From: June 30, 2016
12. **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 Weekly Homes, LLC
Representative: Dallas Cothrum, MASTERPLAN
U/A From: May 19, 2016, June 16, 2016 and June 30, 2016
13. **Z156-232(JM)**
Jennifer Muñoz
(CC District 4)
- An application for a CR Community Retail District on property zoned an R-7.5(A) Single Family District on the northwest corner of South Beckley Avenue and Iowa Avenue.
Staff Recommendation: **Denial**
Applicant: Ministerio Next Generation
Representative: Ron Carlson
U/A From: June 2, 2016

14. **Z156-218(SM)**
Sarah May
(CC District 13)
- An application to amend Planned Development District No. 553 to increase height, amend landscaping and parking conditions, and amend the development plan on property on the southeast corner of Preston Road and Orchid Lane.
Staff Recommendation: **Approval**, subject to a development/screening plan and conditions.
Applicant: Suzanne Townsend, St. Mark's School of Texas
Representative: William S. Dahlstrom, Jackson Walker L.L.P.
U/A From: June 30, 2016
15. **Z156-219(SM)**
Sarah May
(CC District 1)
- An application for a new tract for instructional arts studio and theatre uses within Tract I of Planned Development District No. 87 and a Specific Use Permit for a theatre use on the northeast corner of South Windomere Avenue and West 12th Street with consideration being given to a Specific Use Permit for a theatre and instructional arts studio uses.
Staff Recommendation: **Approval** of a new tract, subject to staff's recommended conditions; and **approval** of a Specific Use Permit for instructional arts studio and theatre uses for a two-year period, subject to staff's recommended site plan and staff's recommended conditions.
Applicant: Nostalgic Habitats, LLC
Representative: Jonathan G. Vinson, Jackson Walker, LLP
U/A From: June 30, 2016
Bus Tour Date: July 21, 2016

Zoning Cases – Individual:

16. **Z156-222(SM)**
Sarah May
(CC District 1)
- An application for a new subdistrict and the reduction of Shopfront Overlay No. 7 on properties zoned Subdistrict E, WMU-8 within Planned Development District No. 468, the Oak Cliff Gateway Special Purpose District, generally on the north side of East Davis Street, between North Zang Boulevard and North Beckley Avenue and on the northeast corner of West Neely Street and North Zang Boulevard.
Staff Recommendation: **Approval** of a new subdistrict, subject to a development plan and **approval** of the reduction of Shopfront Overlay No. 7.
Applicant: FF Realty II, LLC
Representative: Suzan Kedron, Jackson Walker LLP
Bus Tour Date: July 21, 2016

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; April 7, 2016, May 19, 2016 and June 30, 2016

Landmark Commission Appeal - Under Advisement:

CA156-247(MP)
Marsha Prior
(CC District 2)

An appeal of the Landmark Commission's condition that the fence is re-constructed to allow for visibility triangle and a two-foot setback from the sidewalk in conjunction with the approval of the completed work to the 9 foot fence at 5835 Reiger Avenue.

Staff Recommendation: **Approve** with conditions.

Landmark Commission Recommendation: **Approve** with conditions.

U/A From: June 16, 2016

Other Matters:

Minutes: June 30, 2016

Adjournment

CITY PLAN COMMISSION PUBLIC COMMITTEE MEETINGS

Thursday, July 21, 2016

URBAN DESIGN COMMITTEE (UDC) MEETING - Thursday, July 21, 2016, City Hall, 1500 Marilla Street, in Room 5BN, at 8:30 a.m., to consider (1) Henderson Plan Briefing.

TRANSPORTATION COMMITTEE MEETING - Thursday, July 21, 2016, City Hall, 1500 Marilla Street, in Council Chambers at 8:15 a.m., to consider the following: **Tyler/Polk Amendments** – (1) Change the dimensional classification of Tyler Street from Cnty Street to Pembroke Avenue from an existing couplet (EXST CPLT) to a special two-lane undivided roadway (SPCL 2U) with parking within 60 feet of right-of-way; and (2) Change the dimensional classification of Polk Street from Cnty Street to Pembroke Avenue from an existing couplet (EXST CPLT) to a special two-lane undivided roadway (SPCL 2U) with bicycle facilities within 60 feet of right-of-way.

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. 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]