



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 checked="" type="checkbox"/> <input type="checkbox"/> Prospective Buyer Tenant <input type="checkbox"/>				Individual <input type="checkbox"/> <input checked="" type="checkbox"/> Corporation Partnership <input type="checkbox"/> <input type="checkbox"/> Trust	
Name:		Name:	Rob Baldwin	Name:	The Cambridge School of Dallas
Address:		Address:	3904 Elm St Suite B	Address:	3877 Walnut Hill Rd
City/St/Zip:		City/St/Zip:	Dallas, TX 75226	City/St/Zip:	Dallas, TX 75229
Telephone:		Telephone:	214-824-7949	Telephone:	
Fax:		Fax:	214 821-7980	Fax:	
E-mail:		E-mail:	rob@baldwinplanning.com	E-mail:	
_____ Signature of Applicant			_____ See attached letter Signature of Owner		

Existing zoning:	PD 623 ✓	Location & cross street:	3202 Royal Ln/Southeast corner of Royal and Webb Chapel Rd		
Mapscos no.	23-G ✓	Request:	Amend PD 623 for private school use		
Zoning map no.	E-5 ✓				
Council district	13 ✓				
School district	DISD ✓				
Census tract no.	97.02 ✓	Lot(s)/Block(s):	lot 9 /block Y/6433	Size of request:	3.983 acres

SEE 2156-388

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"/>
G15189233	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 <input checked="" type="checkbox"/>	
	Landscape Plans (10 folded)** <input type="checkbox"/>	Development Plans (10 folded) <input checked="" type="checkbox"/>	
	Tree Survey (2 folded)** <input type="checkbox"/>	Landscape Plans (10 folded)** <input checked="" 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: \$	2,610.00	Sign fee: \$	40.00	Date filed:	2/25/19
Escarpment	Y <input type="checkbox"/> N <input checked="" type="checkbox"/>	Receipt no.	8918	Receipt no.	8918	Accepted by:	C. Talbot
Floodplain	Y <input type="checkbox"/> N <input checked="" type="checkbox"/>	Notification area:	500 FT.	No. of signs:	4	Date withdrawn:	

Tentative CPC	22T DATE	Planner	S. MAY	File No.:	Z 189-213 / SM ( )
Hearing Date:	3-26-19				

# Baldwin Associates

## Land Use Statement

### The Cambridge School

---

- The purpose of this request is to amend Planned Development District No. 623 to revise the development plan, simplify the height to comply with Residential Proximity Slope, and increase the maximum floor area. These modifications are a result of refining the building plans for the private school.
- PDD No. 623 was last amended in January 2017 to allow the property to be developed with a private school. The property was last used as a church. The private school is relocating from their current location on Walnut Hill Lane.
- The PD amendment will include an updated TMP to reflect the change in circulation patterns for drop-off and pick-up within the site. The driveway on Webb Chapel is no longer proposed.
- The private school is for grades 6-12. The number of homeroom classrooms will be 8 for middle school grades and 8 homeroom classrooms for high school levels.
- The area surrounding the Subject Property is currently zoned and developed as follows:

North	R-10(A), developed with single family uses CR, developed with retail uses
East	R-10(A), developed with single family uses
South	R-10(A), developed with single family uses use
West	R-10(A), developed with single family uses NO(A), developed with office uses

Z189-213

# Baldwin Associates

## Land Use Statement

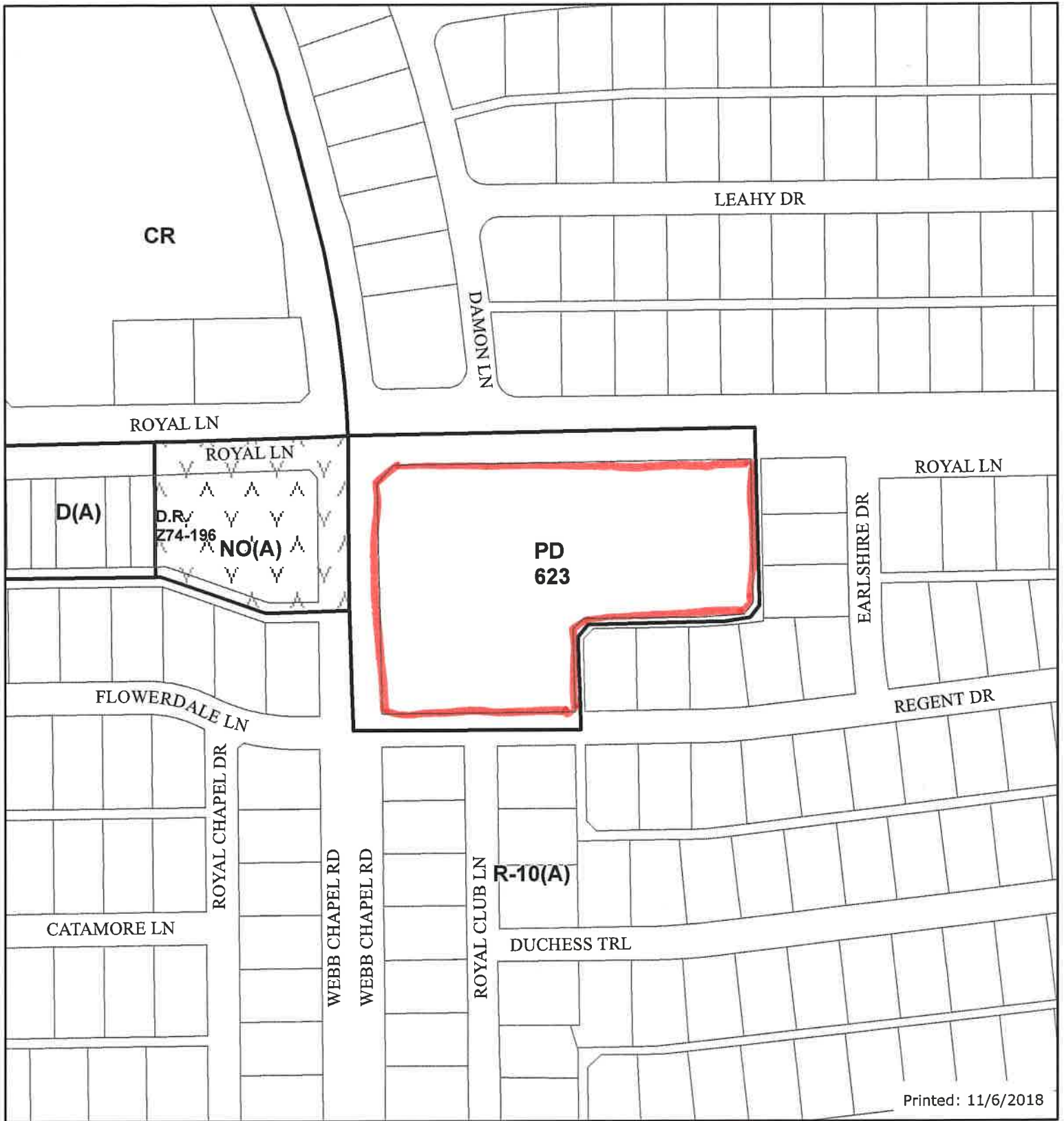
### The Cambridge School

---

- The purpose of this request is to amend Planned Development District No. 623 to revise the development plan, simplify the height to comply with Residential Proximity Slope, and increase the maximum floor area. These modifications are a result of refining the building plans for the private school.
- PDD No. 623 was last amended in January 2017 to allow the property to be developed with a private school. The property was last used as a church. The private school is relocating from their current location on Walnut Hill Lane.
- Since the last PD amendment, Article X requirements changed, and the current and proposed development plan do not strictly comply with the new landscaping requirements. The proposed landscape plan provides for minor reductions in landscape buffers due to the paving required for traffic turnaround, substitutes ornamental trees due to overhead utility conflicts where the previous PD conditions required large canopy trees within the eastern-most landscape buffer, and maintains the "tree conservation area" in the interior courtyard of the school.
- The PD amendment will include an updated TMP to reflect the change in circulation patterns for drop-off and pick-up within the site. The driveway on Webb Chapel is no longer proposed.
- The private school is for grades 6-12. The number of homeroom classrooms will be 8 for middle school grades and 8 homeroom classrooms for high school levels.
- The area surrounding the Subject Property is currently zoned and developed as follows:

North	R-10(A), developed with single family uses CR, developed with retail uses
East	R-10(A), developed with single family uses
South	R-10(A), developed with single family uses use
West	R-10(A), developed with single family uses NO(A), developed with office uses

Z189-213



Printed: 11/6/2018

**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    |                            |

*Z189-213*

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)

