



CITY OF DALLAS

CITY PLAN COMMISSION
Thursday, May 12, 2005

REVISED

BRIEFINGS:	5ES	11:00 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.

Theresa O'Donnell, Director
David Cossum, Assistant Director of Current Planning
Richard Brown, Principal Planner

BRIEFINGS:

Reports from National APA Conference Attendees
City Plan Commissioners

Proposed City Charter Amendments Relating to Planning and Zoning
David Cossum

Z045-200 (WE)

A City Plan Commission authorized hearing to determine proper zoning on property zoned an NC Neighborhood Commercial Subdistrict and a CCE Community Commercial Enhanced Subdistrict, and an R-5(A) Single Family Subdistrict, within Planned Development District No. 595, the South Dallas/Fair Park Special Purpose District, located on both sides of Bexar Street, between Brigham Lane and C.F. Hawn Freeway with consideration given to a Planned Development for mixed uses.

Staff Recommendation: Approval, subject to a conceptual plan and conditions

Subdivision Docket

Zoning Docket

PUBLIC HEARINGS:

Subdivision Docket

Planner: George Campbell

Consent Agenda – Preliminary Plats

(1) **S045-154R**
(District 5)

An application to plat an 18.5 acre tract of land in Blocks 6755 and 6756 into a 71 lot Community Unit Development at the southeast corner of St. Augustine Road and Biggs Street.

Applicant: M.R.L. Construction, L.P.

Application Filed: April 15, 2005

Zoning: R-7.5 (A)

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

- (2) **S045-201**
(District 14) An application to replat lots 1-8, Block 108/68 into one, 1.03 acre lot on a tract of land bounded by Main Street, Field Street, Commerce Street and Murphy Street.
Applicant: LB 1200 Main LP
Application Filed: April 19, 2005
Zoning: CA-1 (A)
Staff Recommendation: **Approval**, subject to the conditions listed in the docket

Miscellaneous Docket

- M045-013**
Richard Brown
(CC District 14)
(Emmons) A minor amendment to the development plan in Tract III of Planned Development District No. 67, on Linnet Lane between Tyree Street and Victoria Avenue.
Staff Recommendation: **Approval**

- Z034-309 (RB)**
Richard Brown
(CC District 7)
(Traylor) Extension of the six month time period for a zoning case to be scheduled for City Council following Commission's action on property bounded by Clarence Street, Harwood Street, Sanger Avenue, and Mansfield Street.
Staff Recommendation: **Approval**

Zoning Cases – Under Advisement

1. **Z045-120 (MM)**
Maureen Meredith
(CC District 2 & 14)
(Strater & Emmons) An application for (1) a Planned Development District for mixed uses to be known as the Baylor University Medical Center Area Special Purpose District; (2) the termination of Specific Use Permits Nos. 853, 673, and 1110; (3) the termination of Planned Development District No. 613 and a portion of Planned Development District No. 298 and Planned Development District No. 298-D, the Bryan Area Special Purpose District; and (4) the termination of deed restrictions on property zoned Planned Development District No. 298, Planned Development District 298-D, an MU-3 Mixed Use District, an MU-3-D Mixed Use District with a Dry Liquor Control Overlay, a P(A) Parking District, a CS Commercial Service District, an MF-2(A) Multifamily District, an LO-3 Limited Office District, an IM Industrial Manufacturing District, and a GO General Office District on property generally bounded by Live Oak Street, Haskell Avenue, Main Street and Exposition Street. Consideration will be given to creating three subareas in Planned Development District No. 298 and 298-D to allow additional uses and development standards, in lieu of including this area of PDD No. 298 in the proposed Baylor University Medical Center Area Special Purpose District.
Staff Recommendation: **Approval**, subject to a conceptual plan and staff's recommended conditions
Applicant: Baylor Health Care System
Representative: Robert Reeves, Robert Reeves & Assoc.
U/A From: February 24, 2005; March 24, 2005 and April 14, 2005

2. **Z045-132 (RB)**
Richard Brown
(CC District 2)
(Strater)
- An application for an MU-3 Mixed Use District with removal of the D Dry Liquor Control Overlay on property zoned an LO-3-D Limited Office District with the D Liquor Control Overlay on the north corner of Washington Avenue and Worth Street with consideration being given to an MU-2 Mixed Use District with retention of the D Dry Liquor Control Overlay
Staff Recommendation: **Approval** of an MU-2 Mixed Use District with retention of the D Dry Liquor Control Overlay in lieu of the applicant's request
Applicant: 606 Washington Limited; James M. Eidson-Manager, Owner
Representative: Kirk R. Williams
U/A From: January 20, 2005; February 10, 2005; February 24, 2005; March 24, 2005 and April 14, 2005
- A. **Z045-139 (WE)**
Warren Ellis
(CC District 6)
(Estrada)
- An application for an IM Industrial Manufacturing District and a Specific Use Permit for potentially incompatible industrial uses with outside storage on property zoned an IR Industrial Research District, on the west side of Spangler Road, between Ryan Road and Walnut Hill Lane.
Staff Recommendation: **Denial**
Applicant: Weir Brothers Partners
Representative: Al Weir
U/A From: April 28, 2005 and May 5, 2005

Zoning Cases – Individual

3. **Z045-198 (RB)**
Richard Brown
(CC District 9)
(Cunningham)
- An application for a TH-3(A) Townhouse District on property currently zoned an R-7.5(A) Single Family District, on the north line of Ferguson Road, east of Lakeland Drive and the east line of Lakeland Drive, north of Ferguson Road
Staff Recommendation: **Denial**
Applicant: Greenway Investment Company- Gerald Harris Stool
Representative: Karl Crawley, Masterplan
4. **Z045-210 (MM)**
Maureen Meredith
(CC District 5)
(Lee)
- An application for a Planned Development District for a public school, other than an open-enrollment charter school and MF-2(A) Multifamily District uses on property zoned an MF-2(A) Multifamily District, on the northeast corner of St. Augustine Road and Scyene Road.
Staff Recommendation: **Approval**, subject to development plan and conditions
Applicant: Dallas Public Schools
Representative: Santos Martinez, Masterplan Consultants

Special Provision Sign District – Under Advisement

SPSD 045-005

A City Plan Commission authorized hearing to consider an amendment to the Downtown Special Provision Sign District to create a new category of signs for scrolling text message signs.

Staff Recommendation: **Approval**

U/A From: April 28, 2005

Comprehensive Transportation Plan for Central Business District

Keith Manoy
(CC District 2 & 14)
(Strater & Emmons)

A City Council authorized study to provide guiding principals for the development and operation of the Central Business District Transportation System.

Other Matters

Minutes: May 5, 2005

Adjournment