



City of Dallas

# 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:	Dallas I.S.D.	Karl A. Crawley, MASTERPLAN		Dallas I.S.D.	
Address:	3801 Herschel Avenue	900 Jackson St., Ste. 640		3801 Herschel Avenue	
City/St/Zip:	Dallas TX 75219	Dallas, TX 75202		Dallas TX 75219	
Telephone:		214 761 9197		972 925 7388	
Fax:		214 748 7114		972 502 1222	
E-mail:		karl@masterplanconsultants.com		dadowning@dallasisd.org	
_____ Signature of Applicant			_____ Signature of Owner		

Existing zoning:	PD 706 & 724	Location & cross street:	Area bounded by Walnut Hill Ln., Hedgeway Dr., Gooding Dr.	
Mapsco no.	24N	Request:	Amendment to and expansion of PD 706 for a public school and termination of PD 724 for a public school	
Zoning map no.	F6			
Council district	13			
School district	DISD			
Census tract no.	95.00	Lot(s)/Block(s):	Lots 1 and 2, Block A/6222	Size of request: 39.7 ac.

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***	New <input type="checkbox"/> Amendment <input checked="" type="checkbox"/>	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 checked="" type="checkbox"/>	
	Tree Survey (2 folded)** <input type="checkbox"/>	Tree Survey** <input checked="" type="checkbox"/>	
		Elevation/perspectives (optional) <input checked="" 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: \$ 10,070	Sign fee: \$ 50.00	Date filed: 2/20/2020
Escarpment	Y <input type="checkbox"/> N <input type="checkbox"/>	Receipt no. 9747	Receipt no. 9747	Accepted by: C. Tolson
Floodplain	Y <input type="checkbox"/> N <input type="checkbox"/>	Notification area: 500 FT.	No. of signs: 5	Date withdrawn:

Tentative CPC  
Hearing Date:

3-31-2006

Planner:

Yumet

File No.:

Z 190-208

( )

## LAND USE STATEMENT

Thomas Jefferson HS and Pre-K thru 8 School  
Walnut Hill Lane, Hedgeway Drive, Killion Drive and Gooding Drive

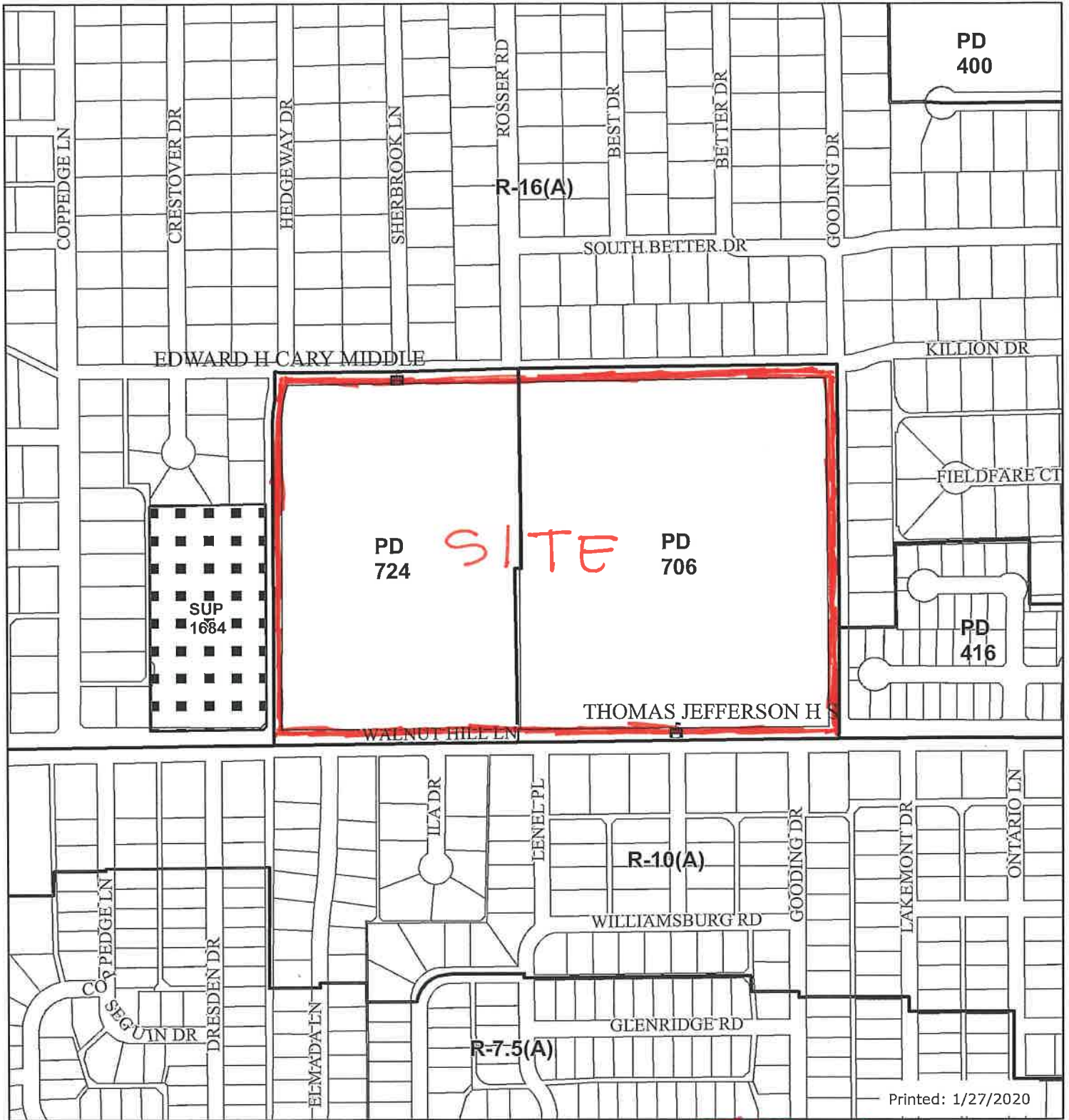
The DISD is proposing to amend and expand the existing PD for the Thomas Jefferson HS campus (PD 706) and terminate the existing PD 724 for the former Cary MS site. The recent tornado in the area severely damaged the Cary MS building and it will be demolished. The tornado also damaged the nearby Walnut Hill ES and that campus will be combined with the middle school for one campus for grades pre-K thru 8. The existing Jefferson HS building was also damaged in the tornado but much of the building can be saved and repaired and renovated. At the same time as the repair and renovation some portions of the buildings will be replaced and additions will be added to the high school. With the opportunity to plan the majority of the combined campuses the District is proposing a new Planned Development District to combine the two campuses. This will allow better movement within the campus, some combined facilities and better use of the campus.

### **The existing zoning and uses of the area:**

The property is surrounded by single family zoning on all sides. The only area not developed with single family homes are churches located to the west across Hedgeway Drive

The new PD will establish a new parking ratio for the high school of 5.5 parking spaces per classroom which falls in line with that seen across the District for existing high schools. The improved traffic circulation will be reflected in TMP's for both schools within the campus.

Z190-208



Printed: 1/27/2020

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)

