



Sustainable Development & Construction Department

1500 Marilla Street Room 5B North Dallas, TX 75201 Phone 214.670.4209 Fax 214.670.4210

Zoning Change Application

April 2019

Provide the following information. (Please print).

Applications that alter this form will not be accepted. Please attach a second page if necessary.

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 checked="" type="checkbox"/> <input type="checkbox"/> Trust	
Name:	Matilda & RB Pass (See attached)	Name:	Bill Dahlstrom/ Jackson Walker LLP	Name:	Matilda & RB Pass (See attached)
Address:	See attached.	Address:	2323 Ross Avenue, Suite 600	Address:	See attached.
City/St/Zip:	See attached.	City/St/Zip:	Dallas, TX 75201	City/St/Zip:	See attached.
Telephone:	See attached.	Telephone:	214-953-5932	Telephone:	see attached.
Fax:	See attached	Fax:	214-661-6616	Fax:	See attached.
E-mail:	See attached	E-mail:	wdahlstrom@jw.com	E-mail:	See attached.
See Authorization Letters Attached.			See Authorization Letters Attached.		
Signature of Applicant			Signature of Owner		

Existing zoning:	PD 314, Tract III and IV	Location & cross street:	Southwest corner of Luther Lane and Westchester Drive.		
Mapscop no.	25-X	Request:	Creation of a new Tract (Tract VIII) within Planned Development District 314 to allow for luxury apartments, high end hotel and condos, and restaurant uses. The request increases the height and FAR currently zoned.		
Zoning map no.	G-7 & F-7				
Council district	District 13				
School district	Highland Park ISD				
Census tract no.	0073.01	Lot(s)/Block(s):	Lot 5, Block 5623 and Lot 10, Block 3/5624	Size of request:	1.49

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"/> <input type="checkbox"/> Amendment	Termination <input type="checkbox"/> <input type="checkbox"/> Amendment
Proper signatures <input type="checkbox"/>	Proper signatures*** <input type="checkbox"/>	Proper signatures <input 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 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 type="checkbox"/>	Land use statement <input type="checkbox"/>
Zoning Location Maps (2) <input type="checkbox"/>	Draft Conditions <input type="checkbox"/>	Draft Conditions <input 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 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 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 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 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 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 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 type="checkbox"/>	New instrument <input type="checkbox"/>
GIS190296	List of partners/principals/officers** <input type="checkbox"/>	List of partners/principals/officers** <input type="checkbox"/>	
GIS: 875	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"/>	

*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: \$	7,820	Sign fee: \$	20	Date filed:	4-1-20
Escarpment	Y <input type="checkbox"/> N <input checked="" type="checkbox"/>	Receipt no.	7809	Receipt no.	7809	Accepted by:	am
Floodplain	Y <input type="checkbox"/> N <input type="checkbox"/>	Notification area:	500 FT.	No. of signs:	2	Date withdrawn:	

App: 5,820 ; PKG: 1K ; LS: 1K

Staff Review Date:	6/2/2020	Planner:	Andreea Varea	File No.:	Z 190-238
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LAND USE STATEMENT

(Southwest corner of Luther Lane and Westchester Drive)

I. PURPOSE OF REQUEST:

This request is for the creation of a new tract, Tract VIII, within Planned Development District 314 (“PD 314”). The proposed zoning for this new tract would permit hotel, residential condominium, multifamily, retail, and restaurant uses. In addition, this proposed zoning would increase the current height and FAR of the property. Based off the Northwest Highway and Preston Road Advisory Task Force Area Plan findings, “...the City of Dallas should support more density, building height, Floor to Area Ratios (FAR) and other land use concessions through the zoning process to encourage Zone 1 property owners to develop residential projects where commercial office could be built now by right.” This property is in Zone 1 of the Area Plan. The Area Plan also found that “high-rise residential and mixed-use construction would be allowed and encouraged.” This proposed development follows these recommendations by including a mixed-use building with hotel, retail, restaurant, and residential condominiums, and multifamily residential building, all of which will complement the surrounding retail and restaurant uses. This development will help contribute to the growth of this area as contemplated by the Area Plan to become a vibrant, urban, walkable center.

II. EXISTING LAND USE:

The property is currently zoned PD 314, Tract III and IV. The property is currently occupied with restaurant, retail, gym, medical office space, and a parking garage.

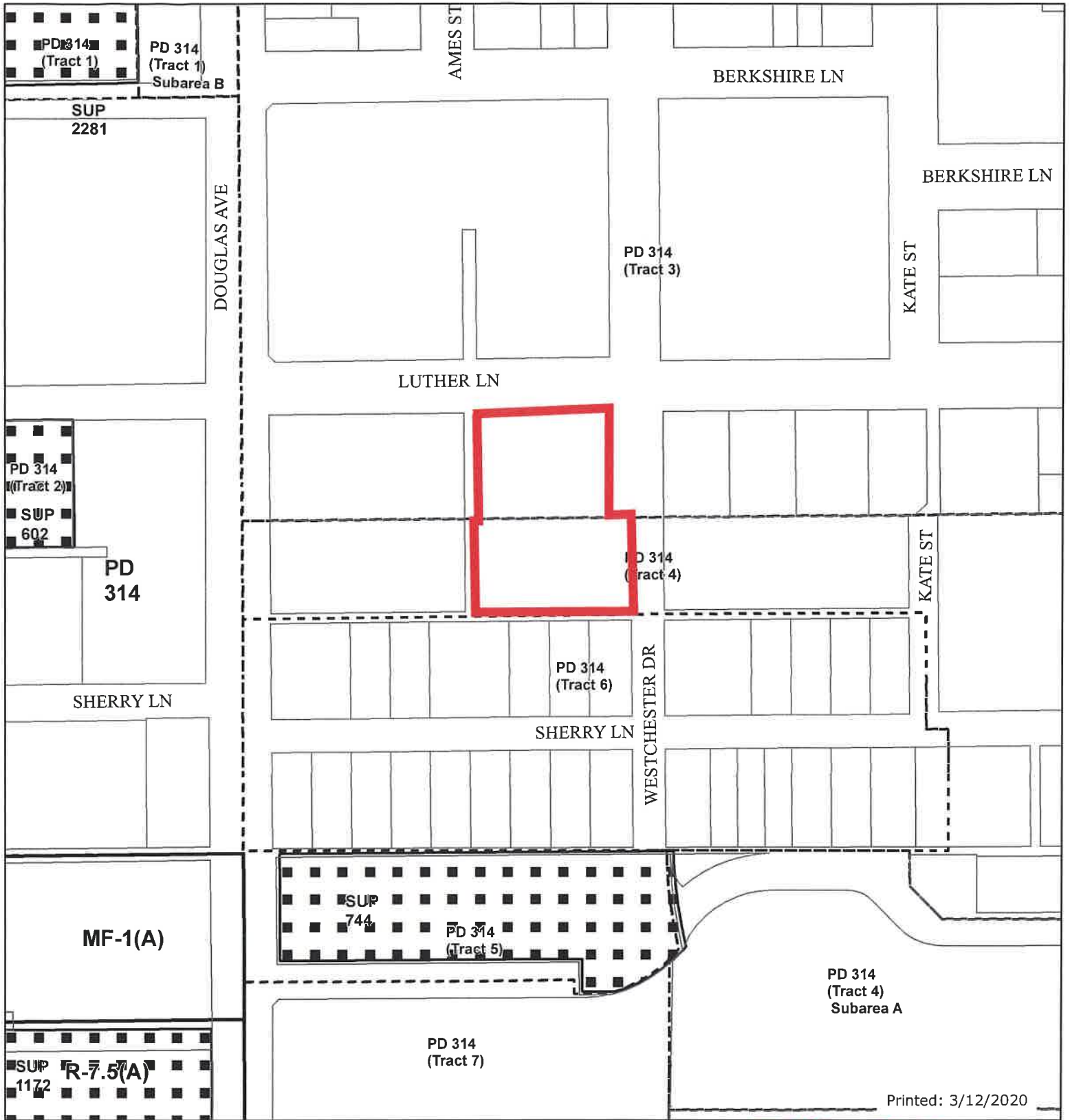
III. ADJACENT PROPERTY USES:

The subject tract of land is surrounded by a mix of uses including office, retail, restaurant, financial services, and a health club facility. The property north of the tract is occupied by financial institutions, office, retail, and small restaurants. The property east of the property is occupied by office, retail shops, restaurants and a CrossFit studio. The property west of the tract is occupied by an office building. The property south of the tract is occupied by financial institutions as well as multiple retail businesses, offices and restaurants.

IV. PROPOSED USE OF THE REQUEST AREA:

The proposed use of the request area is a mixed-use building with hotel retail, restaurant, and residential condominiums, and multifamily residential building.

Z190-238



Printed: 3/12/2020

Legend

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|----------------------|--------------------------------|-----------------------|----------------------------|
| 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)

