



CITY OF DALLAS  
CITY PLAN COMMISSION  
Thursday, June 22, 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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BRIEFING

**DCA 145-002 - Consideration of amending Chapter 51A of the Dallas Development Code, Article X Landscape and Tree Preservation regulations.**

Phil Erwin, Chief Arborist  
Donna Moorman, Chief Planner

Subdivision Docket  
Zoning Docket

**ACTION ITEMS:**

Subdivision Docket Planner: Paul Nelson

Consent Items:

- (1) **S167-193**  
(CC District 3)
- An application to create one 7.55-acre lot and one 18.192-acre lot from a 25.74-acre tract of land on property located on Camp Wisdom Road, east of Clark Road.  
Applicant/Owner: Gaubert Thomas M. Irrevocable Trust  
Surveyor: Viewtech, Inc.  
Application Filed: May 24, 2017  
Zoning: PD 938  
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.

- (2) **S167-194**  
(CC District 2)
- An application to replat a 4.803-acre tract of land to create one 0.9298-acre lot and one 3.8736-acre lot from a tract of land containing all of Lot 1A in City Block 3/203 on property bounded by S. Hall Street, Chestnut Street, IH-30E, and Jeffries Street.  
Applicant/Owner: Deep Ellum Hall, LLC  
Surveyor: Brown & Gay Engineers, Inc.  
Application Filed: May 24, 2017  
Zoning: PD 269, Tract A  
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
- (3) **S167-195**  
(CC District 6)
- An application to create one 9.483-acre lot and one 10.491-acre lot from a 20.825-acre tract of land located between Goodnight Lane and IH-35E, north of Manana Drive.  
Applicant/Owner: CHI/Acquisitions, LP  
Surveyor: Goodwin and Marshall, Inc.  
Application Filed: May 24, 2017  
Zoning: IR  
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
- (4) **S167-196**  
(CC District 8)
- An application to create two 10,999-square foot lots from a 0.505-acre tract of land on property located on Garden Grove Drive between Biggs Street and S. Belt Line Road.  
Owners: Rodolfo and Socorro Hernandez  
Surveyor: A&W Surveyors, Inc.  
Application Filed: May 24, 2017  
Zoning: R-10(A)  
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
- (5) **S167-198**  
(CC District 2)
- An application to create a 0.689-acre lot from a tract of land in City Block 182 on property located on Main Street, west of Pryor Street.  
Applicant/Owner: 42 Deep Ellum, LP  
Surveyor: Votex Surveying Company  
Application Filed: May 25, 2017  
Zoning: PD 269, Tract A  
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.

- (6) **S167-199**  
(CC District 2)
- An application to replat a 0.458-acre tract of land containing all of Lots 15 and 16 in City Block 6/707 to create one lot on property located on San Jacinto Street at Bennett Avenue, east corner.  
Applicant/Owner: Bryan Heights Development, LLC  
Surveyor: Gonzalez & Schneeberg  
Application Filed: May 25, 2017  
Zoning: MF-2(A)  
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
- (7) **S167-200**  
(CC District 2)
- An application to replat a 0.353-acre tract of land containing all of Lots 1 and 2 in City Block B/709 to create one 0.145-acre lot and one 0.208-acre lot on property located on Fitzhugh Avenue at Virginia Avenue, south corner.  
Applicant/Owner: Bryan Heights Development, LLC  
Surveyor: Gonzalez & Schneeberg.  
Application Filed: May 25, 2017  
Zoning: MF-2(A)  
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
- (8) **S167-201**  
(CC District 2)
- An application to replat a 1.0071-acre tract of land containing all of Lots 1 and 2, part of Lots 3, 4, and 5 in City Block 8/728 to create one lot on property located on Bryan Street at Prairie Avenue, south corner.  
Applicant/Owner: Bryan Heights Development, LLC Bryan Heights Development, LLC  
Surveyor: Gonzalez & Schneeberg.  
Application Filed: May 25, 2017  
Zoning: MF-2(A)  
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
- (9) **S167-202**  
(CC District 1)
- An application to replat a 0.725-acre tract of land containing all of Lots 2, 3 and 4 in City Block 36/3156 to create one lot on property located on Tenth Street, east of Adams Avenue.  
Applicant/Owner: Proximity Developers LLC  
Surveyor: Gonzalez & Schneeberg.  
Application Filed: May 25, 2017  
Zoning: PD 830, Sub-district 3B  
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.

- (10) **S167-203**  
(CC District 11)
- An application to replat a 4.8140-acre tract of land containing part of Lot 1B in City Block 1/7755 to create one 4.1174-acre lot and one 0.6966-acre lot on property located on Coit Road at Banner Drive, west corner.
- Applicant/Owner: JP-Banner, LP  
Surveyor: Kimley-Horn  
Application Filed: May 25, 2017  
Zoning: MU-3  
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
- (11) **S167-204**  
(CC District 1)
- An application to create one lot from a 2.367-acre tract of land in City Block 6171 on property located at 1140 Westmoreland Road, east of Moulin Rouge Drive
- Applicant/Owner: DFW Projects, LLC  
Surveyor: O'Neal Surveying Company.  
Application Filed: May 25, 2017  
Zoning: TH-3(A), MF-2(A)  
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
- (12) **S167-205**  
(CC District 2)
- An application to replat a 3.805-acre tract of land containing all of Lots 15 through 22 in City Block 4/699 and part of Lot 1 in City Block 1/700 to create one lot on property located on Annex Avenue between San Jacinto Street and Ross Avenue.
- Applicant/Owner: Tuesday Real Estate Ross Annex, LLC  
Surveyor: O'Neal Surveying Company  
Application Filed: May 26, 2017  
Zoning: PD 298, Sub Area 4  
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
- (13) **S167-207**  
(CC District 13)
- An application to replat all of Lot 1 and a 6.813-acre tract of land in City Block 7318 to create one 6.829-acre lot on property located at 11400 North Central Expressway (US. Highway 75).
- Applicant/Owner: Algonquin Realty, Inc.  
Surveyor: Kimley-Horn  
Application Filed: May 26, 2017  
Zoning: RR  
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.

Residential Replat:

(14) **S167-197**  
(CC District 4)

An application to replat a 21.481-acre tract of land containing all of Lots 1 through 13 in City Block E/5905; all of Lots 1 through 4 in City Block A/5899; all of Lots 1 through 10 in City Block B/5899; all of City Blocks 3877, and 8/3969; and a portion of abandoned Childs Street to create 1 lot on property located in the vicinity of the northeast corner of Bonnie View Road and Morrell Avenue.

Applicant/Owner: Dallas Independent School District

Surveyor: ARS Engineers, Inc.

Application Filed: May 25, 2017

Zoning: R-5(A), CR, MF-2(A)

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

Development Code Amendment – Public Hearing:

**DCA 145-002**  
Donna Moorman

Public Hearing to receive comments on proposed amendments to Article X, the Landscape and Tree Preservation regulations in Chapter 51A of the Dallas Development Code.

Miscellaneous Items:

**D167-019**  
Sharon Hurd  
(CC District 3)

An application for a development plan for industrial uses on property zoned Subdistrict S-1c, South Zone within Planned Development District No. 521, on the east line of Mountain Creek Parkway, north of Camp Wisdom Road.

Staff Recommendation: **Approval**

Applicant: First Industrial, LP

Representative: Pacheco Koch.

**D167-020**  
Andrew Ruegg  
(CC District 7)

An application for a development plan and landscape plan for a retail use on property zoned Planned Development District No. 605, on the west side of South Buckner Boulevard, north of Clover Haven Street

Staff Recommendation: **Approval**

Applicant: Ali Norani

Representative: Craig Bond, KJE

**M167-030**  
Sharon Hurd  
(CC District 11)

An application for a minor amendment to a development plan on property zoned Planned Development District No. 68, on the southeast corner of Churchill Way and Preston Road.

Staff Recommendation: **Approval**

Applicant: Tyler C. Cooper, MD, MPH

Representative: Hudson Lockett, III

**M167-003**

Andrew Ruegg  
(CC District 2)

An application for a minor amendment to the development plan for a public school use on property zoned Area 7 within Planned Development District No. 465, the Arlington Park Special Purpose District, on the east line of Wayside Drive, south of Chattanooga Place.

Staff Recommendation: **Approval**

Applicant: Dallas Independent School District

Representative: Karl Crawley, Masterplan

**M167-028**

Andrew Ruegg  
(CC District 14)

An application for a minor amendment to the development plan for a general merchandise or food store greater than 3,500 square feet use on property zoned Tract 1 within Planned Development District No. 610, on the southeast corner of Lovers Lane and Greenville Avenue.

Staff Recommendation: **Approval**

Applicant: HEB Grocery Co.

Representative: Karl Crawley, Masterplan

**M167-029**

Andrew Ruegg  
(CC District 14)

An application for a minor amendment to the development plan and landscape plans for an office use on property zoned Subarea H within Planned Development Subdistrict No. 79, the Harwood Special Purpose District in Planned Development District No. 193, the Oak Lawn Special Purpose District, on the south corner of North Harwood Street and Payne Street.

Staff Recommendation: **Approval**

Applicant: Phase VII Development at International Center, LP

Representative: Ben Cortez, AIA

**M167-031**

Andrew Ruegg  
(CC District 14)

An application for a minor amendment to the development plan and landscape plan for a multifamily use on property zoned Tract 1 within Planned Development Subdistrict No. 116 in Planned Development District No. 193, the Oak Lawn Special Purpose District, on the southwest corner of North Central Expressway and Oliver Street.

Staff Recommendation: **Approval**

Applicant: SLC Knox LLC

Representative: Karl Crawley, Masterplan

**M167-032**

Neva Dean  
(CC District 2)

An application for a minor amendment to the site plan for Specific Use Permit No. 1518 for a bed and breakfast use on property zoned Tract B within Planned Development Subdistrict No. 98 with Historic Overlay No. 72, the Peak's Suburban Addition Neighborhood Historic District, on the northwest line of Junius Street, southwest of North Peak Street.

Staff Recommendation: **Approval**

Applicant: Graig Penfold

Representative: Jack Fielder, Masterplan

**M167-024**

Pamela Daniel  
(CC District 13)

An application for a minor amendment to the development plan on property zoned Tract 1 of Planned Development District No. 504, on the southeast corner of Midway Road and Northaven Road.

Staff Recommendation: **Approval**

Applicant: Episcopal Church of Good Shepherd

Representative: Jackson Walker LLP/William S. Dahlstrom

Thoroughfare Plan Amendments:

**Lamar Street from Elm Street to Young Street**

Tanya Brooks  
(CC District 2 & 14)

An amendment to the City of Dallas Central Business District Streets and Vehicular Circulation Plan to change the operational characteristics of Lamar Street from Elm Street to Young Street from a southbound three-lane roadway and a northbound three-lane roadway in 78-100 feet of right-of-way and 66 feet of pavement to a southbound two-lane roadway and a northbound two-lane roadway in 78-80 feet of right-of-way and 40-60 feet of pavement.

Staff Recommendation: **Approval** to the City of Dallas Central Business District Streets and Vehicular Circulation Plan to change the operational characteristics of Lamar Street from Elm Street to Young Street from a southbound three-lane roadway and a northbound three-lane roadway in 78-100 feet of right-of-way and 66 feet of pavement to a southbound two-lane roadway and a northbound two-lane roadway in 78-80 feet of right-of-way and 40-60 feet of pavement.

CPC Transportation Committee Recommendation: **Approval**

Zoning Cases – Consent:

1. **Z167-274(PD)**

Pamela Daniel  
(CC District 2)

An application for the renewal of Specific Use Permit No. 2144 for a bar, lounge, or tavern on property zoned Tract A, Planned Development No. 269, the Deep Ellum/Near East Side Special Purpose District, on the north side of Main Street, west of North Crowds Street.

Staff Recommendation: **Approval** for a two-year period, subject to conditions.

Applicant: Dapper Life, LLC

Representative: Pamela Craig

2. **Z167-283(PD)**

Pamela Daniel  
(CC District 2)

An application for a Specific Use Permit for an alcoholic beverage establishment limited to a bar, lounge or tavern use on property zoned Tract A within Planned Development District No. 269, the Deep Ellum/Near East Side Special Purpose District, on the east side of Hall Street fronting on Elm Street and Main Street.

Staff Recommendation: **Approval** for a two-year period, subject to a site plan and conditions.

Applicant: 3101 Main, LP

Representative: Rob Baldwin



3. **Z167-285(PD)**  
Pamela Daniel  
(CC District 6)  
  
An application for a Planned Development District for R-10(A) Single Family District and public school other than an open-enrollment charter school uses on property zoned an R-10(A) Single Family District on property bounded by Park Lane, Dale Crest Drive, Kinkaid Drive and Harwich Drive.  
Staff Recommendation: **Approval**, subject to a development plan, landscape plan, traffic management plan, and conditions.  
Applicant: Dallas Independent School District  
Representative: Karl A. Crawley, Masterplan
4. **Z167-258(SM)**  
Sarah May  
(CC District 11)  
  
An application for a Planned Development for TH-1(A) Townhouse District, single family, and private street or alley uses on property zoned an R-1ac(A) Single Family District on the southeast line of Keller Springs Road, west of Preston Road.  
Staff Recommendation: **Approval**, subject to a conceptual plan and conditions.  
Applicant: Keller Springs Estates, Ltd.  
Representative: Kirk Williams, Brad Williams; Winstead PC
5. **Z167-262(SM)**  
Sarah May  
(CC District 14)  
  
An application for a new subdistrict on property zoned Subdistrict 4 in Planned Development District No. 357, the Farmers Market Special Purpose District and the Harwood Historic District No. 48 on a portion, on the northeast corner of South Harwood Street and Jackson Street.  
Staff Recommendation: **Approval**, subject to conditions.  
Applicant: CADG Jackson Parking A, LLC  
Representative: J. Prabha Cinclair, Micklos Law, PLLC
6. **Z167-290(SM)**  
Sarah May  
(CC District 13)  
  
An application to terminate existing deed restrictions on property zoned a CR Community Retail District on the east line of Greenville Avenue, north of Walnut Hill.  
Staff Recommendation: **Approval**  
Applicant: SEB Group, LLC  
Representative: Rob Baldwin
7. **Z167-132(JM)**  
Jennifer Muñoz  
(CC District 14)  
  
An application for a Planned Development Subdistrict for MF-2 Multifamily Subdistrict and private school uses on property zoned an MF-2 Multiple Family Subdistrict within Planned Development District No. 193, the Oak Lawn Special Purpose District, on the southwest corner of Cole Avenue and Oliver Street, on both sides of the alley on the southwest side of Oliver Street.  
Staff Recommendation: **Approval**, subject to a development plan and conditions.  
Applicant: Chapel of the Cross  
Representative: Jack Fiedler, Masterplan



8. **Z167-240(JM)**  
Jennifer Muñoz  
(CC District 2)
- An application to 1) amend Tract 1a within Planned Development District No. 486, on the southwest corner of Parry Avenue and Bank Street; and 2) amend and expand Tract 1b on property zoned Tract 1b within Planned Development District No. 486, and a D(A) Duplex District on the northeast corner of Gurley Avenue and Bank Street.  
Staff Recommendation: **Approval**, subject to a revised conceptual plan, revised Tract 1a development plan, revised Tract 1b development plan, and conditions.  
Applicant: Jubilee Park Community Center Corporation, Owner  
Representative: Eric Seeley % Graham Associates, Inc.
9. **Z167-276(JM)**  
Jennifer Muñoz  
(CC District 6)
- An application for a Specific Use Permit for a tattoo studio on property within the Subdistrict 1 portion of Planned Development District No. 621, the Old Trinity and Design District Special Purpose District, on the west line of Dragon Street, southeast of Oak Lawn Avenue.  
Staff Recommendation: **Approval** for a two-year period, subject to a site plan and conditions.  
Applicant: Audra Buckley, Permitted Development  
Representative: Dallas Skin Institute
10. **Z167-277(JM)**  
Jennifer Muñoz  
(CC District 2)
- An application for a Specific Use Permit for an alcoholic beverage establishment use limited to a bar, lounge or tavern and an inside commercial amusement use limited to a live music venue on property zoned Tract A within Planned Development District No. 269, the Deep Ellum/Near East Side Special Purpose District, on the north side of Elm Street, west of North Crowdus Street.  
Staff Recommendation: **Approval** for a two-year period, subject to a site plan and conditions.  
Applicant: Rycam Enterprises  
Representative: Jason Marshall
11. **Z167-282(JM)**  
Jennifer Muñoz  
(CC District 10 & 13)
- An application to amend Planned Development District No. 790 to increase the allowable square footage within Area C, on the west corner of Royal Lane and Greenville Avenue.  
Staff Recommendation: **Approval**, subject to a revised development plan and conditions.  
Applicant: Royal Oaks Country Club  
Representative: Karl A. Crawley, Masterplan

12. **Z167-247(OTH)**  
Neva Dean  
(CC District 5)  
An application to renew Specific Use Permit No. 1863 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 north side of Scyene Road, west of Jim Miller Road.  
Staff Recommendation: **Approval** for a two-year period with eligibility for automatic renewals for additional five-year periods, subject to a revised site plan and staff's recommended conditions.  
Applicant: George M. Reeves III, LTD  
Representative: Santos Martinez, Masterplan
  
13. **Z167-261(OTH)**  
Neva Dean  
(CC District 2)  
An application to renew Specific Use Permit No. 1484 for a commercial amusement (inside) limited to a Class A dance hall on property within Planned Development District No. 784, the Trinity River Corridor Special Purpose District, on the west corner of South Riverfront Boulevard and Dearborn Street.  
Staff Recommendation: **Approval** for a five-year period, subject to conditions.  
Applicant: Roger Reyna
  
14. **Z167-265(OTH)**  
Neva Dean  
(CC District 8)  
An application for a CS Commercial Service District with deed restrictions volunteered by the applicant on property zoned an R-1/2(A) Single Family District on the east side of South St. Augustine Road, south of Haymarket Road.  
Staff Recommendation: **Approval**, subject to deed restrictions volunteered by the applicant.  
Applicant: Gustavo Guerrero  
Representative: Rob Baldwin
  
15. **Z167-278(WE)**  
Warren Ellis  
(CC District 13)  
An application for an amendment to Subarea 2 and Subarea 3 in Planned Development District No. 787, on the south line of West Northwest Highway, west of Midway Road.  
Staff Recommendation: **Approval**, subject to a revised conceptual plan and conditions.  
Applicant: Trinsic Acquisition Company, LLC  
Representative: Robert Baldwin, Baldwin Associates

Zoning Cases – Under Advisement:

16. **Z167-113(WE)**  
Warren Ellis  
(CC District 12)  
An application for an NS(A) Neighborhood Service District with deed restrictions volunteered by the applicant on property zoned an NO(A) Neighborhood Office District on the southeast corner of Trinity Mills Road and Westgrove Road.  
Staff Recommendation: **Approval**, subject to deed restrictions volunteered by the applicant.  
Applicant: Tsay Properties Westgrove, LTD  
Representative: Robert Reeves - Robert Reeves and Associates, Inc.  
U/A From: March 16, 2017, April 27, 2017 and May 18, 2017

17. **Z167-236(WE)**  
Warren Ellis  
(CC District 4)
- An application for an expansion of, and an amendment to, Planned Development District No. 838 for a public school other than an open-enrollment charter school and R-7.5(A) Single Family District uses on property zoned an R-7.5(A) Single Family District and Planned Development District No. 838, on the northwest corner of Marsalis Avenue and Garza Avenue.
- Staff Recommendation: **Approval**, subject to a revised development/landscape plan, revised traffic management plan and conditions.
- Applicant: Dallas Independent School District
- Representative: Robert Baldwin, Baldwin Associates
- U/A From: May 18, 2017
18. **Z167-266(KK)**  
Kiesha Kay  
(CC District 6)
- An application to amend Subdistrict 2D within Planned Development District No. 714, the West Commerce Street/Fort Worth Avenue Special Purpose District for mixed uses, on the south side of Fort Worth Avenue, between Sylvan Avenue and Chappell Street.
- Staff Recommendation: **Approval**, subject to staff's recommended revised conditions.
- Applicant/Representative: Marksmen Exploration, LLC
- U/A From: May 18, 2017

Zoning Cases – Individual:

19. **Z167-280(KK)**  
Kiesha Kay  
(CC District 8)
- An application for a Specific Use Permit for a tower/antenna for cellular communication on property zoned an R-7.5(A) Single Family District and an MF-2(A) Multifamily District on the south side of West Wheatland Road, east of South Polk Street.
- Staff Recommendation: **Denial**
- Applicant: Eco-Site, Inc./Community Bible Church
- Representative: SmartLink LLC., Clark Murphy
20. **Z167-281(KK)**  
Kiesha Kay  
(CC District 5)
- An application for a Specific Use Permit for a tower/antenna for cellular communication on property zoned an NS(A) Neighborhood Service District on the northeast corner of North Masters Drive and Grove Oaks Boulevard.
- Staff Recommendation: **Denial**
- Applicant: Eco-Site, Inc./Kingdom Harvest Church of God
- Representative: SmartLink LLC., Clark Murphy

21. **Z167-190(SM)**  
Sarah May  
(CC District 14)
- An application for a Planned Development Subdistrict for MF-3 Multiple Family and tower/antenna for cellular communication uses on property zoned an MF-3 Multiple Family Subdistrict within Planned Development District No. 193, the Oak Lawn Special Purpose District, with a D Liquor Control Overlay on the south corner of Welborn Street and Congress Avenue.  
Staff Recommendation: **Approval**, subject to a development plan and staff's recommended conditions.  
Applicant: Toll Brothers, Inc.  
Representative: Dallas Cothrum, Masterplan Consultants
22. **Z167-275(WE)**  
Warren Ellis  
(CC District 2)
- An application for a renewal of Specific Use Permit No. 2050 for a bar, lounge, or tavern on property zoned Tract A within Planned Development District No. 269, the Deep Ellum/Near East Side Special Purpose District, on the south line of Elm Street, west of Crowds Street.  
Staff Recommendation: **Approval** for a three-year period, subject to staff's recommended conditions.  
Applicant: Off the Road  
Representative: Audra Buckley

Development Code Amendment:

- DCA 156-006**  
Vasavi Pilla  
(CC Districts All)
- Consideration of amending Chapters 51 and 51A of the Dallas Development Code, Section 51-4.201 and Section 51(A)-4.209 to allow the Board of Adjustment to grant a special exception to authorize an additional dwelling unit to be rented, and Section 51-4.500 and Section 51A-4.500 to create regulations for an accessory dwelling unit overlay.  
Staff Recommendation: **Approval**  
Zoning Ordinance Advisory Committee Recommendation: **No Change**

Reconsideration:

- Z156-344(OTH)**  
Olga Torres Holyoak  
(CC District 8)
1. Reconsideration of action taken on June 8, 2017, which was to move to recommend approval of 1) a TH-2(A) Townhouse District, an MF-2(A) Multifamily District, an MF-3(A) Multifamily District, a CR Community Retail District, subject to a revised conceptual plan and conditions for the remainder of Planned Development District No. 624 on property zoned Planned Development District No. 624; approval as requested by the applicant of 2) an MF-2(A) Multifamily District and termination of the existing deed restrictions on property zoned a TH-2(A) Townhouse District with deed restrictions; approval as requested by the applicant of 3) an MU-2 Mixed Use District, a TH-2(A) Townhouse District, an MF-3(A) Multifamily District, a UC-2 Urban Corridor District, and a CR Community Retail District on property zoned an R-7.5(A) Single Family District;

approval as requested by the applicant of 4) a CR Community Retail District and termination of deed restrictions on property zoned an NS(A) Neighborhood Service District with deed restrictions; approval as requested by the applicant of 5) a CR Community Retail District and termination of deed restrictions, an MU-2 Mixed Use District and termination of deed restrictions, and a UC-2 Urban Corridor District and termination of deed restrictions on property zoned an LO-1 Limited Office District with deed restrictions; and approval as requested by the applicant of 6) a CR Community Retail District and termination of deed restrictions and an MU-2 Mixed Use District and termination of deed restrictions on property zoned an MF-2(A) Multifamily District with deed restrictions, west of Lancaster Road, north of Interstate I-20, and on both sides of Wheatland Road.

If #1 is approved then consideration of #2.

2. An application for 1) a TH-2(A) Townhouse District, an MF-2(A) Multifamily District, an MF-3(A) Multifamily District, a CR Community Retail District, and a revised conceptual plan for the remainder of Planned Development District No. 624 on property zoned Planned Development District No. 624; 2) an MF-2(A) Multifamily District and termination of the existing deed restrictions on property zoned a TH-2(A) Townhouse District with deed restrictions; 3) an MU-2 Mixed Use District, a TH-2(A) Townhouse District, an MF-3(A) Multifamily District, a UC-2 Urban Corridor District, and a CR Community Retail District on property zoned an R-7.5(A) Single Family District; 4) a CR Community Retail District and termination of deed restrictions on property zoned an NS(A) Neighborhood Service District with deed restrictions; 5) a CR Community Retail District and termination of deed restrictions, an MU-2 Mixed Use District and termination of deed restrictions, and a UC-2 Urban Corridor District and termination of deed restrictions on property zoned an LO-1 Limited Office District with deed restrictions; 6) a CR Community Retail District and termination of deed restrictions and an MU-2 Mixed Use District and termination of deed restrictions on property zoned an MF-2(A) Multifamily District with deed restrictions, west of Lancaster Road, north of Interstate I-20, and on both sides of Wheatland Road.

Staff Recommendation: **Approval** of item 1, subject to a revised conceptual plan and conditions for the remainder of Planned Development District No. 624; and **approval** of items 2 through 6, as requested by the applicant.

Applicant: Centurion American

Representative: BGE Inc. - Brett Mann

Reconsideration:

**Z167-239(WE)**

Warren Ellis  
(CC District 6)

1. Reconsideration of action taken on June 8, 2017, which was to move to recommend denial without prejudice of the renewal of Specific Use Permit No. 1624 for an Industrial (outside) not potentially incompatible use for a concrete batch plant on property zoned an IR Industrial Research District on the northwest corner of Commerce Street and Manila Road.

If #1 is approved then consideration of #2.

2. An application to renew Specific Use Permit No. 1624 for an Industrial (outside) not potentially incompatible use for a concrete batch plant on property zoned an IR Industrial Research District on the northwest corner of Commerce Street and Manila Road.

Staff Recommendation: **Approval** for a three-year period, subject to conditions.

Applicant: Samuel Ramos

Representative: Peter Kavanagh, Zone Systems

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Other Matters:

Pursuant to Section 13(d)(4) of the City Plan Commission rules of procedure, consider delegating consideration of a Development Code amendment in any Article of Chapter 51 and Chapter 51A to create parkland dedication regulations to the Subdivision Review Committee, who is charged with amending Article VIII, to allow the amendments to be reviewed by one Committee.

Minutes: June 8, 2017

Adjournment