



CITY OF DALLAS

CITY PLAN COMMISSION

**BUS TOUR MINUTES**

Thursday, May 10, 2007

9:00 a.m.

(The City Plan Commission may visit any site that appears on the May 10, 2007, City Plan Commission agenda as necessary.)

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**Z067-173(RB)**

Richard Brown  
(CC District 2&14)

An application for a Planned Development Subdistrict for LC Light Commercial Subdistrict Uses and certain other residential and nonresidential uses inclusive of consideration of a development plan and landscape plan for the Subarea B, C, D, and G portions of the request site, on property zoned an LC Light Commercial District, an MF-3 Multiple Family Subdistrict, an I-2 Industrial Subdistrict, an HC Heavy Commercial Subdistrict, Planned Development Subdistrict No. 18 for I-2 Industrial Subdistrict Uses, Planned Development Subdistrict No. 25-D for O-2 Office Subdistrict Uses, all within Planned Development District No. 193, the Oak Lawn Special Purpose District with the termination of the Dry Liquor Control Overlay that encumbers portions of the site, the termination of existing deed restrictions on a portion of the site, and termination of Planned Development Subdistrict Nos. 18 and 25 in an area generally bounded by McKinnon Street, Moody Street, Akard Street, Ashland Street, Field Street, Payne Street, Harry Hines Boulevard, and Randall Street

Staff Recommendation: **Approval**, subject to a conceptual plan and staff's recommended conditions for the requested Planned Development Subdistrict; approval of a development plan and landscape plan for the Subarea B, C, D, and G portions of the request site; **approval** of the termination of existing deed restrictions, **approval** of the termination of Subdistrict Nos. 18 and 25, but retention of the Dry Liquor Control Overlay.

Applicant: Harwood International Incorporated

Representative: Suzan Kedron

Hearing Date: May 17, 2007

**Z067-185(JH)**  
Jennifer Hiromoto  
(CC District 2)

An application for a Planned Development District for MF-2(A) Multifamily District uses on property zoned an MF-2(A) Multifamily District and a CR Community Retail District on both sides of Bennett Avenue between Manett Street and Capitol Avenue.

Staff Recommendation: **Approval**, subject to a conceptual plans and conditions

Applicant: DC Bennett Development LP

Representative: Kirk Williams

Hearing Date: June 7, 2007

**Z067-188(WE)**  
Warren Ellis  
(CC District 2)

An application for a Planned Development District for RR Regional Retail District, IM Industrial Manufacturing District and IR Industrial Research District uses on property zoned an IM Industrial Manufacturing District and IR Industrial Research District in an area bounded by West Mockingbird Lane, Forest Park Road, Empire Central and Maple Avenue.

Staff Recommendation: **Denial**

Applicant: Balcones Realty Partners

Representative: Jackson Walker

Hearing Date: May 17, 2007

**Z067-190(JH)**  
Jennifer Hiromoto  
(CC District 10)

An application for a Planned Development District for mixed uses on property zoned an MF-1(A) Multifamily District and R-7.5(A) Single Family District on both sides of Walnut Hill Lane, east of Skillman Road

Staff Recommendation: Pending

Applicant: Prescott Realty Group

Representative: Jackson Walker

Hearing Date: May 17, 2007

**Z067-194(RB)**  
Richard Brown  
(CC District 14)  
**Did not visit this site**

An application for a Planned Development District for a Community service center, a Private recreation center, club, or area and MF-2(A) Multifamily District Uses on property zoned an MF-2(A) Multifamily District on property along the west line of Johnson Place, between Munger Avenue and Roseland Avenue.

Staff Recommendation: **Denial**

Applicant: Pilgrims Rest Baptist Church

Representative: Michael Staten - T. Howard & Associates

Hearing Date: May 17, 2007

**Z067-207(OTH)**

Olga Torres-Holyoak  
(CC District 3)

**Did not visit this site**

An application to amend Planned Development District No. 463 on property zoned Planned Development District No. 463 on Fort Worth Avenue between Bahama Drive and Colorado Boulevard.

Staff Recommendation: **Approval** subject to a conceptual plan and proposed conditions

Applicant: La Reunion Towncenter, LLC

Representative: Karl Crawley, MASTERPLAN

Hearing Date: May 17, 2007

**Z067-212(JH)**

Jennifer Hiromoto  
(CC District 14)

An application to remove the D Dry Liquor Control Overlay on property zoned a CR District on the southwest corner of Matalee Avenue and Greenville Avenue

Staff Recommendation: **Denial**

Applicant: John Proffitt

Representative: Rob Baldwin

Hearing Date: May 17, 2007

**Z067-213(JH)**

Jennifer Hiromoto  
(CC District 8)

An application for an LI Light Industrial District on property zoned Planned Development District No. 673 east of Lancaster Road between Cedardale Road and Telephone Road.

Staff Recommendation: **Approval**

Applicant: Ridge Property Services II, LLC

Representative: Kirk Williams

Hearing Date: May 17, 2007

The City Plan Commission held a regular Zoning Hearing on May 10, 2007, with the bus tour starting at 9:12 a.m. The following Commissioners were present during the Bus tour: James Prothro, Clarence Gary, Jeff Starter, Debra Woolen Lipscomb, Ann Bagley, Erma Jones-Dodd, Peggy Hill, Chris Buehler, Sally Wolfish, Robert Ekblad, Neil Emmons and Bill "Bulldog" Cunningham. The following Commissioners were absent from this bus tour as defined in the City Plan Commission rules: Angela Marshall, Michael Miranda and Robert Weiss. There are no vacancies.