



CITY OF DALLAS

CITY PLAN COMMISSION

BUS TOUR AGENDA

Thursday, March 30, 2006

9:00 a.m.

(The City Plan Commission may visit any site that appears on the March 30, 2006, City Plan Commission agenda as necessary.)

Z045-120(MM/MF)

Michael Finley
(CC Dist. 2 & 4)

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 portions 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, an MU-2 Mixed Use District, an MU-2-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 LO-3-D Limited Office District with a Dry Liquor Control Overlay, an IM Industrial Manufacturing District and a GO(A) General Office District, located within an area generally bounded by Live Oak Street, Haskell Street, Main Street and Malcolm X Blvd. 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, master parking plan, floor area plan and conditions.

Applicant: Baylor Health Care System

Representative: Robert Reeves, Robert Reeves & Assoc.

U/A From: February 24, 2005; March 24, 2005; April 14, 2005; May 12, 2005; June 23, 2005; October 27, 2005; and December 8, 2005

CPC Hearing Date: April 20, 2006

Z045-132(RB)
Richard Brown
(CC Dist. 2)

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 with consideration being given to an MU-2 Mixed Use District with retention of the D Dry Liquor Control Overlay on the north corner of Washington Avenue and Worth Street

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-Manger, Owner

Representative: Kirk R. Williams

U/A From: January 20, 2005; February 10, 2005; February 24, 2005; March 24, 2005; April 14, 2005; May 12, 2005; June 23, 2005; October 27, 2005 and December 8, 2005

CPC Hearing Date: April 20, 2006

Z045-289(NB)
Nathaniel Barnett
(CC Dist. 2 & 4)

A City Plan Commission authorized hearing to determine proper zoning on property zoned an R-7.5(A) Single Family District in an area generally bound by both sides of Goodwin Avenue to the north, Greenville Avenue to the east, both sides of Richard Avenue to the south, and Laneri Street to the west, with consideration being given to a conservation district

Staff Recommendation: **Approval** of a conservation district.

CPC Hearing Date: April 6, 2006

Z056-169(WE)
Warren Ellis
(CC Dist. 6)

An application for a Planned Development District for mixed uses on property zoned an MF-1(A) Multifamily District and an MF-2(A) Multifamily District on the east and west side of Manderville Lane, north of Blair Road, and south of Royal Lane

Staff Recommendation: **Approval**, subject to a revised conceptual plan and revised staff's recommended conditions.

Applicant: Valencia Capital Management

Representative: Jackson Walker LLP

CPC Hearing Date: April 6, 2006

Z056-179(DW)
David Whitley
(CC Dist. 8)

An application for a Specific Use Permit for an outside salvage and reclamation use on property zoned an IM Industrial Manufacturing District and Planned Development District No. 535 on the northeast side of C.F. Hawn Freeway, northwest of Haymarket Road

Staff Recommendation: **Denial**

Applicant: Real Estate Solutions

CPC Hearing Date: March 30, 2006

Z056-183(JH)
Jennifer Hiromoto
(CC Dist. 7)

An application for a MH Mobile Home District on property zoned an R-7.5(A) Single Family District on the west side of Highland Road, south of Barbaree Boulevard.

Staff Recommendation: **Pending**

Applicant: Steve S. Crossett

Representative: Jonathan Vinson

CPC Hearing Date: April 20, 2006

Z056-197(DW)
David Whitley
(CC Dist. 1)

An application for a Specific Use Permit for an open enrollment charter school on property zoned an R-7.5(A) Single family District on the northeast corner of Shelley Boulevard and Coombs Creek Drive

Staff Recommendation: **Pending**

Applicant: Eagle Advantage School

Representative: Chris Cardenas

CPC Hearing Date: April 20, 2006

Z056-198(DW)
David Whitley
(CC Dist. 3)

City Plan Commission authorized hearing to consider proper zoning on property zoned a CR Community Retail District located on Homeland Street and Vilbig Road with consideration being given to Single Family District

Staff Recommendation: **Pending**

CPC Hearing Date: April 20, 2006

Z056-201(WE)
Warren Ellis
(CC Dist. 14)

An application to create a new Planned Development Subdistrict for LC Light Commercial Subdistrict and O-1 Office Subdistrict uses within Planned Development District No. 193 and deed restrictions volunteered by the applicant on the portion of Planned Development District No. 225 on property zoned Planned Development No. 225, O-1 Office Subdistrict and LC Light Commercial Subdistrict within PDD No. 193, the Oak Lawn Special Purpose District in an area bounded by McKinney Avenue, Routh Street., State Street, and Fairmount Street.

Staff Recommendation: **Denial**

Applicant: SNK Dallas Uptown L.P.

Representative: Jackson Walker, LLP

CPC Hearing Date: April 20, 2006

Z056-202(JH)
Jennifer Hiromoto
(CC Dist. 4)

An application for a CH Clustered Housing District with volunteered deed restrictions on property zoned an R-7.5(A) Single Family District on the south side of Umphress Road, east of Jim Miller Road.

Staff Recommendation: **Pending**

Applicant: CC Young Memorial Home, Inc.

Representative: Dallas Cothrum

CPC Hearing Date: April 20, 2006