



CITY OF DALLAS

CITY PLAN COMMISSION
BUS TOUR AGENDA

Thursday, November 3, 2005
9:00 a.m.

(The City Plan Commission may visit any site that appears on the November 3, 2005, City Plan Commission agenda as necessary.)

1. **Z045-158 (MM)**
Maureen Meredith
(CC District 4)
(Marshall)

An application for a Specific Use Permit for a hotel or motel use on property zoned an RR Regional Retail District on the **north side of Overton Road, east of R.L. Thornton Freeway, west of Beckley Avenue.**
Staff Recommendation: **Approval**, for a five-year period, subject to a site plan and conditions.
Applicant: Hash Patel
Representative: Evelyn Conner Hicks
2. **Z045-249 (RB)**
Richard Brown
(CC District 14)
(Emmons)

An application for a Planned Development District for Mixed Uses on property zoned an MU-3 Mixed Use District, on the **southeast corner of Mockingbird Lane and North Central Expressway.**
Staff Recommendation: **Approval**, subject to a Tract 1 development/Tract 2 conceptual plan and staff's recommended conditions.
Applicant: Realty America Group
Representative: Susan Mead
3. **Z045-275 (DW)**
David Whitley
(CC District 14)
(Emmons)

An application for a Planned Development Subdistrict for HC Heavy Commercial uses on property zoned an HC Heavy Commercial Subdistrict within Planned Development District No. 193, the Oak Lawn Special Purpose District on the **east corner of McKinney Avenue and St. Paul Street.**
Staff Recommendation: **Approval**, subject to a conceptual plan, development plan, and staff's recommended conditions
Applicant: Hanover R.S., L.P.
Representative: Masterplan
U/A From: October 20, 2005

4. **Z045-291 (WE)**
Warren Ellis
(CC District 2)
(Strater)
An application for a Specific Use Permit for a Commercial Amusement (inside) use for a dance hall and an alcoholic beverage establishment use for a bar, lounge or tavern within Subdistrict 2 of Planned Development District No. 317, the Cedar Area Special Purpose District, on the **southeast corner of Harwood Street and Hickory Street.**
Staff Recommendation: **Denial**
Applicant: Monico Ayala
Representative: Masterplan

5. **Z045-297 (JP)**
Jennifer Hiromoto
(CC District 2 & 14)
(Strater & Emmons)
An application for a Planned Development Subdistrict for single family, multiple family and mixed uses on property zoned an MF-2 Multiple Family Subdistrict and an LC Commercial Subdistrict within Planned Development District No. 193, the Oak Lawn Special Purpose District, on property **bounded by Lemmon Avenue, Mahanna Street, City Limit line, Miles Street, Holland Avenue, Dorothy Street, Bowser Avenue, and Cedar Plaza Lane.**
Staff Recommendation: **Approval**, subject to staff's recommended conditions and a conceptual plan.
Applicant: Cityville, HBL, L.P.
Representative: Myron Dornic, Jackson Walker

6. **Z045-299 (JH)**
Jennifer Hiromoto
(CC District 2)
(Strater)
An application to create a new subdistrict for single family uses within Planned Development District No. 465, the Arlington Park Special Purpose District on the southwest corner of Van Winkle Boulevard and Record Crossing Road
Staff Recommendation: **Denial**
Applicant/Representative: Jose R. Alfaro
U/A From: October 27, 2005

7. **Z056-104 (RB)**
Richard Brown
(CC District 14)
(Emmons)
An application for an amendment to the conceptual plan and conditions for Planned Development District No. 334 on property **bounded by McKinney Avenue, Pearl Street, Cedar Springs and Olive Street.**
Staff Recommendation: **Pending**
Applicant: Crescent Plaza Residential, L.P.
Representative: Robert Reeves

8. **Z056-114 (WE)**
Warren Ellis
(CC District 14)
(Emmons)

An application for a Planned Development Subdistrict for LC Light Commercial Subdistrict uses on property zoned HC Heavy Commercial Subdistrict within Planned Development District No. 193, the Oak Lawn Special Purpose District on the **northeast corner of McKinney Avenue and Harwood Street.**

Staff Recommendation: **Pending**

Applicant: Lincoln Property Company Commercial, Inc., a Texas Corporation

Representative: Jackson Walker

9. **Bachman Lake/Northwest Highway Study Area**

Submitted in conjunction with an application to consider the adoption of the Bachman Lake/West Northwest Highway Needs Assessment Study. This study, if adopted, will be used as a guide in the implementation of future development in the area generally located **along West Northwest Highway between I-35 (western boundary) and Mixon Drive (eastern boundary).**