



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 type="checkbox"/> Corporation Partnership <input type="checkbox"/> <input type="checkbox"/> Trust	
Name:	Vickery Meadow Real Estate Holdings PO, LLC	Name:	Jackson Walker LLP/Suzan Kedron	Name:	(see attached owner list)
Address:	2925 Fairmount Street	Address:	2323 Ross Ave., Suite 600	Address:	
City/St/Zip:	Dallas, Texas 75201	City/St/Zip:	Dallas, Texas 75201	City/St/Zip:	
Telephone:	214-612-7757	Telephone:	214-953-5500	Telephone:	
Fax:		Fax:	214-661-6654	Fax:	
E-mail:	anson.reilly@amradvisorsllc.com	E-mail:	skedron@jw.com	E-mail:	
(See attached letters of authorization)			(See attached letters of authorization)		
Signature of Applicant			Signature of Owner		

Existing zoning:	PD 85 <input checked="" type="checkbox"/>	Location & cross street:	7400, 7402, 7410, & 7434 Greenville Avenue; 5735 & 5759 Pineland Drive; northeast corner of Greenville Avenue		
Mapsco no.	26-Q <input checked="" type="checkbox"/>	Request:	Rezone part of P.D. 85 to MU-2 for a mixed-use development		
Zoning map no.	F-8 <input checked="" type="checkbox"/>				
Council district	13 <input checked="" type="checkbox"/>				
School district	DISD <input checked="" type="checkbox"/>		<b>SEE 2189-158</b>		
Census tract no.	0078.15 <input checked="" type="checkbox"/>	Lot(s)/Block(s):	(see attached legal description)	Size of request:	+/- 24.47 acres

Areas below to be completed by staff during application intake.

General Zoning Change*	Specific Use Permit*	Planned Development District*	Deed Restrictions*
<input checked="" type="checkbox"/>	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 checked="" type="checkbox"/>	Proper signatures*** <input type="checkbox"/>	Proper signatures <input type="checkbox"/>	Proper signatures <input type="checkbox"/>
Letter(s) of authorization <input checked="" type="checkbox"/>	Letter(s) of authorization*** <input type="checkbox"/>	Letter(s) of authorization <input type="checkbox"/>	Letter(s) of authorization <input type="checkbox"/>
Land use statement <input checked="" type="checkbox"/>	Land use statement <input type="checkbox"/>	Land use statement <input type="checkbox"/>	Land use statement <input type="checkbox"/>
Zoning Location Maps (2) <input checked="" type="checkbox"/>	Draft Conditions <input type="checkbox"/>	Draft Conditions <input type="checkbox"/>	Zoning Location Maps (2) <input type="checkbox"/>
Tax Plat Maps (2) <input checked="" type="checkbox"/>	Zoning Location Maps (2)*** <input type="checkbox"/>	Zoning Location Maps (2) <input type="checkbox"/>	Tax Plat Maps (2) <input type="checkbox"/>
Correct lot & block or Metes & Bounds survey with drawing (2) <input checked="" type="checkbox"/>	Tax Plat Maps (2) <input type="checkbox"/>	Tax Plat Maps (2) <input type="checkbox"/>	Correct lot & block or Metes & Bounds survey with drawing (2) <input type="checkbox"/>
Copy of Deed <input checked="" 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"/>	Copy of Deed <input type="checkbox"/>
Tax and lien statements <input checked="" type="checkbox"/>	Copy of Deed <input type="checkbox"/>	Copy of Deed <input type="checkbox"/>	Tax and lien statements <input type="checkbox"/>
Traffic Impact Worksheet <input checked="" type="checkbox"/>	Tax and lien statements <input type="checkbox"/>	Tax and lien statements <input type="checkbox"/>	List of partners/principals/officers** <input type="checkbox"/>
Traffic impact Study or Waiver** <input checked="" type="checkbox"/>	Traffic Impact Worksheet <input type="checkbox"/>	Traffic Impact Worksheet <input type="checkbox"/>	Termination instrument** <input type="checkbox"/>
List of partners/principals/officers** <input checked="" type="checkbox"/>	Traffic impact Study or Waiver** <input type="checkbox"/>	Traffic impact Study or Waiver** <input type="checkbox"/>	New instrument** <input type="checkbox"/>
GIS189495	List of partners/principals/officers** <input type="checkbox"/>	List of partners/principals/officers** <input 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 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"/>	

GTS: 350

\*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: \$ 9,315	Sign fee: \$ 50	Date filed: 7-29-19
Escarpment	Y <input type="checkbox"/> N <input checked="" type="checkbox"/>	Receipt no. 9282	Receipt no. 9282	Accepted by: AM
Floodplain	Y <input checked="" type="checkbox"/> N <input type="checkbox"/>	Notification area: 400 FT.	No. of signs: 5	Date withdrawn:

Tentative CPC Hearing Date:	STAFF REVIEW 8-27-19	Planner: A. WINEA	File No.: Z 189-323 AU ( )
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## LAND USE STATEMENT

*(Approx. 24.47 acres located northwest of the intersection of Greenville Avenue and Pineland Drive)*

### I. PURPOSE OF REQUEST:

The purpose of this request is to rezone a portion of Planned Development District 85 ("P.D. 85") to a base zoning of Mixed Use 2 ("MU-2"), which would allow a high-quality mixed use community, including retail, restaurant, multifamily, and hotel uses. The proposed zoning is intended to revitalize and replace the dilapidated buildings within the proposed site and provide an extension of the existing medical buildings by creating a pedestrian-friendly environment that integrates a mix of uses, open public spaces, and trail connectors. Given that the location of the property is surrounded by medical office uses and residential uses, the proposed zoning would enhance the existing buildings within the vicinity of the property and benefit the surrounding community.

### II. EXISTING LAND USE:

The property is currently zoned P.D. 85, which includes retail, office, and multifamily uses. The property is currently occupied, in part, by multi-family structures, the Calloway's Nursery (a garden store), and a vacant restaurant building. The remainder of the property is vacant and unoccupied.

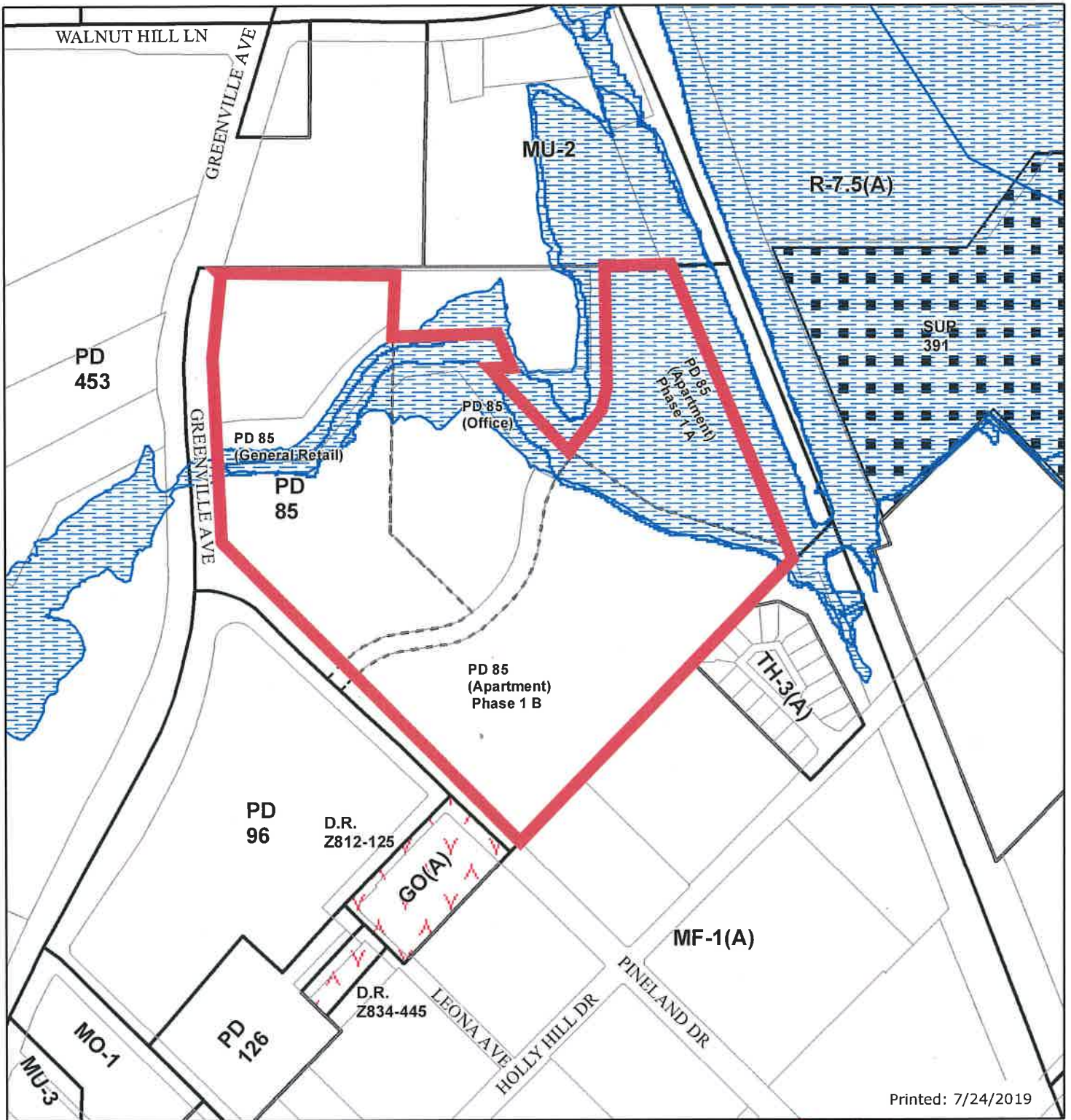
### III. ADJACENT PROPERTY USES:

The subject property is adjacent to MU-2 to the north, R-7.5(A) to the east, P.D. 453 to the west across Greenville Avenue, and MF-1(A), TH-3(A), and P.D. 96 to the south. The sites to the north and west of the proposed request area are primarily occupied by offices with medical uses. Properties to the east are largely vacant or, in part, occupied by single-family residential homes. Properties to the south are primarily occupied by office and multifamily buildings.

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

The proposed use of the request area is a mix uses, including office, retail, restaurant, multifamily, and/or hotel uses.

Z/89-323



Printed: 7/24/2019

7189-323

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        | SPSD 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)

