



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

NS

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 type="checkbox"/>	
Tenant <input type="checkbox"/>				Partnership <input checked="" type="checkbox"/> Trust <input type="checkbox"/>	
Name:	PC Village Apartment Dallas, L P	Name:	Roger Albright	Name:	See attached
Address:	5950 Sherry Lane, Suite 320	Address:	1701 N Collins Blvd, Suite 1100	Address:	
City/St/Zip:	Dallas, TX 75225	City/St/Zip:	Richardson, TX 75080	City/St/Zip:	
Telephone:	214.880 0350	Telephone:	972-644-8181	Telephone:	
Fax:	214.880 0320	Fax:	972-644-8180	Fax:	
E-mail:		E-mail:	roger@shellsinnubst.com	E-mail:	
Signature of Applicant			Signature of Owner		

PD 916

Existing zoning:	PD 916	Location & cross street:	Lovers Lane/Skillman/Northwest Highway/TXU right-of-way
Mapsco no.	36B, 26X-Y, 36C	Request:	Amend Planned Development District 916 so as to allow uses to be addressed from Private Drives rather than the nearest public street
Zoning map no.	G-8 ✓	Lot(s)/Block(s):	See attached
Council district	14 ✓	Size of request:	335 acres
School district	DISD ✓		
Census tract no.	29-05		

79.11; 79.12; 79.10; 79.09

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	Termination <input type="checkbox"/> Amendment <input type="checkbox"/>
Amendment <input type="checkbox"/> Auto Renewal*** <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"/>	Copy of executed deed restrictions** <input type="checkbox"/>
	Site Plans (10 folded) <input type="checkbox"/>	Conceptual plans (10 folded) <i>Not required</i> <input type="checkbox"/>	
	Landscape Plans (10 folded)** <input type="checkbox"/>	Development Plans (10 folded) <input type="checkbox"/>	
	Tree Survey (2 folded)** <input type="checkbox"/>	Landscape Plans (10 folded) <i>Not required</i> <input type="checkbox"/>	
		Tree Survey** <input type="checkbox"/>	
		Elevation/perspectives (optional) <input type="checkbox"/>	

GIS189285

GIS: \$0

*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: \$ 2,610	Sign fee: \$ 50	Date filed: 3-25-19
Escarpment: Y <input type="checkbox"/> N <input type="checkbox"/>	Receipt no: 8981	Receipt no: 8981	Accepted by: AM
Floodplain: Y <input type="checkbox"/> N <input type="checkbox"/>	Notification area: 500 FT	No of signs: 5	Date withdrawn:

Tentative CPC Hearing Date: ZET DATE 4-30-19	Planner: S. MAY	File No.: Z 189.231 / SM ()
---	--	---

LAND USE STATEMENT

THE VILLAGE

OWNERS: PC Village Apartments Dallas, L.P., Village Green One Associates Limited and Village Green Two Associates Limited

APPLICANT: Same as owners. Represented by Roger Albright.

PURPOSE OF REQUEST:

This property (collectively referred to as “The Village”) is zoned PD-916. The PD specifically includes and allows private streets and private drives. The private drives will be assigned city-approved names as selected by the applicant. Uses located on private drives are usually addressed based on the nearest public street. Instead, Applicant seeks permission to address such uses based on the assigned names of the private drives. This will not interfere with the provision of public services including emergency vehicles, but will minimize consumer/resident/visitor confusion, and increase awareness of the area as a distinct, destination location.

EXISTING ZONING AND LAND USE ON THE AREA OF REQUEST AND ADJOINING PROPERTIES:

The Village currently encompasses approximately 335 acres and is zoned PD-916 which provides a mix of residential units ranging from garden apartments to mid-rise towers with community-serving non-residential uses interspersed throughout.

SIZE OF REQUEST AND EXISTING STRUCTURE:

335 acres containing 12,360 multi-tenant units as well as up to 600,000 s.f. of various allowed commercial uses under construction.

**EXISTING LAND USE ON THE AREA OF
REQUEST AND ADJOINING PROPERTIES:**

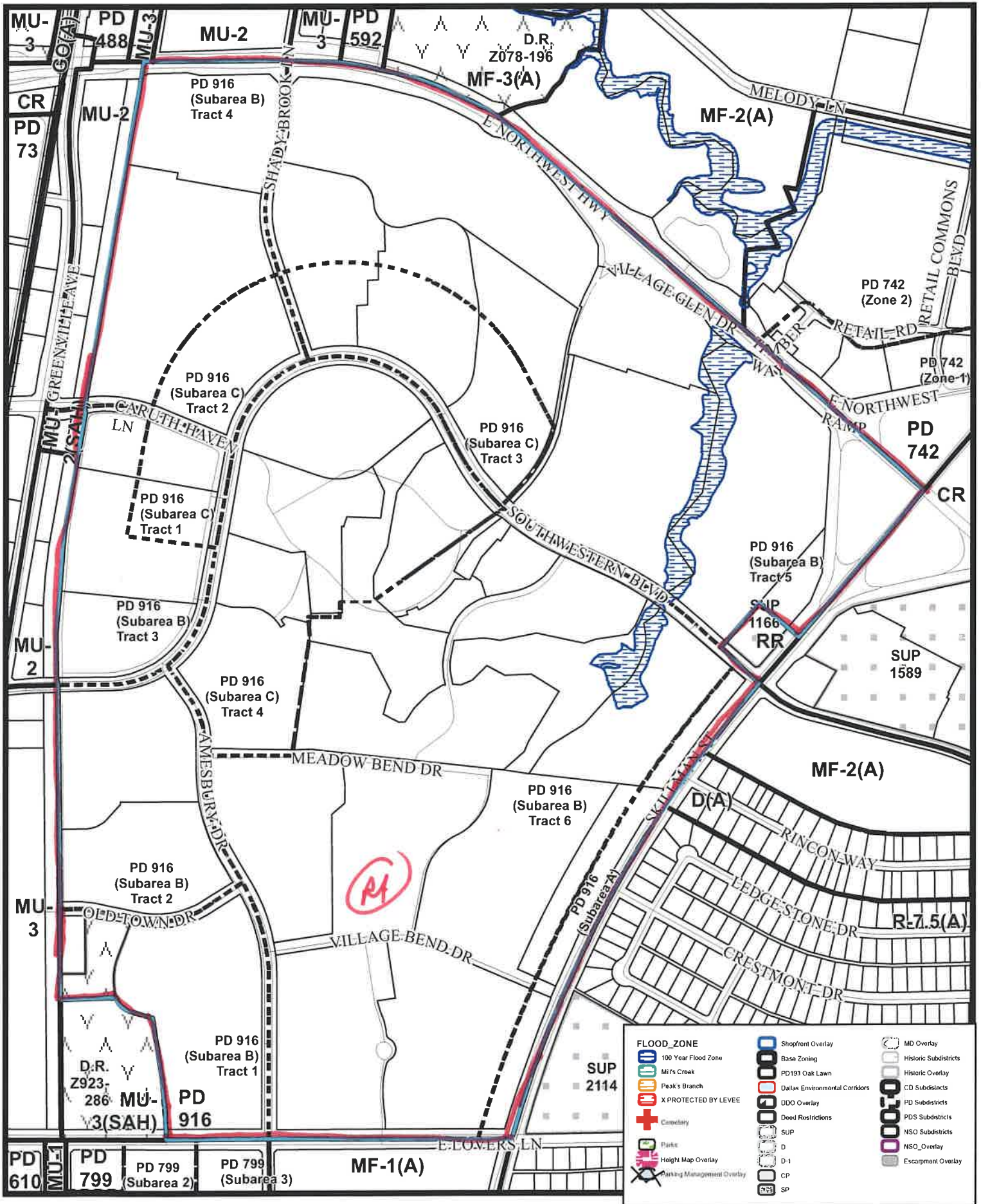
The property is currently zoned PD-916. The adjoining property to the south is zoned for mixed use, commercial and/or residential use. The property to the west is zoned commercial. The property to the north is used for a mix of commercial and residential uses and the property to the east is zoned and used for single-family uses.

ALLOWED USES AND MIX OF USES:

The only allowed uses would be multi-family and the commercial uses allowed in Planned Development 916.

REQUIRED OFF-STREET PARKING:

The Applicant will park all uses according to the Dallas Development Code except as specifically set forth in the PD Ordinance for items such as tandem parking.



1:6,999

Z189-231

Case ID:

Printed Date: 3/25/2019