



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 type="checkbox"/> <input type="checkbox"/> Trust	
Name:	The Episcopal School of Dallas, Inc. & WBL Family Investments, Inc.	Name:	Kirk Williams, Tommy Mann, Laura Hoffmann, Winstead PC	Name:	
Address:	4100 Merrell Road	Address:	500 Winstead Bldg, 2728 N. Harwood St.	Address:	
City/St/Zip:	Dallas, Texas 75229	City/St/Zip:	Dallas, Texas 75201	City/St/Zip:	
Telephone:	214.358.4368	Telephone:	214.745.5724	Telephone:	
Fax:	214.956.7899	Fax:	214.745.5390	Fax:	
E-mail:	buchholzr@esdallas.org	E-mail:	kwilliams@winstead.com ; tmann@winstead.com hoffmann@winstead.com	E-mail:	
(see letters of authorization)					
Signature of Applicant			Signature of Owner		

Existing zoning:	PD 400 & R-16(A)	Location & cross street:	SW & NW corners of Merrell Road & Midway Road	
Mapscos no.	24-K	Request:	Amend PD 400 to expand the existing private school	
Zoning map no.	E-6 & F-6			
Council district	13			
School district	DISD			
Census tract no.	0095.00	Lot(s)/Block(s):	Lot 1, Block K/6151; Lot 1, Block 4/6150; Lots 1-12, Block 3/6150 & an unplatted tract	Size of request: +/- 42 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 type="checkbox"/> <input type="checkbox"/> Auto Renewal***		Termination <input type="checkbox"/> <input type="checkbox"/> Amendment
Proper signatures <input type="checkbox"/>	Proper signatures*** <input 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 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 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 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 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 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 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 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 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 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 type="checkbox"/>	Traffic impact Study or Waiver** <input checked="" type="checkbox"/>	New instrument** <input type="checkbox"/>
	List of partners/principals/officers** <input type="checkbox"/>	List of partners/principals/officers** <input checked="" type="checkbox"/>	Copy of executed deed restrictions** <input type="checkbox"/>
	Site Plans (10 folded) <input type="checkbox"/>	Conceptual plans (10 folded) or Development Plans (10 folded) <input checked="" type="checkbox"/>	
	Landscape Plans (10 folded)** <input type="checkbox"/>	Landscape Plans (10 folded)** <input checked="" type="checkbox"/>	
	Tree Survey (2 folded)** <input type="checkbox"/>	Tree Survey** <input checked="" 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: \$ 17,005	Sign fee: \$ 50	Date filed: 11/7/15
Escarpment	Y <input type="checkbox"/> N <input type="checkbox"/>	Receipt no. 5181	Receipt no. 5181	Accepted by: DJJ
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 - 157 / ()
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GIS 145-060

LAND USE STATEMENT
The Episcopal School of Dallas, Inc. & WBL Family Investments, Inc.
Request to Amend Planned Development District 400

The Site

Approximately 35 acres of the request site is zoned Planned Development District 400 (PD 400). The southern 7.6 acres of the site is currently zoned R-16(A) single family district. The Property within existing PD 400 is developed with an open and operating private school, the Episcopal School of Dallas (or "ESD"). Presently, facilities for ESD's middle level school (grades 5-8) and upper level school (grades 9-12) are located at this site. The 7.6 acres that is not currently part of the existing PD (Montwood Lane and the property to the south) is developed with single-family homes that are owned by an affiliated entity of ESD.

Surrounding Uses and Zoning

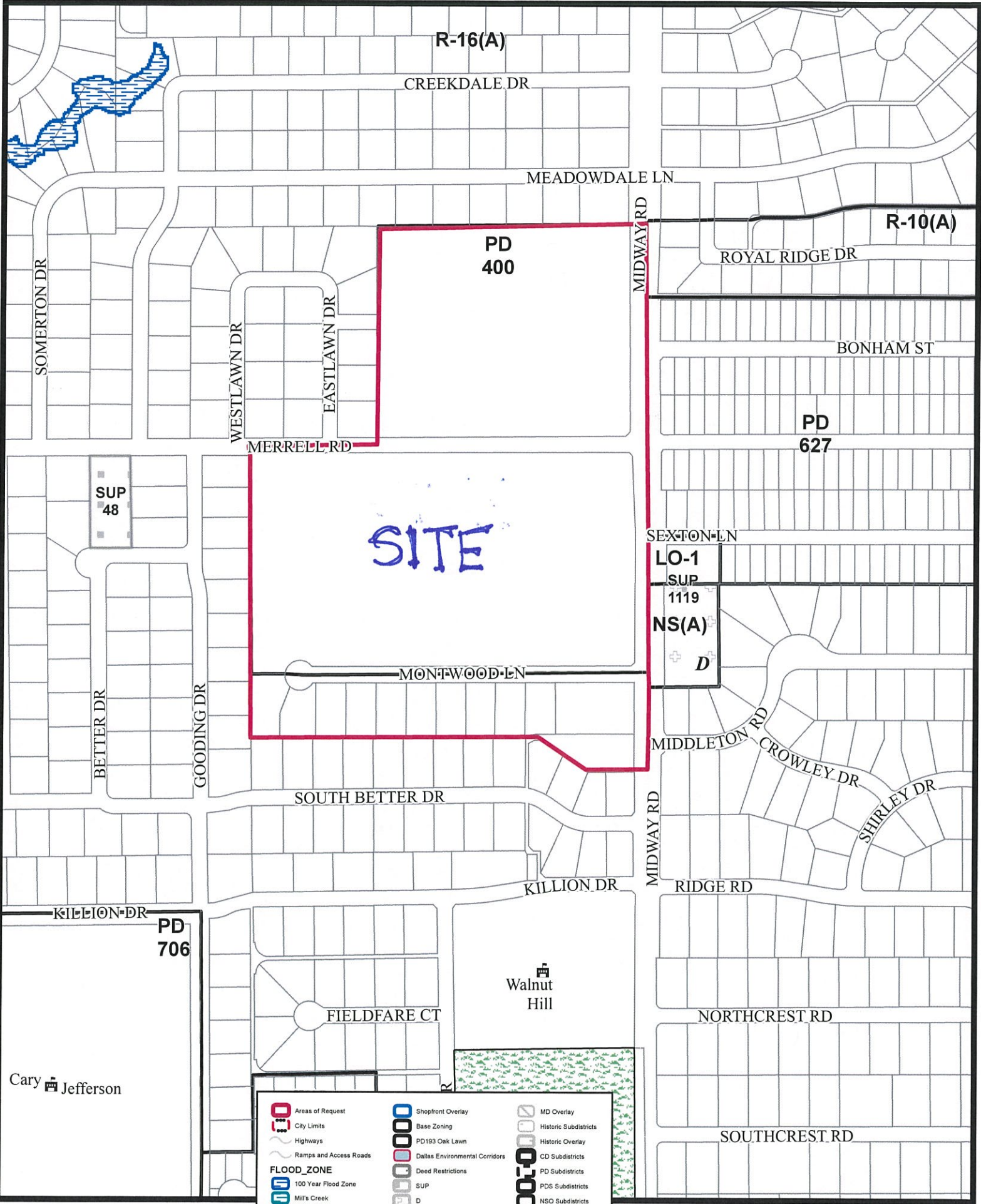
Surrounding properties to the north, west, and south are zoned R-16(A) single family district and developed with residential uses. The property to the east is zoned R-10(A) single family district, Planned Development District 627 (based on the R-16(A) single family district), LO-1 office district, and Neighborhood Service district (NS-A). This area is also mainly developed with residential uses, with the exception of a small retail center to the southeast across Midway Road that contains neighborhood retail and office uses.

The Request

The purpose of this request is to amend existing PD 400 to add 7.6 acres for the addition of a lower level school (grades Pre-Kindergarten through 4th grade) for the Episcopal School of Dallas at this location. As mentioned above, ESD's current facilities at this location are used for the middle level school and upper level school. The lower level school is currently open and operating at a different location. ESD would like to move the lower level school to this site so that all grade levels of the private school are situated at one location. In addition to this rezoning request, an abandonment application has been submitted for the abandonment of Montwood Lane and it is currently under review by city staff. Accordingly, the Montwood Lane abandonment area is included as part of the expansion area for this request.

The applicant offered conditions propose a maximum total enrollment of 1,300 students for all three levels of the private school. Additionally, the applicant has prepared a traffic management plan indicating traffic circulation and points of ingress and egress that is being offered as part of the request.

The Episcopal School of Dallas has an established reputation for providing high-quality education in the community through a challenging college-preparatory curriculum. The school was founded in 1974 and has a current enrollment of approximately 1,168 students in grades Pre-Elementary through 12th grade. The addition of the lower school at this location will allow ESD to continue to serve and enrich the community with quality education opportunities for all grade levels.



R-16(A)

CREEKDALE DR

MEADOWDALE LN

R-10(A)

ROYAL RIDGE DR

PD
400

BONHAM ST

PD
627

SUP
48

SITE

SEXTON LN

LO-1

SUP

1119

NS(A)

D

MONTWOOD LN

MIDDLETON RD

CROWLEY DR

SHIRLEY DR

SOUTH BETTER DR

MIDWAY RD

RIDGE RD

KILLION DR

KILLION DR

PD
706

Walnut Hill

FIELDFARE CT

NORTHCREST RD

SOUTHCREST RD

Cary Jefferson

Areas of Request	Shopfront Overlay	MD Overlay
City Limits	Base Zoning	Historic Subdistricts
Highways	PD193 Oak Lawn	Historic Overlay
Ramps and Access Roads	Dallas Environmental Corridors	CD Subdistricts
FLOOD_ZONE	Deed Restrictions	PD Subdistricts
100 Year Flood Zone	SUP	PDS Subdistricts
Mill's Creek	D	NSO Subdistricts
Peak's Branch	D-1	NSO_Overlay
X PROTECTED BY LEVEE	CP	Escarpment Overlay
Parks	SP	
Height Map Overlay		
Parking Management Overlay		

145-157



1:4,800