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CITY SECRETARY  
DALLAS, TEXAS



CITY OF DALLAS

## PUBLIC HEARING POSTING

CITY PLAN COMMISSION  
HEARING

Thursday, March 21, 2019

Public Notice

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POSTED CITY SECRETARY  
DALLAS, TX

**BRIEFINGS:**

**5ES\***

**9:00 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, March 21, 2019  
AGENDA

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BRIEFINGS:	5ES	9:00 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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Kris Sweckard, Director  
Neva Dean, Assistant Director of Current Planning

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**BRIEFINGS:**

Subdivision Docket  
Zoning Docket

**ACTION ITEMS:**

Subdivision Docket

Planner: Mohammad Bordbar

Consent Items:

- (1) **S189-128**  
(CC District 8)
- An application to replat a 45.86-acre tract of land containing part of Lot 1 in City Block A/8303 to create one lot on property located on Cedardale Road, east of Dallas Avenue.  
Applicant/Owner: Dallas Ridge Industrial II, LLC, RPT II Acquisition Company, LLC  
Surveyor: Halff Associates, Inc.  
Application Filed: February 20, 2019  
Zoning: LI  
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
- (2) **S189-131**  
(CC District 1)
- An application to create 2 lots with 0.126-acre each from a 0.252-acre tract of land in City Block 3433 on property located on Sixth Street, west of Denver Street.  
Applicant/Owner: Wisteria Hills 9, LLC  
Surveyor: Webb Surveying, Inc.  
Application Filed: February 20, 2019  
Zoning: PD 468 Sub-district A, Tract 2 (RTN)  
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.

(3) **S189-132**  
(ETJ)

An application to create 14 single family lots ranging in size from 7,065-square feet to 11,828-square feet from a 4.487-acre tract of land on property located on Ranch Road, west of F.M. 548.

Applicant/Owner: Devonshire (Dallas) ASLI VIII, LLC

Surveyor: J. Volk Consulting, Inc.

Application Filed: February 21, 2019

Zoning: NA

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

(4) **S189-133**  
(ETJ)

An application to create 90 single family lots ranging in size from 6,000 square feet to 10,872 square feet and 4 common areas from a 30.689-acre tract of land on property located on Ranch Road, west of F.M. 548.

Applicant/Owner: Devonshire (Dallas) ASLI VIII, LLC

Surveyor: J. Volk Consulting, Inc.

Application Filed: February 21, 2019

Zoning: NA

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

(5) **S189-134**  
(ETJ)

An application to create 210 single family lots ranging in size from 4,800 square feet to 13,667 square feet and 4 common areas from a 53.945-acre tract of land on property located on Ranch Road, west of F.M. 548.

Applicant/Owner: Devonshire (Dallas) ASLI VIII, LLC

Surveyor: J. Volk Consulting, Inc.

Application Filed: February 21, 2019

Zoning: NA

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

(6) **S189-136**  
(CC District 2)

An application to replat a 0.911-acre tract of land containing all of Lots 4 through 7 in City Block 2/1336, Lot 1 in City Block 4/1327, and part of Lot 3 in City Block 2/1336 to create one lot on property located on Shelby Street, west of Congress Avenue.

Applicant/Owner: Guefen light Shelby, LLC

Surveyor: Texas Heritage Surveying Co.

Application Filed: February 21, 2019

Zoning: PD 193 (MF-3)

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

- (7) **S189-137**  
(CC District 6) An application to create a 3.362-acre lot from part of Tracts 1 and 2 in City Block 6538 on property located on Goodnight Lane at Merrell Road, northwest corner.  
Applicant/Owner: 11201 Goodnight LLC  
Surveyor: Texas Heritage Surveying Co.  
Application Filed: February 22, 2019  
Zoning: IM  
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
- (8) **S189-138**  
(CC District 14) An application to replat a 0.690-acre tract of land containing all of Lots 3 and 4 in City Block 360 and Lot 1 in City Block 2/360 to create one lot on property bounded by Olive Street, Harry Hines Boulevard, Ashland Street, and Akard Street.  
Applicant/Owner: KDP Akard development Partners, LP  
Surveyor: Kimley-Horn and Associate, Inc.  
Application Filed: February 22, 2019  
Zoning: PD 193 (I-2)  
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
- (9) **S189-140**  
(CC District 8) An application to create a 1.74-acre lot from a tract of land in City Block 4863 on property located on Simpson Stewart Road, west of South Central Expressway.  
Applicant/Owner: Fusion Recycling, LLC  
Surveyor: By-Line Surveying, LLC  
Application Filed: February 22, 2019  
Zoning: IR  
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
- (10) **S189-141**  
(CC District 6) An application to replat a 0.913-acre tract of land containing all of Lots 5 and 6 in City Block B/8382 to create one lot on property located on Mathis Avenue, south of Royal Lane.  
Applicant/Owner: Nissi Development Group, Inc.  
Surveyor: Kistenmacher Engineering Company  
Application Filed: February 22, 2019  
Zoning: IR  
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.

- (11) **S189-142**  
(CC District 4)
- An application to create a one 0.250-acre lot and one 0.377-acre lot from a tract of land in City Block 20/8617 on property located on Fordham Avenue, on the north line of East Illinois Avenue.  
Applicant/Owner: Juan Garcia Mendoza and Paula Garcia Hernandez  
Surveyor: Rhodes Surveying  
Application Filed: February 25, 2019  
Zoning: CS  
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.

Residential Replats:

- (12) **S189-129**  
(CC District 8)
- An application to replat a 0.359-acre tract of land containing part of Lot 13 in City Block B/6854 to create two 0.179-acre lots on property located on 56<sup>th</sup> Street at Veterans Drive, southwest corner.  
Applicant/Owner: Hedgestone Investment, LLC  
Surveyor: CBG Surveying, LLC  
Application Filed: February 20, 2019  
Zoning: R-5(A)  
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
- (13) **S189-130**  
(CC District 13)
- An application to replat a 0.960-acre tract of land containing all of Lot 1C in City Block 6408 to create one 0.428-acre lot and one 0.533-acre lot on property located on Northaven Road at Cox Lane, northeast corner.  
Owner: William and Marla Ferguson  
Surveyor: Votex Surveying Company  
Application Filed: February 20, 2019  
Zoning: R-16(A)  
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
- (14) **S189-135**  
(CC District 6)
- An application to replat a 2.265-acre tract of land containing all of Lots 1 through 4 in City Block 12/7265, all of Lots 1 through 12 in City Block 9/7265, part of abandoned Winnetka Avenue, and part of an abandoned alley to create a 27-lot shared access development with lots ranging in size from 2,071 square feet to 3,860 square feet on property located between Duluth Street and Bayonne Street, west of Conklin Street.  
Applicant/Owner: GRBK Frisco LLC  
Surveyor: Texas Heritage Surveying, LLC.  
Application Filed: February 22, 2019  
Zoning: TH-3(A)  
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.

Miscellaneous Items:

- D189-006**  
Abraham Martinez  
(CC District 6)
- An application for a development plan and landscape plan for a restaurant with drive-in or drive-through service on property zoned Subdistrict B-1 within Planned Development District No. 308, on the east line of Webb Chapel Road, north of Forest Lane.  
Staff Recommendation: **Approval**  
Applicant: Winfred Wright; Asset Manager  
Representative: Lauren Nuffer, PE
- D189-008**  
Abraham Martinez  
(CC District 14)
- An application for a development plan for parking uses on property zoned Tract 1 within Planned Development District No. 610, on the southeast corner of Greenville Avenue and East Lovers Lane.  
Staff Recommendation: **Approval**  
Applicant: HEB Company, LP  
Representative: Karl Crawley; Masterplan
- M189-010**  
Abraham Martinez  
(CC District 6)
- An application for a minor amendment to an existing development plan on property zoned Subarea A-2 within Planned Development District No. 741, on the northeast corner of Bleecker Street and Wharf Road.  
Staff Recommendation: **Approval**  
Applicant: Billingsley Company / Trammell Crow Company No. 43, Ltd.  
Representative: Bradley Moss; Kimley-Horn
- M189-011**  
Abraham Martinez  
(CC District 8)
- An application for a minor amendment to Specific Use Permit No. 2310 for a utility or government installation other than listed limited to government offices, courtrooms, and a microwave tower to be used exclusively for government communication on property zoned Tract 3 within Planned Development District No. 598, on the southwest corner of West Wheatland Road and South Polk.  
Staff Recommendation: **Approval**  
Applicant: 8800 South Polk Partners, Inc.  
Representative: Robert Baldwin; Baldwin Associates, LLC.
- M189-012**  
Abraham Martinez  
(CC District 14)
- An application for a minor amendment to the existing development plan and landscape plan on property zoned Planned Development Subdistrict No. 99 within Planned Development District No. 193, the Oak Lawn Special Purpose District in an area bounded by Lemmon Avenue, Travis Street, and Lemmon Avenue E.  
Staff Recommendation: **Approval**  
Applicant: Katy Trail Place, Inc.  
Representative: Karl Crawley; Masterplan



**M189-013**  
Abraham Martinez  
(CC District 14)

An application for a minor amendment to an existing development plan on property zoned Tract 1 within Planned Development District No. 610, generally on the southeast corner of Greenville Avenue and East Lovers Lane.

Staff Recommendation: **Approval**

Applicant: HEB Company, LP

Representative: Karl Crawley; Masterplan

**W189-002**  
Sharon Hurd  
(CC District 14)

An application for a waiver of the two-year waiting period to submit a zoning application on property zoned Planned Development District No. 619 with Specific Use Permit No. 2007 for an attached projecting non-premise district activity videoboard sign on the east side of North Griffin Street, between Pacific Avenue and Elm Street.

Staff Recommendation: **Denial**

Applicant/Representative: Rob Baldwin, Baldwin Associates

Miscellaneous Items – Under Advisement:

**D189-004**  
Abraham Martinez  
(CC District 10)

An application for a development plan for a financial institution with drive-thru on property zoned Subarea C within Planned Development District No. 758, on the southeast corner of Walnut Hill Lane and Skillman Street.

Staff Recommendation: **Approval**

Applicant: Bruce Pooley

Representative: Sree Ravipati; Cumulus Design

U/A From: March 7, 2019

Certificates of Appropriateness for Signs:

**1809140024**  
Steve Long  
(CC District 1)

An application for a Certificate of Appropriateness by Joon Pak, Extreme Signs DFW for a 92.5-square foot flat attached sign at 517 W. Jefferson Boulevard (south elevation).

Staff Recommendation: **Approval**

Special Sign District Advisory Committee Recommendation: **Approval**

Applicant: Joon Pak

Owner: Jesus Cuellar

**1901240021**  
Steve Long  
(CC District 2)

An application for a Certificate of Appropriateness by Bobby Nichols of Chandler Signs for a 50-square foot monument sign at 400 S. Houston Street (east side of property).

Staff Recommendation: **Approval**

Special Sign District Advisory Committee Recommendation: **Approval**

Applicant: Bobby Nichols

Owner: City of Dallas

Special Provision Signs District:

**SPSD189-002**  
Steve Long  
(CC District 14)

An application to create a new subdistrict called the Discovery Subdistrict within the Downtown Special Provision Sign District, Retail Subdistrict A on property zoned a CA-1(A) (Central Area District), in an area generally bounded by Jackson Street, Browder Street, Wood Street, and South Akard Street.

Staff Recommendation: **Approval** of staff recommended amendments.  
Special Sign District Advisory Committee Recommendation:  
**Approval**

Applicant: Jackson Walker, LLP

Representative: Suzan Kedron

Zoning Cases – Consent:

1. **Z189-120(AM)**  
Abraham Martinez  
(CC District 7)

An application for a CR Community Retail District with deed restrictions volunteered by the applicant on property zoned an R-7.5(A) Single Family District, on the southeast corner of Scyene Road and North Prairie Creek Road.

Staff Recommendation: **Approval**, subject to deed restrictions volunteered by applicant.

Applicant: Abdel Hussein

Representative: Robert Baldwin, Baldwin Associates

2. **Z189-171(CY)**  
Carolina Yumet  
(CC District 8)

An application for an amendment to Specific Use Permit No. 1339 for an open enrollment charter school on property zoned an R-7.5(A) Single Family District, on the northwest corner of Rylie Road and Tufts Road.

Staff Recommendation: **Hold under advisement until April 4, 2019.**

Applicant: A+ Charter Schools Inc.

Representative: Audra Buckley, Permitted Development

3. **Z189-175(CY)**  
Carolina Yumet  
(CC District 8)

An application for a Specific Use Permit for the sale of alcoholic beverages in conjunction with a general merchandise or food store greater than 3,500 square feet on property zoned a CS-D-1 Commercial Service District with a D-1 Liquor Control Overlay on the northeast corner of South Belt Line Road and C. F. Hawn Freeway.

Staff Recommendation: **Approval** for a two-year period with eligibility for automatic renewals for additional five-year periods, subject to a site plan and conditions.

Applicant: Quick Trip Corporation

Representative: Lauren Montgomery, JGH Consultants, LLC



4. **Z189-169(CY)**  
Carolina Yumet  
(CC District 7)
- An application for a Specific Use Permit for an open-enrollment charter school use on property zoned a CR Community Retail District with existing deed restrictions [Z045-125] on the northwest side of Dixon Avenue, at the terminus of Wullschleger Lane.  
Staff Recommendation: **Approval** for a five-year period, subject to a site plan, traffic management plan, and conditions.  
Applicant: Texans Can Academy  
Representative: Rob Baldwin, Baldwin Associates
5. **Z189-152(PD)**  
Pamela Daniel  
(CC District 8)
- An application for an amendment to and renewal of Specific Use Permit No. 1837 for a commercial amusement (inside) use limited to a dance hall on property zoned a CS-D-1 Commercial Service District with a D-1 Liquor Control Overlay, on the northeast side of C.F. Hawn Freeway, southeast of Edd Road.  
Staff Recommendation: **Approval** for a five-year period with eligibility for automatic renewals for additional five-year periods, subject to a revised site plan and conditions.  
Applicant: Abraham Quintanilla
6. **Z178-261(PD)**  
Pamela Daniel  
(CC District 4)
- An application for an amendment to and a renewal of Specific Use Permit No. 1774 for an open-enrollment charter school on property zoned a CR Community Retail District, on the northeast line of South Lancaster Road, north of East Kiest Boulevard.  
Staff Recommendation: **Approval** for a two-year period, subject to a revised site plan, a revised traffic management plan, and conditions.  
Applicant: KIPP Truth Academy, KIPP DFW  
Representative: Rob Baldwin, Baldwin Associates  
Bus Tour Date: November 1, 2018
7. **Z189-112(SM)**  
Sarah May  
(CC District 9)
- An application for a Specific Use Permit for a commercial amusement (inside) limited to a bingo parlor on property zoned a CR Community Retail District, on the north line of Oates Drive and the east line of Ferguson Road.  
Staff Recommendation: **Approval** for a five-year period, subject to a site plan and conditions.  
Applicant: J. Trevor Heaney, Managing Director, Ferguson Oates Partners, LLC  
Representative: Karl Crawley and Lindsay Kramer, Masterplan

8. **Z189-155(SM)**  
Sarah May  
(CC District 14)
- An application for a Planned Development Subdistrict for mixed uses on property zoned a GR General Retail Subdistrict and a P Parking Subdistrict within Planned Development District No. 193, the Oak Lawn Special Purpose District, on the northwest corner of North Fitzhugh Avenue and Buena Vista Street.  
Staff Recommendation: **Approval**, subject to a development plan, landscape plan, and conditions.  
Applicant: LBS Realty Partners, LLC  
Representative: William S. Dahlstrom, Jackson Walker, LLP
9. **Z178-222(JM)**  
Jennifer Muñoz  
(CC District 1)
- An application for 1) a new subdistrict for a single family use; and, 2) the reduction of Shopfront Overlay No. 7 on property zoned Subdistrict E within Planned Development District No. 468, the Oak Cliff Gateway Special Purpose District, with an SH Shopfront Overlay, and deed restrictions [Z156-222], between North Zang Boulevard and North Beckley Avenue, north of East Neely Street.  
Staff Recommendation: **Approval**, subject to a development plan, landscape plan, street section exhibit, and conditions; and **approval** of the reduction of Shopfront Overlay No. 7.  
Applicant: Texas InTown Homes, LLC  
Representative: Audra Buckley, Permitted Development
10. **Z189-166(JM)**  
Jennifer Muñoz  
(CC District 2)
- An application for an MU-1 Mixed Use District with deed restrictions volunteered by the applicant on property zoned an IR Industrial Research District, at the terminus of Mohawk Drive, southeast of Empire Central.  
Staff Recommendation: **Approval**, subject to deed restrictions volunteered by the applicant.  
Applicant: Jennifer Sugermeyer
11. **Z189-173(JM)**  
Jennifer Muñoz  
(CC District 7)
- An application for the renewal of Specific Use Permit No. 2074 for a potentially incompatible industrial use limited to metal or metal product treatment or processing on property zoned RS-I Regional Service Industrial Subdistrict within Planned Development District No. 595, the South Dallas/Fair Park Special Purpose District, on the north corner of South Harwood Street and Coombs Street.  
Staff Recommendation: **Approval** for a two-year period, subject to conditions.  
Applicant: Soriano Bonifacio  
Representative: Jose Garcia

12. **Z189-174(JM)**  
Jennifer Muñoz  
(CC District 6)
- An application for the renewal of Specific Use Permit No. 1746 for a community service center on property zoned a CR Community Retail District and an R-5(A) Single Family District, on the southeast corner of Westmoreland Road and Angelina Drive.  
Staff Recommendation: **Approval** for a ten-year period, subject to conditions.  
Applicant: Brother Bill's Helping Hand  
Representative: Victor Toledo
13. **Z189-170(JM)**  
Jennifer Muñoz  
(CC District 14)
- An application for an amendment to and a renewal of Specific Use Permit No. 1881 for a late-hours establishment limited to a restaurant without drive-in or drive-through service on property zoned Planned Development District No. 842 with an MD-1 Modified Delta Overlay District, on the northwest corner of Greenville Avenue and Bell Avenue.  
Staff Recommendation: **Approval** for a five-year period, subject to a revised site plan and revised conditions.  
Applicant: Simon McDonald

Zoning Cases – Under Advisement:

14. **Z156-325(NW)**  
Nathan Warren  
(CC District 3)
- A City Council authorized hearing to determine proper zoning on property zoned Subdistricts S-1a, S-1b, S-2a, S-2b, S-9, and S-10 in the South Zone of Planned Development No. 521 with consideration being given to appropriate zoning for the areas including use, development standards, and other appropriate regulations on property generally on: 1) the west side of Mountain Creek Parkway from I-20 to West Camp Wisdom Road (S-1b), 2) the southwest corner of Mountain Creek Parkway and West Camp Wisdom Road (S-1a), 3) the southwest corner of West Camp Wisdom Road and Eagle Ford Drive (S-2b), 4) the north side of West Camp Wisdom Road at the terminus of Eagle Ford Drive (S-2a), and 5) the south side of West Camp Wisdom Road from west of Timberbrook Lane to Clark Road (S-9, S-10).
- Staff Recommendation: **Approval** of amendments to Planned Development District No. 521.  
Bus Tour Date: February 21, 2019  
U/A From: February 21, 2019

15. **Z178-223(CY)**  
Carolina Yumet  
(CC District 2 & 14)  
A City Plan Commission authorized hearing to determine proper zoning on property zoned Subarea C-1 within Subdistrict C; Subareas D-1, D-2, D-3, D-4, and D-5 within Subdistrict D; and Subdistricts E, E1, E2, F, G, H, H1 of Planned Development District No. 305, Cityplace; generally on the east and west sides of North Central Expressway with Carroll Avenue to the north, Hall Street to the south, Turtle Creek Boulevard to the west, and Ross Avenue to the east and consisting of approximately 116.62 acres with consideration being given to amending the allowed square footage for nonresidential uses.  
Staff Recommendation: **Approval** of the amendments.  
U/A From: March 7, 2019
16. **Z178-302(PD)**  
Pamela Daniel  
(CC District 3)  
An application for an amendment to Planned Development District No. 772 for Single Family uses on property zoned Planned Development District No. 772, east of Walton Walker Boulevard (TX-12 Loop), west of Cockrell Hill Road, and north of Country Creek Drive.  
Staff Recommendation: **Denial without prejudice.**  
Applicant: Camden Homes  
Representative: Andrew Winkelmann  
U/A From: February 21, 2019
17. **Z178-374(PD)**  
Pamela Daniel  
(CC District 1)  
An application for an MU-1 Mixed Use District on property zoned a CR Community Retail District, on the southwest corner of South Hampton Street and Emmett Street.  
Staff Recommendation: **Denial.**  
Applicant: Robert Stimson  
U/A From: March 7, 2019
18. **Z189-110(PD)**  
Pamela Daniel  
(CC District 2)  
An application for an amendment to the Existing Land Use Map to allow a duplex use on property zoned Tract III within Planned Development District No. 67, on the east side of Victoria Avenue, north of West Mockingbird Lane.  
Staff Recommendation: **Approval**, subject to a revised Existing Land Use Map.  
Applicant: JDAL, LLC  
Representative: Rob Baldwin, Baldwin Associates  
U/A From: January 17, 2019, February 7, 2019 and February 21, 2019
19. **Z189-117(JM)**  
Jennifer Muñoz  
(CC District 2)  
An application for an amendment to the Existing Land Use Map to allow a duplex use on property zoned Tract III within Planned Development District No. 67, on the west side of Roper Street, between Thedford Avenue and Savage Street.  
Staff Recommendation: **Approval**, subject to a revised Existing Land Use Map.  
Applicant: Olerio Homes, LLC  
Representative: Rob Baldwin, Baldwin Associates  
U/A From: January 17, 2019, February 7, 2019 and February 21, 2019

20. **Z189-119(JM)**  
Jennifer Muñoz  
(CC District 2)
- An application for an amendment to the Existing Land Use Map to allow a duplex use on property zoned Tract III within Planned Development District No. 67, on the west side of Victoria Avenue, between Savage Street and West Mockingbird Lane.  
Staff Recommendation: **Approval**, subject to a revised Existing Land Use Map.  
Applicant: Olerio Homes, LLC  
Representative: Rob Baldwin, Baldwin Associates  
U/A From: January 17, 2019, February 7, 2019 and February 21, 2019

Zoning Cases – Individual:

21. **Z189-129(PD)**  
Pamela Daniel  
(CC District 8)
- An application for the renewal of Specific Use Permit No. 1966 for the sale of alcoholic beverages in conjunction with a general merchandise or food store 3,500 square feet or less on property zoned an RR-D-1 Regional Retail District with a D-1 Liquor Control Overlay, south of Great Trinity Forest Way (Loop 12), east of Oklaunion Drive.  
Staff Recommendation: **Denial**.  
Applicant: Soon Young Kang  
Representative: Wes Hoblit, Masterplan Consultants
22. **Z189-140(SM)**  
Sarah May  
(CC District 11)
- An application for a new subdistrict on property zoned Subdistrict 1 within Planned Development District No. 887, the Valley View-Galleria Area Special Purpose District, on the northwest corner of Preston Road and Alpha Road.  
Staff Recommendation: **Denial**.  
Applicant: Valk Properties One, LLC  
Representative: Rob Baldwin, Baldwin Associates

Authorization of a Hearing:

- Mark Doty  
(CC District 6)
- Consideration of authorizing a public hearing to determine the proper zoning on property zoned Subdistrict 2A within Planned Development District No. 714, Subdistrict 3 within Planned Development District No. 732, and CS Commercial Service in an area generally on the west side of Sylvan Avenue between Seale Street on the north and Ft. Worth Avenue on the south and containing approximately 3.714 acres with consideration being given to an historic overlay for Belmont Hotel. This is a hearing to consider the request to authorize the hearing and not the rezoning of the property at this time.

Landmark Commission Appeal:

**CA189-088(MLP)**

Melissa Parent  
(CC District 2)

An appeal of the Landmark Commission's denial to replace all siding on main structure with hardie board siding, replace thirteen wood windows on main structure with vinyl windows, replace wood columns on front porch of main structure, and Install new front door. Work completed without Certificate of Appropriateness at 4523 Sycamore Street within the Peak's Suburban Addition Historic District.

Staff Recommendation: **Deny without prejudice**

Landmark Commission Recommendation: **Deny**

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Other Matters:

Reconsideration:

**Z167-180(JM)**

Jennifer Muñoz  
(CC District 6)

1. Reconsideration of action taken on March 7, 2019, which was to move to recommend 1) **approval** of a Planned Development District for GO(A) General Office District and certain nonresidential uses, subject to a revised development plan and revised conditions to include a revised parking ratio for office uses of one space per 411 square feet; 2) **approval** of the termination of the existing deed restrictions Z845-227; and, 3) **approval** of a Specific Use Permit for a mini-warehouse use for a fifteen-year period with eligibility for one automatic renewal for an additional fifteen-year period, subject to a revised site plan, landscape plan, elevation plan, and conditions on property zoned a GO(A) General Office District with Specific Use Permit No. 2071 for a detached non-premise sign (billboard), on the north line of Forest Lane, west of Bankway Lane, and south of Interstate Highway 635 (Lyndon B. Johnson Freeway).

If #1 is approved then consideration of #2.

2. An application for 1) a Planned Development District for GO(A) General Office District and certain nonresidential uses; 2) termination of the existing deed restrictions; and, 3) a Specific Use Permit for a mini-warehouse use on property zoned a GO(A) General Office District with Specific Use Permit No. 2071 for a detached non-premise sign (billboard), on the north line of Forest Lane, west of Bankway Lane, and south of Interstate Highway 635 (Lyndon B. Johnson Freeway).

Staff Recommendation: **Approval**, subject to a revised development plan and conditions; **approval** of the termination of existing deed restrictions Z845-227; and, **approval** of a Specific Use Permit for a mini-warehouse use for a ten-year period with



eligibility for automatic renewals for additional ten-year periods, subject to a revised site plan, landscape plan, elevation plan, and conditions

Applicant: LBJ Metroplex LP/Howard L. Lawson

Representative: William S. Dahlstrom, Jackson Walker, LP

U/A From: February 21, 2019

Minutes: March 7, 2019

Adjournment

**CITY PLAN COMMISSION PUBLIC COMMITTEE MEETINGS**

**Thursday, March 21, 2019**

**SUBDIVISION REVIEW COMMITTEE (SRC) MEETING** - Thursday, March 21, 2019, City Hall, 1500 Marilla Street, in the Council Chambers, at 8:00 a.m. to consider amendments to: (1) Section 51A-4.411, "Shared Access Development" and (2) Section 51A-4.702, "Planned Development Districts" to modify the requirements for shared access.

**THOROUGHFARE COMMITTEE MEETING** - Thursday, March 21, 2019, City Hall, 1500 Marilla Street, in Room 5ES, at 8:15 a.m., to consider (1) St. Paul-Ervay Thoroughfare Plan Amendments – (a) Delete St. Paul Street from IH-30 to Ervay Street and (b) Change the dimensional classification of Ervay Street from IH-30 to St. Paul Street from an existing couplet (EXST CPLT) to a special two-lane undivided roadway (SPCL 2U) with bicycle facilities in 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](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]
7. deliberating security assessments or deployments relating to information resources technology, network security information, or the deployment or specific occasions for implementations of security personnel, critical infrastructure, or security devices. [Tex. Govt. Code §551.089]