



CITY OF DALLAS

CITY PLAN COMMISSION

BUS TOUR AGENDA

Thursday, August 9, 2007

9:00 a.m.

(The City Plan Commission may visit any site that appears on the August 9, 2007, City Plan Commission agenda as necessary.)

Z067-186(JH)

Jennifer Hiromoto
(CC District 12)
(Wolfish)

An application to amend Planned Development District No. 514 on the northeast corner of Hillcrest Road and Arapaho Road and on the west side of Hillcrest Road, north of La Bolsa Drive.

Staff Recommendation: **Denial**

Applicant: Shelton School and evaluation Center, Inc.

Representative: Willie Cothrum, MASTERPLAN

U/A From: August 2, 2007

Hearing Date: August 23, 2007

Z067-218(WE)

Warren Ellis
(CC District 12)
(Wolfish)

A City Plan Commission authorized hearing to determine proper zoning on property zoned a CR Community Retail District on the southeast corner of Preston Road and Mapleshade Road with consideration being given to an MU-2 Mixed Use District or a Planned Development District

Staff Recommendation: Pending

Hearing Date: August 23, 2007

Z067-227(JH)

Jennifer Hiromoto
(CC District 1)
(Prothro)

An application for a Specific Use Permit for a restaurant with drive-thru service and a financial institution with drive-in windows on property zoned Subdistrict D in Planned Development District No. 468 on the south side of Colorado Boulevard, west of Zang Boulevard.

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

Applicant: Greenway Investment Company

Representative: Karl Crawley, MASTERPLAN

U/A From: June 21, 2007 and July 12, 2007

Hearing Date: August 9, 2007

Z067-229(DW)

David Whitley
(CC District 2)
(Strater)

A City Plan Commission authorized hearing to determine proper zoning on property zoned Planned Development District No. 621, the Old Trinity and Design District Special Purpose District, on property generally bounded by Wycliff Avenue to the northwest, Irving Boulevard and Industrial Boulevard to the northeast, Continental Avenue to the south, and the east Trinity River levee to the west with consideration given to amending a portion of PD 621 to create a new subarea to address building configuration, building height, building footprint, building orientation and view considerations.

Staff Recommendation: **Approval**

Hearing Date: August 23, 2007

Z067-259(OTH)

Olga Torres-Holyoak
(CC District 14)
(Emmons)

An application for an MU-1 Mixed Use District on the western half of the site, and an MF-3(A) Multifamily District on the eastern half of the site with deed restrictions volunteered by the applicant on the entire site, on property zoned an MF-1(A) Multifamily District, in an area bounded by Lovers Lane, Amesbury Drive, Milton Street, and Matilda Street.

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

Applicant: Fairfield at Lovers Lane LP

Representative: Masterplan

Hearing Date: August 9, 2007

Z067-260(OTH)

Olga Torres-Holyoak
(CC District 14)
(Emmons)

An application for a P(A) Parking District on property zoned an MF-1(A) Multifamily District on the west side of Matilda Street, south of Lovers Lane.

Staff Recommendation: **Approval**, subject to a site plan

Applicant: Eastem Partners, LLC

Representative: Masterplan

Hearing Date: August 23, 2007

Z067-263(JH)
Jennifer Hiromoto
(CC District 14)
(Emmons)

An application for a Planned Development District for a private school use, MC-1 Multiple Commercial District uses, R-7.5(A) Single Family District uses, CR Community Retail District with retention of the Dry Liquor Control Overlay on a portion and P(A) District uses and the termination of Specific Use Permit No. 1179 on property zoned an MC-1 Multiple Commercial District, CR Community Retail District, CR-D Community Retail District with a Dry Liquor Control Overlay, an R-7.5(A) Single Family District with SUP No. 1179 for a private school use on a portion, P(A) Parking District, and a D(A) Duplex District with Specific Use Permit No. 1179 for a private school use on a portion, on the south side of Lovers Lane, between Morton Street and Linwood Avenue.

Staff Recommendation: **Approval**, subject to a development plan and staff conditions

Applicant: Providence School

Representative: Kirk Williams

Hearing Date: Pending

Z067-272(OTH)
Olga Torres-Holyoak
(CC District 14)
(Emmons)

An application for a new Subdistrict similar to Subdistrict 2A in Planned Development District No. 714 on the north east corner of the terminus of Folsom Street, north of Fort Worth Avenue.

Staff Recommendation: **Approval**

Applicant: Options Holdings Ltd.

Representative: Will Pinkerton

Hearing Date: Pending

The City Plan Commission held a regular Zoning Hearing on August 9, 2007, with the bus tour starting at 9:10 a.m. The following Commissioners were present during the Bus tour: James Prothro, Clarence Gary, Angela Marshall, Debra Woolen Lipscomb, Ann Bagley, Erma Jones-Dodd, Bob Weiss, Peggy Hill, 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: Jeff Strater and Chris Buehler. There is one vacancy - District 6.