

RECEIVED

2017 MAR 31 PM 4:13

CITY SECRETARY  
DALLAS, TEXAS



CITY OF DALLAS

## PUBLIC HEARING POSTING

CITY PLAN COMMISSION

HEARING

Thursday, April 6, 2017

**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."*

**Public Notice**

**17 03 32**

[Edited on: 03/31/17 1:21 PM]

**POSTED** CITY SECRETARY  
DALLAS, TX



CITY OF DALLAS  
CITY PLAN COMMISSION  
Thursday, April 6, 2017  
AGENDA

---

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.

---

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

---

Subdivision Docket  
Zoning Docket

**ACTION ITEMS:**

Subdivision Docket

Planner: Paul Nelson

Consent Items:

- (1) **S167-129**  
(CC District 3)
- An application to replat a 2.7920-acre tract of land containing all of Lot D in City Block 3/6983 and a tract of land in City Blocks 6114, 6983, and 6990 to create one lot on property located on Illinois Avenue at Cockrell Hill Road, southeast corner.  
Applicant/Owner: Quiktrip Corporation  
Surveyor: Survey Consultant, Inc.  
Application Filed: March 8, 2017  
Zoning: RR  
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
- (2) **S167-130**  
(CC District 4)
- An application to create a 0.914-acre lot from a tract of land in City Block 6075 on property located on Elmore Avenue at Lancaster Road, southeast corner.  
Applicant/Owner: Warren Reynolds  
Surveyor: A&W Surveyors, Inc.  
Application Filed: March 8, 2017  
Zoning: CR (D)  
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.

- (3) **S167-131**  
(CC District 14)
- An application to replat all of Lot 9A and part of Lots 10 and 11 in City Block 12/970 into one 0.6239-acre lot on property located on McKinney Avenue, north of Bowen Street.  
Applicant/Owner: W&K Real Estate Partners, Inc. and Dallas CF Hospitality Associates, Inc.  
Surveyor: Brockette/Davis/Drake, Inc.  
Application Filed: March 8, 2017  
Zoning: PD 193 (PDS 111)  
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
- (4) **S167-132**  
(CC District 3)
- An application to create one 10.000-acre lot from a tract of land in City Block 8032 on property located at 4200 Duncanville Road, between Ledbetter Drive and Investment Drive.  
Owners: Johnny Ringo, LLC  
Surveyor: Arthur Surveying, Inc.  
Application Filed: March 9, 2017  
Zoning: IR  
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
- (5) **S167-134**  
(CC District 1)
- An application to replat a 0.839-acre tract of land containing part of Lots 4 and 5 and all of Lots 6 through 10 in City Block 19/3135 to create one lot bounded by Zang Boulevard, West Davis Street, North Beckley Street, and 7<sup>th</sup> Street.  
Applicant/Owner: Banjo Venture, Ltd. / La Estrella Du Cuellar, Inc.  
Surveyor: JPH Land Surveying, Inc.  
Application Filed: March 9, 2017  
Zoning: CR  
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
- (6) **S167-136**  
(CC District 10)
- An application to replat a 20.3632-acre tract of land containing all of Lots 1A and 1C in City Block G/8064 to create four lots ranging in size from 4.6032-acres to 5.8208-acres on northeast intersection of Rockwall Road and Corkwood Road, south of Dilworth Road.  
Applicant/Owner: 65 Real Estate, LLC, Calatan Rockwall Road Partners, LP  
Surveyor: Votex Surveying Company  
Application Filed: March 9, 2017  
Zoning: IM  
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.

- (7) **S167-137**  
(CC District 6) An application to replat 0.597-acre tract of land containing all of Lots 14, 15, and 16A in City Block C/6364 into one lot on property located at 4708 Norma Street, south of Jane Lane.  
Applicant/Owner: ZT Venture, LLC  
Surveyor: Davis Land Surveying Co., Inc.  
Application Filed: March 10, 2017  
Zoning: IR  
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
- (8) **S167-140**  
(CC District 5) An application to create one 0.678-acre lot from a tract of land in City Block 6344 on property located at 604 Pleasant Drive, south of Rayville Drive.  
Applicant/Owner: Abelardo Sierra  
Surveyor: Xavier Chapa Engineering/Surveying  
Application Filed: March 10, 2017  
Zoning: R-7.5(A)  
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
- (9) **S167-142**  
(CC District 8) An application to create 220 lots and 2 common areas as a Community Unit Development from a 46.61-acre tract of land in City Block 8503 on property located on Teagarden Road west of Education Way.  
Applicant/Owner: 10020 Teagarden Road, LLP  
Surveyor: Crannell, Crannell & Martin Engineering, Corp.  
Application Filed: March 10, 2017  
Zoning: R-7.5(A), R-5(A)  
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
- (10) **S167-143**  
(CC District 10) An application to replat a 7.325-acre tract of land containing all of Lot 4 in City Block 8103 into one 3.284-acre lot, and one 4.041-acre lot on property located on Skillman Street and Audelia Road, southwest corner.  
Applicant/Owner: IPTV-B-L5-103, LLC  
Surveyor: CBG Surveying, Inc.  
Application Filed: March 10, 2017  
Zoning: MC-4  
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.

**Building Line Reduction/Removal:**

- (11) **S167-138**  
(CC District 5)      An application to replat an 8.9687-acre tract of land containing all of Lot 2 and part of lot 3 in City Block 6344 to create 3 lots ranging in size from 0.4700-acre to 8.0316-acres; and to remove the existing platted 35 foot building line along Elam Road, and to remove the existing platted 30 foot building line and the 25 foot building line along the west line of Lot 2 on property located at 8341 Elam Road, east of Pleasant Drive.  
Applicant/Owner: The Salvation Army DFW Metroplex Command  
Surveyor: Brockette/Davis/Drake, Inc.  
Application Filed: March 10, 2017  
Zoning: R-7.5(A)  
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.

**Residential Replats:**

- (12) **S167-133**  
(CC District 11)      An application to replat a 19.164-acre tract of land containing part of Lot 1 in City Block 3/5455 to create one lot on property bounded by Airline Road, Aberdeen Avenue, Hillcrest Road, and Lakehurst Avenue.  
Applicant/Owner: Dallas Independent School District  
Surveyor: ARS Engineers, Inc.  
Application Filed: March 9, 2017  
Zoning: PD 703  
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
- (13) **S167-135**  
(CC District 13)      An application to replat a 29.1653-acre tract of land containing all of Lots 1 through 34 in City Block 1/6382; Lots 1 through 13 in City Block 2/6382; Lots 1 through 7 in City Block 3/6382; Lots 1 through 4 in City Block 4/6382; Lots 1 through 9 in City Block 5/6382; Lots 1 through 16 in City Block 6/6382; Lots 1 through 8 in City Block 7/6382; Lots 1 through 47 in City Block 8/6382; Lots 1 through 16 in City Block 9/6382; Lots 1 through 16 in City Block 10/6382; Lots 1 through 39 in City Block 11/6382; and all of the Open Space, Recreational, and Utility and Fire Lane area Easements to create four lots ranging in size from 2.2950-acres to 13.6526-acres on property located on Forest Lane and Inwood Road, northwest corner.  
Applicant/Owner: Daniel Brothers, LLP  
Surveyor: Kimley-Horn and Associates, Inc.  
Application Filed: March 10, 2017  
Zoning: PD 983  
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.

- (14) **S167-139**  
(CC District 13) An application to replat a 2.237-acre tract of land containing all of Lot 14A in City Block G/5518 to create one 1.130-acre lot, and one 1.107-acre lot on property located on Royal Lane and Inwood Road, southwest corner.  
Applicant/Owner: William J. and Stacey D. Quinn  
Surveyor: Gonzalez & Schneeberg  
Application Filed: March 10, 2017  
Zoning: R-1ac(A)  
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
- (15) **S167-141**  
(CC District 2) An application to replat a 1.322-acre tract of land containing all of Lots 1 through 4 in City Block 5/4918 to create 3 lots ranging in size from 0.277-acre to 0.659 on property located on Robin Road, between Nakoma Drive and Waneta Drive.  
Applicant/Owner: James Patrick and Lindsey Ann Collins  
Surveyor: CBG Surveying, Inc.  
Application Filed: March 10, 2017  
Zoning: R-7.5(A)  
Staff Recommendation: **Denial**

Certificates of Appropriateness for Signs:

- 1702060027**  
Sharon Hurd  
(CC District 14) An application for a Certificate of Appropriateness, by Kristy Smith of Signs Manufacturing & Maintenance Corp., for a 75-square-foot middle level flat attached sign at 1601 Elm Street (south elevation).  
Staff Recommendation: **Approval**  
Special Sign District Advisory Committee: **Approval**, subject to conditions.  
Applicant: Kristy Smith
- 1702160010**  
Sharon Hurd  
(CC District 2) An application for a Certificate of Appropriateness, by Bobby Nichols of Chandler Signs, for one 254 square-foot attached sign at 2425 Canton Street (east elevation).  
Staff Recommendation: **Approval**  
Special Sign District Advisory Committee: **Approval**  
Applicant: Bobby Nichols
- 1702160011**  
Sharon Hurd  
(CC District 2) An application for a Certificate of Appropriateness, by Bobby Nichols of Chandler Signs, for one 254 square-foot attached sign at 2425 Canton Street (northern elevation).  
Staff Recommendation: **Approval**  
Special Sign District Advisory Committee: **Approval**  
Applicant: Bobby Nichols

Miscellaneous Items:

- W167-005**  
Neva Dean  
(CC District 6)
- An application for a waiver of the two-year waiting period to submit an application for an amendment to Specific Use Permit No. 2213 for single family use on the north side of Singleton Boulevard, east of Westmoreland Road  
Staff Recommendation: **Approval**  
Applicant: Greenleaf Ventures LLC  
Representative: Victor Toledo
- D167-013**  
Andrew Ruegg  
(CC District 6)
- An application for a development plan and landscape plan for an office use on property zoned Subarea A within Planned Development District No. 741 on the southeast corner of Cypress Waters Boulevard and Olympus Boulevard.  
Staff Recommendation: **Approval**  
Representative: Robert Baldwin
- D167-016**  
Andrew Ruegg  
(CC District 6)
- An application for a development plan for a multi-family use on property zoned Subarea E within Planned Development District No. 933 on the northeast corner of Duluth Street and Conklin Street.  
Staff Recommendation: **Approval**  
Representative: Robert Baldwin
- M167-015**  
Pamela Daniel  
(CC District 2)
- An application for a minor amendment to the development plan on property zoned Planned Development District No. 582, the Victory Planned Development District on property generally bounded by North Houston Street, Victory Avenue West and DART R.O.W.  
Staff Recommendation: **Approval**  
Applicant: Genesis Real Estate Group, Inc.  
Representative: Dallas Cothrum, Masterplan

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, February 16, 2017 and March 16, 2017

Zoning Cases – Consent:

1. **Z167-197(PD)**  
Pamela Daniel  
(CC District 4)  
An application for an MF-1(A) Multifamily District on property zoned an R-5(A) Single Family District, on the west side of Bonnie View Road, south of E. 11<sup>th</sup> Street.  
Staff Recommendation: **Approval**  
Applicant: 308 BView, LLC  
Representative: John Gilbert
2. **Z167-198(PD)**  
Pamela Daniel  
(CC District 11)  
An application for an amendment to Planned Development District No. 703 for R-7.5(A) Single Family District uses and a public school other than an open-enrollment charter school in an area bounded by Hillcrest Road, Lakehurst Avenue, Airline Road and Aberdeen Avenue.  
Staff Recommendation: **Approval**, subject to a revised development plan, a landscape plan, a revised traffic management plan and conditions.  
Applicant: Dallas Independent School District  
Representative: Karl A. Crawley, Masterplan
3. **Z167-200(PD)**  
Pamela Daniel  
(CC District 7)  
An application for an amendment to Planned Development District No. 721 for R-7.5(A) Single Family District uses and a public school other than an open-enrollment charter school in an area bounded by Chariot Drive, Berridge Lane, St. Francis Avenue and Trace Road.  
Staff Recommendation: **Approval**, subject to a revised development/landscape plan, traffic management plan and conditions.  
Applicant: Dallas Independent School District  
Representative: Karl A. Crawley, Masterplan
4. **Z167-202(JM)**  
Jennifer Muñoz  
(CC District 2)  
An application to amend Planned Development District No. 748 to allow changes to front yard setbacks for Tract 2 on the northwest and northeast corner of Medical District Drive and Southwestern Medical Avenue.  
Staff Recommendation: **Approval**, subject to a revised development plan and conditions.  
Applicant: Children's Medical Center  
Representative: Karl A. Crawley, Masterplan
5. **Z167-124(OTH)**  
Olga Torres Holyoak  
(CC District 4)  
An application for a Specific Use Permit for a tower/antenna for cellular communication on property zoned a CR Community Retail District on the east side of Beckley Avenue, south of Ohio Avenue.  
Staff Recommendation: **Approval** for a ten-year period with eligibility for automatic renewals for additional ten-year periods, subject to a site plan, elevation and conditions.  
Applicant: Eco-Site, Inc.  
Representative: Dave Kirk



6. **Z167-134(OTH)**  
Olga Torres Holyoak  
(CC District 14)
- An application for a Planned Development Subdistrict for GR General Retail Subdistrict uses and hotel use by right on property zoned a GR General Retail Subdistrict within Planned Development District No. 193, the Oak Lawn Special Purpose District, on property on the south corner of Fairmount Street and Carlisle Street.  
Staff Recommendation: **Approval**, subject to a development plan and conditions.  
Applicant: Alamo Manhattan Properties, Inc.  
Representative: Karl A. Crawley, MASTERPLAN
7. **Z167-165(OTH)**  
Olga Torres Holyoak  
(CC District 8)
- An application for a Specific Use Permit for a tower/antenna for cellular communication on property zoned a CS-D-1 Commercial Services District with a D-1 Liquor Control Overlay on the south side of CF Hawn Freeway, southeast of South Belt Line Road.  
Staff Recommendation: **Approval** for a ten-year period with eligibility for automatic renewals for additional ten-year periods, subject to a site plan, elevation and conditions.  
Applicant: Eco-Site, Inc.  
Representative: Dave Kirk
8. **Z167-196(WE)**  
Warren Ellis  
(CC District 7)
- An application for a Specific Use Permit for a recycling buy-back center for household metals and industrial metals on property zoned an LI-D-1 Light Industrial District with a D-1 Liquor Control Overlay west of Lawnview Avenue, south of Samuel Boulevard.  
Staff Recommendation: **Approval** for a two-year period, subject to a site plan and conditions.  
Applicant/Representative: Yousef Shahabi Azad
9. **Z167-199(WE)**  
Warren Ellis  
(CC District 6)
- An application to create a new subarea within Planned Development District No. 899, on the northeast corner of Royal Lane and Grissom Lane.  
Staff Recommendation: **Approval**, subject to a revised conceptual plan, revised development plan and conditions.  
Applicant: Mountain Prize, Inc.  
Representative: Tommy Mann & Laura Hoffmann, Winstead PC
10. **Z167-167(SM)**  
Sarah May  
(CC District 8)
- An application to amend existing deed restrictions on property zoned a CS Commercial Service District on the northwest corner of LBJ Freeway and Cedar Ranch Drive.  
Staff Recommendation: **Approval**  
Applicant: Duff Real Estate, LLC  
Representative: Keven Haddox

Zoning Cases – Under Advisement:

11. **Z167-138(SM)**  
Sarah May  
(CC District 5)
- An application to renew Specific Use Permit No. 2138 for the sale of alcoholic beverages in conjunction with a general merchandise or food store 3,500 square feet or less on property zoned a CR-D-1 Community Retail District with a D-1 Liquor Control Overlay on the south side of Military Parkway, between Scottsdale Drive and McNeil Street.  
Staff Recommendation: **Hold under advisement until May 4, 2017.**  
Applicant: Kijan Market, LLC  
Representative: Pamela Craig  
U/A From: February 2, 2017 and March 2, 2116
12. **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: **Hold under advisement until May 4, 2017.**  
Applicant: Eagle Advantage Schools, Inc.; Owner  
Representative: Karl A. Crawley, Masterplan Consultants  
U/A From: February 16, 2017 and March 16, 2017
13. **Z156-301(OTH)**  
Olga Torres Holyoak  
(CC District 6)
- An application for a P(A) Parking District on property zoned an R-5(A) Single Family District on the north side of Life Avenue, east of Puget Street.  
Staff Recommendation: **Approval**, subject to a site plan and landscape plan.  
Applicant: Greater Progressive Baptist Church  
Representative: The Dimension Group  
U/A From: March 2, 2017
14. **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: **Hold under advisement until April 27, 2017.**  
Applicant: See attached list  
Representative: Tommy Mann & Laura Hoffman, Winstead PC  
Bus Tour Date: March 2, 2017  
U/A From: January 5, 2017 and February 16, 2017

15. **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 27, 2017.**  
Applicant: 75 and Walnut Hill LP and Walnut Hill Phase 1 LP  
Representative: Suzan Kedron with Jackson Walker, LLP  
Bus Tour Date: March 2, 2017  
U/A From: February 16, 2017
16. **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 and a Specific Use Permit for the stadium and pre-elementary play area on property zoned an R-16(A) Single Family District and Planned Development District No. 400 on the west line of Midway Road, north of South Better Drive.  
Staff Recommendation: **Approval**, subject to a development plan, buffer landscape plan, buffer landscape plan detail, tree preservation list, traffic management plan and staff's recommended conditions.  
Applicant: The Episcopal School of Dallas, Inc., & WBL Family Investments, Inc.  
Representative: Kirk Williams and Laura Hoffmann, Winstead PC  
Bus Tour Date: July 21, 2016  
U/A From: November 10, 2016, November 17, 2016, January 5, 2017, February 2, 2017 and March 2, 2017.
17. **Z167-119(WE)**  
Warren Ellis  
(CC District 14)
- An application for a Specific Use Permit for a drive-through restaurant on property zoned a GR General Retail Subdistrict within Planned Development District No. 193, the Oak Lawn Special Purpose District on the east corner of Oak Lawn Avenue and Congress Avenue.  
Staff Recommendation: **Approval** for a five-year period with eligibility for automatic renewals for additional ten-year periods, subject to a site /landscape plan and staff's recommended conditions.  
Applicant: Texas Land & Capital, L.P and 5612 Yale Holdings, L.P.  
Representative: Duncan T. Fulton, III  
U/A From: March 16, 2017

Zoning Cases – Individual:

18. **Z156-313(WE)**  
Warren Ellis  
(CC District 11)
- An application for an amendment to Phase 1 within Planned Development District No. 114 on the northeast corner of Beltline Road and Prestonwood Boulevard.  
Staff Recommendation: **Approval**, subject to a revised conceptual plan, revised development plan and conditions.  
Applicant: PWC Associates, LLC  
Representative: Robert Reeves, Robert Reeves & Associates

Reconsideration:

**Z167-173(SM)**  
Sarah May  
(CC District 1)

1. Reconsideration of action taken on March 16, 2017, which was to move to recommend approval of 1) a CR Community Retail District on the southeastern quadrant of the area of request; and approval of 2) a Planned Development District for CR Community Retail District uses on the remainder of the area of request, subject to a development plan and conditions on property zoned an NO(A) Neighborhood Office District on the east side of North Westmoreland Drive, south of Interstate Highway 30.

If #1 is approved then consideration of #2.

2. An application for 1) a CR Community Retail District on the southeastern quadrant of the area of request; and 2) a Planned Development District for CR Community Retail District uses on the remainder of the area of request on property zoned an NO(A) Neighborhood Office District on the east side of North Westmoreland Drive, south of Interstate Highway 30

Staff Recommendation: **Approval** of a CR Community Retail District; and **approval** of a Planned Development District, subject to a development plan and conditions.

Applicant: QuickTrip Corporation

Representative: Dallas Cothrum, Masterplan

---

Other Matters:

Minutes: March 16, 2017

Adjournment

**CITY PLAN COMMISSION PUBLIC COMMITTEE MEETINGS**

**Tuesday, April 11, 2017**

**SPECIAL SIGN DISTRICT ADVISORY COMMITTEE (SSDAC) MEETING** - Tuesday, April 11, 2017, City Hall, 1500 Marilla Street, in Room 5BN, at 2:00 p.m., to consider (1) **1703130004** - An application for a Certificate of Appropriateness by Daniel Rodriguez of NW Sign Industries, Inc. for a 159 square-foot upper level attached sign at 800 Main Street (north elevation), (2) **1703130005** - An application for a Certificate of Appropriateness by Daniel Rodriguez of NW Sign Industries, Inc. for a 9 square-foot projecting attached sign at 800 Main Street (north elevation), (3) **1703130006** - An application for a Certificate of Appropriateness by Daniel Rodriguez of NW Sign Industries, Inc. for a 90 square-foot lower level attached sign at 800 Main Street (north elevation), (4) **1703210021** - An application for a Certificate of Appropriateness by Daniel Rodriguez of NW Sign Industries, Inc. for a 159 square-foot upper level attached sign at 800 Main Street (east elevation), (5) **1703210022** - An application for a Certificate of Appropriateness by Daniel Rodriguez of NW Sign Industries, Inc. for a 159 square-foot upper level attached sign at 800 Main Street (west elevation), (6) **1703210023** - An application for a Certificate of Appropriateness by Daniel Rodriguez of NW Sign Industries, Inc. for a 90 square-foot lower level attached sign at 800 Main Street (east elevation), (7) **1703210024** - An application for a Certificate of Appropriateness by Daniel Rodriguez of NW Sign Industries, Inc. for a 90 square-foot lower level attached sign at 800 Main Street (west elevation), (8) **1703210026** - An application for a Certificate of Appropriateness by Daniel Rodriguez of NW Sign Industries, Inc. for a 9 square-foot projecting attached sign at 800 Main Street (east elevation), and (9) **1703210027** - An application for a Certificate of Appropriateness by Daniel Rodriguez of NW Sign Industries, Inc. for a 9 square-foot projecting attached sign at 800 Main Street (south elevation).

**Thursday, April 6, 2017**

**ZONING ORDINANCE ADVISORY COMMITTEE (ZOAC) MEETING** - Thursday, April 6, 2017, City Hall, 1500 Marilla Street, in Room 5ES, at 9:00 a.m., to consider (1) **DCA 156-006** - Consideration of amending the Dallas Development Code to create regulations to allow accessory dwelling units, and (2) **DCA 156-009** - Consideration of amending the Dallas Development Code to create a new overlay called a "Late Hours Overlay".

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]