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CITY SECRETARY  
DALLAS, TEXAS



CITY OF DALLAS

REVISED

## PUBLIC HEARING POSTING

CITY PLAN COMMISSION

HEARING

Thursday, February 16, 2017

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**

### Handgun Prohibition Notice for Meetings of Governmental Entities

"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, February 16, 2017  
**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, Assistant Director of Current Planning

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**BRIEFINGS:**

Subdivision Docket  
Zoning Docket

**ACTION ITEMS:**

Subdivision Docket

Planner: Paul Nelson

Consent Items:

(1) **S156-046R**  
(CC District 12)

An application to revise a previously approved preliminary plat (S156-046) to create one 7.35-acre lot and one 14.00-acre lot from a 21.35-acre tract of land in City Block 8759 on property located between George Bush Turnpike and Frankford Road, and east of Coit Road, northwest corner.

Applicant/Owner: I-190/Frankford Partners, Ltd., Pack Properties XII, LLC

Surveyor: Garcia Land Data, Inc.

Application Filed: January 17, 2017

Zoning: MC-3, RR

Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.

- (2) **S167-077**  
(CC District 14)
- An application to replat all of Lots 1, 2, 3, 8, 9, and part of Lots 4 and 10 in City Block 596 to create one 0.8297-acre lot on property located on Roseland Avenue and McCoy Street, south quadrant.  
Applicant/Owner: Colin Dooley/Girma Aske, Rose Limited Partnership, Kim Rachel  
Surveyor: Dynamic Engineering Consultants, PC  
Application Filed: January 17, 2017  
Zoning: PD 298, Sub Area 1  
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
- (3) **S167-078**  
(CC District 8)
- An application to create one 18.0542-acre lot, one 35.1825-acre lot, and one 66.0790 acre lot from a 124.918-acre tract of land in City Block 8279 on property located on Cleveland Road east of Bonnie View Road.  
Applicant/Owner: 2ML Real Estate Interests, Inc.  
Surveyor: Kimley Horn  
Application Filed: January 18, 2017  
Zoning: PD 761 (LI)  
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
- (4) **S167-079**  
(CC District 2)
- An application to replat all of Lot 1, City Block A/393 to create one 1.5084-acre lot, and one 2.4127-acre lot from a 3.9211-acre tract of land on property located on Olive Street between Victory Avenue and Victory Park Lane.  
Owners: Anland Block D, L.P.  
Surveyor: Kimley Horn  
Application Filed: January 18, 2017  
Zoning: PD 582, Sub-district B-3  
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
- (5) **S167-080**  
(CC District 8)
- An application to create 284 lots and 3 common areas as a Community Unit Development from a 78.202-acre tract of land in City Block 8813 on property located on U.S. Highway 175 (C. F. Hawn Freeway) between Stark Road and Woody Road.  
Applicant/Owner: LGI Homes-Texas, LLC  
Surveyor: Texas Heritage Surveying, LLC  
Application Filed: January 18, 2017  
Zoning: R-7.5(A)  
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.

- (6) **S167-081**  
(CC District 8)
- An application to replat all of Lot 1 in City Block B/8310 and a 103.54-acre tract of land in City Block 8310 to create one 50.55-acre lot, one 56.00 acre lot, and one 2.19-acre lot on property located on Cedardale Road between Cleveland Road and Honeysuckle Road.  
Owner: TCDFW Acquisitions, LLC  
Surveyor: Halff Associates, Inc.  
Application Filed: January 18, 2017  
Zoning: PD 980  
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
- (7) **S167-083**  
(CC District 6)
- An application to replat a 3.862-acre tract of land to create one 3.225-acre lot and one 0.637-acre lot on property containing all of Lots 22 and 23 in City Block 6821 on property located on West Commerce Street at Pittman Street, northeast corner.  
Applicant/Owner: Toll Brothers  
Surveyor: Brown & Gay Engineers, Inc.  
Application Filed: January 18, 2017  
Zoning: PD 714, Sub-district 1A  
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
- (8) **S167-084**  
(CC District 5)
- An application to create one 0.969-acre lot, one 1.551-acre lot and one 1.586-acre lot from a 4.106-acre tract of land in City Block 6189 on property located on Bruton Road at McKim Drive/Greendale Drive, northeast corner.  
Applicant/Owner: Donaldson Properties, Ltd.  
Surveyor: Lim and Associates Inc.  
Application Filed: January 18, 2017  
Zoning: CR (D-1)  
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
- (9) **S167-086**  
(CC District 6)
- An application to create one 3.2044-acre lot and 3.381-acres of right-of-way from a 6.5853-acre tract of land in City Block 8461 on property located on East Belt Line Road at Northlake Road.  
Applicant/Owner: Luminant Generation Company, LLC. / Henry Land, Ltd.  
Surveyor: Kimley-Horn & Associates  
Application Filed: January 18, 2017  
Zoning: A(A)  
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.

- (10) **S167-087**  
(CC District 2) An application to replat a 0.3575-acre tract of land containing part of Lot 7 and all of Lot 8 in City Block 1/716 to create a 10 lot Shared Access Development on property located on Burlew Street at Scurry Street, east corner.  
Applicant/Owner: GRBK Frisco, LLC  
Surveyor: Votex Surveying, Company  
Application Filed: January 19, 2017  
Zoning: PD 324, Tract 3  
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
- (11) **S167-088**  
(CC District 2) An application to replat a 0.3194-acre tract of land containing all of Lots 18, 19 and part of 20 in City Block A/653 to create an 8 lot Shared Access Development on property located between Prairie Avenue and Westburg Avenue, between Capitol Avenue and Ross Avenue.  
Applicant/Owner: Yolanda Segura and COG Dallas Homes, LLC  
Surveyor: Votex Surveying Company  
Application Filed: January 19, 2017  
Zoning: MF-2A  
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
- (12) **S167-090**  
(CC District 14) An application to replat a 0.5182-acre tract of land containing all of Lots 10, 11, and 12 in City Block 5/602 to create a 16 lot Shared Access Development on property located on Caddo Street at Roseland Avenue, north corner.  
Applicant/Owner: GRBK Frisco, LLC  
Surveyor: Votex Surveying Company  
Application Filed: January 20, 2017  
Zoning: MF-2(A)  
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
- (13) **S167-091**  
(CC District 14) An application to create one 0.692-acre lot from a tract of land located in City Blocks 641 and 644 on property located on Washington Avenue at San Jacinto Street, east quadrant.  
Applicant/Owner: 3816 SJ Partners, LP  
Surveyor: Texas Heritage Surveying, LLC, Inc.  
Application Filed: January 20, 2017  
Zoning: PD 298, Subarea 8  
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.

Building Line Removal:

- (14) **S167-089**  
(CC District 2)
- An application to replat a 0.692-acre tract of land containing all of Lot 12A in City Block A/441 to remove the platted 10 foot building line on the southerly line of Griffin Street West, and the platted 10 foot building line on the northeasterly line of Griffin Street East on property located on Peters Street between Griffin Street West and Griffin Street East.
- Applicant/Owner: 1901 Harwood LLC  
Surveyor: Gonzalez and Schneeberg  
Application Filed: January 20, 2017  
Zoning: PD 317, Sub district 3  
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.

Residential Replats:

- (15) **S167-085**  
(CC District 3)
- An application to create two 9,000 square foot lots (0.2066-acre per lot) from the remainder of Lot 24 (0.4132-acre tract of land) in City Block 1/8016 on property located west of Knoxville Street between Wyoming Street and La Rue Street.
- Applicant/Owner: Hugo and Maria Alvarez  
Surveyor: Peiser & Mankin Surveying, LLC  
Application Filed: January 18, 2017  
Zoning: R-7.5 (A)  
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.

Miscellaneous Items:

- Z156-260(SM)**  
Sarah May  
(CC District 2)
- Extension of the six month time period for scheduling a zoning request for City Council consideration of an application to renew Specific Use Permit No. 1601 for a Commercial amusement (inside) use, limited to a Class A dance hall for a three-year period, subject to a site plan and conditions on the west corner of East Grand Avenue and St. Mary Avenue.
- Staff Recommendation: **Approval** for a three-month extension period.  
Applicant/Representative: Jaime Tamayo
- D167-008**  
Andrew Ruegg  
(CC District 2)
- An application for a development plan for retail uses on property zoned Subdistrict 1 within Planned Development District No. 759, on the northwest side of West Mockingbird Lane, southwest of Maple Avenue.
- Staff Recommendation: **Approval**  
Applicant: Mockingbird Venture Partners, LLC – Jorge Ramirez  
Representative: Jackson Walker, LLP – William S. Dahlstrom

**D167-011**  
Andrew Ruegg  
(CC District 6)

An application for a development plan and landscape plan for retail and office uses on property zoned Subarea A within Planned Development District No. 741, north of Olympus Boulevard, west of Cypress Waters Boulevard.  
Staff Recommendation: **Approval**  
Applicant: Billingsley Development Corporation  
Representative: Bradley Moss, Kimley-Horn

Miscellaneous Items – Under Advisement:

**D167-007**  
Pamela Daniel  
(CC District 10)

An application for a development plan on property zoned Planned Development District No. 779, on the northwest corner of Shoreview Road and Ferndale Road.  
Staff Recommendation: **Approval**  
Applicant: AMFP III Shoreview, LLC  
Representative: Jack Fiedler, Masterplan Consultants  
U/A From: January 19, 2017.

Thoroughfare Plan Amendments:

**Harwood Street between Commerce Street and Jackson Street and Harwood Street between Jackson Street and IH-30 Amendment**

Tanya Brooks  
(CC District 2 & 14)

An amendment to the City of Dallas Central Business District Streets and Vehicular Circulation Plan to reduce the right-of-way on (1) Harwood Street between Commerce Street and Jackson Street from 85 feet of right-of-way to 64 feet of right-of-way and (2) Harwood Street between Jackson Street and IH-30 from 78-130 feet of right-of-way to 64-68 feet of right-of-way.  
Staff Recommendation: **Approval** of the amendment to reduce the right-of-way on (1) Harwood Street between Commerce Street and Jackson Street from 85 feet of right-of-way to 64 feet of right-of-way and (2) Harwood Street between Jackson Street and IH-30 from 78-130 feet of right-of-way to 64-68 feet of right-of-way.  
CPC Transportation Committee Recommendation: **Approval**

**Live Oak Street from Harwood Street to Saint Paul Street Amendment**

Tanya Brooks  
(CC District 14)

An amendment to the City of Dallas Central Business District Streets and Vehicular Circulation Plan to delete Live Oak Street from Harwood Street to Pacific Avenue/Saint Paul Street.  
Staff Recommendation: **Approval** of the amendment to delete Live Oak Street from Harwood Street to Pacific Avenue/Saint Paul Street from the Central Business District Streets and Vehicular Circulation Plan.  
CPC Transportation Committee Recommendation: **Approval**

Zoning Cases – Consent:

1. **Z167-145(SM)**  
Sarah May  
(CC District 3)

An application to amend and expand Specific Use Permit No. 1496 for an open-enrollment charter school on property zoned an IR Industrial Research District, on the southeast corner of Exchange Service Drive and Joseph Hardin Drive and on the west side Joseph Hardin Drive between Country Creek Drive and the terminus of Exchange Service Drive.  
Staff Recommendation: **Approval** for a five-year period with eligibility for automatic renewals for additional five-year periods, subject to a Tract 2 site plan, traffic management plan, and conditions.  
Applicant: Eagle Advantage Schools, Inc.; Owner  
Representative: Karl A. Crawley, Masterplan Consultants
2. **Z167-163(SM)**  
Sarah May  
(CC District 2)

An application for a Planned Development Subdistrict for GR General Retail Subdistrict, bank or savings and loan office with drive-through window service, and service station uses on property zoned an LC Light Commercial and an MF-2 Multiple Family Subdistricts within Planned Development District No. 193, the Oak Lawn Special Purpose District, on the west corner of Denton Drive and Hudnall Street.  
Staff Recommendation: **Approval**, subject to a revised development plan and conditions.  
Applicant: RP Dentwood SC, LP  
Representative: Rob Baldwin
3. **Z167-114(JM)**  
Jennifer Muñoz  
(CC District 7)

An application for 1) a TH-2(A) Townhouse District with deed restrictions volunteered by the applicant on property zoned an LI Light Industrial District and an R-7.5(A) Single Family District on the northern portion of the request area, and (2) termination of deed restrictions on property zoned an LI Light Industrial District, on the east line of North Prairie Creek Road, north of Cedar Run Drive.  
Staff Recommendation: **Approval** of a TH-2(A) Townhouse District, subject to deed restrictions volunteered by the applicant; and **approval** of the termination of existing deed restrictions.  
Applicant/Representative: Victor Toledo, Greenleaf Ventures, LLC
4. **Z167-123(JM)**  
Jennifer Muñoz  
(CC District 3)

An application for a Specific Use Permit for a private school or open-enrollment charter school on property zoned an A(A) Agricultural District on the north line of Grady Niblo Road, between the termini of Old Settlers Way and Founders Court.  
Staff Recommendation: **Approval** for a five-year period, subject to a site plan, a traffic management plan and conditions.  
Applicant: Bethel Temple Lakeview  
Representative: Craig Spiers, PE



5. **Z167-150(JM)**  
Jennifer Muñoz  
(CC District 7)
- An application for an R-3.8(A) Single Family Subdistrict on property zoned an NC Neighborhood Commercial Subdistrict within Planned Development District No. 595, the South Dallas/Fair Park Special Purpose District, on the northwest line of Frank Street, northeast of Foreman Street.  
Staff Recommendation: **Approval**  
Applicant: South Dallas/Fairpark Inncity Community Development Corporation  
Representative: Diane Ragsdale
6. **Z167-156(JM)**  
Jennifer Muñoz  
(CC District 11)
- An application to amend Planned Development District No. 206 for a pre-retirement home and a private community center to revise the parking regulations and update the uses to MF-2(A) Multifamily District uses on the northeast corner of Meadow Road and Stone Canyon Road.  
Staff Recommendation: **Approval**, subject to a development plan, a landscape plan, and conditions.  
Applicant: Meadowstone Limited Partnership  
Representative: Rob Baldwin
7. **Z167-161(JM)**  
Jennifer Muñoz  
(CC District 13)
- An application to amend Planned Development District No. 76 to allow changes to the sign regulations on the northeast corner of Walnut Hill Lane and Rambler Road.  
Staff Recommendation: **Approval**, subject to a sign location plan and conditions.  
Applicant: Woodhill Medical Park and Texas Health Resources  
Representative: Masterplan Consultants
8. **Z167-154(OTH)**  
Olga Torres Holyoak  
(CC District 2)
- An application to renew Specific Use Permit No. 2122 for a bar, lounge, or tavern use on property zoned Tract A within Planned Development District No. 269 Tract A on the south side of Elm Street, west of North Crowdus Street.  
Staff Recommendation: **Approval** for a three-year period, subject to conditions.  
Applicant/Representative: Dan Murry
9. **Z167-158(PD)**  
Pamela Daniel  
(CC District 7)
- An application for an NC Neighborhood Commercial Subdistrict on property zoned an MF-2(A) Multifamily Subdistrict within Planned Development District No. 595, the South Dallas/Fair Park Special Purpose District, on the north corner of Julius Schepps Freeway Service Road and Lenway Street.  
Staff Recommendation: **Approval**  
Applicant: David A. Frisby

Zoning Cases – Under Advisement:

10. **Z156-360(PD)**  
Pamela Daniel  
(CC District 7)  
An application for a Specific Use Permit for a motor vehicle fueling station on property zoned an NS(A)-D-1 Neighborhood Service District with a D-1 Liquor Overlay Control on the west corner of Buckner Boulevard and St. Francis Avenue.  
Staff Recommendation: **Approval** for a five-year period with eligibility for automatic renewals for additional five-year periods, subject to a site plan, landscape plan and conditions.  
Applicant: Sikka Investments LLC  
Representative: S.I. Abed  
U/A From: January 19, 2017.
11. **Z156-334(OTH)**  
Olga Torres Holyoak  
(CC District 2)  
An application for a Planned Development District for R-7.5(A) Single Family District uses and a child-care facility and repealing Specific Use Permit No. 597 for a day nursery on property zoned an R-7.5(A) Single Family District, on the northwest corner of Inwood Road and Oriole Drive.  
Staff Recommendation: **Approval**, subject to a development plan and conditions; and **approval** of the repealing of Specific Use Permit No. 597.  
Applicant: Park Cities Pre School LLC  
Representative: Karl A. Crawley, MASTERPLAN  
U/A From: November 10, 2016, November 17, 2016, December 15, 2016 and January 19, 2017.
12. **Z167-101(OTH)**  
Olga Torres Holyoak  
(CC District 3)  
An application to amend Planned Development District No. 938 on property on the south side of Clarkwood Drive and the east side of Clark Springs Drive, north of Camp Wisdom Road.  
Staff Recommendation: **Approval**, subject to a revised development plan and staff's recommended conditions.  
Applicant: Clark Ridge Canyon Ltd.  
Representative: Dr. Carrie Gordon  
U/A From: January 5, 2017 and February 2, 2017
13. **Z145-300(SH)**  
Sharon Hurd  
(CC District 2)  
An application for a new subdistrict on property zoned Subdistricts 4 and 5 within Planned Development District No. 462, and an MF-2(A) Multifamily District, on the northeast side of Henderson Avenue, between McMillan Avenue and Glencoe Street, and the southwest side of Henderson Avenue, east of Glencoe Street.  
Staff Recommendation: **Approval**, subject to an alternate development plan, alternate landscape plan, and staff's recommended conditions.  
Applicant: See attached list  
Representative: Tommy Mann & Laura Hoffman, Winstead PC  
U/A From: January 5, 2017

14. **Z145-209(WE)**  
Warren Ellis  
(CC District 2)

An application for a Specific Use Permit for an open-enrollment charter school on property zoned Tract A of Planned Development District No. 269, the Deep Ellum/Near East Side District with an H/30 Historic District Overlay, on the east line of Trunk Avenue, north of Elm Street.

Staff Recommendation: **Denial**

Applicant: Tail Cotton Properties, Ltd.

Representative: Robert Baldwin - Baldwin and Associates

U/A Date: December 1, 2016, December 15, 2016 and January 19, 2017.

15. **Z145-301(WE)**  
Warren Ellis  
(CC District 7)

An application for 1) a Planned Development District for commercial, industrial and transportation uses, 2) an amendment to Specific Use Permit No. 1715 for an industrial (outside) potentially incompatible use for an asphalt batching plant, 3) a Specific Use Permit for two industrial (outside) potentially incompatible use for concrete batching plants [Tract I and Tract III], 4) terminate Specific Use Permit No. 1613 for an industrial (outside) not potentially incompatible use for a concrete batch plant, and 5) terminate deed restrictions [Z078-204] on property zoned an IR Industrial Research District with a Dry Overlay on a portion and Specific Use Permit No. 1613 on a portion; a CS Commercial Service District with a Dry Overlay on a portion and Specific Use Permit No. 1602 on a portion; and an IM Industrial Manufacturing District with a Dry Overlay on a portion, Specific Use Permit No. 1715 on a portion and deed restrictions on a portion on the northeast corner of State Highway 310 and Linfield Road.

Staff Recommendation: **Approval** of a Planned Development District for commercial, industrial and transportation uses, subject to a conceptual plan and conditions, **approval** of an amendment to Specific Use Permit No. 1715 for an asphalt batch plant for a ten-year period with eligibility for automatic renewals for additional ten-year periods, subject to a site/landscape plan and conditions, **approval** of a Specific Use Permit for an industrial (outside) not potentially incompatible use for a concrete batch plant on Tract I for a ten-year period with eligibility for automatic renewal for one ten-year period, subject to a site/landscape plan and conditions, **approval** of an Specific Use Permit for an industrial (outside) not potentially incompatible use for a concrete batch plant on Tract III for a ten-year period with eligibility for automatic renewal for one ten-year period, subject to a site/landscape plan and conditions, **approval** of the termination of Specific Use Permit No. 1613 and termination of deed restrictions on a portion; and **approval** of the termination of deed restrictions [Z078-204].

Applicant: St. Louis S. W. Railway Co. Union Pacific %Erik Omar

Representative: Maxwell Fisher, MASTERPLAN

U/A Date: December 15, 2016 and January 19, 2017.

Zoning Cases – Individual:

16. **Z167-164(WE)**  
Warren Ellis  
(CC District 1)  
An application for a Specific Use Permit for an alcoholic beverage establishment limited to a bar, lounge or tavern on property zoned Subdistrict 6 (Davis Corridor) within Planned Development District No. 830, on the east side of North Tyler Street, between Fouraker Street and West Davis Street.  
Staff Recommendation: **Approval** for a two-year period, subject to a site plan and conditions.  
Applicant: Good Space X, LLC - David Spence Sole Owner  
Representative: Santos Martinez – MASTERPLAN
17. **Z156-323(JM)**  
Jennifer Muñoz  
(CC District 8)  
An application for a Specific Use Permit for a private recreation center, club, or area on property zoned an A(A) Agricultural District on the south line of Tea Garden Road, west of Haymarket Road.  
Staff Recommendation: **Approval** for a two-year period, subject to a site plan and conditions.  
Applicant/Representative: Joel Torres
18. **Z167-135(KK)**  
Kiesha Kay  
(CC District 8)  
An application for an RR Regional Retail District on property zoned an R-7.5(A) Single Family District, on the southwest corner of Beckleymeade Avenue and Bluecrest Drive.  
Staff Recommendation: **Denial**  
Applicant/Representative: Barry Brewer
19. **Z167-162(KK)**  
Kiesha Kay  
(CC District 6)  
An application 1) to create a new subdistrict within Planned Development District No. 784 to allow a tower/antenna for cellular communication use by Specific Use Permit and 2) a Specific Use Permit for the tower/antenna for cellular communication use on property zoned the Mixmaster Riverfront Subarea within Planned Development District No. 784, Trinity River Corridor Special Purpose District, on the southeast side of Rock Island Street, west of South Riverfront Boulevard.  
Staff Recommendation: **Approval** for a new subarea; and **approval** of a Specific Use Permit for a ten-year period with eligibility for automatic renewals for additional ten-year periods, subject to a site plan and conditions.  
Applicant: Crown Castle/AT&T Mobility – New Cingular Wireless  
Representative: Vincent Gerard & Associates Inc., Vincent Gerard
20. **Z156-155(SH)**  
Sharon Hurd  
(CC District 11)  
An application to amend Planned Development District No. 750 for certain mixed uses on property generally on the northwest corner of North Central Expressway and Walnut Hill Lane.  
Staff Recommendation: **Hold under advisement until April 6, 2017.**  
Applicant: 75 and Walnut Hill LP and Walnut Hill Phase 1 LP  
Representative: Suzan Kedron with Jackson Walker, LLP

Other Matters:

Minutes: February 2, 2017

Adjournment

**CITY PLAN COMMISSION PUBLIC COMMITTEE MEETINGS**

**Tuesday, February 14, 2017**

**SPECIAL SIGN DISTRICT ADVISORY COMMITTEE (SSDAC) MEETING** - Tuesday, February 14, 2017, City Hall, 1500 Marilla Street, in Room 5BN, at 2:00 p.m., to consider (1) **1701090020** - An application for a Certificate of Appropriateness by Jeremy Johnson of Parkerson ACME Sign Co., LLC, for a 22-square-foot lower projecting attached sign at 1512 Commerce St (north elevation) and (2) **1701180019** - An application for a Certificate of Appropriateness by Mindi McMorris of Artografx, Inc., for a 210-square-foot attached sign at 1910 McKinney Ave (north elevation).

**Thursday, February 16, 2017**

**URBAN DESIGN ADVISORY COMMITTEE (UDAC) MEETING** - Thursday, February 16, 2017, City Hall, 1500 Marilla Street, in Room 1FN, at 8:30 a.m., to consider (1) Update on recent Area plans, (2) Area Plans Template, and (3) Neighborhood Planning Guide – Neighborhood outreach.

**ZONING ORDINANCE ADVISORY COMMITTEE (ZOAC) MEETING** - Thursday, February 16, 2017, City Hall, 1500 Marilla Street, in Room 5ES, at 9:00 a.m., to consider (1) **DCA 145-002** - Consideration of amending the Dallas Development Code to amend Article X, the Landscape and Tree Preservation regulations, and (2) **DCA 156-006** - Consideration of amending the Dallas Development Code to create regulations to allow accessory dwelling units.

**TRANSPORTATION COMMITTEE MEETING** - Thursday, February 16, 2016, City Hall, 1500 Marilla Street, in Council Chambers at 9:00 a.m., to consider the following: (1) Central Business District Streets and Vehicular Circulation Plan Amendment - AT&T Area - (1) Change the operational characteristics of Commerce Street from Houston Street to Ervay Street from a four-lane eastbound roadway in 80 feet of right-of-way to a three-lane eastbound roadway in 80 feet of right-of-way; (2) Delete Akard Street between Jackson Street and Wood Street; (3) Change the operational characteristics of Akard Street from Wood Street to Young Street from a three-lane southbound roadway in 61-74 feet of right-of-way to a one-lane northbound and one-lane southbound roadway in 61-74 feet of right-of-way; (4) Delete Jackson Street between Field Street and 350 feet west of Lane Street; (5) Change the operational characteristics of Jackson Street from 350 feet west of Lane Street to Cesar Chavez Boulevard from a three-lane westbound roadway in 50-70 feet of right-of-way to a one-lane westbound and one-lane eastbound roadway in 50-70 feet of right-of-way; and (6) Change the operational characteristics of Wood Street from Griffin Street to Pearl Expressway from a three-lane eastbound roadway in 45-80 feet of right-of-way to a one-lane westbound and one-lane eastbound roadway in 45-80 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](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]