



City of Dallas

Department of Development Services

1500 Marilla Street Room 5B North Dallas, TX 75201 Phone 214.670.4209 Fax 214.670.4210

Zoning Change Application

October 2002

Provide the following information. (Please print).

Applicant		Representative		Owner	
Owner <input checked="" type="checkbox"/> <input type="checkbox"/> Prospective Buyer Tenant <input type="checkbox"/>				Individual <input type="checkbox"/> <input type="checkbox"/> Corporation Partnership <input checked="" type="checkbox"/> <input type="checkbox"/> Trust	
Name:	Domain at Midtown Park Ltd.	Name:	Jackson Walker L.L.P / Suzan Kedron	Name:	Domain at Midtown Park Ltd.
Address:	1020 NE Loop 410, Suite 700	Address:	901 Main Street, Suite 6000	Address:	1020 NE Loop 410, Suite 700
City/St/Zip:	San Antonio, Texas 78209	City/St/Zip:	Dallas, Texas 75202	City/St/Zip:	San Antonio, Texas 78209
Telephone:	(210) 804-5227	Telephone:	214-953-5943	Telephone:	(210) 804-5227
Fax:		Fax:	214-661-6654	Fax:	
E-mail:	jkirk@embreydc.com	E-mail:	skedron@jw.com	E-mail:	jkirk@embreydc.com

(See attached letter of authorization)

(See attached letter of authorization)

Signature of Applicant

Signature of Owner

Existing zoning:	PD 745 C & D	Location & cross street:	1, 3, 4, 8101, 8401 Manderville Lane – located west of Manderville Lane and north of Meadow Road.
Mapsco no.	26-F	Request:	Amendment to PD 745 to create new subdistricts E & F; modification to conditions regarding landscaping walls; and submission of new development and landscape plans.
Zoning map no.	E-8		
Council district	13-Gates		
School district	DISD		
Census tract no.	78.06	Lot(s)/Block(s):	Lots 1, 2, 3, 4, Block A/7291; Lot 1, Block E/7291
		Size of request:	17.181 acres

Areas below to be completed by staff during application intake.

General Zoning Change*	Specific Use Permit*	Planned Development District*	Deed Restrictions*
	New <input type="checkbox"/> <input type="checkbox"/> Renewal Amendment <input checked="" type="checkbox"/> <input type="checkbox"/> Auto Renewal***	<i>Amendment</i>	Termination <input type="checkbox"/> <input type="checkbox"/> Amendment
Proper signatures <input type="checkbox"/>	Proper signatures*** <input checked="" type="checkbox"/>	Proper signatures <input checked="" type="checkbox"/>	Proper signatures <input type="checkbox"/>
Letter(s) of authorization <input type="checkbox"/>	Letter(s) of authorization*** <input checked="" type="checkbox"/>	Letter(s) of authorization <input checked="" type="checkbox"/>	Letter(s) of authorization <input type="checkbox"/>
Land use statement <input type="checkbox"/>	Land use statement <input checked="" type="checkbox"/>	Land use statement <input checked="" type="checkbox"/>	Land use statement <input type="checkbox"/>
Zoning Location Maps (2) <input type="checkbox"/>	Draft Conditions <input checked="" type="checkbox"/>	Draft Conditions <input checked="" type="checkbox"/>	Zoning Location Maps (2) <input type="checkbox"/>
Tax Plat Maps (2) <input type="checkbox"/>	Zoning Location Maps (2)** <input checked="" type="checkbox"/>	Zoning Location Maps (2) <input checked="" type="checkbox"/>	Tax Plat Maps (2) <input type="checkbox"/>
Correct lot & block or Metes & Bounds survey with drawing (2) <input type="checkbox"/>	Tax Plat Maps (2) <input checked="" type="checkbox"/>	Tax Plat Maps (2) <input checked="" type="checkbox"/>	Correct lot & block or Metes & Bounds survey with drawing (2) <input type="checkbox"/>
Copy of Deed <input type="checkbox"/>	Correct lot & block or Metes & Bounds survey with drawing (2) <input checked="" type="checkbox"/>	Correct lot & block or Metes & Bounds survey with drawing (2) <input checked="" type="checkbox"/>	Copy of Deed <input type="checkbox"/>
Tax and lien statements <input type="checkbox"/>	Copy of Deed <input checked="" type="checkbox"/>	Copy of Deed <input checked="" type="checkbox"/>	Tax and lien statements <input type="checkbox"/>
Traffic Impact Worksheet <input type="checkbox"/>	Tax and lien statements <input checked="" type="checkbox"/>	Tax and lien statements <input checked="" type="checkbox"/>	List of partners/principals/officers** <input type="checkbox"/>
Traffic impact Study or Waiver** <input type="checkbox"/>	Traffic Impact Worksheet <input checked="" type="checkbox"/>	Traffic Impact Worksheet <input checked="" type="checkbox"/>	Termination instrument** <input type="checkbox"/>
List of partners/principals/officers** <input type="checkbox"/>	Traffic impact Study or Waiver** <input checked="" type="checkbox"/>	Traffic impact Study or Waiver** <input checked="" type="checkbox"/>	New instrument** <input type="checkbox"/>
	List of partners/principals/officers** <input checked="" type="checkbox"/>	List of partners/principals/officers** <input checked="" type="checkbox"/>	Copy of executed deed restrictions** <input type="checkbox"/>
	Site Plans (10 folded) <input checked="" type="checkbox"/>	Conceptual plans (10 folded) or Development Plans (10 folded) <input checked="" type="checkbox"/>	
	Landscape Plans (10 folded)** <input checked="" type="checkbox"/>	Landscape Plans (10 folded)** <input checked="" type="checkbox"/>	
	Tree Survey (2 folded)** <input type="checkbox"/>	Tree Survey** <input type="checkbox"/>	
		Elevation/perspectives (optional) <input type="checkbox"/>	

*Additional requirements may be determined as necessary prior to application acceptance. ** If required.

2 year waiver:	Y <input type="checkbox"/> N <input type="checkbox"/>	Filing fee: \$9720 ⁰⁰	Sign fee: \$50 ⁰⁰	Date filed: 3/11/15
Escarpment	Y <input type="checkbox"/> N <input type="checkbox"/>	Receipt no. 0377	Receipt no. 0377	Accepted by: AF
Floodplain	Y <input type="checkbox"/> N <input type="checkbox"/>	Notification area: 500 ft	No. of signs: 5	Date withdrawn:

Tentative CPC Hearing Date:	Planner:	File No.: z 145 - 204 / ()
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GIS # 145 206

LAND USE STATEMENT

(Property located at 1, 3, 4, 8101, 8401 Manderville Lane – located west of Manderville Lane and north of Meadow Road).

I. PURPOSE OF REQUEST:

This request is to amend portions of Planned Development District No. 745, in the following manner:

- 1) To create subdistricts E and F.
- 2) To provide additional conditions regarding landscaping walls.
- 3) To approve a new development plan.
- 4) To approve a landscape plan.

II. EXISTING LAND USE:

Portions of PD 745 Subdistricts C and D are currently undergoing construction, which includes a 395 unit Class A luxury apartment project. The main uses permitted in this district are those main uses permitted in the MU-3 Mixed Use District and as more fully set forth in PD 745.

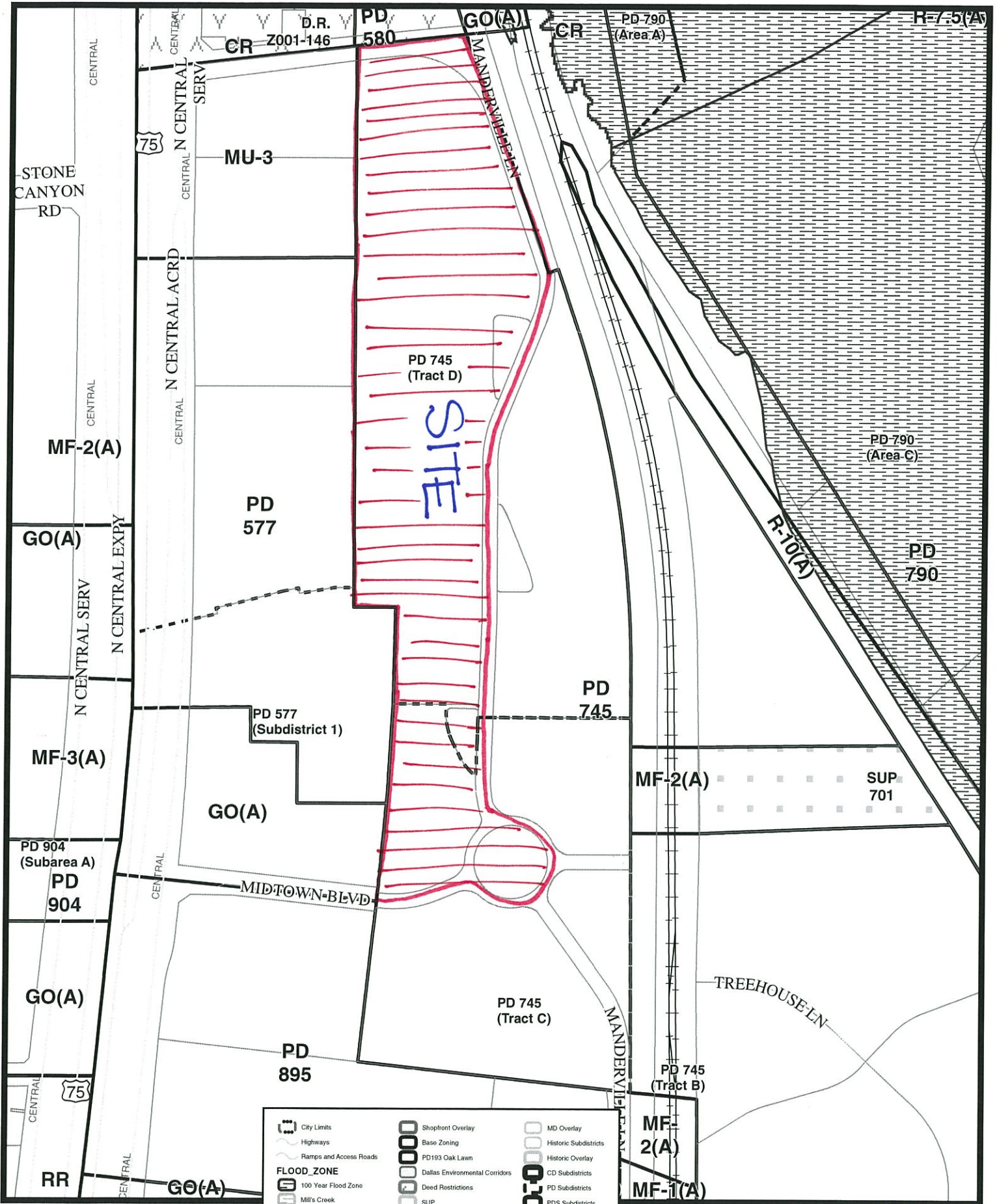
III. ADJACENT PROPERTY USES:

Abutting the property to the north is PD 580, which consists of office and mini-warehouse uses. To the east is the DART rail line and undeveloped PD 745, Subdistrict B. To the south is undeveloped land and a multifamily development. To the west is PD 577, which consists of general office district uses.

IV. PROPOSED USE OF THE REQUEST AREA:

The proposed use of the request area is to provide additional conditions pertaining to the existing uses.

Z145-204



1:3,600

Case ID: **ZK5-204**
 Printed: 3/11/2015