**Department of Development Services**

**City of Dallas**

**Zoning Change Application**

**Provide the following information. (Please print).**

<table>
<thead>
<tr>
<th><strong>Applicant</strong></th>
<th><strong>Representative</strong></th>
<th><strong>Owner</strong></th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Name:</strong> Silverback Ventures Ltd</td>
<td><strong>Name:</strong></td>
<td><strong>Name:</strong></td>
</tr>
<tr>
<td><strong>Address:</strong> 8235 Douglas Ave Shp</td>
<td><strong>City/ST/ZIP:</strong> Dallas, TX 75235</td>
<td><strong>City/ST/ZIP:</strong></td>
</tr>
<tr>
<td><strong>Telephone:</strong> 214-331-7555</td>
<td><strong>Telephone:</strong></td>
<td><strong>Telephone:</strong></td>
</tr>
<tr>
<td><strong>Fax:</strong> 214-318-1213</td>
<td><strong>Fax:</strong></td>
<td><strong>Fax:</strong></td>
</tr>
<tr>
<td><strong>E-mail:</strong> <a href="mailto:dover@silverback.com">dover@silverback.com</a></td>
<td><strong>E-mail:</strong></td>
<td><strong>E-mail:</strong></td>
</tr>
</tbody>
</table>

**Signature of Applicant**

**Signature of Owner**

**Existing zoning:** R-16(A) ✓

**Mapso no.:** 23.6 ✓

**Zoning map no.:** F-6

**Council district:** 13 ✓

**Census tract no.:** 95.00 ✓

**Location & cross street:** 3765 Walnut Hill Rd

**Request:** Zone change from R-16A to CR

**Lot(s)/Block(s):** Lot 2, Blk A, Tr 6224

**Size of request:** 1.01 ac

**Areas below to be completed by staff during application intake.**

<table>
<thead>
<tr>
<th><strong>General Zoning Change</strong>*</th>
<th><strong>Specific Use Permit</strong>*</th>
<th><strong>Planned Development District</strong>*</th>
<th><strong>Deed Restrictions</strong>*</th>
</tr>
</thead>
<tbody>
<tr>
<td>Proper signatures ✓</td>
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<td>Site Plans (10 folded)</td>
<td>Conceptual Plans (10 folded) or Development Plans (10 folded)</td>
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<tr>
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*Additional requirements may be determined as necessary prior to application acceptance.** If required.

2 year waiver: Y N

**Filing fee:** $2610

**Sign fee:** $2610

**Date filed:** 10/30/15

**Escarpment:** Y N

**Receipt no.:** 4029

**Receipt no.:** 4029

**Date accepted:** 11/13

**Floodplain:** Y N

**Notification area:** 300 FT.

**No. of signs:** 2

**Date withdrawn:**

**Tentative CPC:** S1A5010

**Hearing Date:** 8/27/15

**Planner:** Aldo Fritz

**File No.:** Z 145 - 118

**Date withdrawn:**
October 16, 2014

City of Dallas
Department of Development Services
1500 Marilla Street, Room 5B North
Dallas, Texas  75201

RE:    Land Use Statement - Zoning Change Request for 3755 Walnut Hill Lane, Dallas (the “Subject Property”)

To Whom It May Concern:

Please accept this letter as a “Land Use Statement” on for the Subject Property.

The reason for the request is that the current owner of the Property is SAINTS CONSTANTINE AND HELEN EASTERN ORTHODOX CHURCH, a Texas nonprofit corporation, who has entered into an agreement (the “Contract”) to sell the Subject Property to Silverback Ventures, LLC (“Buyer”).

SAINTS CONSTANTINE AND HELEN EASTERN ORTHODOX CHURCH, a Texas nonprofit corporation hereby gives consent for Buyer to apply to re-zone the Subject Property on the condition that should the sale of the Subject Property contemplated by the Contract not close for any reason, that the Subject Property shall continue to be permitted by applicable zoning to be used, in addition to any then other legally permissible purposes, for a facility principally used for people to gather together for public worship, religious training, or other religious activities.

Please let us know if you have any questions.

Sincerely,

[Signature]

Silverback Ventures, LLC
Dave Carter
Member

In agreement by:

SAINTS CONSTANTINE AND HELEN EASTERN ORTHODOX CHURCH, a Texas nonprofit corporation

By: [Signature]
Name: [Name]
Title: [Title]
October 20, 2014

City of Dallas
Department of Development Services
1500 Marilla Street, Room 5B North
Dallas, Texas 75201

RE:  Land Use Statement - Zoning Change Request for 3755 Walnut Hill Lane, Dallas

To Whom It May Concern:

Please accept this letter as a “Land Use Statement” on for the property located at 3755 Walnut Hill Lane.

- The land is currently zoned R-16A and we are asking to change the zoning to CR-Community retail.
- The property immediately to the west and the north of this location is a shopping center and it is zoned CR Community Retail.
- The property to the east of this site and separated by a road is zoned R-16A and is currently the First Spanish Assembly of God Church and has a size of 2.82 acres or approximately 122,829 sq ft.
- The land is 1.01 acres or approx. 44,000 sq ft of land.
- We are attempting to work a deal with a national chain fast food restaurant with a Drive Thru.
- The building will between 3,000 and 4,500 sq ft, a one story building
- The parking will be to code, which I believe is 15 parking spaces per 1,000 sq ft of Building.