



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

Applicant		Representative		Owner	
Owner <input type="checkbox"/>	<input checked="" type="checkbox"/> Prospective Buyer			Individual <input checked="" type="checkbox"/>	Corporation <input type="checkbox"/>
Tenant <input type="checkbox"/>				Partnership <input type="checkbox"/>	Trust <input type="checkbox"/>
Name:	Prevarian Companies, LP	Name:	Jackson Walker L.L.P./Suzan Kedron/Steven Dimitt	Name:	James C. Leonard
Address:	8214 Westchester Dr. Suite 600	Address:	901 Main Street, Suite 6000	Address:	4214 W. Northwest Highway
City/St/Zip:	Dallas, Texas 75225	City/St/Zip:	Dallas, Texas 75202	City/St/Zip:	Dallas, Texas 75220
Telephone:	(214) 736-7003	Telephone:	214-953-5943/214-953-6182	Telephone:	(214) 564-5217
Fax:		Fax:	214-661-6654/214-661-6882	Fax:	
E-mail:	ABrown@prevarian.com	E-mail:	skedron@jw.com / sdimitt@jw.com	E-mail:	merrill_1@yahoo.com

(See attached letter of authorization)

(See attached letter of authorization)

Signature of Applicant

Signature of Owner

Existing zoning:	R-10(A) ✓	Location & cross street:	4214 W. Northwest Highway – located south of Northwest Highway and west of Midway Road.
Mapsco no.	24-X ✓	Request:	Zoning change from R-10(A) to a Planned Development District for assisted living residential units
Zoning map no.	F-6 6-6		
Council district	13-Gates ✓		
School district	DISD ✓		
Census tract no.	73.02 ✓	Lot(s)/Block(s):	Block 5075, Lot 4 ✓
		Size of request:	1.82 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 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:	96820 <sup>00</sup>	Sign fee:	10 <sup>00</sup>	Date filed:	3/24/15
Escarpment	Y <input type="checkbox"/> N <input type="checkbox"/>	Receipt no.	5421	Receipt no.	5421	Accepted by:	Aldo Fritz
Floodplain	Y <input type="checkbox"/> N <input type="checkbox"/>	Notification area:	500 ✓	No. of signs:	1	Date withdrawn:	

Tentative CPC Hearing Date:	Staff ZRT 4/14/15	Planner:	Warren Ellis	File No.:	Z 145 - 221 / ( )
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GIS 145-291

## LAND USE STATEMENT

(Property located at 4214 W. Northwest Highway – located south of Northwest Highway and west of Midway Road)

### I. PURPOSE OF REQUEST:

This request is to create a new planned development district on property currently zoned R-10(A). The intended use of the site is for assisted living residential units.

### II. EXISTING LAND USE:

The site currently contains a vacant single family residence.

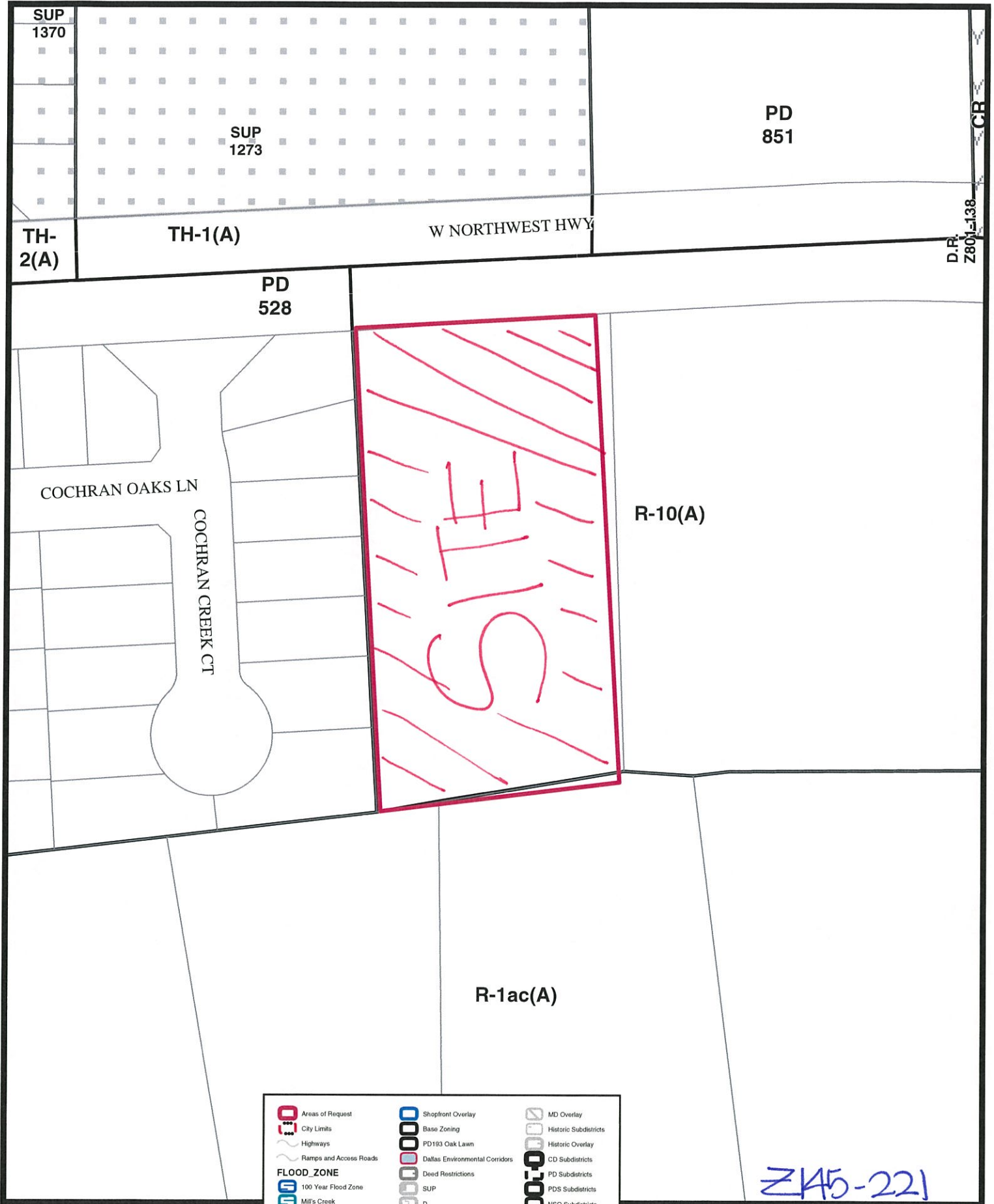
### III. ADJACENT PROPERTY USES:

The adjacent property to the south contains single family units. To the west is PD 528, which provides for dense, single family and handicap group dwelling units. To the northwest is SUP 1273, which provides for convalescent, nursing home and related uses. To the northeast is PD 851, which allows uses permitted in TH-1(A) and commercial uses; the site is built out with commercial uses. To the east is Cochran Chapel Methodist Church.

### IV. PROPOSED USE OF THE REQUEST AREA:

As stated above, the proposed use of the request area is for the development for assisted living residential units.





D.P.  
Z801-138  
CR

Z145-221

1:1,200

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
<b>FLOOD_ZONE</b>	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		

Case ID: GIS145291  
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