



City of Dallas

NS

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 type="checkbox"/>	Prospective Buyer <input checked="" type="checkbox"/>			Individual <input type="checkbox"/>	Corporation <input type="checkbox"/>
Tenant <input type="checkbox"/>				Partnership <input type="checkbox"/>	Trust <input type="checkbox"/>
Name:	See Attached	Name:	MASTERPLAN Karl A Crawley	Name:	Alpine Douglas, LLC
Address:		Address:	900 Jackson St. Ste 640	Address:	2999 Turtle Creek Blvd.
City/St/Zip:		City/St/Zip:	Dallas, TX, 75202	City/St/Zip:	Dallas TX 75219
Telephone:		Telephone:	214-761-9197	Telephone:	
Fax:		Fax:		Fax:	
E-mail:		E-mail:		E-mail:	
See Attached			See Attached		
Signature of Applicant			Signature of Owner		

Existing zoning:	PD 314 Tr. 3 <input checked="" type="checkbox"/>	Location & cross street:	Area bounded by Douglas, Berkshire, Westchester and Luther	
Mapscop no.	25X <input checked="" type="checkbox"/>	Request:	Create a new Subarea within Tract 3 and modify the Illumination regulations for the new Subarea	
Zoning map no.	F7 <input checked="" type="checkbox"/>	<i>NEW SUBAREA WITHIN PD NO 314</i>		
Council district	13 <input checked="" type="checkbox"/>	Lot(s)/Block(s):	6A, Block 5623	Size of request: 4.5 acres
School district	HPISD <input checked="" type="checkbox"/>			
Census tract no.	73.01 <input checked="" type="checkbox"/>			

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"/> Renewal <input type="checkbox"/> Amendment <input type="checkbox"/> Auto Renewal** <input type="checkbox"/>	New <input type="checkbox"/> Amendment <input checked="" type="checkbox"/>	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"/>	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"/>	Correct lot & block or Metes & Bounds survey with drawing (2) <input type="checkbox"/>
Copy of Deed <input type="checkbox"/>	Copy of Deed <input type="checkbox"/>	Copy of Deed <input checked="" type="checkbox"/>	Copy of Deed <input type="checkbox"/>
Tax and lien statements <input type="checkbox"/>	Tax and lien statements <input type="checkbox"/>	Tax and lien statements <input checked="" type="checkbox"/>	Tax and lien statements <input type="checkbox"/>
Traffic Impact Worksheet <input type="checkbox"/>	Traffic Impact Worksheet <input type="checkbox"/>	Traffic Impact Worksheet <input checked="" type="checkbox"/>	List of partners/principals/officers** <input type="checkbox"/>
Traffic impact Study or Waiver** <input type="checkbox"/>	Traffic impact Study or Waiver** <input type="checkbox"/>	Traffic impact Study or Waiver** <input checked="" type="checkbox"/>	Termination instrument** <input type="checkbox"/>
List of partners/principals/officers** <input type="checkbox"/>	List of partners/principals/officers** <input type="checkbox"/>	List of partners/principals/officers** <input checked="" type="checkbox"/>	New instrument** <input type="checkbox"/>
<i>GIS 189-491</i>	Site Plans (10 folded) <input type="checkbox"/>	Conceptual plans (10 folded) or Development Plans (10 folded) <input type="checkbox"/>	Copy of executed deed restrictions** <input type="checkbox"/>
<i>GIS Fee - \$37.50</i>	Landscape Plans (10 folded)** <input type="checkbox"/>	Landscape Plans (10 folded)** <input 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 checked="" type="checkbox"/>	Filing fee: \$ <i>6,500.00</i>	Sign fee: \$ <i>40.00</i>	Date filed: <i>7/26/19</i>
Escarpment	Y <input type="checkbox"/> N <input checked="" type="checkbox"/>	Receipt no. <i>9276</i>	Receipt no. <i>9276</i>	Accepted by: <i>C. Tolson</i>
Floodplain	Y <input type="checkbox"/> N <input checked="" type="checkbox"/>	Notification area: <i>500</i> FT.	No. of signs: <i>4</i>	Date withdrawn:

Tentative CPC Hearing Date:	<i>STAFF REVIEW 8-27-19</i>	Planner:	<i>A. WATKA</i>	File No.:	<i>Z 189-319 AU</i>
-----------------------------	-----------------------------	----------	-----------------	-----------	---------------------

LAND USE STATEMENT

An area bounded by Douglas Avenue, Berkshire Lane, Westchester Lane and Luther Lane

The Site

The request site is located in an area bounded by Douglas, Berkshire, Westchester and Luther in Tract III and PD 314, the Preston Center Special Purpose District. The 4.5-acre site is currently developed with a number of retail uses and an office tower.

Site Zoning

The zoning for the site is Tract III in PD 314 which allows MU-2 Mixed Use District uses including general merchandise, financial institutions, and restaurants. There are no proposed changes to any of the development standards for this site.

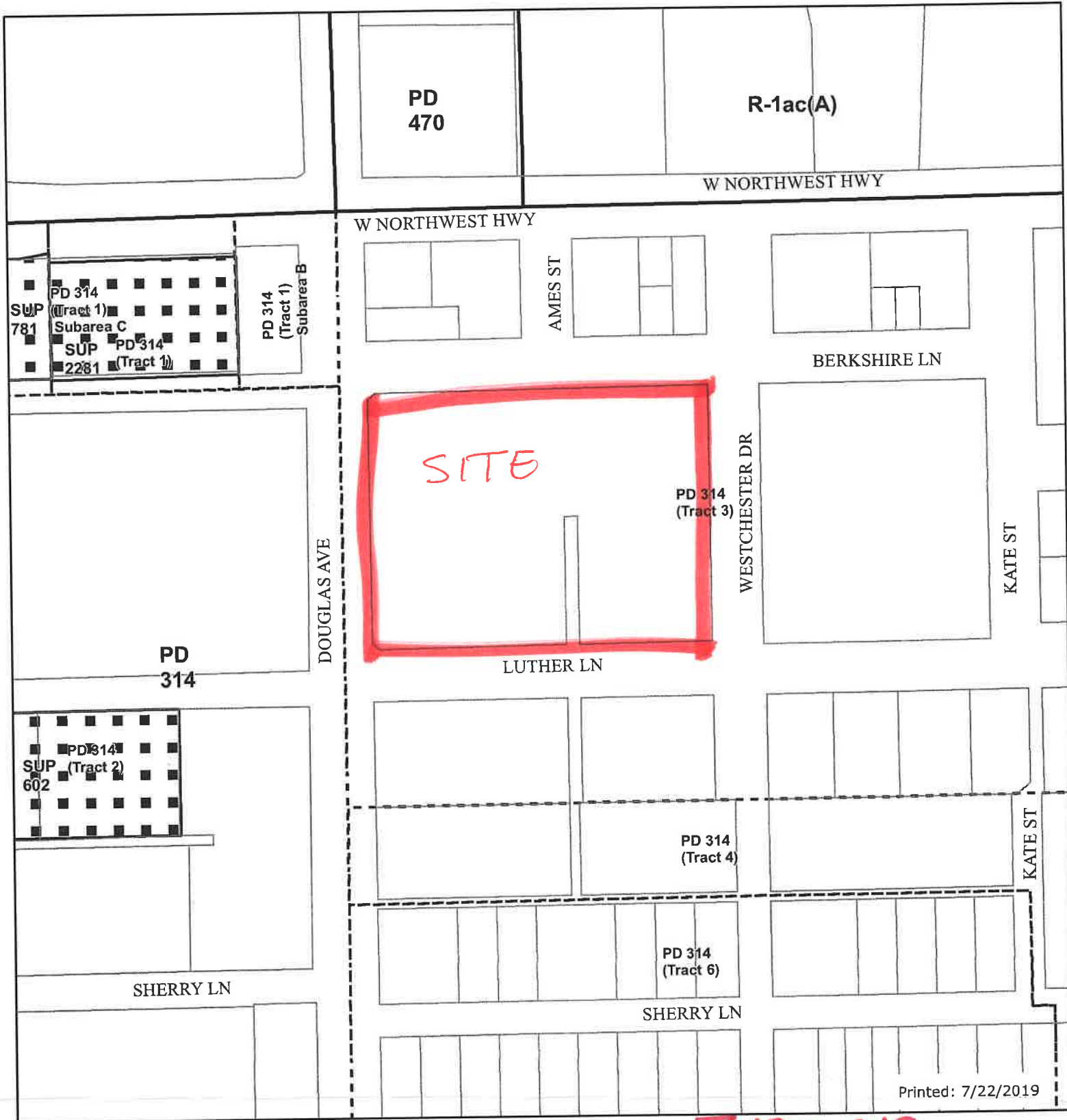
Surrounding Land Use and Zoning

The area is surrounding on all sides by PD 314 and is developed with a mixture of uses including retail and office uses; the area directly east of the site is developed with a parking garage.

The Request

The applicants are requesting a new Subarea within Tract III. The proposed Subarea A would NOT change any of the development standards for the Tract but would change the "illumination of buildings and structures" contained in the PD. The new Subarea would allow the illumination of signs located below 45 feet in height and the illumination of the two legal signs currently existing near the top of the existing office tower.

Z 189-319



Z 189-319

Legend

- | | | | |
|----------------------|--------------------------------|-----------------------|----------------------------|
| City Limits | railroad | Dry Overlay | CD Subdistricts |
| School | Certified Parcels | D | PD Subdistricts |
| Floodplain | Base Zoning | D-1 | PDS Subdistricts |
| 100 Year Flood Zone | PD193 Oak Lawn | CP | NSO Subdistricts |
| Mill's Creek | Dallas Environmental Corridors | SP | NSO_Overlay |
| Peak's Branch | SPSP Overlay | MD Overlay | Escarpment Overlay |
| X Protected by Levee | Deed Restrictions | Historic Subdistricts | Parking Management Overlay |
| Parks | SUP | Historic Overlay | Shop Front Overlay |
| | | Height Map Overlay | |

This data is to be used for graphical representation only. The accuracy is not to be taken/used as data produced by a Registered Professional Land Surveyor (RPLS) for the State of Texas. 'This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.' (Texas Government Code § 2051.102)

