



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"/>	Prospective Buyer <input type="checkbox"/>			Individual <input type="checkbox"/>	Corporation <input checked="" type="checkbox"/>
Tenant <input type="checkbox"/>				Partnership <input type="checkbox"/>	Trust <input type="checkbox"/>
Name:	QuikTrip Corporation	Name:	Gray Reed & McGraw, P.C	Name:	same as Applicant
Address:	4705 S. 129th E. Ave.	Address:	1601 Elm St., Suite 4600	Address:	
City/State/Zip:	Tulsa, OK 74134	City/State/Zip:	Dallas, Texas 75201	City/State/Zip:	
Telephone:	(817) 786-3188	Telephone:	(469) 320-6098	Telephone:	
Fax:	(918) 615-7287	Fax:	(469) 320-6874	Fax:	
E-mail:	jpetras@quiktrip.com	E-mail:	msanderson@grayreed.com	E-mail:	
Signature of Applicant			Signature of Owner		

Existing zoning:	CR <input checked="" type="checkbox"/>	Location & cross street:	3740 W. Northwest Highway	Cross Street:	Lemmon Ave.
Mapscs no.	23-Z <input checked="" type="checkbox"/>	Request:	Planned Development District with property conditions shown and described in the attached application package.		
Zoning map no.	162483				
Council district	13 <input checked="" type="checkbox"/>				
School district	DISD <input checked="" type="checkbox"/>				
Census tract no.	0073.02 <input checked="" type="checkbox"/>	Lot(s)/Block(s):	A/5089 Lot 5	Size of request:	5,773 sq. ft.

Areas below to be completed by staff during application intake.

approx. .891 acres

General Zoning Change*	Specific Use Permit*	Planned Development District*	Deed Restrictions*
	New <input type="checkbox"/> Renewal <input type="checkbox"/> Amendment <input type="checkbox"/> Auto Renewal***		Termination <input type="checkbox"/> Amendment <input type="checkbox"/>
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"/>	
	Site Plans (10 folded) <input type="checkbox"/>	Conceptual plans (10 folded) or Development Plans (10 folded) <input 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 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: \$	7820	Sign fee: \$	20 ⁰⁰	Date filed:	3/24/16
Escarpment	Y <input type="checkbox"/> N <input type="checkbox"/>	Receipt no.	6379	Receipt no.	6379	Accepted by:	SRM
Floodplain	Y <input checked="" type="checkbox"/> N <input type="checkbox"/>	Notification area:	500 <input checked="" type="checkbox"/> FT.	No. of signs:	2	Date withdrawn:	

Tentative CPC	Staff ZRT	Planner	Warren	File No.:	Z-156-237
Hearing Date:					

G15156297

Z156-237

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LAND USE STATEMENT

QuikTrip

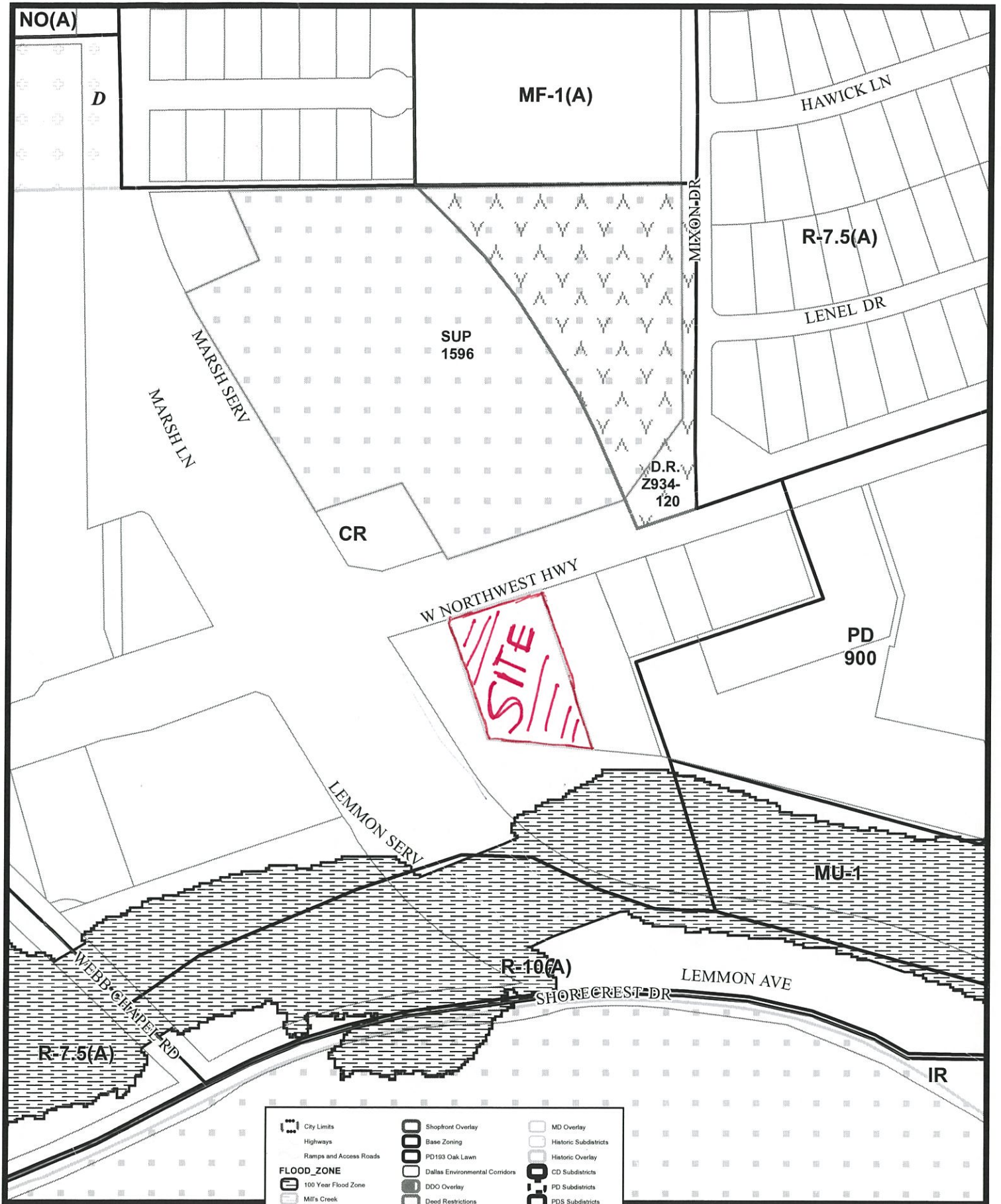
3740 W. Northwest Highway, Dallas, Texas 75220

Request PD for Quick-Trip Gas Station on Northwest Highway and Lemon Ave.

QuikTrip requests a PD (Planned Development) District for its property located on the Southeast corner of Northwest Highway and Lemon Avenue (a .891 acre tract). The location will be for a gas station and general merchandise food store to be located at 3740 W. Northwest Highway, Dallas, Texas 75220. The location is currently being used for two retail businesses (a Sprint Store and Inwood Lawn Equipment). The use of the proposed gas station and general merchandise food store will be for patrons traveling in the area to purchase items in the general merchandise food store and purchase gas. This type of gas station and general merchandise food store is allowed by right in the Community Retail (CR) zoning district. The surrounding area is also generally zoned for CR and is generally used for retail purposes. The proposed maximum building height for the new structure is twenty-two (22) feet. The proposed lot coverage will include a 5,773 square foot building, eight (8) fill-up stalls under a canopy, parking and landscaping.

The applicant is proposing to revisions to capture the following: 1) an approved reduction of required parking spaces from 29 to 21; and, 2) an approved adjustment regarding the landscape requirements of Article X allowing for three (3) 3 inch caliper trees and shrub screening without street trees along the northern border of the Property.

The surrounding land use is community retail district. The Property is adjacent to undeveloped parkland to the west and south. Separate from this PD the applicant has negotiated a maintenance agreement with the City regarding the development of the parkland which includes parking and landscaping.



SITE

SUP
1596

D.R.
Z934-
120

PD
900

MU-1

R-10(A)

R-7.5(A)

IR

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

1:2,400

Case ID: **Z156-237**
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