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CITY SECRETARY  
DALLAS, TEXAS



CITY OF DALLAS

**REVISED**  
**PUBLIC HEARING POSTING**  
CITY PLAN COMMISSION  
HEARING  
Thursday, January 9, 2020

Public Notice

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POSTED CITY SECRETARY  
DALLAS, TX

**BRIEFINGS:**

**5ES\***

**9:30 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, January 9, 2020  
AGENDA

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BRIEFINGS:	5ES	9:30 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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Kris Sweckard, Director  
Neva Dean, Assistant Director of Current Planning

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**BRIEFINGS:**

Z167-311 - A City Plan Commission authorized hearing to determine proper zoning on property zoned Planned Development District No. 317, the Cedars Area Special Purpose District, CA-1(A) Central Area District, and Planned Development District No. 715 with consideration to be given to expanding PD No. 317 on property zoned CA-1(A) Central Area District, and Planned Development District No. 715 and amending zoning regulations including use, development standards, and other appropriate regulations of PD No. 317. The area is generally bound by Interstate Highway 45, the DART Rail right-of-way, the Union Pacific Railroad right-of-way, the northwestern side of Interstate Highway 30 from Union Pacific Railroad to Griffin Street, Canton Street between Griffin Street and Ervay Street, Ervay Street, the northern border of the Interstate Highway 30 right-of-way between Ervay Street and St. Paul Street, and Interstate Highway 30.

Vasavi Pilla, Senior Planner, Sustainable Development and Construction

Subdivision Docket  
Zoning Docket

**PUBLIC TESTIMONY:**

Minor Amendments  
Minutes

**ACTION ITEMS:**

Subdivision Docket

Planner: Sharmila Shrestha

Consent Items:

- (1) **S190-052**  
(CC District 14)
- An application to replat a 0.337-acre tract of land containing a part of Lot 11, and all of Lot 12 in City Block 3/2234 to create one lot on property located on La Vista Drive at Alderson Street, northwest corner.  
Owner: Perry Guest Company, LLC  
Surveyor: Texas Heritage Surveying, LLC  
Application Filed: December 11, 2019  
Zoning: MF-2(A)  
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
- (2) **S190-055**  
(CC District 7)
- An application to create one 5,542-square foot lot and one 6,155-square foot lot from a 0.305-acre tract of land in City Block 7637 on property located on Fellows Lane at Hull Avenue, west corner.  
Owners: Dallas Neighborhood Alliance for Habitat and Dallas Area Habitat for Humanity, Inc.  
Surveyor: A & w Surveyors, Inc.  
Application Filed: December 11, 2019  
Zoning: R-5(A)  
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
- (3) **S190-056**  
(CC District 6)
- An application to replat a 0.329-acre tract of land containing all of Lots 18 and 19 in City Block 11/7130 to create one lot on property located on Hampton Road at Leath Street, northeast corner.  
Owners: Anand K. Gupta and Mukta Bhadani  
Surveyor: CBG Surveying Texas, LLC  
Application Filed: December 11, 2019  
Zoning: CR  
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
- (4) **S190-057**  
(CC District 6)
- An application to create one 0.96-acre lot from a tract of land containing all of Lot 18 in City Block 1/7232 and part of City Block 7232 on property located on Singleton Boulevard, west of Combsville Avenue.  
Owners: City of Dallas  
Surveyor: JQ Infrastructure, LLP  
Application Filed: December 11, 2019  
Zoning: IM  
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.

- (5) **S190-058**  
(CC District 1)
- An application to create a 14-lot Shared Access Development with lots ranging in size from 1,510 square feet to 3,523 square feet and one common area from a 0.7499-acre tract of land in City Block 4690 on property located on Anniels Drive at Colorado Boulevard, south corner.  
Owner: Pacific Houston Investments, LTD  
Surveyor: Kimley-Horn and Associates, Inc.  
Application Filed: Dec 11, 2019  
Zoning: PD 1022  
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
- (6) **S190-061**  
(CC District 1)
- An application to replat a 0.3995-acre tract of land containing all of Lots 13, 14, and 15 in City Block 31/3151 to create one lot on property located on Melba Street, west of Zang Boulevard.  
Owner: Margie Lee Drennan  
Surveyor: Kimley-Horn and Associates, Inc.  
Application Filed: December 12, 2019  
Zoning: PD 830 (Subdistrict 3)  
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
- (7) **S190-062**  
(CC District 1)
- An application to create a 13-lot Shared Access Development with lots ranging in size from 1,242 square feet to 3,836 square feet from a 0.603-acre tract of land in City Block 4548 on property located on Davis Street at Tennant Street, southwest corner.  
Owner: RDV Davis, LLC  
Surveyor: CBG Surveying Texas, LLC  
Application Filed: December 13, 2019  
Zoning: PD 1006  
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
- (8) **S190-063**  
(CC District 6)
- An application to create one 11.394-acre lot from a tract of land containing all of Lots 1 and 2 in City Block 8366 on property located at 2010 California Crossing Road, east of Wildwood Drive.  
Owners: Tong Development, LLC, H R Development, Inc.  
Surveyor: Texas Heritage Surveying, LLC  
Application Filed: December 13, 2019  
Zoning: IM  
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.

Residential Replats:

- (9) **S190-053**  
(CC District 3)
- An application to replat a 1.433-acre tract of land containing all of Lot 1 in City Block H/6961 to create one 0.814-acre lot and one 0.619-acre lot on property located between Los Angeles Boulevard and Lampasas Avenue, north of Blue Ridge Boulevard.  
Owners: Hilda Garcia and David Garcia  
Surveyor: Texas Heritage Surveying, LLC  
Application Filed: December 11, 2019  
Zoning: R-10(A)  
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
- (10) **S190-054**  
(CC District 6)
- An application to replat a 0.129-acre tract of land containing part of Lots 23 and 24 in City Block J/7122 to create one lot on property located on Vilbig Road, south of Pueblo Road.  
Owners: Dallas Neighborhood Alliance for Habitat and Dallas Area Habitat for Humanity, Inc.  
Surveyor: A & W Surveyors, Inc.  
Application Filed: December 11, 2019  
Zoning: R-5(A)  
Staff Recommendation: **Denial**.
- (11) **S190-059**  
(CC District 8)
- An application to replat a 0.465-acre tract of land containing all of Lot 2 in City Block 3/8260 and part of City Block 8260 to create one lot on property located on Robertson Drive at Sunrise Hill Lane, southwest corner.  
Owner: WP Leacy, LTD  
Surveyor: Pape-Dawson Engineers, Inc.  
Application Filed: December 11, 2019  
Zoning: R-5(A)  
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
- (12) **S190-064**  
(CC District 3)
- An application to replat a 1.432-acre tract of land containing all of Lot 2 in City Block H/6961 to create one 0.514-acre lot and one 0.918-acre lot on property located between Los Angeles Boulevard and Lampasas Avenue, north of Blue Ridge Boulevard.  
Owners: Jesus Sigala and Hilda Garcia  
Surveyor: Texas Heritage Surveying, LLC  
Application Filed: December 13, 2019  
Zoning: R-10(A)  
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.

Miscellaneous Items:

**M190-005**

Abraham Martinez  
(CC District 6)

An application for a minor amendment to a development plan for a local utilities use on property zoned Planned Development District No. 977, on the south line of Walnut Hill Lane, east of Mixon Drive.

Staff Recommendation: **Approval.**

Applicant: Dallas Water Utilities

Representative: Gary Dreighton

Certificates of Appropriateness for Signs:

**Downtown Perimeter SPSPD:**

**1910150019**

Oscar Aguilera  
(CC District 14)

An application for a Certificate of Appropriateness by Bobby Nichols of Chandler Signs for a 230-square foot flat attached sign at 2550 Pacific Avenue (north elevation).

Staff Recommendation: **Approval.**

Special Sign District Advisory Committee Recommendation:

**Approval.**

Applicant: Bobby Nichols, Chandler Signs

Owner: Epic Dallas Office LP

**Downtown Retail A Subdistrict SPSPD:**

**1910160016**

Oscar Aguilera  
(CC District 14)

An application for a Certificate of Appropriateness by Bobby Nichols of Chandler Signs for a 567-square foot upper level flat attached signs at 1601 Elm Street (north elevation).

Staff Recommendation: **Approval.**

Special Sign District Advisory Committee Recommendation:

**Approval.**

Applicant: Bobby Nichols, Chandler Signs

Owner: 1601 ELM HOLDINGS L.P.

**1910160017**

Oscar Aguilera  
(CC District 14)

An application for a Certificate of Appropriateness by Bobby Nichols of Chandler Signs for a 567-square foot upper level flat attached signs at 1601 Elm Street (south elevation).

Staff Recommendation: **Approval.**

Special Sign District Advisory Committee Recommendation:

**Approval.**

Applicant: Bobby Nichols, Chandler Signs

Owner: 1601 ELM HOLDINGS LP

**Deep Ellum/Near East Side SPSP:**

**1910160004**  
Oscar Aguilera  
(CC District 2)

An application for a Certificate of Appropriateness by Marie Byrum of Byrum Sign & Lighting Inc. for a 53.35-square foot projecting attached sign at 2900 Canton Street (north elevation).

Staff Recommendation: **Approval.**

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

Applicant: Marie Byrum, Byrum Sign & Lighting Inc.

Owner: CC Deep Ellum, LLC.

**1911150030**  
Oscar Aguilera  
(CC District 2)

An application for a Certificate of Appropriateness by Doug Galloway of Cooper General Contractors for a 120-square foot flat attached painted premise sign at 3025 Main Street (south elevation).

Staff Recommendation: **Approval.**

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

Applicant: Doug Galloway, Cooper General Contractors

Owner: Blacks Dallas Real Estate LLC.

**Special Provision Signs District:**

**Deep Ellum/Near East Side SPSP:**

**SPSP134-003**  
Oscar Aguilera  
(CC District 2)

A City Council authorized hearing to determine appropriate sign regulations with consideration given to amending the Deep Ellum/Near East Side Sign District, on property zoned Planned Development District No. 269 in an area generally bounded by the DART Rail Line (formerly the T. & P. Railroad) right-of-way on the north, Parry Avenue on the east, R.L. Thornton Freeway on the south, and North Central Expressway on the west.

Staff Recommendation: **Approval** of staff proposed conditions.

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

Bus Tour Date: November 7, 2019

**Zoning Cases – Consent:**

1. **Z189-256(PD)**  
Pamela Daniel  
(CC District 5)

An application for a Planned Development District for R-7.5(A) Single Family District uses and a public school other than an open-enrollment charter school use on property zoned an R-7.5(A) Single Family District, on the west side of Prichard Lane, between Umphress Road and Stonehurst Street.

Staff Recommendation: **Approval**, subject to a development plan, traffic management plan and conditions.

Applicant: Dallas Independent School District

Representative: Karl A. Crawley, Masterplan Consultants



2. **Z189-314(PD)**  
Pamela Daniel  
(CC District 1)
- An application for a Specific Use Permit for a private school use on property zoned an R-7.5(A) Single Family District on the south line of West 10<sup>th</sup> Street, between South Brighton Avenue and South Waverly Drive.  
Staff Recommendation: **Hold under advisement until January 23, 2020.**  
Applicant: The Kessler School  
Representative: Rob Baldwin, Baldwin Associates
3. **Z189-320(PD)**  
Pamela Daniel  
(CC District 9)
- An application for an amendment to Planned Development District No. 824 for R-7.5(A) Single Family District uses and a public school other than an open-enrollment charter school use on property zoned Planned Development District No. 824, on the northwest corner of Lingo Lane and Millmar Drive.  
Staff Recommendation: **Approval**, subject to a development plan, traffic management plan and conditions.  
Applicant: Dallas Independent School District  
Representative: Karl A. Crawley, Masterplan Consultants
4. **Z189-299(LC)**  
Liz Casso  
(CC District 2)
- An application for an amendment to Historic Overlay No. 31, Old Parkland Hospital, and to Planned Development District No. 262 by amending Section 51P-262.112 "Preservation Criteria" on property zoned Tract 3 within Planned Development District No. 262, on the east side of Dallas North Tollway, north of Oak Lawn Avenue, and west of Maple Avenue.  
Staff Recommendation: **Approval**, subject to revised preservation criteria and revised development plan.  
Landmark Commission Recommendation: **Approval**, subject to revised preservation criteria.  
Applicant: CH Woodlawn Office LLC  
Representative: Rob Baldwin, Baldwin Associates
5. **Z189-273(CT)**  
Carlos Talison  
(CC District 9)
- An application for an NO(A) Neighborhood Office District on property zoned an R-7.5(A) Single Family District on the east corner of North Buckner Boulevard and Athlone Drive.  
Staff Recommendation: **Approval**.  
Applicant: Kevin Ford
6. **Z189-363(CT)**  
Carlos Talison  
(CC District 12)
- An application for an R-1/2ac(A) Single Family District on property zoned an R-10(A) Single Family District with existing deed restrictions [Z878-225], at the terminus of Pauma Valley Circle, east of Woods Edge Drive.  
Staff Recommendation: **Approval**.  
Applicant: Sue Holland  
Representative: Lee M. Kirner, Cantey Hanger, LLP



7. **Z189-369(CT)**  
Carlos Talison  
(CC District 14)
- An application for the renewal of Specific Use Permit No. 2119 for an alcoholic beverage establishment limited to a bar, lounge, or tavern on property zoned Planned Development District No. 808, on the south corner of Gaston Avenue and Tucker Street.  
Staff Recommendation: **Approval** for a three-year period, subject to a site plan and conditions.  
Applicant: Lindsay Sloan, On Rotation Brewhouse (Craft Brew Labs, Inc.)
8. **Z190-106(CT)**  
Carlos Talison  
(CC District 11)
- An application for a Specific Use Permit for a commercial amusement (inside) use on property zoned Subdistrict 3 (Tract 2), Midtown Green Walkable Urban Mixed Use District (WMU-20) within Planned Development District No. 887, the Valley View-Galleria Area Special Purpose District, on the southwest corner of Montfort Drive and James Temple Drive.  
Staff Recommendation: **Approval** for a two-year period, subject to a site plan and conditions.  
Applicant: Ryan Crow, TCHDallas1, LLC  
Representative: Suzan Kedron, Jackson Walker L.L.P.
9. **Z190-110(CT)**  
Carlos Talison  
(CC District 4)
- An application for a Specific Use Permit for a handicapped group dwelling unit use on property zoned an R-7.5(A) Single Family District at the terminus of Maceo Circle Drive, south of Magna Vista Drive and west of Scenic Circle.  
Staff Recommendation: **Approval** for a two-year period with eligibility for automatic renewals for additional five-year periods, subject to site plan and conditions.  
Applicant: Anthony Brown
10. **Z190-112(CT)**  
Carlos Talison  
(CC District 7)
- An application for the renewal of Specific Use Permit No. 2269 for the sale of alcoholic beverages in conjunction with a general merchandise or food store 3,500 square feet or less use on property zoned an LI-D-1 Light Industrial District with D-1 Liquor Control Overlay, on the northeast corner of South Buckner Boulevard and Forney Road.  
Staff Recommendation: **Approval** for a two-year period with eligibility for automatic renewals for additional five-year periods, subject to conditions.  
Applicant: Buckner Crossing L.P.  
Representative: Santos Martinez, La Sierra Planning Group

11. **Z190-120(CT)**  
Carlos Talison  
(CC District 1)
- An application for a Specific Use Permit for an alcoholic beverage establishment use limited to a microbrewery, microdistillery, or winery on property zoned Subarea 4 (North Tract) within Planned Development District No. 316, the Jefferson Area Special Purpose District, on the south line of Sunset Avenue, between South Bishop Avenue and South Madison Avenue.  
Staff Recommendation: **Approval** for a two-year period, subject to site plan and conditions.  
Applicant: Dilek Caner
12. **Z189-354(SM)**  
Sarah May  
(CC District 14)
- An application for a Planned Development Subdistrict for MF-2 Multifamily Subdistrict uses and a public school use and to repeal Specific Use Permit No. 893 for a public school use on property zoned MF-2 Multifamily Subdistrict within Planned Development District No. 193, the Oak Lawn Special Purpose District with Historic Overlay No. 111 North Dallas High School, on the north corner of McKinney Avenue and North Haskell Avenue.  
Staff Recommendation: **Approval** of a planned development subdistrict, subject to a development plan, traffic management plan, and conditions; and approval of the repeal of Specific Use Permit No. 893.  
Applicant: Dallas Independent School District  
Representative: Karl Crawley, Masterplan
13. **Z190-104(JM)**  
Jennifer Muñoz  
(CC District 2)
- An application for 1) a P(A) Parking District with deed restrictions volunteered by the applicant; 2) the termination of Specific Use Permit No. 600 for an institutional use; and 3) the termination of Specific Use Permit No. 1568 for an open-enrollment charter school use on property zoned an MF-2(A) Multifamily District and Subarea 4 within Planned Development District No. 298, the Bryan Area Special Purpose District, on the northwest line of Ross Avenue and southeast line of Munger Avenue, between North Prairie Avenue and Annex Avenue.  
Staff Recommendation: **Approval** of a P(A) District on the MF-2(A) District lots, subject to a site plan and deed restrictions volunteered by the applicant; approval of the termination of Specific Use Permit No. 600; and approval of the termination of Specific Use Permit No. 1568.  
Applicant: 4621 Ross Ave. LP  
Representative: Audra Buckley, Permitted Development
14. **Z189-268(AU)**  
Andreea Udrea  
(CC District 7)
- An application for the renewal of and an amendment to Specific Use Permit No. 1817 for an open-enrollment charter school use on property zoned an R-7.5(A) Single Family District, on the north side of Bruton Road, east of North Masters Drive.  
Staff Recommendation: **Approval**, subject to a site plan, traffic management plan, and conditions.  
Applicant: Dr. Vicente Delgado, Golden Rule Schools  
Representative: Callaway Architecture

15. **Z189-343(AU)**  
Andreea Udrea  
(CC District 6)
- An application for the renewal of Specific Use Permit No. 1653 for a potentially incompatible industrial (outside) use limited to wood or lumber processing on property zoned an IM Industrial Manufacturing District with existing deed restrictions [Z056-308], located on the north side of Manana Drive, east of Spangler Road.  
Staff Recommendation: **Approval** for a five-year period, subject to conditions.  
Applicant/Representative: Steven M. Free
16. **Z189-347(AU)**  
Andreea Udrea  
(CC District 6)
- An application for an amendment to Planned Development District No. 444, on the south line of California Crossing Road, east of Wildwood Drive.  
Staff Recommendation: **Approval**, subject to a development plan and conditions.  
Applicant: Gregory A. Roemer - Tong Development LLC  
Representative: Kevin D. Yard - BCEE
17. **Z189-367(AU)**  
Andreea Udrea  
(CC District 5)
- An application for a Specific Use Permit for the sale of alcoholic beverages in conjunction with a general merchandise or food store 3,500 square feet or less use, on property zoned an CR-D-1 Community Retail District with a D-1 Liquor Control Overlay, on the southwest corner of Lake June Road and Holcomb Road.  
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: Burak Corporation  
Representative: Parvez Malik, Business Zoom LLC
18. **Z189-370(AU)**  
Andreea Udrea  
(CC District 6)
- An application for an R-5(A) Single Family District on property zoned a CR Community Retail District, on the north line of Canada Drive, northwest of the terminus of Finis Street.  
Staff Recommendation: **Approval**.  
Applicant: Francisco Ortiz, FODAP LLC  
Representative: Daniel P. Provost
19. **Z189-278(AM)**  
Abraham Martinez  
(CC District 14)
- An application for the renewal of and an amendment to Specific Use Permit No. 2029 for a commercial amusement (inside) limited to a dance hall use on property zoned Planned Development District No. 619 with Historic Overlay No. 48 (Tract A), the Harwood Historic District and Specific Use Permit No. 2029, on the southwest corner of Pacific Avenue and North Harwood Street.  
Staff Recommendation: **Approval** for a three-year period, subject to conditions.  
Applicant: Old Town Ranchers, Inc.  
Representative: Chris Valentine, Tailim Song Law Firm

Zoning Cases – Under Advisement:

20. **Z178-250(AM)**  
Abraham Martinez  
(CC District 2)
- An application to amend Planned Development District No. 539 for CR Community Retail District uses and group residential use to allow for MU-1 Mixed Use District uses and group residential use on the east corner of Graham Avenue and Philip Avenue with consideration for a Specific Use Permit for group residential use in addition to the Planned Development District amendment.
- Staff Recommendation: **Approval** of the Planned Development District amendment, subject to a revised development plan and staff's recommended conditions, and approval of a Special Use Permit for group residential use for a five-year period with eligibility for automatic renewals for additional five-year periods, subject to a site plan and conditions.
- Applicant: Krishikesh Shinde  
Representative: Robert Baldwin, Baldwin Associates  
UA From: October 17, 2019 and November 7, 2019
21. **Z189-153(SM)**  
Sarah May  
(CC District 13)
- An application for an MU-2 Mixed Use District with deed restrictions volunteered by the applicant with consideration for a Planned Development District for MF-2(A) Multifamily District and additional nonresidential uses on property zoned an MF-2(A) Multifamily District on the west line of Manderville Lane, south of Meadow Road.
- Staff Recommendation: **Approval** of an MU-2 Mixed Use District, subject to deed restrictions volunteered by the applicant.
- Applicant: Persist Investment Corporation and Pearl Investment Corporation  
Representative: Tommy Mann and Brad Williams, Windstead PC  
U/A From: March 7, 2019, April 4, 2019, May 16, 2019, June 20, 2019, July 11, 2019, September 19, 2019, November 21, 2019 and December 12, 2019.
22. **Z189-282(PD)**  
Pamela Daniel  
(CC District 13)
- An application for a Specific Use Permit for a child-care facility use on property zoned an R-10(A) Single Family District, on the west side of Webb Chapel Road, north of the terminus of Townsend Drive.
- Staff Recommendation: **Approval** for a five-year period with eligibility for automatic renewals for additional five-year periods, subject to a site plan and conditions.
- Applicant/Representative: Ramon Aranda  
UA From: September 5, 2019, October 17, 2019, November 21, 2019 and December 12, 2019.

23. **Z189-287(PD)**  
Pamela Daniel  
(CC District 2)
- An application for an amendment to and the renewal of Specific Use Permit No. 2108 for the sale of alcoholic beverages in conjunction with a restaurant without drive-through service use on property zoned an LC-D1 Light Commercial Subdistrict within Planned Development District No. 193, the Oak Lawn Special Purpose District with a D-1 Liquor Control Overlay, on the south corner of McKinnon Street and Ivan Street.
- Staff Recommendation: **Approval** for a five-year period with eligibility of automatic renewal for additional five-year periods, subject to a site plan and conditions.
- Applicant: One Harwood Boulevard, Ltd.
- Representative: Melody Paradise
- U/A From: November 7, 2019
24. **Z189-319(AU)**  
Andreea Udrea  
(CC District 13)
- An application for a new subarea on property zoned Tract III within Planned Development District No. 314, the Preston Center Special Purpose District, bounded by Berkshire Lane, Westchester Drive, Luther Lane and Douglas Avenue.
- Staff Recommendation: **Denial.**
- Applicant: Alpine Douglas, LLC
- Representative: Karl Crawley, Masterplan
- UA From: November 21, 2019

Zoning Cases – Individual:

25. **Z189-318(CY/AU)**  
Andreea Udrea  
(CC District 8)
- An application for a Planned Development District for R-7.5(A) Single Family District uses and manufactured home park, manufactured home subdivision or campground use (limited to a campground use), on property zoned an R-7.5(A) Single Family District, located on the north side of the Interstate Highway 20 service road, south of Rylie Road, and west of Haymarket Road.
- Staff Recommendation: **Denial.**
- Applicant: Via Bayou Inc.
- Representative: Mitch Lenamond, Eric Davis Engineering
26. **Z190-109(AU)**  
Andreea Udrea  
(CC District 14)
- An application for an amendment to Tract 2 within Planned Development District No. 610, on the northeast corner of Greenville Avenue and Milton Street.
- Staff Recommendation: **Denial.**
- Applicant: Greenville Milton Retail
- Representative: Rob Baldwin, Baldwin Associates
27. **Z189-371(JM)**  
Jennifer Muñoz  
(CC District 3)
- An application to amend and expand Specific Use Permit No. 1450 for an open-enrollment charter school on property zoned an R-7.5(A) Single Family District, on the southwest corner of West Illinois Avenue and Chalmers Street.
- Staff Recommendation: **Denial.**
- Applicant/Representative: Mark Daniels, Callaway Architecture



28. **Z189-246(PD)**  
Pamela Daniel  
(CC District 7)
- An application for 1) a CR Community Retail District with deed restrictions volunteered by the applicant; 2) the termination of Specific Use Permit No. 2235 for a motor vehicle fueling station use; and 3) a Specific Use Permit for the sale of alcoholic beverages in conjunction with a general merchandise or food store 3,500 square feet or less use on property zoned an NS(A)-D-1 Neighborhood Service District with a D-1 Liquor Control Overlay and Specific Use Permit No. 2235 for a motor vehicle fueling station use, on the west corner of South Buckner Boulevard and St. Francis Avenue.  
Staff Recommendation: **Denial** of the zoning change to a CR Community Retail District with deed restrictions volunteered by the applicant; denial of the termination of existing Specific Use Permit No. 2235 for a motor vehicle fueling station use; and approval of a Specific Use Permit for the sale of alcoholic beverages in conjunction with a general merchandise or food store 3,500 square feet or less use for a two-year period with eligibility of automatic renewals for additional five-year periods, subject to a site plan and conditions.  
Applicant: Sikka Investments LLC  
Representative: Santos Martinez, La Sierra Planning Group
29. **Z189-254(PD)**  
Pamela Daniel  
(CC District 7)
- An application for an MF-2(A) Multifamily Subdistrict on property zoned an R-5(A) Single Family Subdistrict within Planned Development District No. 595, the South Dallas/Fair Park Special Purpose District, on the west corner of Copeland Street and Gay Street.  
Staff Recommendation: **Denial.**  
Applicant: Anilkumar and Rama Thakrar Family Trust  
Representative: Luis Perez

Development Code Amendments:

- DCA189-005**  
Nathan Warren  
(CC District All)
- Consideration of amending Sections 51-4.217 and 51A-4.217 of the Dallas Development Code to allow temporary inclement weather shelters as a specific accessory use.  
Staff Recommendation: **Approval.**  
Zoning Ordinance Advisory Committee Recommendation: **Approval.**

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Other Matters:

Minutes: December 12, 2019

Adjournment

**CITY PLAN COMMISSION PUBLIC COMMITTEE MEETINGS**

**Tuesday, January 14, 2020**

**SPECIAL SIGN DISTRICT ADVISORY COMMITTEE (SSDAC) MEETING** - Tuesday, January 14, 2020, City Hall, 1500 Marilla Street, in Room 5CN, at 9:00 a.m., to consider (1) **1912160020** - An application for a Certificate of Appropriateness by Pual Samtoyo – Artografx, Inc for a 72 sq. ft. monument sign at 2200 Ross Avenue (southeast elevation) and (2) **1912160021** - An application for a Certificate of Appropriateness by Pual Samtoyo – Artografx, Inc for a 26 sq. ft. landscape sign at 2200 Ross Avenue (southeast elevation).

**Thursday, January 9, 2020**

**ZONING ORDINANCE ADVISORY COMMITTEE (ZOAC) MEETING** - Thursday, January 9, 2020, City Hall, 1500 Marilla Street, in Room 5ES, at 8:30 a.m., to consider (1) **DCA190-001** - Consideration of amending Chapters 51 and 51A of the Dallas Development Code by deleting certain prohibitions, limitations, or requirements of building materials in accordance with state law.

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]