



Legislation Details (With Text)

**File #:** 24-1175      **Version:** 1      **Name:**  
**Type:** ZONING CASES -      **Status:** Agenda Ready  
INDIVIDUAL  
**File created:** 3/28/2024      **In control:** City Plan Commission  
**On agenda:** 4/4/2024      **Final action:**

**Title:** An application for 1) a new subdistrict for FWMU-5 Walkable Urban Mixed Use Form Subdistrict uses on property zoned a D(A) Duplex Subdistrict, a CC Community Commercial Subdistrict, and a P(A) Parking Subdistrict within Planned Development District No. 595, the South Dallas/Fair Park Special Purpose District, in an area generally along the southwest line of South Central Expressway, northwest of Pennsylvania Avenue, and east of Julius Schepps Freeway; 2) a Specific Use Permit for a commercial parking lot or garage on property zoned a CC Subdistrict and a D(A) Subdistrict within Planned Development District No. 595, on the southwest line of South Central Expressway, between Pennsylvania Avenue and Peabody Avenue; and 3) a Specific Use Permit for a commercial parking lot or garage on property zoned a CC Subdistrict within Planned Development District No. 595, on the west corner of South Central Expressway and Martin Luther King, Jr. Boulevard.  
Staff Recommendation: 1) Approval of a new subdistrict for FWMU-5 Subdistrict uses, subject to a subarea map exhibit and staff's recommended conditions; 2) approval of a Specific Use Permit for a commercial parking lot or garage for a two-year period, subject to a site plan and conditions; and 3) approval of a Specific Use Permit for a commercial parking lot or garage for a two-year period, subject to a site plan and conditions.  
Applicant: Forest Forward  
Representative: Rob Baldwin, Baldwin Associates  
Planner: Liliana Garza  
Council District: 7  
Z223-268(LG)

**Sponsors:**

**Indexes:**

**Code sections:**

**Attachments:** 1. Z223-268(LG)\_Case Report, 2. Z223-268(LG)\_Subarea Map Exhibit, 3. Z223-268(LG)\_Proposed Site Plan\_SUP 1, 4. Z223-268(LG)\_Proposed Site Plan\_SUP 2

Date	Ver.	Action By	Action	Result
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**AGENDA DATE:** April 4, 2024

**COUNCIL DISTRICT(S):** 7

**DEPARTMENT:** Department of Planning and Urban Design

**SUBJECT**

An application for 1) a new subdistrict for FWMU-5 Walkable Urban Mixed Use Form Subdistrict uses on property zoned a D(A) Duplex Subdistrict, a CC Community Commercial Subdistrict, and a P(A) Parking Subdistrict within Planned Development District No. 595, the South Dallas/Fair Park Special Purpose District, in an area generally along the southwest line of South Central Expressway, northwest of Pennsylvania Avenue, and east of Julius Schepps Freeway; 2) a Specific Use Permit for

a commercial parking lot or garage on property zoned a CC Subdistrict and a D(A) Subdistrict within Planned Development District No. 595, on the southwest line of South Central Expressway, between Pennsylvania Avenue and Peabody Avenue; and 3) a Specific Use Permit for a commercial parking lot or garage on property zoned a CC Subdistrict within Planned Development District No. 595, on the west corner of South Central Expressway and Martin Luther King, Jr. Boulevard.

Staff Recommendation: 1) **Approval** of a new subdistrict for FWMU-5 Subdistrict uses, subject to a subarea map exhibit and staff's recommended conditions; 2) **approval** of a Specific Use Permit for a commercial parking lot or garage for a two-year period, subject to a site plan and conditions; and 3) **approval** of a Specific Use Permit for a commercial parking lot or garage for a two-year period, subject to a site plan and conditions.

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Representative: Rob Baldwin, Baldwin Associates

Planner: Liliana Garza

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**Z223-268(LG)**